



# COMMUNITY BOARD No. 1

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HON. ANTONIO REYNOSO  
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER  
FIRST VICE-CHAIRMAN

DEL TEAGUE  
SECOND VICE-CHAIRPERSON

GINA BARROS  
THIRD VICE-CHAIRPERSON

DAVID HEIMLICH  
FINANCIAL SECRETARY

SONIA IGLESIAS  
RECORDING SECRETARY

PHILIP A. CAPONEGRO  
MEMBER-AT-LARGE

DEALICE FULLER  
CHAIRPERSON

JOHANA PULGARIN  
DISTRICT MANAGER

HON. LINCOLN RESTLER  
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

April 22, 2026

**COMBINED PUBLIC HEARING**  
**AND BOARD MEETING**  
**211 AINSLIE STREET**  
**APRIL 14, 2026**

**PUBLIC HEARING**

**ROLL CALL**

The meeting was called to order at 6:10 PM by Chair Fuller. There were 26 members who answered the call.

1. **PRESENTATION NYC DEPARTMENT OF TRANSPORTATION (DOT):** NYC DOT is presenting an update on McGuinness Boulevard. Presenter: Office of the Brooklyn Borough Commissioner, Zach Wyche and Shawn Macias. **20 Minutes.**
2. **PRESENTATION AG ACQUISITION 1 LLC AND FIVE INTERNATIONAL HOTEL MANAGEMENT LIMITED (DIFC) AS MGR. DBA TBD:** Located at 111 Gardner Avenue and 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) This venue will have a capacity of more than 7,850 patrons. Referred by Mr. Arthur Dybanowski, Chair of the SLA Review & DCA Committee. Presenter: Petesky & Bookman, Max Bookman, Esq. **20 Minutes.**
3. **PRESENTATION MONTROSE MESEROLE PROJECT AT 67 MESEROLE STREET:** Presentation Slate Property Group and RiseBoro Community Partnership are proposing the construction of 312 units of permanent affordable and supportive housing, with on-site support services, in two 13-story buildings located 4 blocks apart in Williamsburg, Brooklyn. Presenter: Riseboro Community Partnership, Chief Housing &

Development Officer, Emily Kurtz. Slate Property Group, SVP, Affordable Development, Cha Lee. Managing Director, John Valladares. **15 Minutes.**

4. **PRESENTATION PROJECT 144 GREENPOINT AVENUE LPC-26-01803:** The applicant is providing an update Since the street wall has increased in height eliminating our 6th floor setback, the building is simpler, cleaner and more reflective of the historic tenements on the block. Presenter: Building Studio Architects, LLP, John Field. **20 Minutes.**

5. **PRESENTATION 122 AND 124 GREENPOINT AVENUE LPC-26-08566 AND LPC-26-08337:** The proposal involves the consolidation of the two properties into a single zoning lot and the construction of a new six-story mixed-use building with ground-floor retail and residential units above. The property at 124 Greenpoint Avenue contains a historic firehouse. The project proposes to retain the front portion of this building and undertake restoration and repair of the historic façade. A horizontally oriented rear addition is proposed, set back so that it is not visible from the public right-of-way. The property at 122 Greenpoint Avenue currently contains a one-story commercial structure, which is proposed to be demolished in its entirety. In its place, a new six-story building will be constructed. The design incorporates a setback at the fifth floor to maintain the predominant street wall. Presenter: Opera Studio Architecture, Principal, Thomas Barry, RA. **20 Minutes.**

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

1. Foolproof Whiskey Bar, 476 Driggs Ave. App # 20260119030001

7. **LIQUOR LICENSES**

**NEW**

1. 99 Scott Studio LLC, DBA 99 Scott, 99 Scott Avenue, Unit G, (Alteration, Liquor, Wine, Beer & Cider, Catering Facility (Private Events Only), Live Music: Rock/Alternative/Jazz/Soul/Funk, Patron Dancing, Patio or Deck, Courtyard)
2. 148 Noble St LLC, 148 Noble Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern, Patio or Deck)
3. 180 West Hospitality LLC, 180 West Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern)
4. 290 Meserole Bar Corp., DBA La Sala, 290 Meserole Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern, Live Music: Acoustic Music, Patron Dancing)
5. Area 53 LLC, DBA Area 53, 616 Scholes Street (Class Change & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Recreation Facility (Arcade), Video/Arcade Games, Entertainment Center)
6. ASMH 127 East 7 LLC, DBA Dokidoki, 160 Havemeyer Street S5, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest)

7. Bagan LLC, 550 Metropolitan Avenue, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest, Sushi Handroll Bar)
8. Bark Barbecue Corp., 25 Thames Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest, Live Music: Merengue Tipico Bands, Patio or Deck)
9. Boil & Bite, Inc., 148 North 7th Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest)
10. Breitling Estate Inc and VCR Group LLC as MGR, DBA TBD, 96-98 North 6th Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Club (members only; for-profit), Live Music: Acoustic, Jazz, Rooftop)
11. Cafe Biba Inc., DBA TBD, 101 Kent Avenue, (New Application, Liquor, Wine, Beer & Cider, Bar/Tavern, Live Music: Acoustic, Jazz, Piano, Sidewalk Cafe, Applying for Outdoor Dining Program)
12. Casanova Pizza Corporation, 338 McGuinness Boulevard, (New Application, Liquor, Wine, Beer & Cider, Rest)
13. DLS Events LLC, 261-267 Driggs Avenue, (Method of Operation, Liquor, Wine, Beer & Cider, Bar/Tavern, Live Music: Rock, Acoustic, Jazz, Outdoor Storage Area for Alcohol. No Outdoor Service)
14. Doc Wine Bar 1st Ave Inc, DBA Doc Wine Bar, 83 North 7th Street, (Corporate Change, Liquor, Wine, Beer & Cider, Rest)
15. Family Group Enterprises Inc., DBA Patrizia Pizza & Pasta, 35 Broadway, (Class Change, Liquor, Wine, Beer & Cider, Rest)
16. Ferox Athletics LLC, DBA Ferox Ninja Park, 72 Noble Street, (Class Change & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Entertainment Center – Trampoline)
17. Frankie and Susu Hospitality, LLC, DBA TBD, 229 Kent Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern, Live Music: Acoustic, Garden/Grounds)
18. Green Street Music & Arts LLC, DBA Pending, 259-277 Green Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Venue for the Arts, Live Music: Various, Patron Dancing, Rooftop, Garden/Grounds)
19. Mad Records NYC Corp, DBA Mad Radio, 395 Wythe Avenue, (Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
20. Mayu Restaurant Inc, DBA Warique Garden, 181 Graham Avenue, (Corporate Change, Renewal, Liquor, Wine, Beer & Cider, Rest, Patio or Deck)
21. Salsamentaria Milagrosa LLC, DBA Salsamentaria La Milagrosa, 130 Harrison Place, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern with Permanent Food Truck in Rear Corridor of Building, Live Music: Live Local Artist, Patio or Deck, Rear Yard/Corridor Behind Building on Private)
22. Seki Brooklyn Inc., 561 Manhattan Avenue, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest)

23. Two Zero Eight Group Inc., DBA Mr. Bao & Gyoza Shop, 208 Bedford Avenue, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest)

### **SIDEWALK CAFÉ & ROADWAY CAFÉ:**

1. 174 Bedford Tavern LLC, DBA Charleston, 174 Bedford Avenue
2. Riverwalk Management Inc., DBA Naked Dog, 47 Java Street

### **RENEWALS**

1. 64 Dobbin Street Corp, DBA Dobbin Street, 64 Dobbin Street, (Renewal, Liquor, Wine, Beer & Cider, Catering Facility (Private Events Only), Live Music, Patron Dancing)
2. Afuri New York LLC, DBA Afuri Ramen + Dumpling, 61 North 11th Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
3. Alula Cafe Inc, DBA Alula Cafe, 252 Franklin Street, Store 1R, (Renewal, Wine, Beer & Cider, Bar/Tavern)
4. Bernie's Point LLC, DBA Bernie's, 836 Lorimer Street AKA 332 Driggs Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
5. Berry Street Associates LLC, DBA Gran Torino, 131 Berry Street, (Renewal, Liquor, Wine, Beer & Cider, Rest, Live Music: Jazz, Rockabilly, Sidewalk Cafe)
6. Brooklyn Craft, Inc, DBA The Gibson, 108 Bedford Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern, Patio or Deck)
7. Cactus and Co Bk LLC, DBA Xolo, 21 Dunham Place, (Renewal, Liquor, Wine, Beer & Cider, Rest)
8. Days of Joy Inc., DBA Night of Joy, 667 Lorimer Street, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern, Rooftop)
9. Doc Wine Bar 1st Ave Inc, DBA Doc Wine Bar, 83 North 7th Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
10. Domino Park F&B Management, LLC, DBA Tacocina, 292 Kent Avenue AKA 25 River Street, (Renewal, Liquor, Wine, Beer & Cider, Patio or Deck, Outdoor Restaurant in Domino Park)
11. Ella Hospitality LLC, DBA Meadowsweet, 149 Broadway, (Renewal, Liquor, Wine, Beer & Cider, Rest)
12. Eris Evolution, LLC, 167 Graham Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern, Live Music)
13. Gusto Latino Cafe 1 Corp, 583 Driggs Avenue, (Renewal, Wine, Beer & Cider, Rest with Full Kitchen/Menu)
14. Haku Ten Inc, DBA Amami Sushi, 57 Nassau Avenue, Store 2, (Renewal, Liquor, Wine, Beer & Cider, Rest)

15. Howard Project LLC, DBA Le Fanfare, 1103 Manhattan Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest, Background)
16. Jaam Brooklyn LLC, DBA Here Bushwick, 198 Randolph Street, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern, Live Music: Bands, Patron Dancing)
17. KARD Inc., DBA Katarbaru, 128 Meserole Street, (Renewal, Liquor, Wine, Beer & Cider, Rest, Sidewalk Cafe)
18. La Locanda Inc., 432 Graham Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
19. Land to Sea NY LLC, DBA Land to Sea, 402 Graham Avenue, (Renewal, Wine, Beer & Cider, Bar/Tavern, Live Music: Jazz Band, Acoustic Guitar, Singer)
20. Lil Fambly, LLC, DBA Santa Fe BK, 178 North 8th Street, (Renewal, Liquor, Wine, Beer & Cider, Full Service Rest)
21. Lili and Cata LLC, 72 Greenpoint Avenue, (Renewal, Wine, Beer & Cider, Bar/Tavern)
22. Lover Says Go LLC, DBA Sleepwalk, 251 Bushwick Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
23. Lucky Bamboo LLC, DBA Rose's R & R Bar, 457 Graham Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern, Backyard Seating Area)
24. Media 5 Co. LLC, DBA Northern Bell, 612 Metropolitan Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
25. Mendenhall LLC, DBA Lady Jay's, 633 Grand Street, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern, Patio or Deck)
26. Mighty Diamond Restaurant Corp, DBA Mother's, 347 Graham Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest, Backyard)
27. Nights & Weekends BK Corp, DBA Good Bar, 627-631 Manhattan Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest, Sidewalk Cafe)
28. Ramen Spot Inc., 760 Manhattan Avenue, (Renewal, Wine, Beer & Cider, Rest)
29. Santiago & Arlo Corp., DBA Friducha Mexican Restaurant, 946 Manhattan Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
30. SH Sutton Street LLC, DBA 100 Sutton Event Space, 100 Sutton Street, (Renewal, Liquor, Wine, Beer & Cider, Catering Facility (Private Events Only), Live Music: Jazz, Patron Dancing)
31. Taqueria La Nortena Corp, 668 Manhattan Avenue, (Renewal, Wine, Beer & Cider, Rest)
32. The Cactus Shop NYC LLC, DBA Chikila Bar, 231 Kent Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
33. Tomato Can Inc, DBA Little Grand, 771 Grand Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
34. Traif LLC, DBA Traif, 229 North 10th Street, (Renewal, Liquor, Wine, Beer & Cider, Rest, Enclosed Patio)
35. Two Hands Williamsburg LLC, DBA Two Hands, 266 Kent Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)

36. Veselka Lorimer Restaurant LLC, 646 Lorimer Street, (Renewal, Liquor, Wine, Beer & Cider, Full Service Rest, Sidewalk Cafe)
37. Winsome Foods LLC, DBA Win Son, 159 Graham Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest, Sidewalk Cafe)

8. **CANNABIS LICENSES:**

1. Ayleet Productions LLC, 1013 Manhattan Avenue, (Retail Dispensary) OCMCAURDP-2026-000005
2. Joseph V. Gay Jr., 685 Manhattan Avenue, (Retail Dispensary) OCMCAURDP-CORR-2026000079

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**BOARD MEETING**

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

**ROLL CALL** – Chair Fuller requested a roll call 33 Members answered the call at 9:29 pm.

**APPROVAL OF THE AGENDA-** Chair Fuller requested approval of the agenda. Motion made by Mr. Ward Dennis and seconded by Ms. Julia Foster. The agenda was approved by all the members present.

**APPROVAL OF THE MINUTES** –Chair Fuller requested approval of the minutes from March 10, 2026. Motion made by Ms. Meryl LaBorde and seconded by Mr. Stephen Chesler. The Minutes of March 10, 2026, Board meeting were approved by the members present.

**PUBLIC SESSION** (Reserved for the Public’s expression. Board Members will not be allowed to speak). Each scheduled participant for this session will have an allowance of one (1) minute.

Joe Cruz: Spoke against SLA application AG Acquisition 1 LLC and FIVE International Hotel Management Limited (DIFC) as mgr, DBA TBD, 111 Gardner Avenue & 140 Stewart Avenue.

Mark Caserta: From Brooklyn chamber of Commerce spoke in favor SLA application AG Acquisition 1 LLC and FIVE International Hotel Management Limited (DIFC) as mgr, DBA TBD, 111 Gardner Avenue & 140 Stewart Avenue.

Crisel Cruz: Spoke against SLA applications AG Acquisition 1 LLC and FIVE International Hotel Management Limited (DIFC) as mgr, DBA TBD, 111 Gardner Avenue & 140 Stewart

Avenue. Spoke about concerns on the change of McGuinness Boulevard E-Bike traffic on the sidewalk and subway shrink of roadway.

Corrina Bouthilette: Spoke against SLA application AG Acquisition 1 LLC and FIVE International Hotel Management Limited (DIFC) as mgr, DBA TBD, 111 Gardner Avenue & 140 Stewart Avenue.

Madelena M: Spoke against SLA application AG Acquisition 1 LLC and FIVE International Hotel Management Limited (DIFC) as mgr, DBA TBD, 111 Gardner Avenue & 140 Stewart Avenue.

Brian Kanash: Spoke in favor SLA application AG Acquisition 1 LLC and FIVE International Hotel Management Limited (DIFC) as mgr, DBA TBD, 111 Gardner Avenue & 140 Stewart Avenue.

Paul Samulski: From North Brooklyn Chamber of Commerce Spoke in favor SLA application AG Acquisition 1 LLC and FIVE International Hotel Management Limited (DIFC) as mgr, DBA TBD, 111 Gardner Avenue & 140 Stewart Avenue.

Harley Dessardens: Spoke against SLA application AG Acquisition 1 LLC and FIVE International Hotel Management Limited (DIFC) as mgr, DBA TBD, 111 Gardner Avenue & 140 Stewart Avenue.

Rebecca Davis: Spoke against SLA application AG Acquisition 1 LLC and FIVE International Hotel Management Limited (DIFC) as mgr, DBA TBD, 111 Gardner Avenue & 140 Stewart Avenue.

Giovannies Dustiniano: Spoke against SLA application AG Acquisition 1 LLC and FIVE International Hotel Management Limited (DIFC) as mgr, DBA TBD, 111 Gardner Avenue & 140 Stewart Avenue.

Brett Alan: Spoke against on SLA application AG Acquisition 1 LLC and FIVE International Hotel Management Limited (DIFC) as mgr, DBA TBD, 111 Gardner Avenue & 140 Stewart Avenue.

Gabrielle Brodley: Spoke against on SLA application AG Acquisition 1 LLC and FIVE International Hotel Management Limited (DIFC) as mgr, DBA TBD, 111 Gardner Avenue & 140 Stewart Avenue.

Ehren Shocday: Spoke against SLA application AG Acquisition 1 LLC and FIVE International Hotel Management Limited (DIFC) as mgr, DBA TBD, 111 Gardner Avenue & 140 Stewart Avenue.

Carrie Hill: Spoke in favor of NYC DOT update on McGuinness Boulevard.

Cole Kennedy: Spoke in favor of NYC DOT update on McGuinness Boulevard.

Paul Benson: Spoke in favor of NYC DOT update on McGuinness Boulevard.

Piper Carty: Spoke in favor of NYC DOT update on McGuinness Boulevard.

Karrie Witkin: Spoke in favor of NYC DOT update on McGuinness Boulevard.

Solveig Entwistle: Spoke in favor on NYC DOT update on McGuinness Boulevard.

Benjamin Lampel: Spoke in favor of NYC DOT update on McGuinness Boulevard.

Harrison Borges: Spoke in favor of NYC DOT update on McGuinness Boulevard.

Vincent Valdmanis: Spoke in favor of NYC DOT update on McGuinness Boulevard.

Lana Schwartz: Spoke in favor of NYC DOT update on McGuinness Boulevard.

Heidi Vanderlee: Spoke in favor of NYC DOT update on McGuinness Boulevard.

Cameron Shore: Spoke in favor of NYC DOT update on McGuinness Boulevard.

Bryan Maygras: Spoke in favor of NYC DOT update on McGuinness Boulevard.

Christian Long: Spoke in favor of NYC DOT update on McGuinness Boulevard.

Nicholas Otto: Spoke in favor of NYC DOT update on McGuinness Boulevard.

Jeremy Hinsdale: Spoke in favor of NYC DOT update on McGuinness Boulevard.

Aaron Kreiswirth: Spoke in favor of NYC DOT update on McGuinness Boulevard.

Kevin Costa: Spoke in favor of NYC DOT update on McGuinness Boulevard.

Joseph Landis: Spoke in favor of NYC DOT update on McGuinness Boulevard.

Culin White: Spoke in favor of NYC DOT update on McGuinness Boulevard.

Lydia Daniel: Spoke in favor of NYC DOT update on McGuinness Boulevard.

Bronwyn Breitner: Spoke in favor of NYC DOT update on McGuinness Boulevard.

Wendy Carlock: Spoke in favor of NYC DOT update on McGuinness Boulevard.

Caoimhe Anglin: Spoke in favor of NYC DOT update on McGuinness Boulevard.

Kevin LaCherra: Spoke in favor of NYC DOT update on McGuinness Boulevard.

Rachel Smith: Spoke in favor of NYC DOT update on McGuinness Boulevard.

Sarah Hanson: Spoke in favor of NYC DOT update on McGuinness Boulevard.

David Ruperti: Spoke in favor of NYC DOT update on McGuinness Boulevard.

Michel Heyaca: No show.

Lydia Cavallo: Commented on Greenpoint Hospital Homeless Shelter.

Gina Magid: Commented on Greenpoint Hospital Homeless Shelter.

Ki-Sang Yi: From East Williamsburg Collaborative announced public events for participatory planning and economic development for commercial district.

Antonia Francois: Commented on public housing information.

Dvid Kupferberg: From Passengers United commented on MTA Brooklyn network redesign bus stop balancing.

Barbara Hertel: No show.

## **COMMITTEE REPORTS**

### **JOINT PARKS & WATERFRONT AND WOMEN'S ISSUES COMMITTEES – Mr. Philip Caponegro, Parks & Waterfront Committee Chair, report as written.**

- Mr. Caponegro requested a motion (Friendly Amendment): To send a letter
  1. The community wants a new timeline to expedite work on opening the pool, Spring of 2028 opening is unacceptable
  2. The community wants monthly updates on all construction work to the pool & sidewalk vault.
  3. As the pool work moves forward, the community wants improvements made to the entire facility. (Equipment, Programing, Bathroom facilities)
  4. When work is completed, we want regular scheduled air quality test preformed.
  5. Request a walkthrough with the Parks Commissioner at the site Metropolitan Pool to see for ourselves what is going on.

A motion was made by Mr. Simon Weiser and seconded by Ms. Katie Denny Horowitz.

The vote was 26 “Yes”, 0 “No”, 0 “ABSTENTIONS”; 0 “RECUSALS”.

#### **Motion Carried.**

- Mr. Caponegro requested a motion: To send a letter When all work is completed & Metropolitan pool reopens the community would like to see an expansion of Woman's Swim Hours: Total of 12 Hours a week (10 Total Daily A.M. Hours) 2 Evening Swim Hours. The extra hours will not interfere with any existing Lap swimming time.

This item was referred by Chair Fuller, back to the Committee for additional outreach and further discussion with the community.

#### **Motion Tabled.**

### **CAPITAL BUDGET COMMITTEE – Ms. Gina Barros, Committee Chair, report as written.**

- Ms. Barros requested a motion: To approve letter of comments on the preliminary budget FY 2027, previously approved by the Executive Board to ensure that the letter

was submitted on time March 25, 2026. The Board voted to ratify the decision of the Executive Board.

A motion was made by Mr. Ward Dennis and seconded by Ms. Katie Denny Horowitz.

The vote was 27 “Yes”, 0 “No”, 0 “ABSTENTIONS”; 0 “RECUSALS”.

**Motion Carried.**

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

- Mr. Bruzaitis requested a motion: Community Board 1 to draft a letter to Councilmember Jennifer Gutierrez in support of the co-naming of the intersection of Bushwick Avenue and Stagg Street in honor of The LeBron Brothers.  
A motion was made by Mr. Simon Weiser and seconded by Mr. Stephen Chesler.

The vote was 27 “Yes”, 0 “No”, 0 “ABSTENTIONS”; 0 “RECUSALS”.

**Motion Carried.**

- Mr. Bruzaitis requested a motion: Community Board 1 to draft a letter to NYC DOT rejecting the Commercial Street redesign plan as presented and request a pause on the project until a timely stakeholder meeting can be scheduled within the next 60 days of the letter's receipt. NYC DOT should incorporate a Safety Improvement Project (SIP) that befits the expected future population and community uses.  
A motion was made by Mr. Simon Weiser and seconded by Mr. Stephen Chesler.

The vote was 27 “Yes”, 0 “No”, 0 “ABSTENTIONS”; 0 “RECUSALS”.

**Motion Carried.**

**SLA REVIEW COMMITTEE – Mr. Eric Bruzaitis, Committee member, report as written.**

- Mr. Bruzaitis requested a motion: to approve report as written.  
A motion was made by Mr. Stephen Chesler and seconded by Ms. Julia Amanda Foster.

The vote was 27 “Yes”, 0 “No”, 0 “ABSTENTIONS”; 0 “RECUSALS”.

**Motion Carried.**

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

- Mr. Chesler requested a motion: 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 controlling and mitigating dust.
  - Ensure trucks follow designated truck routes approaching and leaving the site.
- A motion was made by Mr. Eric Bruzaitis and seconded by Mr. Mathew Isaacs.

The vote was 27 “Yes”, 0 “No”, 0 “ABSTENTIONS”; 0 “RECUSALS”.

**Motion Carried.**

- Mr. Chesler requested a motion: 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.
- A motion was made by Mr. Eric Bruzaitis and seconded by Mr. Mathew Isaacs.

The vote was 27 “Yes”, 0 “No”, 0 “ABSTENTIONS”; 0 “RECUSALS”.

**Motion Carried.**

**LAND USE, ULURP, AND LANDMARKS [SUBCOMMITTEE] COMMITTEE – Mr. Stephen Chesler, Committee Co-Chair, report as written.**

- Mr. Chesler requested a motion: 639 GRAND STREET FRESH CERT. APPLICATION # N260218ZCK. A motion was made to provide the following comments: 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.
- A motion was made by Mr. Simon Weiser and seconded by Rabbi David Niederman.

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

**Motion Carried.**

- Mr. Chesler requested a motion: PROJECT 200 KENT AVENUE REZONING APPLICATION # C260149ZMK, CEQR # 26DCP047K 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.

A motion was made by Mr. Simon Weiser and seconded by Rabbi David Niederman.

The vote was 28 "Yes", 0 "No", 0 "ABSTENTIONS"; 0 "RECUSALS".

**Motion Carried.**

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

- Mr. Pferd requested a motion: (Friendly Amendment) To consider proposed amendment to V. ELECTION OF OFFICERS regarding minimum service requirements for nomination:
- Amendment 1 sought to institute a requirement of eleven months of board service before nomination of candidacy for a seat on the executive committee.

A motion was made by Ms. David Heimlich and seconded by Mr. Lloyd Feng.

The vote was 14 "Yes", 13 "No", 0 "ABSTENTIONS"; 0 "RECUSALS".

**Motion Failed.**

- Mr. Pferd requested a motion: To Consider proposed amendment to I. OFFICERS regarding committee chair input in committee membership:
- Amendment 2 sought to encourage cooperation between the Board Chair and committee chairs when considering committee makeup.

A motion was made by Mr. Eric Bruzaitis and seconded by Mr. Lloyd Feng.

The vote was 13 "Yes", 12 "No", 0 "ABSTENTIONS"; 0 "RECUSALS".

**Motion Failed.**

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

**FIRST VICE-CHAIRPERSON'S REPORT – As written.**

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

**PARKS DEPARTMENT MINUTE – As written.**

**ANNOUNCEMENTS: ELECTED OFFICIALS**

Senator Kristen Gonzalez: Provided and update.

Evelyn Cruz from Congresswoman Nydia Velazquez's Office: Provided an update.

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

Juan Mayancela from Councilmember Jennifer Guiterrez's Office: Provided an update.

**OLD BUSINESS**- No old business

**NEW BUSINESS:**

- Mr. Paul kelterborn asked that the Kingsland Homeless Shelter comments and issues should be handle by the Public Safety & Human Services Committee.
- Mr. Pferd requested a motion: Community Board 1 to support of the letter from elected officials sent to CB1 requesting for the delay of the May 13th NYSLA Hearing for AG Acquisition 1 LLC and FIVE International Hotel Management Limited (DIFC) as mgr, DBA TBD, 111 Gardner Avenue & 140 Stewart Avenue AKA Pacha.
- Mr. Pferd requested a motion: CB1 Requests a walkthrough with elected officials and CB1 representatives at AG Acquisition 1 LLC and FIVE International Hotel Management Limited (DIFC) as mgr, DBA TBD, 111 Gardner Avenue & 140 Stewart Avenue.

A motion was made by Mr. Austin Pferd and seconded by Ms. Julia Foster.

The vote was 20 "Yes", 1 "No", 0 "ABSTENTIONS"; 0 "RECUSALS".

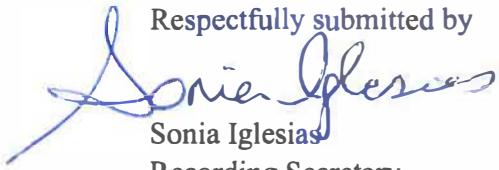
**Motion Failed (No Quorum)**

- Chair Fuller announced the members of the Election Committee for the June 9, 2026, elections.
  - Mr. Frank Carbone
  - Ms. Rosemary Espinal
  - Ms. Julia Foster
  - Ms. Bozena Kaminski
  - Mr. Sameer Talati

**ADJOURNMENT**

The meeting was adjourned at 10:55 pm.

Respectfully submitted by

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

Sonia Iglesias

Recording Secretary



# COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

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

HON. ANTONIO REYNOSO  
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER  
FIRST VICE-CHAIRMAN

DEL TEAGUE  
SECOND VICE-CHAIRPERSON

GINA BARROS  
THIRD VICE-CHAIRPERSON

DAVID HEIMLICH  
FINANCIAL SECRETARY

SONIA IGLESIAS  
RECORDING SECRETARY

PHILIP A. CAPONEGRO  
MEMBER-AT-LARGE

DEALICE FULLER  
CHAIRPERSON

JOHANA PULGARIN  
DISTRICT MANAGER

HON. LINCOLN RESTLER  
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

**REVISED**

March 26, 2026

## COMBINED PUBLIC HEARING AND BOARD MEETING NOTICE

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

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

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

**WHEN:** TUESDAY --- APRIL 14, 2026  
**TIME:** \*\*\* 6:00 PM \*\*\*  
**WHERE:** SWINGING SIXTIES SENIOR CENTER  
211 AINSLIE STREET  
BROOKLYN, NY 11211  
(CORNER OF MANHATTAN AVENUE)

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

## PUBLIC HEARING

### AGENDA

1. **PRESENTATION NYC DEPARTMENT OF TRANSPORTATION (DOT):** NYC DOT is presenting an update on McGuinness Boulevard. Presenter: Office of the Brooklyn Borough Commissioner, Zach Wyche and Shawn Macias. **20 Minutes.**

2. **PRESENTATION AG ACQUISITION 1 LLC AND FIVE INTERNATIONAL HOTEL MANAGEMENT LIMITED (DIFC) AS MGR. DBA TBD:** Located at 111 Gardner Avenue and 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) This venue will have a capacity of more than 7,850 patrons. Referred by Mr. Arthur Dybanowski, Chair of the SLA Review & DCA Committee. Presenter: Petesky & Bookman, Max Bookman, Esq. **20 Minutes.**
  
3. **PRESENTATION MONTROSE MESEROLE PROJECT AT 67 MESEROLE STREET:** Presentation Slate Property Group and RiseBoro Community Partnership are proposing the construction of 312 units of permanent affordable and supportive housing, with on-site support services, in two 13-story buildings located 4 blocks apart in Williamsburg, Brooklyn. Presenter: Riseboro Community Partnership, Chief Housing & Development Officer, Emily Kurtz. Slate Property Group, SVP, Affordable Development, Cha Lee. Managing Director, John Valladares. **15 Minutes.**
  
4. **PRESENTATION PROJECT 144 GREENPOINT AVENUE LPC-26-01803:** The applicant is providing an update Since the street wall has increased in height eliminating our 6th floor setback, the building is simpler, cleaner and more reflective of the historic tenements on the block. Presenter: Building Studio Architects, LLP, John Field. **20 Minutes.**
  
5. **PRESENTATION 122 AND 124 GREENPOINT AVENUE LPC-26-08566 AND LPC-26-08337:** The proposal involves the consolidation of the two properties into a single zoning lot and the construction of a new six-story mixed-use building with ground-floor retail and residential units above. The property at 124 Greenpoint Avenue contains a historic firehouse. The project proposes to retain the front portion of this building and undertake restoration and repair of the historic façade. A horizontally oriented rear addition is proposed, set back so that it is not visible from the public right-of-way. The property at 122 Greenpoint Avenue currently contains a one-story commercial structure, which is proposed to be demolished in its entirety. In its place, a new six-story building will be constructed. The design incorporates a setback at the fifth floor to maintain the predominant street wall. Presenter: Opera Studio Architecture, Principal, Thomas Barry, RA. **20 Minutes.**
  
6. **DOT DINING OUT NYC PERMIT APPLICATIONS**
  1. Foolproof Whiskey Bar, 476 Driggs Ave. App # 20260119030001
  
7. **LIQUOR LICENSES**
  - NEW**

1. 99 Scott Studio LLC, DBA 99 Scott, 99 Scott Avenue, Unit G, (Alteration, Liquor, Wine, Beer & Cider, Catering Facility (Private Events Only), Live Music: Rock/Alternative/Jazz/Soul/Funk, Patron Dancing, Patio or Deck, Courtyard)
2. 148 Noble St LLC, 148 Noble Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern, Patio or Deck)
3. 180 West Hospitality LLC, 180 West Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern)
4. 290 Meserole Bar Corp., DBA La Sala, 290 Meserole Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern, Live Music: Acoustic Music, Patron Dancing)
5. Area 53 LLC, DBA Area 53, 616 Scholes Street (Class Change & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Recreation Facility (Arcade), Video/Arcade Games, Entertainment Center)
6. ASMH 127 East 7 LLC, DBA Dokidoki, 160 Havemeyer Street S5, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest)
7. Bagan LLC, 550 Metropolitan Avenue, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest, Sushi Handroll Bar)
8. Bark Barbecue Corp., 25 Thames Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest, Live Music: Merengue Tipico Bands, Patio or Deck)
9. Boil & Bite, Inc., 148 North 7th Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest)
10. Breitling Estate Inc and VCR Group LLC as MGR, DBA TBD, 96-98 North 6th Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Club (members only; for-profit), Live Music: Acoustic, Jazz, Rooftop)
11. Cafe Biba Inc., DBA TBD, 101 Kent Avenue, (New Application, Liquor, Wine, Beer & Cider, Bar/Tavern, Live Music: Acoustic, Jazz, Piano, Sidewalk Cafe, Applying for Outdoor Dining Program)
12. Casanova Pizza Corporation, 338 McGuinness Boulevard, (New Application, Liquor, Wine, Beer & Cider, Rest)
13. DLS Events LLC, 261-267 Driggs Avenue, (Method of Operation, Liquor, Wine, Beer & Cider, Bar/Tavern, Live Music: Rock, Acoustic, Jazz, Outdoor Storage Area for Alcohol. No Outdoor Service)
14. Doc Wine Bar 1st Ave Inc, DBA Doc Wine Bar, 83 North 7th Street, (Corporate Change, Liquor, Wine, Beer & Cider, Rest)
15. Family Group Enterprises Inc., DBA Patrizia Pizza & Pasta, 35 Broadway, (Class Change, Liquor, Wine, Beer & Cider, Rest)
16. Ferox Athletics LLC, DBA Ferox Ninja Park, 72 Noble Street, (Class Change & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Entertainment Center – Trampoline)

17. Frankie and Susu Hospitality, LLC, DBA TBD, 229 Kent Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern, Live Music: Acoustic, Garden/Grounds)
18. Green Street Music & Arts LLC, DBA Pending, 259-277 Green Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Venue for the Arts, Live Music: Various, Patron Dancing, Rooftop, Garden/Grounds)
19. Mad Records NYC Corp, DBA Mad Radio, 395 Wythe Avenue, (Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
20. Mayu Restaurant Inc, DBA Warique Garden, 181 Graham Avenue, (Corporate Change, Renewal, Liquor, Wine, Beer & Cider, Rest, Patio or Deck)
21. Salsamentaria Milagrosa LLC, DBA Salsamentaria La Milagrosa, 130 Harrison Place, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern with Permanent Food Truck in Rear Corridor of Building, Live Music: Live Local Artist, Patio or Deck, Rear Yard/Corridor Behind Building on Private)
22. Seki Brooklyn Inc., 561 Manhattan Avenue, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest)
23. Two Zero Eight Group Inc., DBA Mr. Bao & Gyoza Shop, 208 Bedford Avenue, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest)

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

1. 174 Bedford Tavern LLC, DBA Charleston, 174 Bedford Avenue
2. Riverwalk Management Inc., DBA Naked Dog, 47 Java Street

#### **RENEWALS**

1. 64 Dobbin Street Corp, DBA Dobbin Street, 64 Dobbin Street, (Renewal, Liquor, Wine, Beer & Cider, Catering Facility (Private Events Only), Live Music, Patron Dancing)
2. Afuri New York LLC, DBA Afuri Ramen + Dumpling, 61 North 11th Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
3. Alula Cafe Inc, DBA Alula Cafe, 252 Franklin Street, Store 1R, (Renewal, Wine, Beer & Cider, Bar/Tavern)
4. Bernie's Point LLC, DBA Bernie's, 836 Lorimer Street AKA 332 Driggs Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
5. Berry Street Associates LLC, DBA Gran Torino, 131 Berry Street, (Renewal, Liquor, Wine, Beer & Cider, Rest, Live Music: Jazz, Rockabilly, Sidewalk Cafe)
6. Brooklyn Craft, Inc, DBA The Gibson, 108 Bedford Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern, Patio or Deck)
7. Cactus and Co Bk LLC, DBA Xolo, 21 Dunham Place, (Renewal, Liquor, Wine, Beer & Cider, Rest)

8. Days of Joy Inc., DBA Night of Joy, 667 Lorimer Street, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern, Rooftop)
9. Doc Wine Bar 1st Ave Inc, DBA Doc Wine Bar, 83 North 7th Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
10. Domino Park F&B Management, LLC, DBA Tacocina, 292 Kent Avenue AKA 25 River Street, (Renewal, Liquor, Wine, Beer & Cider, Patio or Deck, Outdoor Restaurant in Domino Park)
11. Ella Hospitality LLC, DBA Meadowsweet, 149 Broadway, (Renewal, Liquor, Wine, Beer & Cider, Rest)
12. Eris Evolution, LLC, 167 Graham Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern, Live Music)
13. Gusto Latino Cafe 1 Corp, 583 Driggs Avenue, (Renewal, Wine, Beer & Cider, Rest with Full Kitchen/Menu)
14. Haku Ten Inc, DBA Amami Sushi, 57 Nassau Avenue, Store 2, (Renewal, Liquor, Wine, Beer & Cider, Rest)
15. Howard Project LLC, DBA Le Fanfare, 1103 Manhattan Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest, Background)
16. Jaam Brooklyn LLC, DBA Here Bushwick, 198 Randolph Street, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern, Live Music: Bands, Patron Dancing)
17. KARD Inc., DBA Katarbaru, 128 Meserole Street, (Renewal, Liquor, Wine, Beer & Cider, Rest, Sidewalk Cafe)
18. La Locanda Inc., 432 Graham Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
19. Land to Sea NY LLC, DBA Land to Sea, 402 Graham Avenue, (Renewal, Wine, Beer & Cider, Bar/Tavern, Live Music: Jazz Band, Acoustic Guitar, Singer)
20. Lil Fambly, LLC, DBA Santa Fe BK, 178 North 8th Street, (Renewal, Liquor, Wine, Beer & Cider, Full Service Rest)
21. Lili and Cata LLC, 72 Greenpoint Avenue, (Renewal, Wine, Beer & Cider, Bar/Tavern)
22. Lover Says Go LLC, DBA Sleepwalk, 251 Bushwick Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
23. Lucky Bamboo LLC, DBA Rose's R & R Bar, 457 Graham Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern, Backyard Seating Area)
24. Media 5 Co. LLC, DBA Northern Bell, 612 Metropolitan Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
25. Mendenhall LLC, DBA Lady Jay's, 633 Grand Street, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern, Patio or Deck)
26. Mighty Diamond Restaurant Corp, DBA Mother's, 347 Graham Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest, Backyard)
27. Nights & Weekends BK Corp, DBA Good Bar, 627-631 Manhattan Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest, Sidewalk Cafe)
28. Ramen Spot Inc., 760 Manhattan Avenue, (Renewal, Wine, Beer & Cider, Rest)

29. Santiago & Arlo Corp., DBA Friducha Mexican Restaurant, 946 Manhattan Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
30. SH Sutton Street LLC, DBA 100 Sutton Event Space, 100 Sutton Street, (Renewal, Liquor, Wine, Beer & Cider, Catering Facility (Private Events Only), Live Music: Jazz, Patron Dancing)
31. Taqueria La Nortena Corp, 668 Manhattan Avenue, (Renewal, Wine, Beer & Cider, Rest)
32. The Cactus Shop NYC LLC, DBA Chikila Bar, 231 Kent Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
33. Tomato Can Inc, DBA Little Grand, 771 Grand Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
34. Traif LLC, DBA Traif, 229 North 10th Street, (Renewal, Liquor, Wine, Beer & Cider, Rest, Enclosed Patio)
35. Two Hands Williamsburg LLC, DBA Two Hands, 266 Kent Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
36. Veselka Lorimer Restaurant LLC, 646 Lorimer Street, (Renewal, Liquor, Wine, Beer & Cider, Full Service Rest, Sidewalk Cafe)
37. Winsome Foods LLC, DBA Win Son, 159 Graham Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest, Sidewalk Cafe)

8. **CANNABIS LICENSES:**

1. Ayleet Productions LLC, 1013 Manhattan Avenue, (Retail Dispensary) OCMCAURDP-2026-000005
2. Joseph V. Gay Jr., 685 Manhattan Avenue, (Retail Dispensary) OCMCAURDP-CORR-2026000079

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**BOARD MEETING**

**MOMENT OF SILENCE**

**ROLL CALL**

**APPROVAL OF THE AGENDA**

**APPROVAL OF THE MINUTES** – Combined Public Hearing and Board Meeting of March 10, 2026

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

**COMMITTEE REPORTS**

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

**FIRST VICE-CHAIR'S REPORT** – As written.

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

**PARKS REPORT** – As written

**ANNOUNCEMENTS: ELECTED OFFICIALS**

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**

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Note: For further information on accessibility or to make a request for accommodation, such as sign language interpretation services, please contact Brooklyn Community Board No. 1, Tel. (718) 389-0009; at least (5) business days in advance to ensure availability.



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## ATTENDANCE SHEET

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

DATE: 04-14-2026

### BOARD MEETING AND PUBLIC HEARING

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

Council Member  
Lincoln Restler

Council Member  
Jennifer Gutierrez

DATE: APRIL 14, 2026

**COMBINED BOARD MEETING**

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



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**Joint Parks & Waterfront and Women’s Issues Committees MOTION (Friendly Ammendment):** To send a letter 1. The community wants a new timeline to expedite work on opening the pool, Spring of 2028 opening is unacceptable  
 2. The community wants monthly updates on all construction work to the pool & sidewalk vault.  
 3. As the pool work moves forward, the community wants improvements made to the entire facility. (Equipment, Programing, Bathroom facilities)  
 4. When work is completed, we want regular scheduled air quality test preformed. 5. Request a walkthrough with the Parks Commissioner at the site Metropolitan Pool to see for ourselves what is going on

Motion made by: Mr. Simon Weiser

Seconded by: Ms. Katie Denny Horowitz

DATE: 4/14/2026

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

TIME: 9:52 TALLY: 26 YES 0 NO 0 ABS 0 RECUSAL



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**CAPITAL BUDGET COMMITTEE MOTION:** To approve letter of comments on the preliminary budget FY 2027, previously approved by the Executive Board to ensure that the letter was submitted on time March 25, 2026

Motion made by: Mr. Ward Dennis

Seconded by: Ms. Katie Denny Horowitz

DATE: 4/14/2026

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

TIME: 10:06

TALLY: 27 YES 0 NO 0 ABS 0 RECUSAL



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**TRANSPORTATION COMMITTEE MOTION:** Community Board 1 to draft a letter to Councilmember Jennifer Gutierrez in support of the co-naming of the intersection of Bushwick Avenue and Stagg Street in honor of The LeBron Brothers

Motion made by: Mr. Simon Weiser

Seconded by: Mr. Stephen Chesler

DATE: 4/14/2026

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

TIME: 10:12

TALLY: 27 YES 0 NO 0 ABS 0 RECUSAL



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



**TRANSPORTATION COMMITTEE MOTION:** Community Board 1 to draft a letter to NYC DOT rejecting the Commercial Street redesign plan as presented and request a pause on the project until a timely stakeholder meeting can be scheduled within the next 60 days of the letter's receipt. NYC DOT should incorporate a Safety Improvement Project (SIP) that befits the expected future population and community uses

Motion made by: Mr. Simon Weiser  
 Seconded by: Mr. Stephen Chesler

DATE: 4/14/2026

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

TIME: 10:12 TALLY: 27 YES 0 NO 0 ABS 0 RECUSAL



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

Motion made by: Mr. Stephen Chesler  
 Seconded by: Ms. Julia Amanda Foster  
 DATE: 4/14/2026

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

TIME: 10:14 TALLY: 27 YES 0 NO 0 ABS 0 RECUSAL



**COMMUNITY BOARD NO. 1**  
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**ENVIRONMENTAL PROTECTION COMMITTEE MOTION:** 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 controlling and mitigating dust
- Ensure trucks follow designated truck routes approaching and leaving the site

Motion made by: Mr. Eric Bruzaitis

Seconded by: Mr. Mathew Isaacs

DATE: 4/14/2026

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

TIME: 10:20

TALLY: 27 YES 0 NO 0 ABS 0 RECUSAL



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**ENVIRONMENTAL PROTECTION COMMITTEE MOTION:** 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.

Motion made by: Mr. Eric Bruzaitis  
 Seconded by: Mr. Mathew Isaacs

DATE: 4/14/2026

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

TIME: 10:20 TALLY: 27 YES 0 NO 0 ABS 0 RECUSAL



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**LAND USE, ULURP, AND LANDMARKS (SUBCOMMITTEE) COMMITTEE MOTION:** PROJECT 200 KENT AVENUE REZONING APPLICATION # C260149ZMK, CEQR # 26DCP047K 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.

Motion made by: Mr. Simon Weiser  
 Seconded by: Rabbi David Niederman

DATE: 4/14/2026

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

TIME: 10:26 TALLY: 28 YES 0 NO 0 ABS 0 RECUSAL



**COMMUNITY BOARD NO. 1**  
 435 GRAHAM AVENUE – BROOKLYN, NY 11211  
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**LAND USE, ULURP, AND LANDMARKS (SUBCOMMITTEE) COMMITTEE MOTION: 639 GRAND STREET FRESH CERT. APPLICATION # N260218ZCK.** A motion was made to provide the following comments: 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.

Motion made by: Mr. Simon Weiser  
 Seconded by: Rabbi David Niederman

DATE: 4/14/2026

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

TIME: 10:26 TALLY: 28 YES 0 NO 0 ABS 0 RECUSAL



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**BY LAWS COMMITTEE MOTION:** To Consider proposed amendment to I. OFFICERS regarding committee chair input in committee membership:  
 Amendment 2 sought to encourage cooperation between the Board Chair and committee chairs when considering committee makeup.

Motion made by: Mr. Eric Bruzaitis  
 Seconded by: Mr. Lloyd Feng  
 DATE: 4/14/2026

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

TIME: 10:46 TALLY: 13 YES 12 NO 0 ABS 0 RECUSAL

*Failed*



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**BY LAWS COMMITTEE MOTION (Friendly Ammendment):** To consider proposed amendment to V. ELECTION OF OFFICERS regarding minimum service requirements for nomination:  
 Amendment 1 sought to institute a requirement of eleven months of board service before nomination of candidacy for a seat on the executive committee.

Motion made by: Mr. David Heimlich  
 Seconded by: Mr. Lloyd Feng

DATE: 4/14/2026

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

TIME: 10:34 TALLY: 14 YES 13 NO 0 ABS 0 RECUSAL

*Failed.*



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**NEW BUSINESS MOTION:** CB1 to support of the letter from elected officials sent to CB1 requesting for the delay of the May 13th NYSLA Hearing for AG Acquisition 1 LLC and FIVE International Hotel Management Limited (DIFC) as mgr, DBA TBD, 111 Gardner Avenue & 140 Stewart Avenue AKA Pacha.

CB1 Requests a walkthrough with elected officials and CB1 representatives at 2.AG Acquisition 1 LLC and FIVE International Hotel Management Limited (DIFC) as mgr, DBA TBD, 111 Gardner Avenue & 140 Stewart Avenue

Motion made by: Mr. Austin Pferd.  
 Seconded by: Ms. Julia Foster

DATE: 4/14/2026

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

TIME: 10:50 TALLY: 20 YES 1 NO 0 ABS 0 RECUSAL



# McGuinness Blvd Update

Brooklyn Community Board 1 Update

April 14, 2026



# Historical Background



Oakland St at Norman Ave  
Looking South (near PS 34)

1940s tax photos



Street widened in the 1950s  
Renamed to McGuinness  
Blvd in 1963  
Photo taken in 2021

# Timeline

## 2021

- Community members and elected officials requested safety improvements following severe injuries and fatalities

## 2021-2022

- Series of workshops, meetings, public outreach, and presentations
- DOT installed interim safety improvements at targeted intersections in late 2022

## 2023

- May: Phase 1, Calyer St to Pulaski Bridge presented
- October: Phase 1 installed, Jersey Barrier Protected, Rush Hour Lane Design

## 2024

- Summer: Freeman St crossing installation
- Fall: Continuation of installation south of Calyer St – Parking Protected Design and improvements near Meeker Ave with concrete

## 2025

- Punchlist work along McGuinness and additional conventional lane network



# Timeline

## 2021

- Community members and elected officials requested safety improvements following severe injuries and fatalities

## 2021-2022

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- Fall: Continuation of installation south of Calyer St – Parking Protected Design and improvements near Meeker Ave with concrete

## 2025

- Punchlist work along McGuinness and additional conventional lane network



January 3<sup>rd</sup>, 2026 –  
Mayoral announcement of completing the redesign

# Existing Conditions

# 1



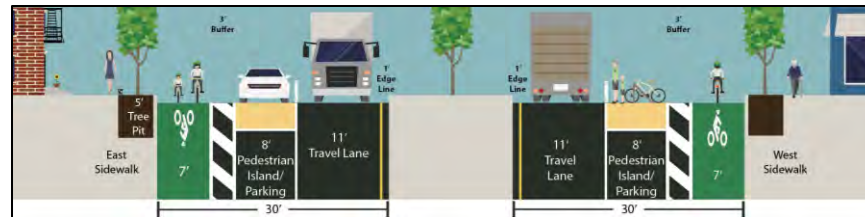
# Corridor Overview



Freeman St to Calyer St  
installed in late 2023  
**Focus of this presentation**



Calyer St to Meeker Ave  
installed in late 2024



# Travel Times

Early concerns voiced that removing travel lanes would gridlock the neighborhood

After installation of the design South of Calyer St, travel times increased by less than one light cycle.

Northbound Travel Time:

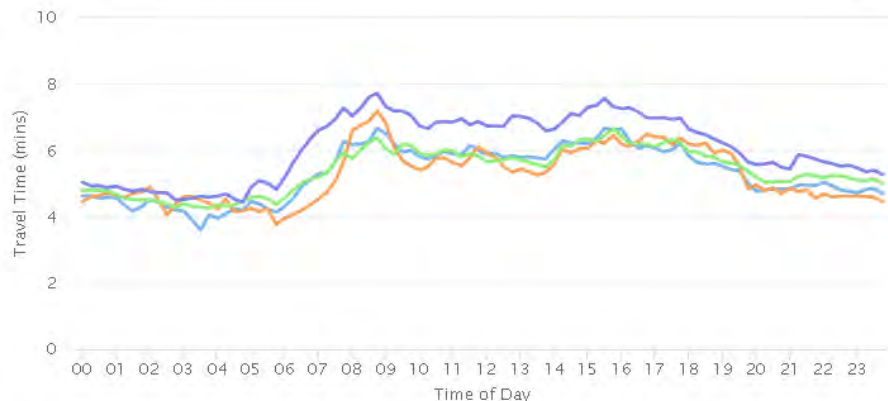
- 40 - 70 seconds longer than previous years

Southbound Travel Time:

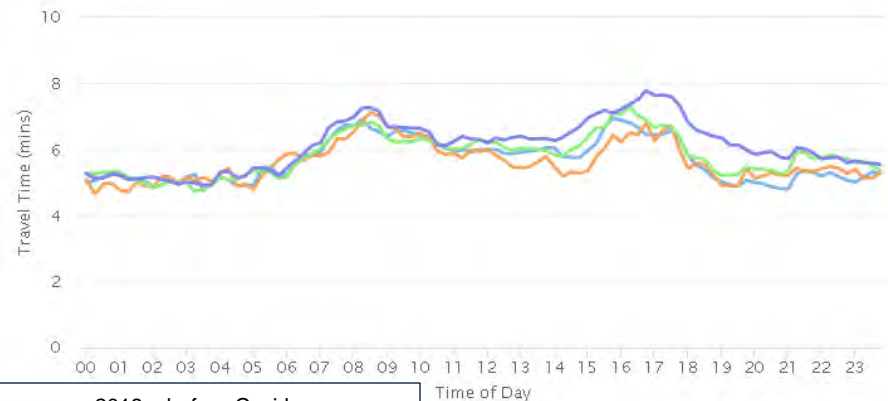
- 5 - 60 seconds longer than previous years



McGuinness NB



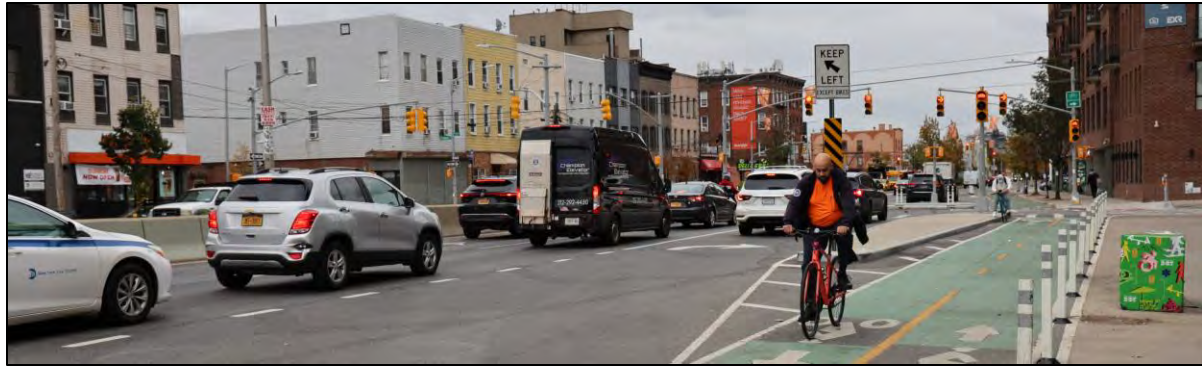
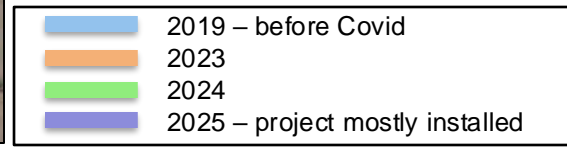
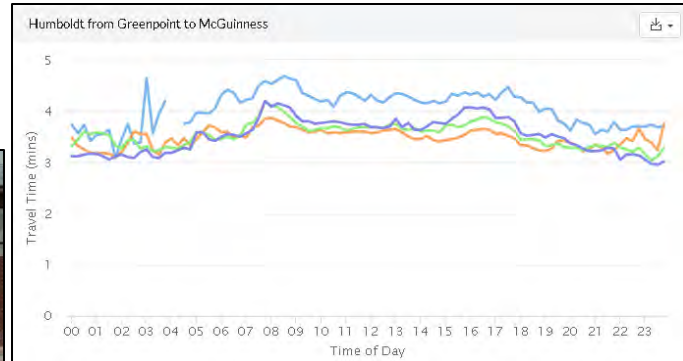
McGuinness SB



- 2019 – before Covid
- 2023
- 2024 – North of Cayler installed
- 2025 – project installed

# Travel Time Study– Surrounding Corridors

- **NYC DOT studied the travel time along multiple corridors** that were identified during community outreach as potential alternative routes for vehicles to divert to after a lane reduction on McGuinness.
- **All studied corridors showed travel times that were similar to previous years:**
  - Manhattan Ave
  - Greenpoint Ave
  - 11 St (Queens)
  - Apollo St
  - Humboldt St
  - Kingsland Ave
  - Driggs Ave
  - BQE
  - LIE
  - Queens Midtown Tunnel



# Traffic Volume

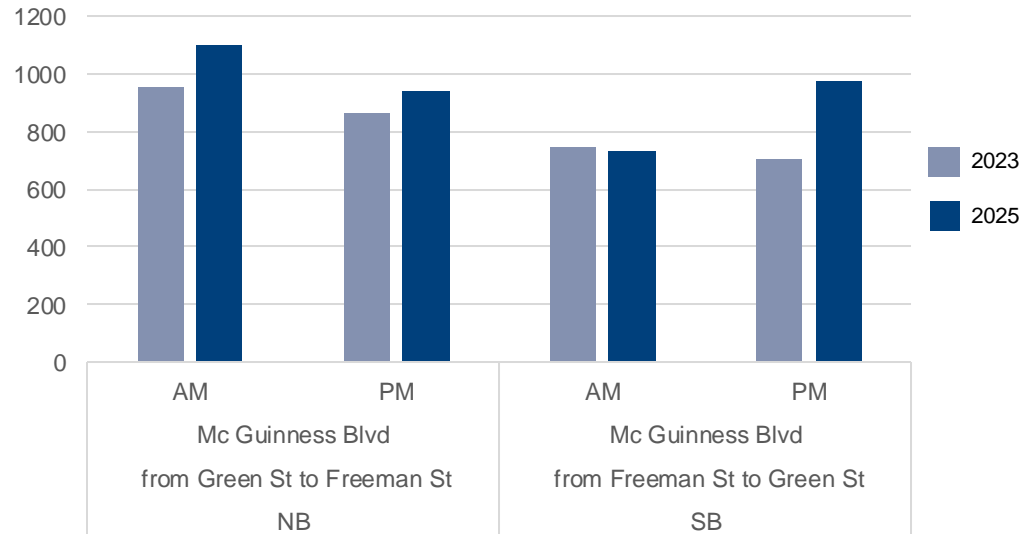


McGuinness Blvd Near Kent St during installation, before jersey barriers were installed

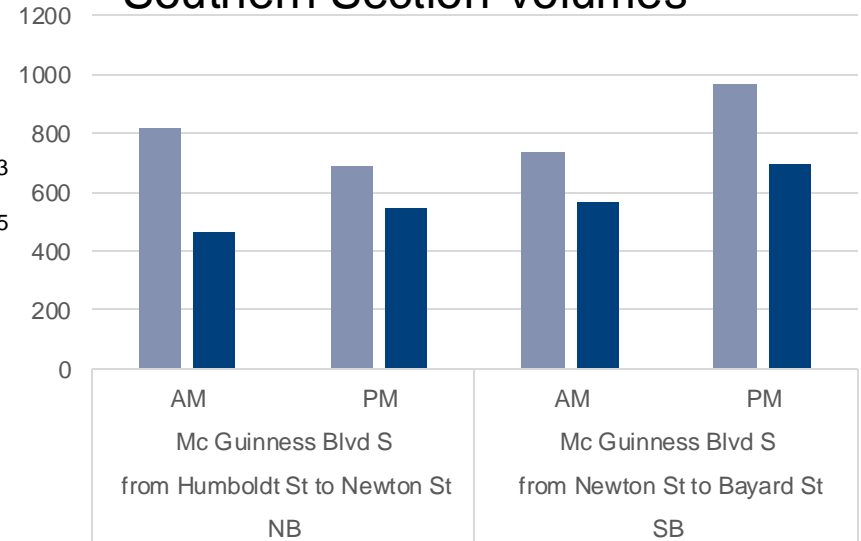
# Traffic Volumes

- McGuinness Blvd south of Greenpoint Ave has a reduction of 100 to 400 vehicles during peak times
- Vehicle volumes increased north of Greenpoint Ave
- Volumes on Manhattan Ave have not changed
- Leonard St and Humboldt St have experienced increases in volume, but are still within street capacity

## Northern Section Volumes



## Southern Section Volumes

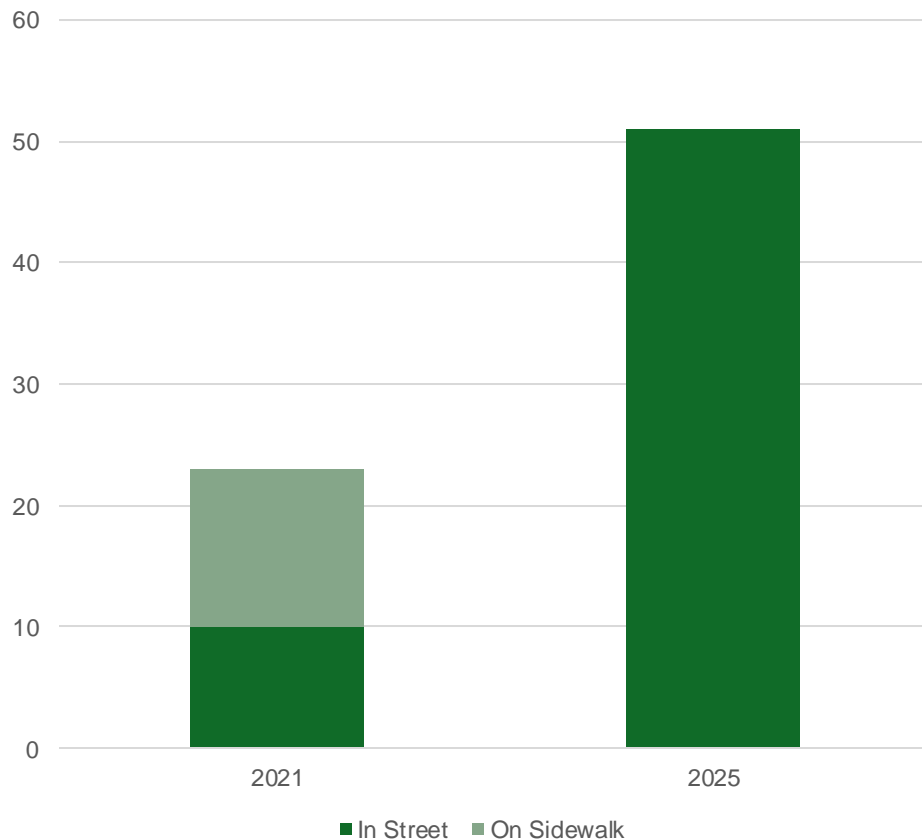


# Bicycling Volume Increase

- Pulaski Bridge bicycle crossings **increased by 11%**, 123,000 crossings from 2025 to 2026
- Total bicycle volume on McGuinness Blvd has more than doubled
- Up to 5 times more people are bicycling in the street compared to 2021
  - This mirrors a recent study at Hunter College pointing to less riding on the sidewalk on streets with protected bike lanes<sup>1</sup>



Bicycle Volume on McGuinness Blvd at Greenpoint Ave in One Hour



# Cross Section of Bike Lane Users

- Transformed from working cyclists and experienced riders to more all-ages friendly design: slower riders, Citi bikes, families, more women riders, etc.



# Cycling and Micromobility Difficulties

- Current design north of Calyer St does not provide separation between turning vehicles and people on bikes
- Jersey barriers have limited placement options and reduce pedestrian access
- Providing zero space for loading leaves bike lane or double parking as the primary options for deliveries and drop-offs.



# Pedestrian Safety and Accessibility



Freeman St before new crossing was added

# Pedestrian Safety and Accessibility



Freeman St after new crossing was added

# Pedestrian Access



70 foot crossing distance

- The rush hour lane design does not provide pedestrian islands between the bike lane and travel lanes.
- Not all areas have medians suitable for waiting on
- 70 foot crossing is long for people that are walking slow

# Proposal

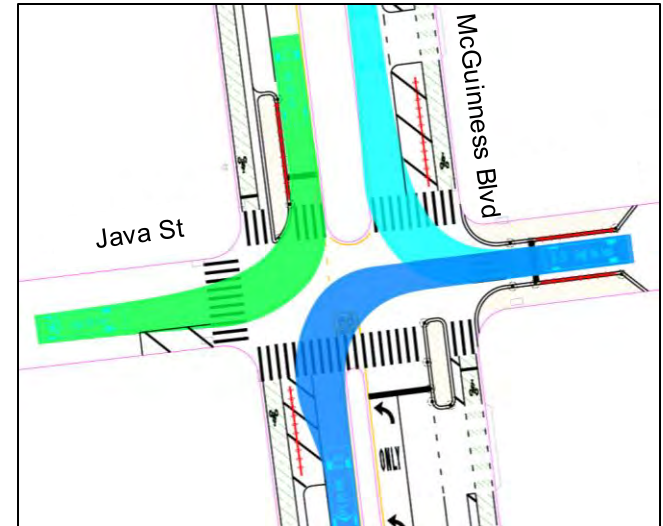
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# 2



# McGuinness Blvd Roadway Design

- Reduce the number of travel lanes all day to one per direction; maintaining existing left-turn bays
- Install parking-protected bike lanes along both curbs
- Shorten 7 crosswalks across McGuinness Blvd by more than 20% with painted pedestrian islands
- Slow vehicular turns on and off McGuinness Blvd
- Maintain truck access to North Brooklyn Industrial Business Zone
- Install parking on each block, with areas for loading and more general alternate side parking
- Investigate metered parking on select blocks to provide customer parking



# Improved Roadway Organization



# Traffic Overview

- DOT expects an increase in traffic delays and travel time for private vehicles on McGuinness Blvd *during an initial adjustment period*
- Excess volumes are expected to divert to alternative routes (BQE, LIE, local streets)
  - Based on data collected in 2021 through 2025, vehicle volume reductions of 30% to 40% during the AM and PM peaks would be required to maintain the existing level of service (or traffic flow) after lane removal on McGuinness Blvd
- Cut-through traffic (with neither origin nor destination in Greenpoint) comprises more than 30% of vehicular traffic on McGuinness Blvd
- DOT will continue to monitor conditions and adjust as needed



# Monitoring and Mitigation

As neighborhood traffic and loading patterns evolve in response to the new lane alignment on McGuinness Blvd, DOT will monitor roadway conditions and make operational changes in the field:

- Traffic signal phasing and coordination
- Truck loading zones, neighborhood loading zones, curb regulation changes
- Markings and other roadway design elements



# Neighborhood Loading Zone Overview

## Goal:

Reduce the amount of delay and safety issues that stem from double parking by providing dedicated space for vehicles to load and unload goods and passengers, especially on residential streets.

## Target Users:

- Personal vehicles for quick pickup/drop-off of passengers, groceries etc.
- Commercial delivery vehicles for residential and commercial delivery.
- Taxis and FHV for passenger pickup/drop-off

## Current Locations:

950 NLZs throughout the city, **currently expanding into new neighborhoods throughout the five boroughs.**

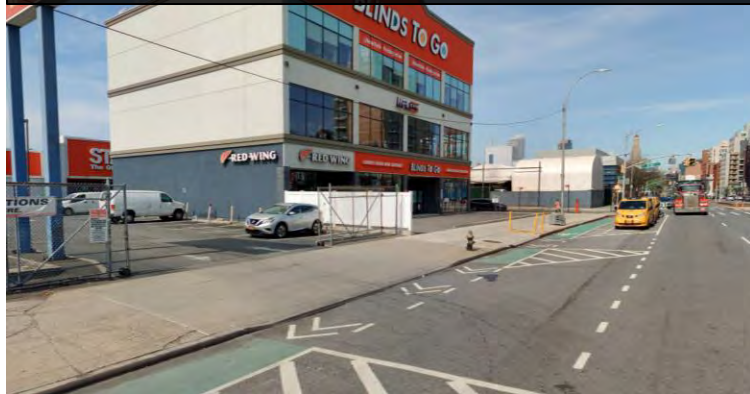


# Driveways

High intensity driveways will receive treatments to allow safe loading along with bicycle and pedestrian crossings

“This is a truck loading area for my grocery store key food What will happen if you put a bike lane there McGuinness is a truck route.”

4<sup>th</sup> Ave, Brooklyn driveway design example



Key Food Loading Bay: Existing Condition



Key Food Loading Bay: Proposed Rendering



# Emergency Access

- Emergency vehicles are encouraged to use protected bike lanes as necessary to bypass traffic congestion
- Roadway designs are reviewed with FDNY prior to installation to ensure access
- Loading zones, No Standing Anytime signs, and cleared parking in front of fire hydrants will provide additional areas for vehicles to pull over.



FDNY utilizing a protected bicycle lane on Amsterdam Ave, Manhattan

# Summary

- Traffic has not shifted to adjacent neighborhood streets
- Bicycle volumes have more than doubled
- A parking protected bicycle lane design provides
  - Shorter crossing distances
  - Space for loading and parking
  - Slower speeds
  - More comfortable bike design



# Next Steps

- NYC DOT will continue coordinating with elected officials and the community to make improvements on McGuinness Blvd
- Installation in Spring/Summer 2026
- Continue to develop capital design



# Thank You!

## Questions?



NYCDOT



nyc\_dot



nyc\_dot



NYCDOT

# Appendix

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# 3

# Freeman St and the Pulaski Bridge

- **Signalize Freeman St**, adding crosswalks across McGuinness Blvd
- **Install bus boarding island** for southbound buses exiting the bridge to simplify bike/bus/car interactions
- **Reorganize** car, bus, pedestrian, and bike movements



Rendering of Freeman St, facing west across McGuinness Blvd



Rendering of McGuinness Blvd, facing north towards the Pulaski Br

# Bayard St to Meeker Ave

- **Add pedestrian and bicycle space** to the west side of McGuinness Blvd, protected by jersey barrier
- **Slow vehicles** turning onto BQE on-ramp
- **One southbound traffic lane** can be removed between Engert Ave and Meeker Ave to provide walking and biking space

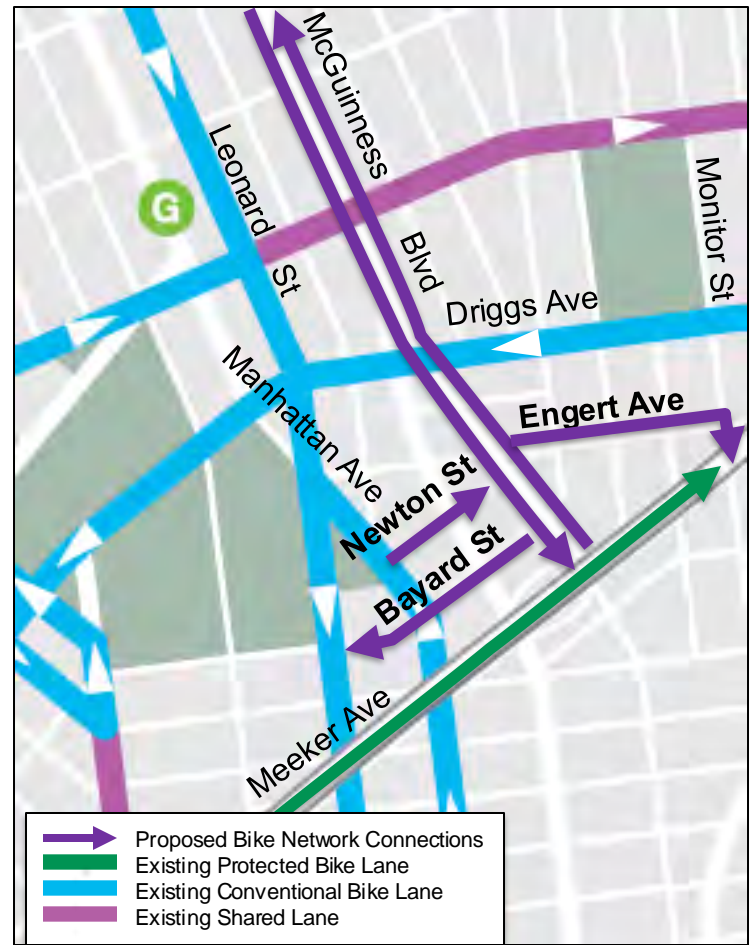


# Data Summary

- Traffic has not shifted to adjacent neighborhood streets
- No severe pedestrian crashes in 2025, fewer crashes than 2024
- Bicycle volumes have more than doubled
- Bike crash numbers are slightly higher than past years, occurred most often in northern section
  - It's common to see an increase in raw bike crash figures after installing new bicycle lanes, the significant growth in ridership means **reduced overall risk per rider** along the corridor



# Conventional Lane Network

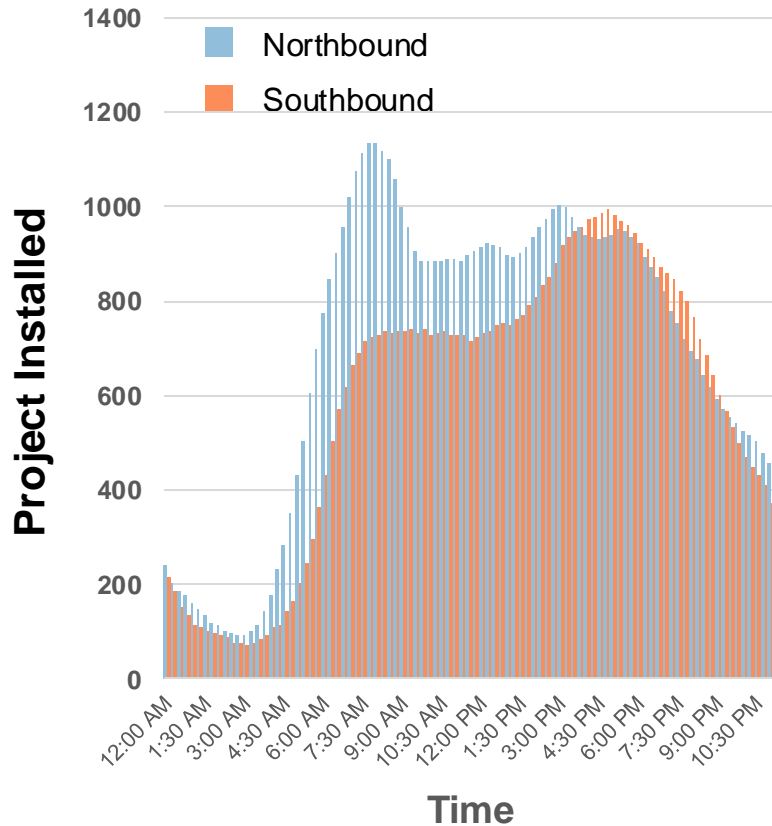
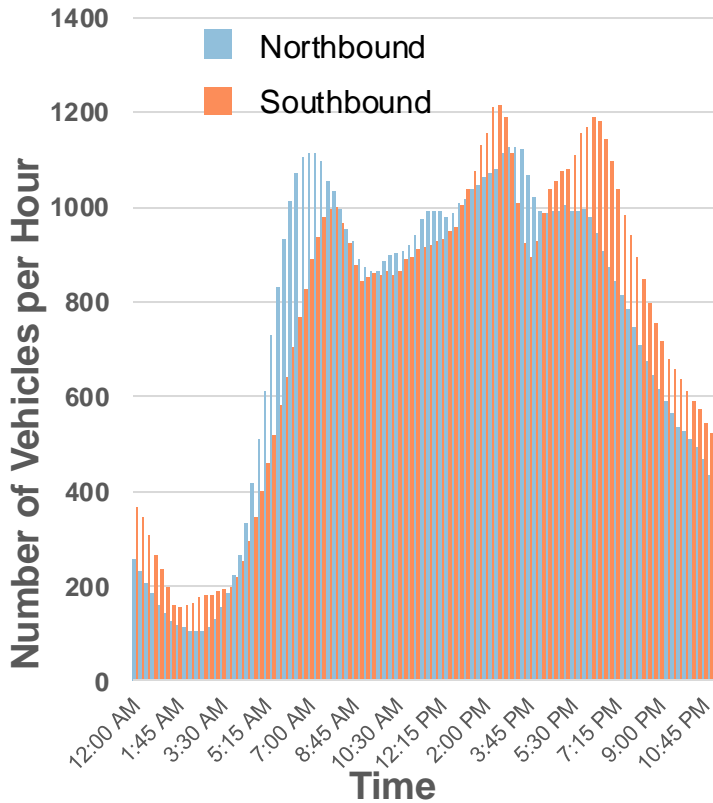


# McGuinness Blvd between Green St and Freeman St

## 2021

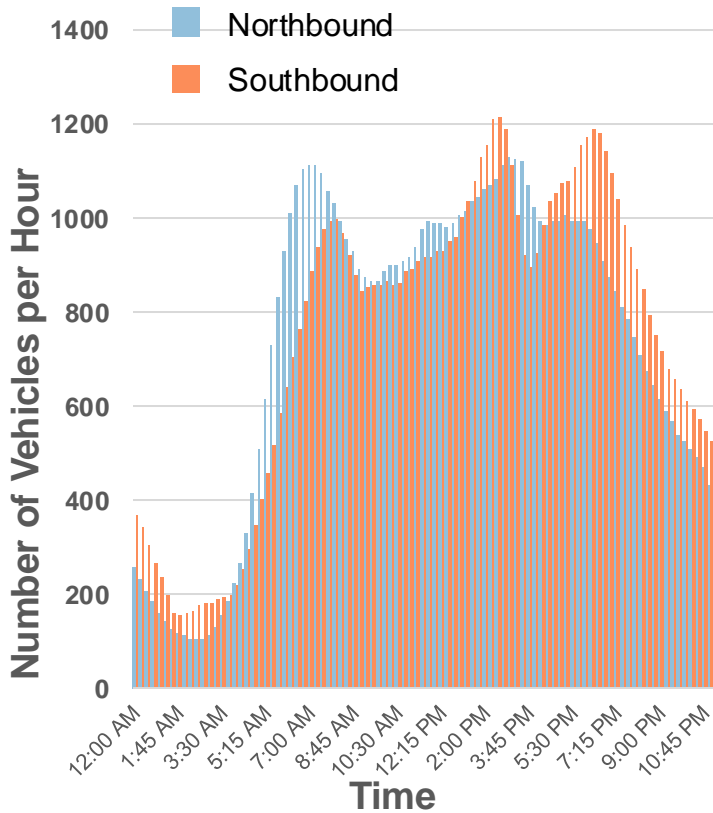
## 2025

Southbound AM volumes dropped in 2025 compared to the 2021 counts.



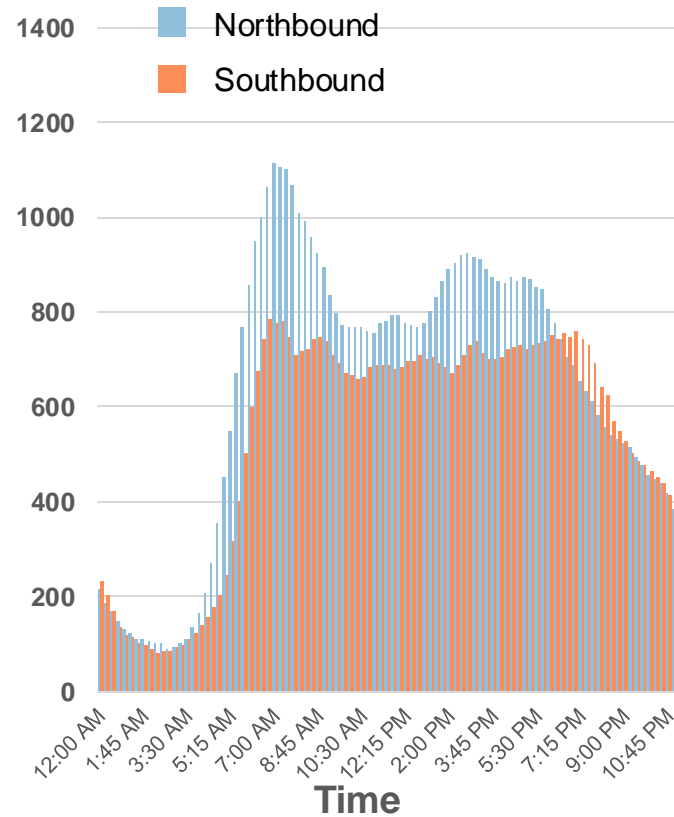
# McGuinness Blvd between Green St and Freeman St

## 2021



## 2023

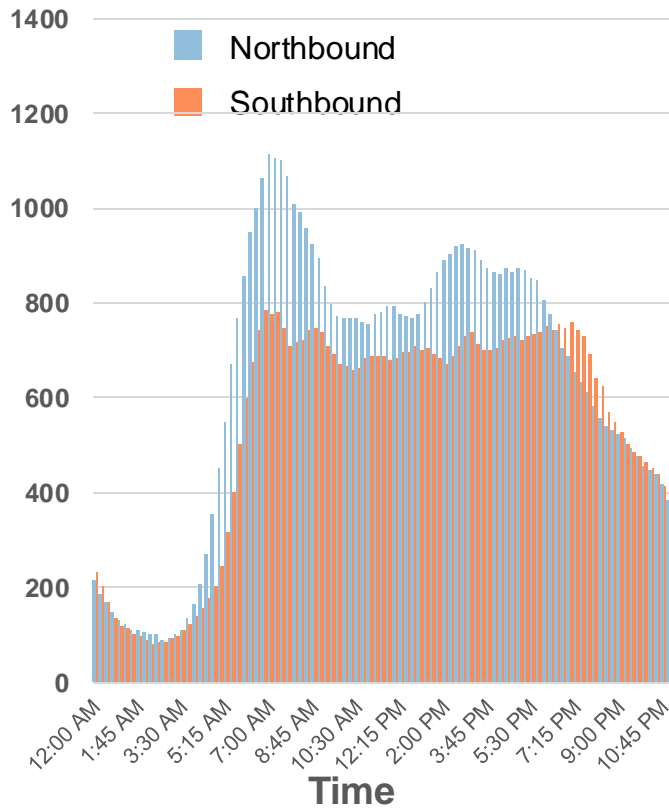
**Bike Lanes and Rush Hour Lanes Installed**



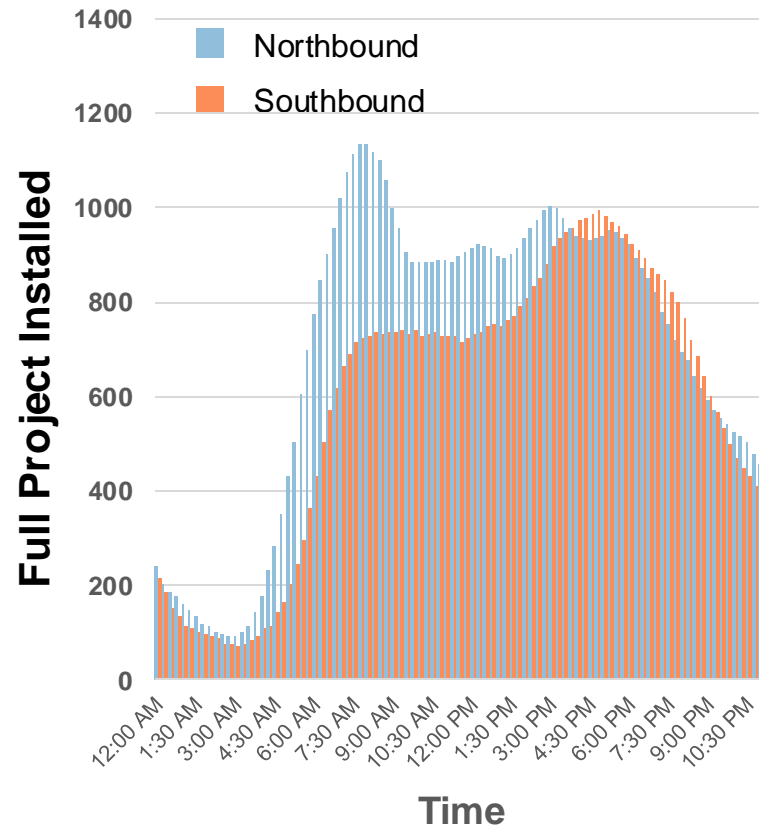
Southbound volumes and PM Peak volumes dropped in 2023 compared to the 2021 counts.

# McGuinness Blvd between Green St and Freeman St

## 2023



## 2025



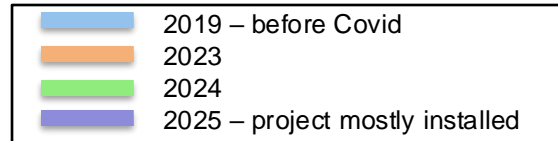
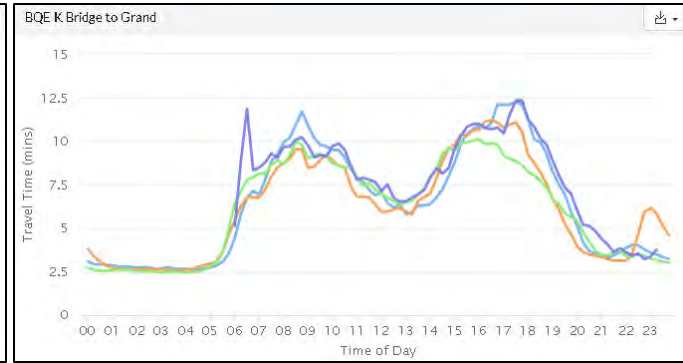
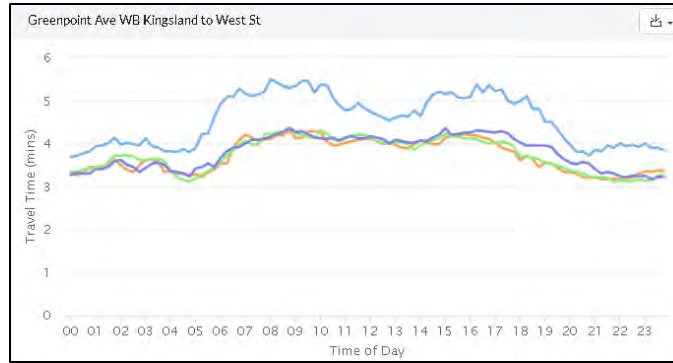
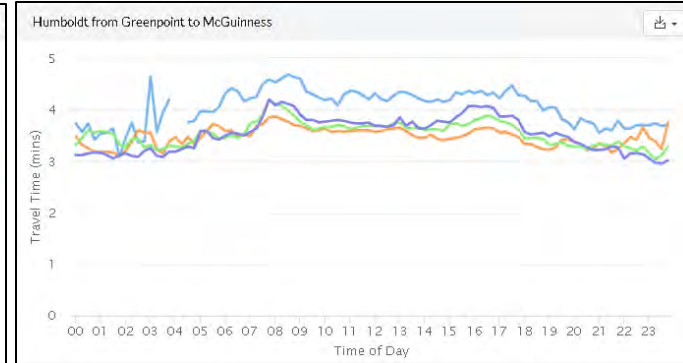
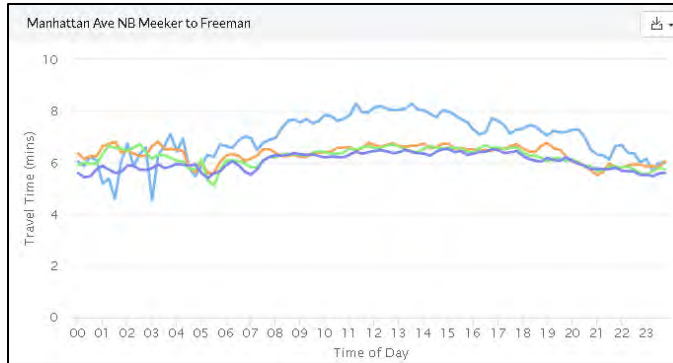
Southbound volumes during PM increased in 2025 compared to the 2023 counts.

# Travel Time Study– Surrounding Corridors – Additional Graphs

- **Surrounding corridors were similar to previous years:**

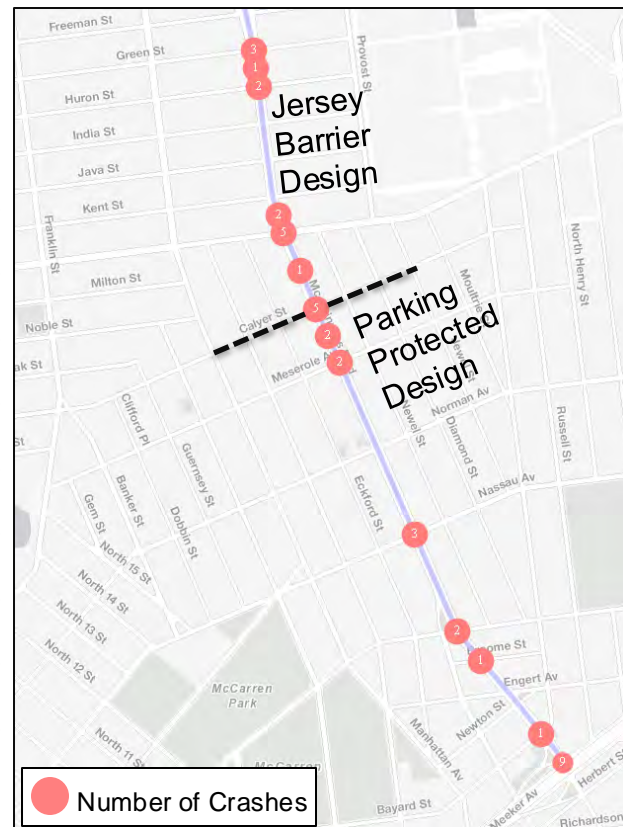
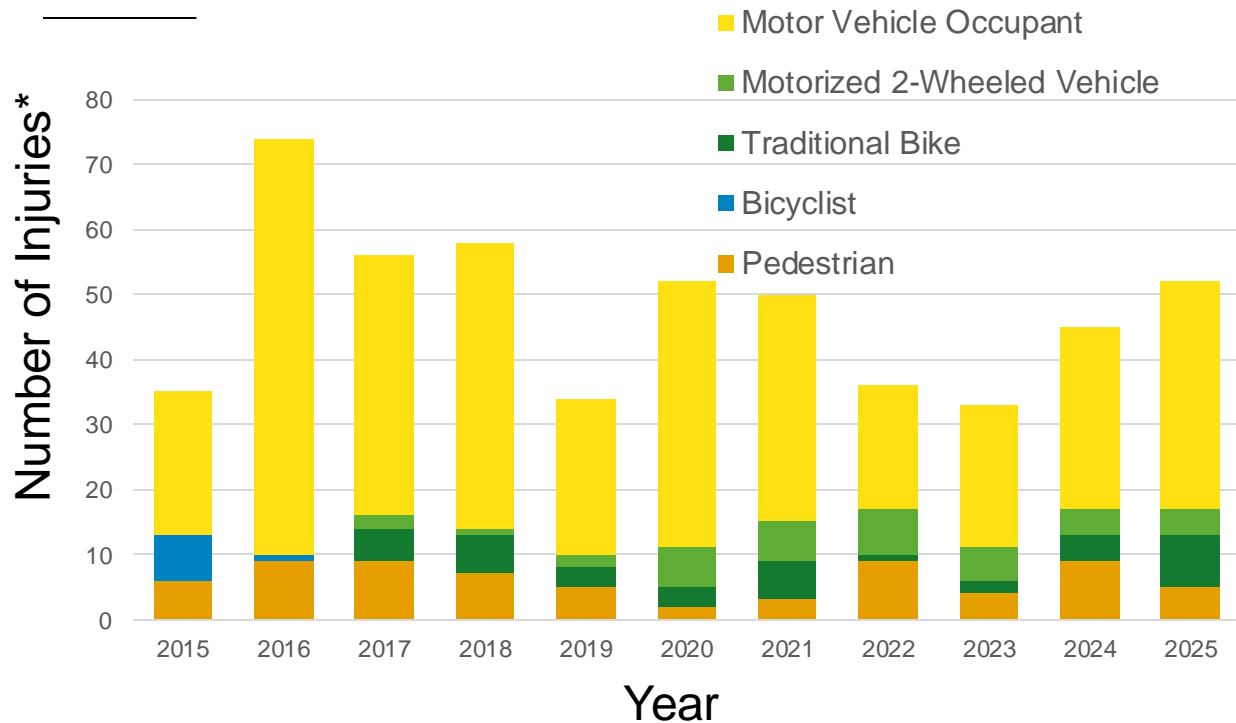
- Manhattan Ave
- Greenpoint Ave
- 11 St
- Apollo St
- Humboldt St
- Kingsland Ave
- Driggs Ave
- BQE
- LIE
- Queens Midtown Tunnel

- BQE southbound shows some travel time increase during the midday, but this was not similar in January and February of 2025



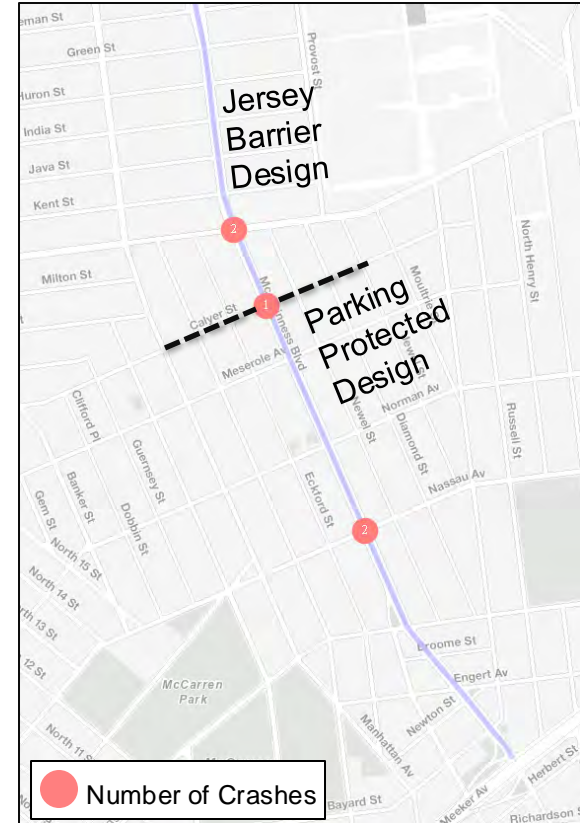
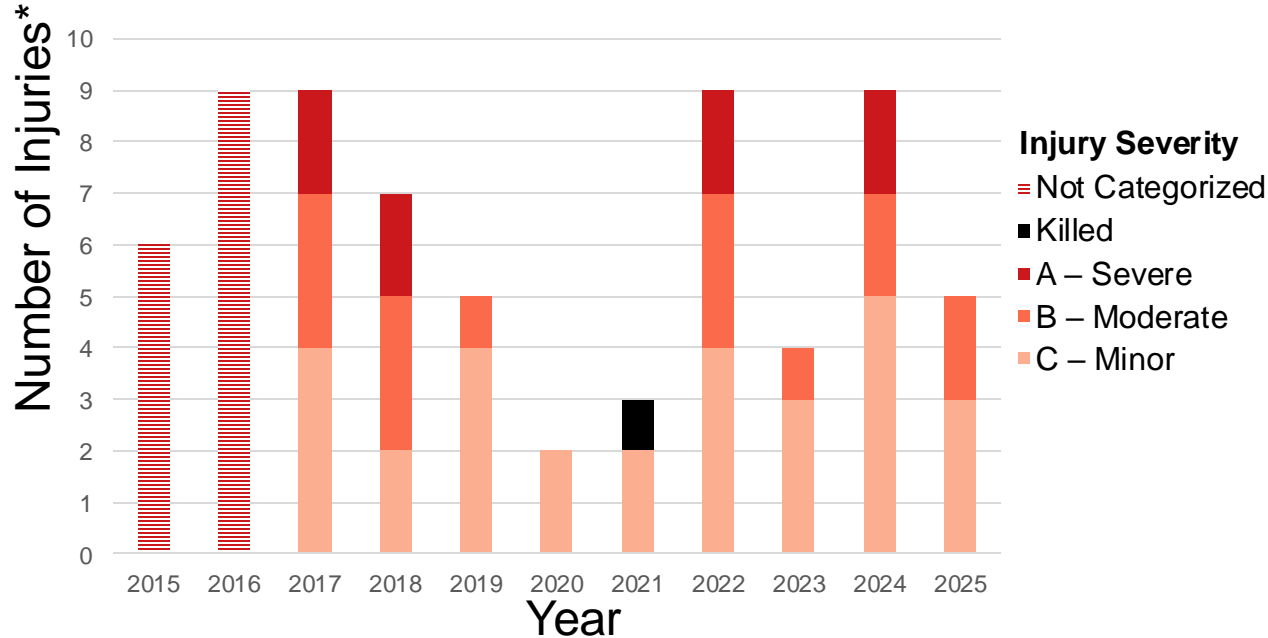
# Crashes

- Crashes are similar within the same range of previous years



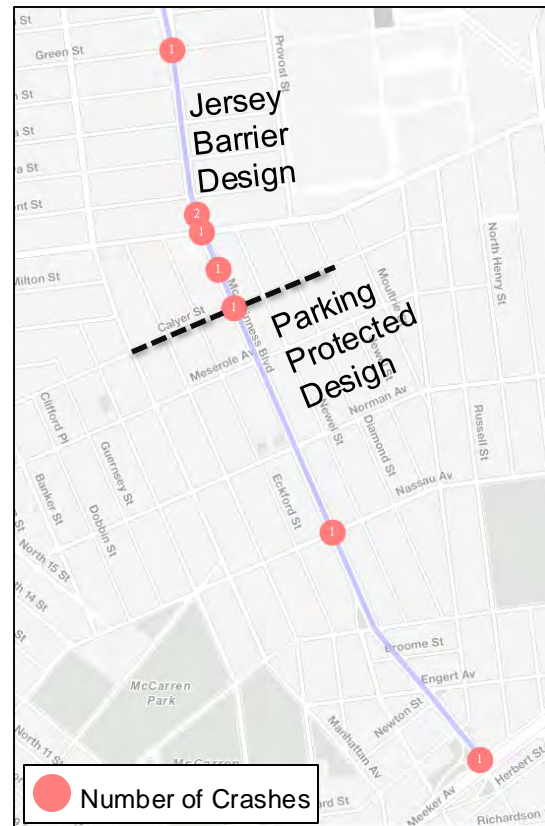
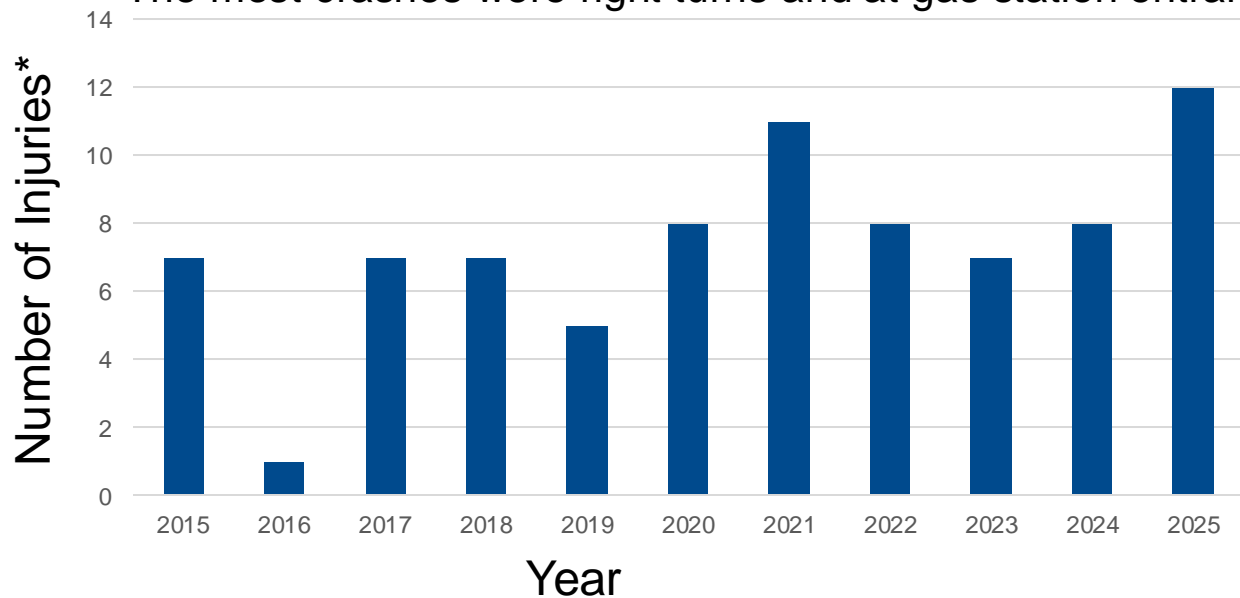
# Pedestrian Crashes

- Crashes are similar within the same range of previous years
- There were no severe pedestrian injuries



# Bicycle Crashes (Traditional + E-Bike)

- Crashes are slightly higher than previous years
- Significant biking volumes increases with a slight increase in crashes still indicates **lower risk for each person biking** and **more comfortable** biking conditions
- The most crashes were right turns and at gas station entrances



# In-House Projects vs Capital Projects

Today DOT is presenting the In-House project

- Immediate safety gains with short implementation timeline
- DOT run project
- Lines and markings
- Quickly modified



4th Ave, Brooklyn – In-House Project



Queens Blvd, Queens – In-House Project

The Capital Project will be presented and designed after the In-House project is installed

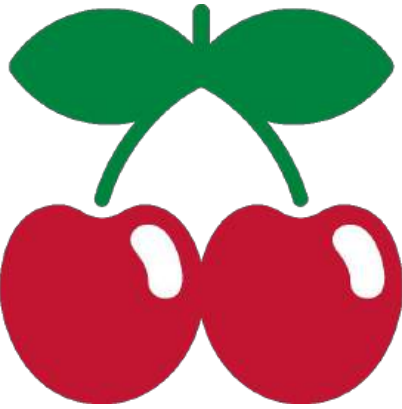
- Mayor funding was allocated in 2021
- Multi-agency coordination
- Rebuilding the entire right-of-way
- Longer timeline



Allen St and Pike St, Manhattan – In-House Project



Allen St and Pike St, Manhattan – Capital Project

NEW  YORK

# Liquor License Transfer Application

**We are seeking the transfer of an existing Liquor License  
at 111 Gardner Ave & 140 Stewart Ave, Brooklyn, NY**

## Application Details

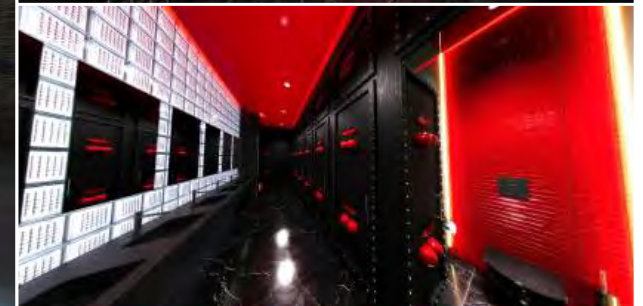
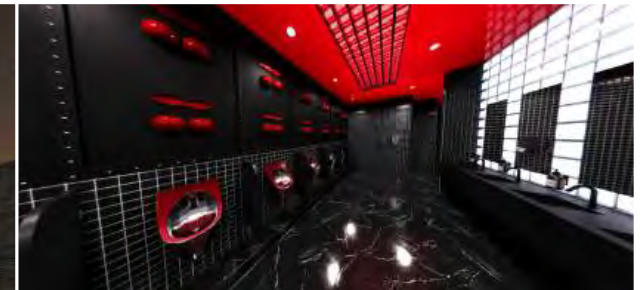
Application Type	Transfer of an existing liquor license
Applicant	AG Acquisition 1 LLC and FIVE International Hotel Management Limited (DIFC)
Location	111 Gardner Ave & 140 Stewart Ave, Brooklyn NY 11237
Venues	Pacha New York (formerly the Brooklyn Mirage), The Great Hall

# Iconic Venue at the Cultural Heart of Brooklyn

**450+ JOBS SUPPORTED**  
at full operational capacity

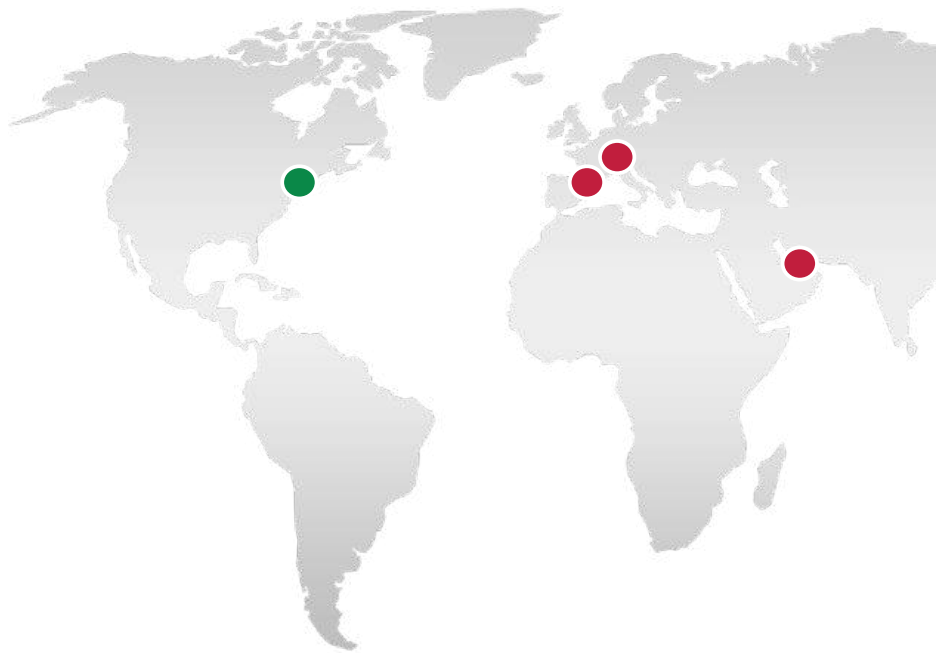
**\$75M+ IN DIRECT ECONOMIC ACTIVITY**  
generated annually

**~\$4M CONTRIBUTED ANNUALLY**  
in Sales & Payroll Taxes



# A Responsible & Established Licensed Venue Operator

Operating **7 liquor licenses** across **3 regions** with full regulatory compliance.



**1.7K**  
Total Hotel  
Keys

**40+**  
Venues  
Globally

**975K**  
Hotel Guests  
served in 2025

**3.1M**  
F&B Guests  
served in 2025

## FIVE ▶

FIVE is a **leading hospitality group** blending **luxury accommodation** & amenities, award-winning **experiential dining**, and **world-class musical experiences**, with luxury resorts in Dubai, Zurich, and Ibiza.



## PACHA

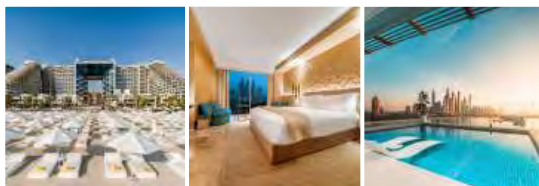
**Founded in Ibiza in 1973**, Pacha Nightclub is **the temple of electronic music**. Pacha is one of the world's most iconic nightlife brands, known globally for its key role in music heritage and its free-spirit personality.



# Experienced in Hospitality Development

End-to-end development expertise across **design, construction, compliance,** and **operational delivery.**

## GROUND-UP DEVELOPMENT



### FIVE PALM JUMEIRAH

**697 Units**  
**1,280,000 sqft**

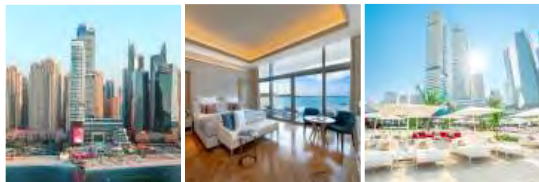
- ✓ Delivered on schedule
- ✓ Operational & licensed



### FIVE JUMEIRAH VILLAGE

**501 Units**  
**941,000 sqft**

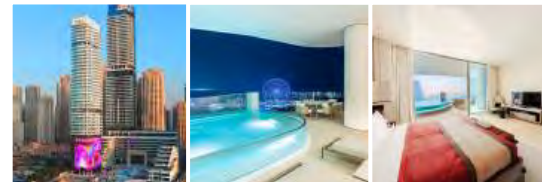
- ✓ Delivered on schedule
- ✓ Operational & licensed



### FIVE LUXE JBR

**444 Units**  
**823,500 sqft**

- ✓ Delivered on schedule
- ✓ Operational & licensed



### SENSORIA, FIVE LUXE JBR

**54 Units**  
**214,000 sqft**

- ✓ Delivered on schedule
- ✓ Operational & licensed

## RENOVATION OF EXISTING SPACE



### DESTINO FIVE IBIZA

**161 Keys**  
**426,500 sqft**

- ✓ Delivered on schedule
- ✓ Operational & licensed



### FIVE ZURICH

**149 Keys**  
**300,000 sqft**

- ✓ Delivered on schedule
- ✓ Operational & licensed



### PACHA HOTEL

**56 Keys**  
**45,100 sqft**

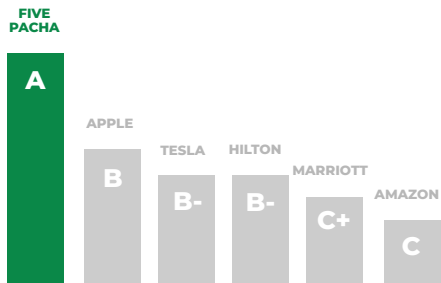
- ✓ Delivered on schedule
- ✓ Operational & licensed

# Responsible Hospitality Operations

## WORLD LEADING ESG RATING



FIVE Pacha earns the world's first ISS ESG 'A' Rating, from 10,000 companies, from the most accredited ESG grading system in the world, ISS ESG, reviewing 100+ criteria.



ISS ESG CORPORATE RATING

All Companies

- A FIVE PACHA**
- B HP
- B- Microsoft
- B- Adidas
- C+ Nike
- C Amazon

Hospitality Companies

- A FIVE PACHA**
- B- Whitbread
- C+ MGM Resorts
- C+ InterContinental
- C+ Accor
- C- Hyatt

## POWERED BY CLEAN ENERGY

**100% GREEN POWER** World's first and only Green Power Hospitality & Entertainment Group

## LEED PLATINUM PORTFOLIO



LEED Platinum is the highest most rigorous certification for sustainable buildings, awarded by the USGBC.

**1,741**

LEED PLATINUM ROOMS IN FIVE (2025, USGBC V4)

VS

**295**

LEED PLATINUM ROOMS IN ENTIRE USA (2025, USGBC V4)

**100%**

LEED PLATINUM CERTIFIED PORTFOLIO, USGBC v4 2026

**89 pts**

HIGHEST LEED SCORE FOR ANY 5-STAR HOTEL IN THE WORLD, FIVE LUXE JBR

**1st**

AND ONLY LEED PLATINUM NIGHTCLUB IN THE WORLD, Pacha Ibiza

## PRIORITISING LOCAL SUPPLIERS

**30%** FRUIT & VEGETABLES Sourced from **IBIZA**

**86%** FRUIT & VEGETABLES Sourced from **SPAIN**

## WASTE MANAGEMENT



Emirates Environmental Group is the UAE's leading NGO driving sustainability through large-scale recycling initiatives.

**#1**

**GLASS RECYCLER IN THE UAE, 2025** Emirates Environmental Group, 2025

## A GREAT PLACE TO WORK



The region's leading authority on workplace culture, setting the gold standard for trust, performance, and employee experience.

**Top 5 Best Workplace in UAE** 2026

**#3 Best Workplace for Women** Large Organisations, 2021

**#13 Best Workplace for Millennials** Large Organisations, 2024

**Certified 6 Years Running** Since 2021

## CARBON & WATER EFFICIENCY



Cornell Hotel Sustainability Benchmark is the hospitality industry leading sustainability benchmark, enabling hotels to compare water & carbon efficiency.

FIVE Palm Jumeirah & FIVE Jumeirah Village

**3x**

**MORE WATER EFFICIENT** Than average UAE 5★ Resort (2023)

**5x**

**MORE CARBON EFFICIENT** Than average UAE 5★ Resort (2023)

Destino Five Ibiza

**3x**

**MORE CARBON EFFICIENT** Than average Resort in Spain (2023)

# Our Blueprint for Responsible Venue Operations

## Three Pillars of Responsible Operations

---

### 1. Safety & Security

- i** AI Powered Real-Time Capacity Tracking
- ii** Advanced Entry Screening
- iii** Strict Age Compliance (21+)
- iv** Comprehensive CCTV & Security Coverage
- v** Coordination with NYPD & Local Authorities
- vi** Safe Guest Dispersal & Perimeter Security
- vii** Shuttle Transport to Key Transit Hubs
- viii** Enhanced Lighting for Safe Pedestrian Routes
- ix** Independent Traffic Management

### 2. Acoustics & Lighting

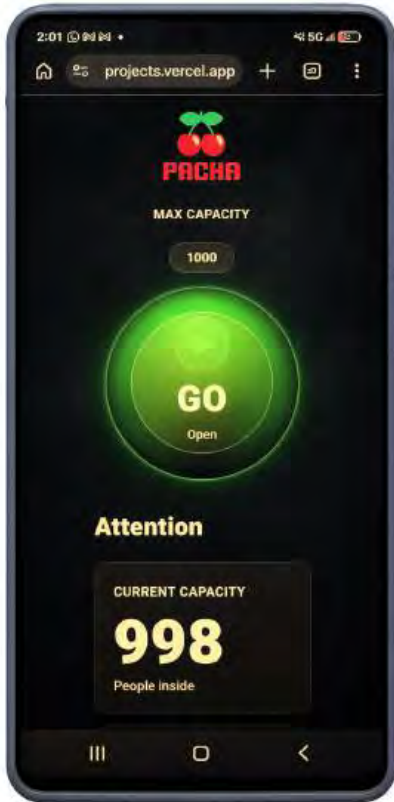
- i** Real-Time Noise Monitoring & Code Compliance
- ii** Engineered Sound Containment Systems
- iii** Daily Operational Sound Controls
- iv** Controlled Exterior Lighting Design

### 3. Sanitation Plan

- i** Post-Event Cleaning & Street Maintenance

# 1. Safety & Security

## Automatic Capacity Tracking



VIVOTEK are pioneers in AI-powered technology, enabling accurate real-time capacity tracking across high-volume public venues.

Delivers **real-time, AI-powered counting** to ensure **accurate capacity management** at all times.



Real-time visibility



Accurate Tracking

## Advanced Safety Screening



OPENGATE is a world-leading provider of AI-powered security systems, setting the benchmark for modern safety.

Enables **automatic threat detection** with **high-throughput, frictionless screening** for all guests.



Proactive Threat Prevention



Effortless, Seamless Entry

# 1. Safety & Security (cont.)

## Age Compliance

- **21+ policy**



## Eyes in Every Corner

- Following NYPD Best Practice **Security Guard Ratio of 1:75**
- **200+ Video Surveillance Cameras** - inside and outside the venue



## Close Coordination with Local Authorities

- **Formal Weekly Coordination with NYPD 90th Precinct** to review event schedules and operational planning



## Safety Outside the Venue

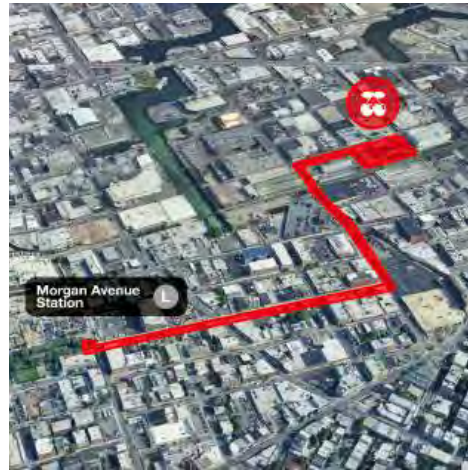
- Security maintains visible presence within 300 feet to support safe guest departures.
- **Post-event patrol vehicles** support safe and smooth area dispersal.



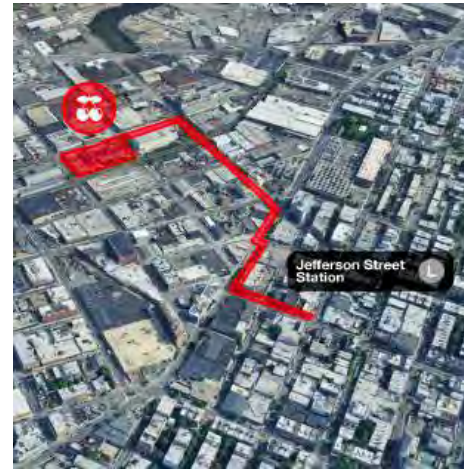
# 1. Safety & Security (cont.)

## Shuttle Buses to Key Transit Hubs

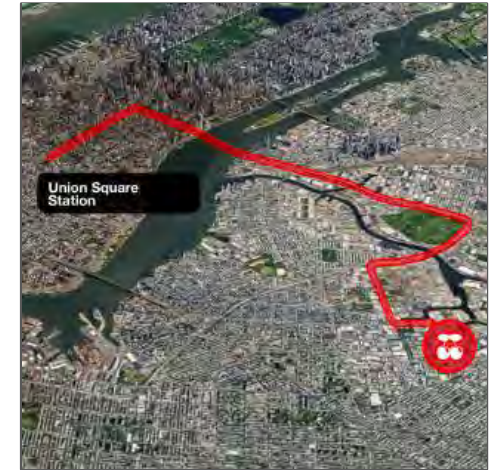
During **all operating hours**



**Morgan Avenue Station**  
(15 minute walk)



**Jefferson Street Station**  
(13 minute walk)



**Union Square Station**  
(Manhattan)

## Enhanced Pedestrian Lighting



In coordination with local authorities, **temporary lighting** will be deployed during and shortly after events, **along designated pedestrian routes** to transit & rideshare areas, to support safe, visible, & **efficient guest dispersal home.**

## Independent Traffic Guards

An **independent traffic management firm** provides on-site guards during all events to manage vehicle flow & maintain orderly streets. **A post-event sweep** of the area is conducted after every event.

# 1. Safety & Security (cont.)



## Verizon Macro Cell Site

Commercial-grade Verizon 4G/5G macro cell installation providing dedicated wire-less capacity at the venue & beyond.

## We have installed a dedicated Verizon 4G/5G Macro Cell Site



### Emergency Connectivity

Strengthens **call reliability and data access** for guests & staff, to **reach first responders** in case of emergency.



### Transportation Coordination

Enables **reliable Uber/Lyft booking**, and post-event transport coordination between guests.



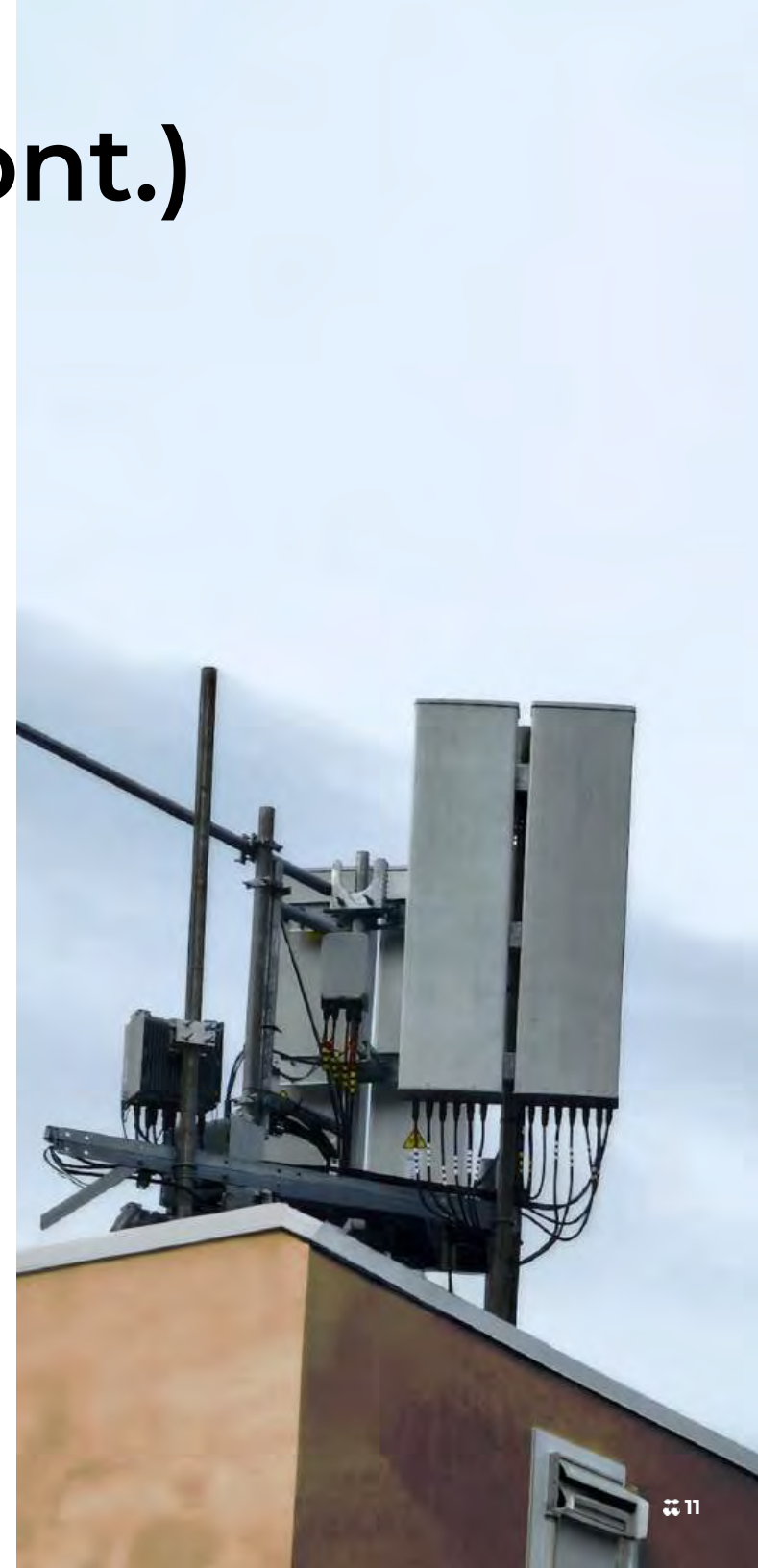
### Area Network Support

Provides permanent wireless capacity that **strengthens connectivity across the surrounding area at all times.**



### Agency & Community Coordination

Active **coordination with NYPD, FDNY, and neighboring businesses**, including advance notification of operating hours and **ongoing communication during events.**



# 2. Acoustics & Lighting

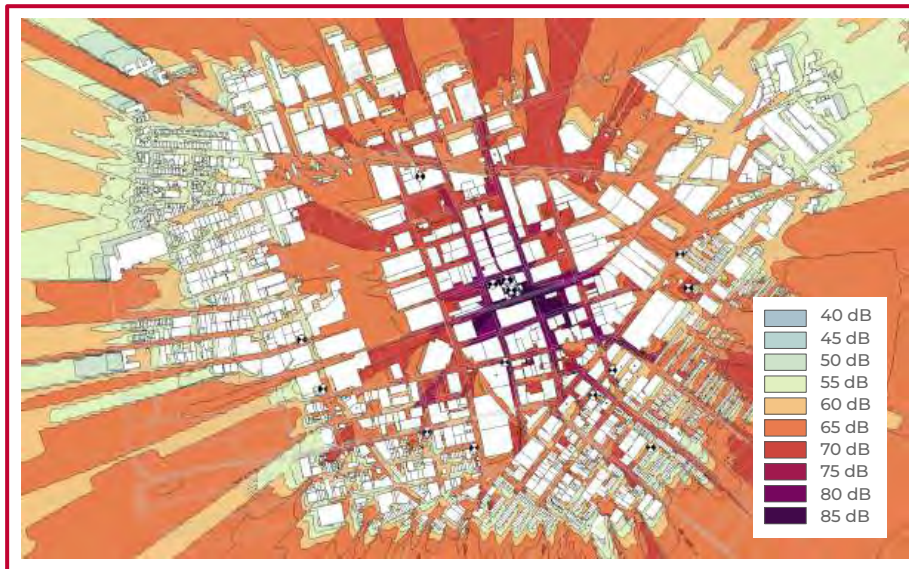
Independent acoustic analysis by GZA comparing the previous venue to the Pacha New York, shows significant reduction in surrounding noise levels.



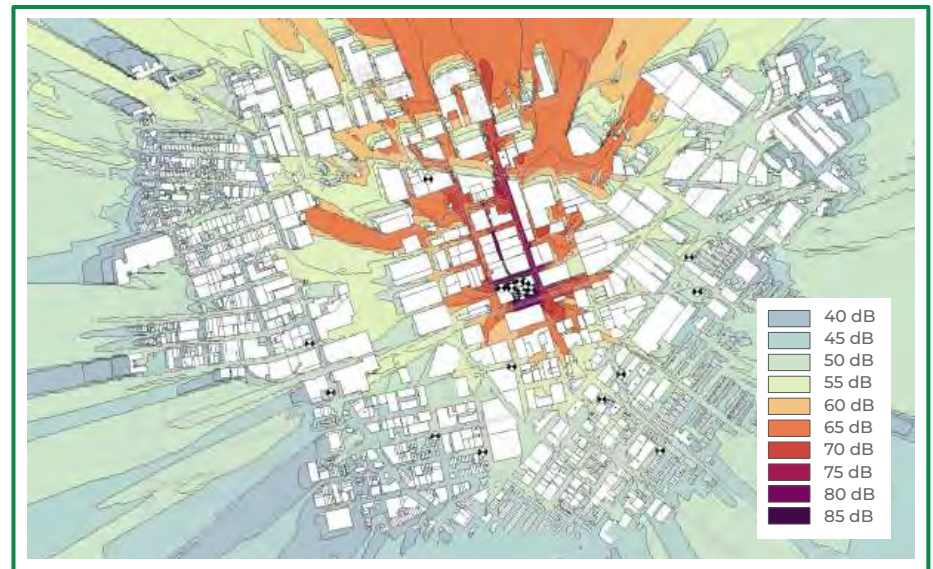
## GZA (GeoEnvironmental)

GZA is a multi-disciplinary, employee-owned firm providing geotechnical, environmental, ecological, water, and construction management services.

### Previous Venue



### Pacha New York



Monitor 1	0.16 Miles South from Venue (538 Johnson Ave)	<b>82.0 dB</b>	<b>57.1 dB</b>	▼ 24.9 dB	Music is a Quarter as Loud
Monitor 2	0.25 Miles Southeast from Venue (2 Saint Nicholas Ave)	<b>75.3 dB</b>	<b>51.9 dB</b>	▼ 23.4 dB	Music is a Quarter as Loud
Monitor 3	0.26 Miles Southeast from Venue (476 Jefferson St)	<b>74.3 dB</b>	<b>50.9 dB</b>	▼ 23.4 dB	Music is a Quarter as Loud
Monitor 4	0.27 Miles East from Venue (116 Onderdonk Ave)	<b>69.3 dB</b>	<b>46.9 dB</b>	▼ 22.4 dB	Music is a Quarter as Loud
Monitor 5	0.33 Miles South from Venue (154 Grattan St)	<b>71.6 dB</b>	<b>44.3 dB</b>	▼ 27.4 dB	Music is a Quarter as Loud
Monitor 6	0.34 Miles Southwest from Venue (112 Harrison Pl)	<b>71.2 dB</b>	<b>49.1 dB</b>	▼ 22.1 dB	Music is a Quarter as Loud
Monitor 7	0.35 Miles East from Venue (1860 Flushing Ave)	<b>65.0 dB</b>	<b>49.9 dB</b>	▼ 15.0 dB	Music is Half as Loud
Monitor 8	0.41 Miles West from Venue (153 Morgan Ave)	<b>65.0 dB</b>	<b>46.9 dB</b>	▼ 18.2 dB	Music is Half as Loud
Monitor 9	0.41 Miles Southeast from Venue (1354 Willoughby Ave)	<b>70.5 dB</b>	<b>51.8 dB</b>	▼ 18.8 dB	Music is Half as Loud
Monitor 10	0.50 Miles West from Venue (371 Johnson Ave)	<b>67.8 dB</b>	<b>48.8 dB</b>	▼ 19.0 dB	Music is Half as Loud

# 2. Acoustics & Lighting (cont.)

## Automated Monitoring & Code Enforcement

- Integrated **sound sensors inside and outside the venue** automatically **monitor decibel levels** and **enforce instant volume reduction** if limits are exceeded
- **Automatic volume reduction** at NYC Code thresholds

## Engineered Speaker Control

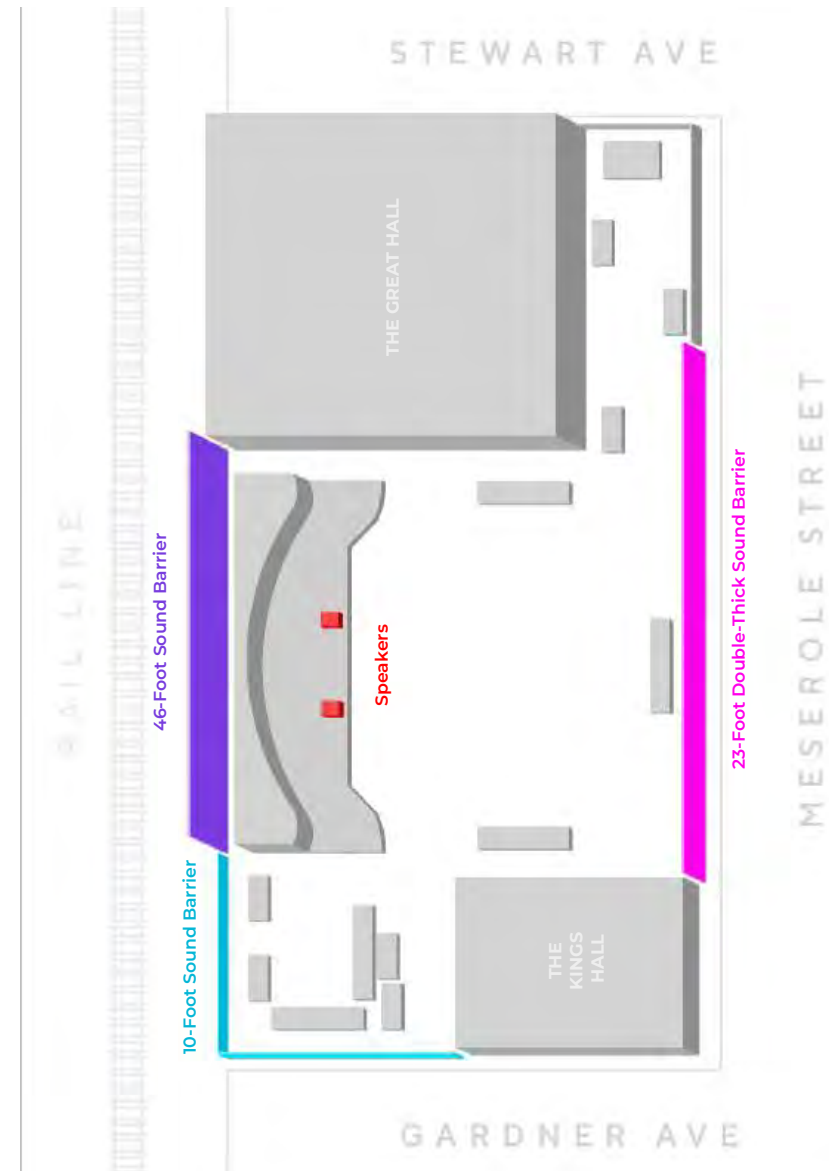
- Low-frequency **bass control technology** to reduce **deep sound travel**
- Inward-focused directional **speaker system designed to keep sound contained**

## Daily Operational Controls

- Forced Volume Limiter - **performers cannot override our volume limiting system**
- **1-Mile Radius Sound Checks before every event**
- **Active monitoring of NYC 311 Reports** to ensure rapid response & community oversight

## Exterior Lighting Containment

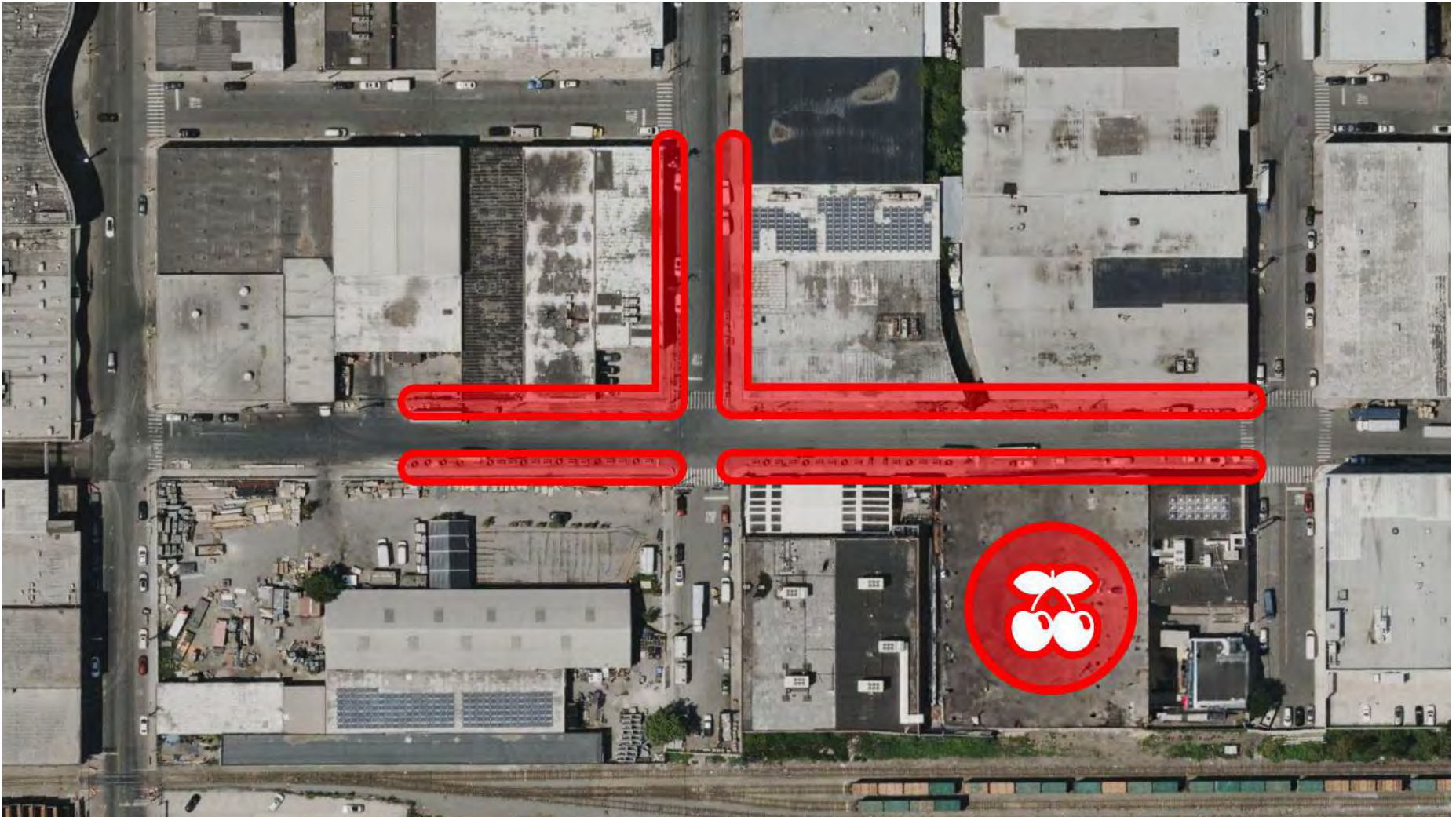
- Exterior lighting & **laser systems engineered for downward focus** & minimal residential spill



# 3. Sanitation Plan

**Maintaining a clean, controlled environment after every event.**

Following every event, staff are deployed to clean all surrounding streets, ensuring the area is kept clear of litter.



Defined post-event cleaning coverage area surrounding the venue

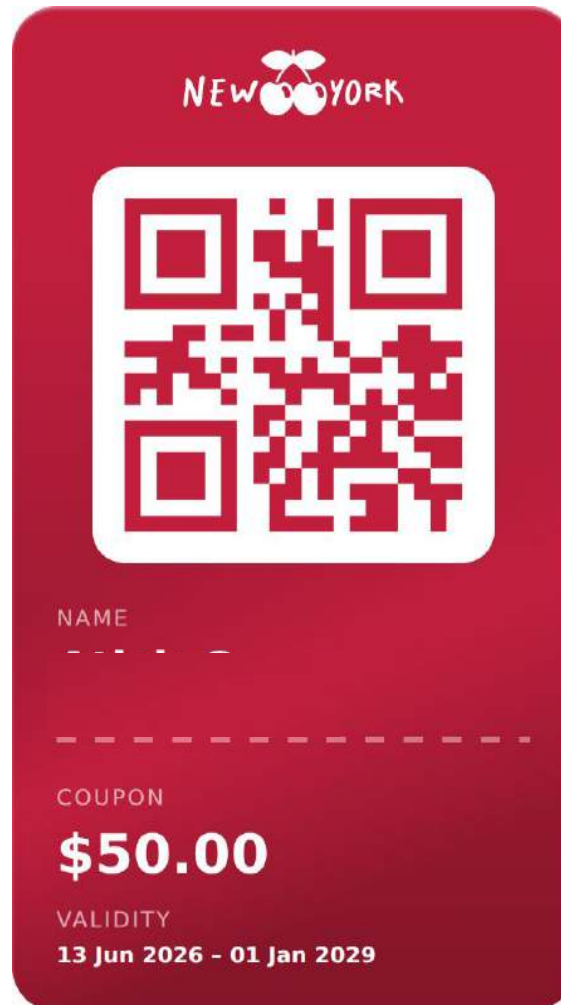
# Making Things Right!

Many guests of the previous venue were left without refunds. Although this was not our responsibility, **we have chosen to refund those customers ourselves.**

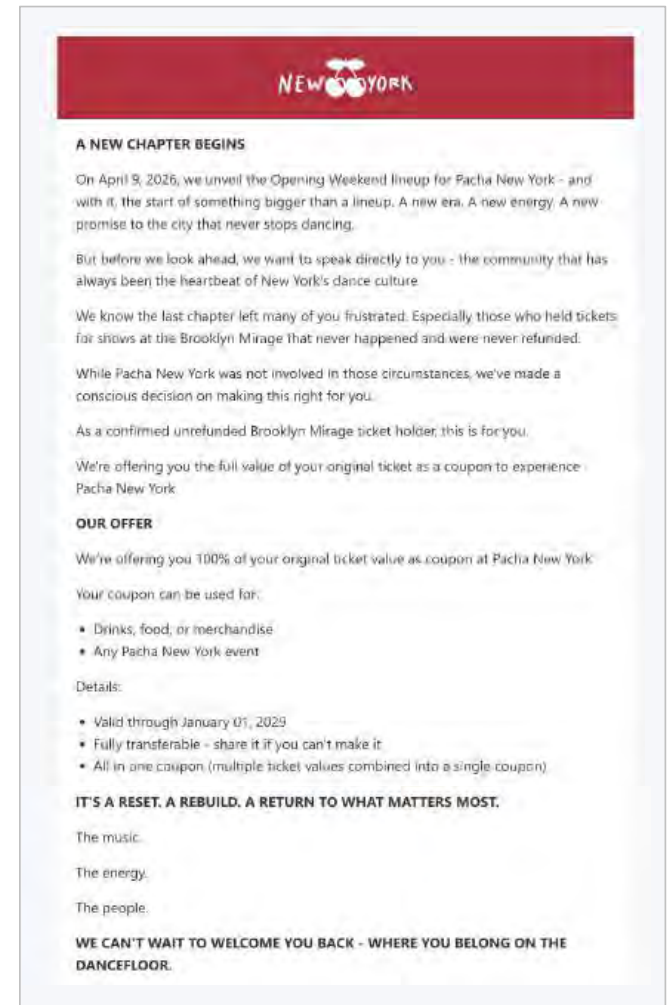
**30,000+**  
GUESTS SUPPORTED

**\$3.1M+**  
VALUE RETURNED

Each guest has been personally contacted and issued a **unique QR code** to redeem the **full value of their ticket** in beverages.



Personalised Guest QR



Direct communication sent to all affected guests of the previous venue.



Thank You!

# Montrose Meserole

172 Montrose Avenue

67 Meserole Street

Williamsburg, Brooklyn, NY

Presented By:



SLATE  
PROPERTY GROUP

## Our Divisions

RB Seniors

RB Housing

RB Education

RB Health

RB Empowerment

RB Community

# RiseBoro

## COMMUNITY PARTNERSHIP

Since 1973, we've offered services designed to support every generation and meet the needs of communities. Our unique model of holistic community revitalization works by developing neighborhood assets, like affordable housing, to create the foundation for a more vibrant and diverse community. We build upon this foundation with programs designed to connect people to resources to help everyone in the community thrive, especially our most vulnerable populations.




Slate Property Group is an owner, operator and developer of residential and commercial real estate in the New York Metropolitan area.

Slate has a knowledgeable team with years of experience in financing, development, and construction of affordable housing projects. SPG works closely with government, non-profits, and local developers to deliver high quality affordable housing.

# RiseBoro & Slate Partnership

# 326 Rockaway Brownsville

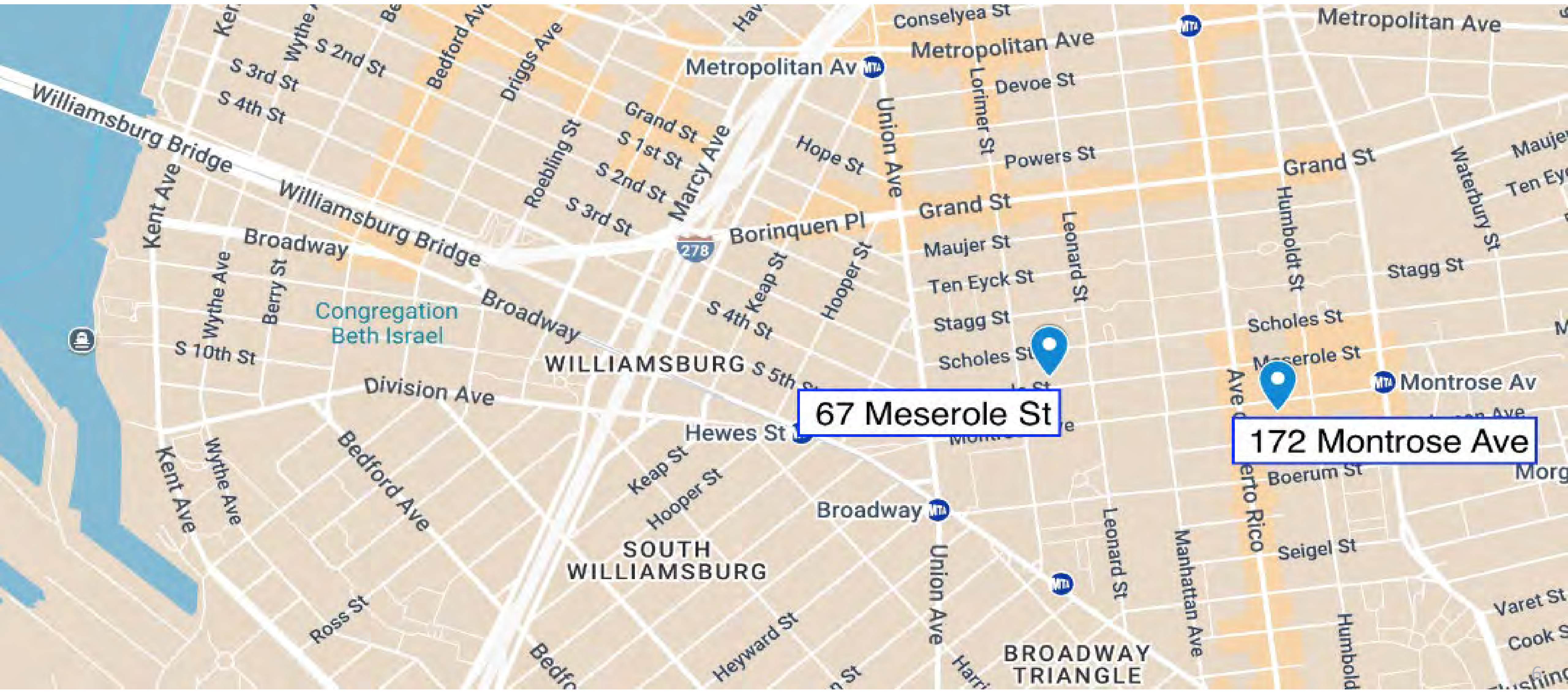




**RiseBoro & Slate Partnership**  
**Baisley Pond**  
**South Jamaica**

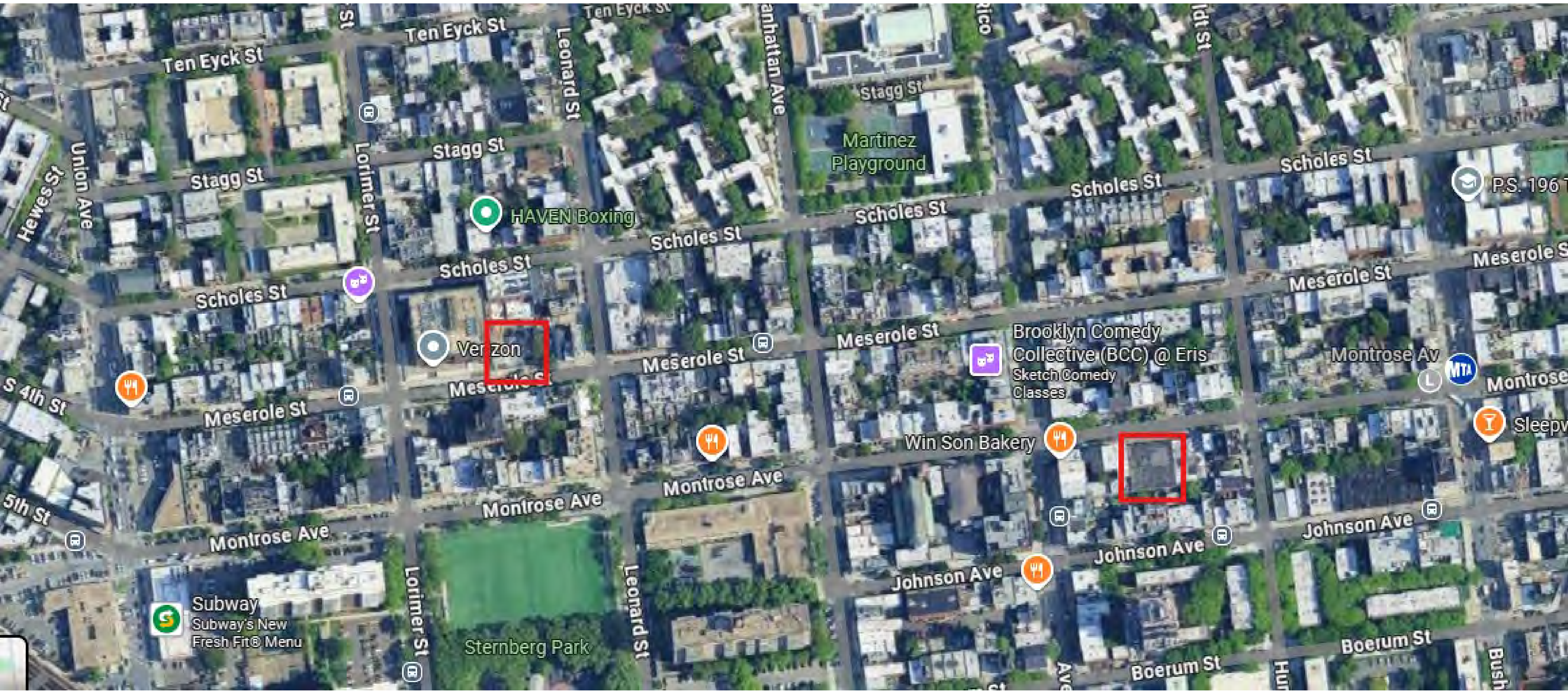
# RiseBoro & Slate Partnership

## 172 Montrose Avenue & 67 Meserole Street



# RiseBoro & Slate Partnership

## 172 Montrose Avenue & 67 Meserole Street

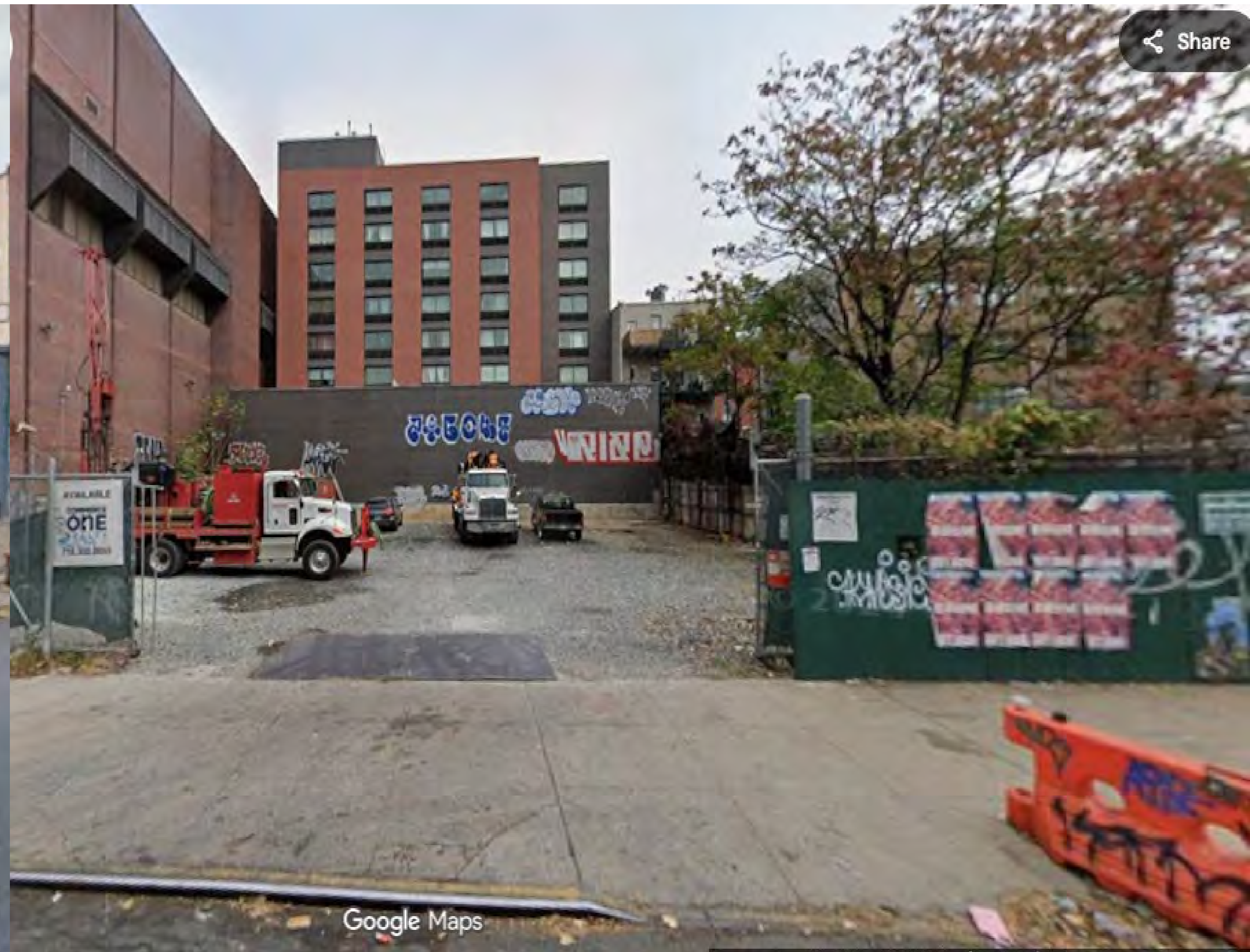


# Existing Site Conditions

172 Montrose Avenue



67 Meserole Street



# Montrose

- 312 units in two buildings
- 100% affordable for households making up to 40% & 60% AMI.
- 188 units for formerly homeless households
- 122 lottery units
- 2 supers units
- 24/7 security
- RiseBoro to provide onsite social services available to all residents.
- 13,500 SF of amenity and social service space.



# Meserole



# Unit Mix

- **Montrose** which has a larger footprint, will incorporate 72 family units (2-3 BR) or 44% of the building. Will provide enough space for programming geared towards families, including children’s play area, gaming room, a fitness gym, indoor and outdoor recreational area.
- **Meserole** which has smaller footprint will be geared towards adult households, and include indoor and outdoor recreational area.

Current Proposed					
	Montrose	Meserole	Total	% Total	
Studio	91	148	239	77%	
1BR	1	0	1	0%	
2BR	46	0	46	15%	
3BR	25	1	26	8%	
Total	163	149	312	100%	

# Tenant Support Services

RiseBoro will provide **on-site support services** for households as they transition from homelessness to **permanent affordable housing**.

Key Program Details:

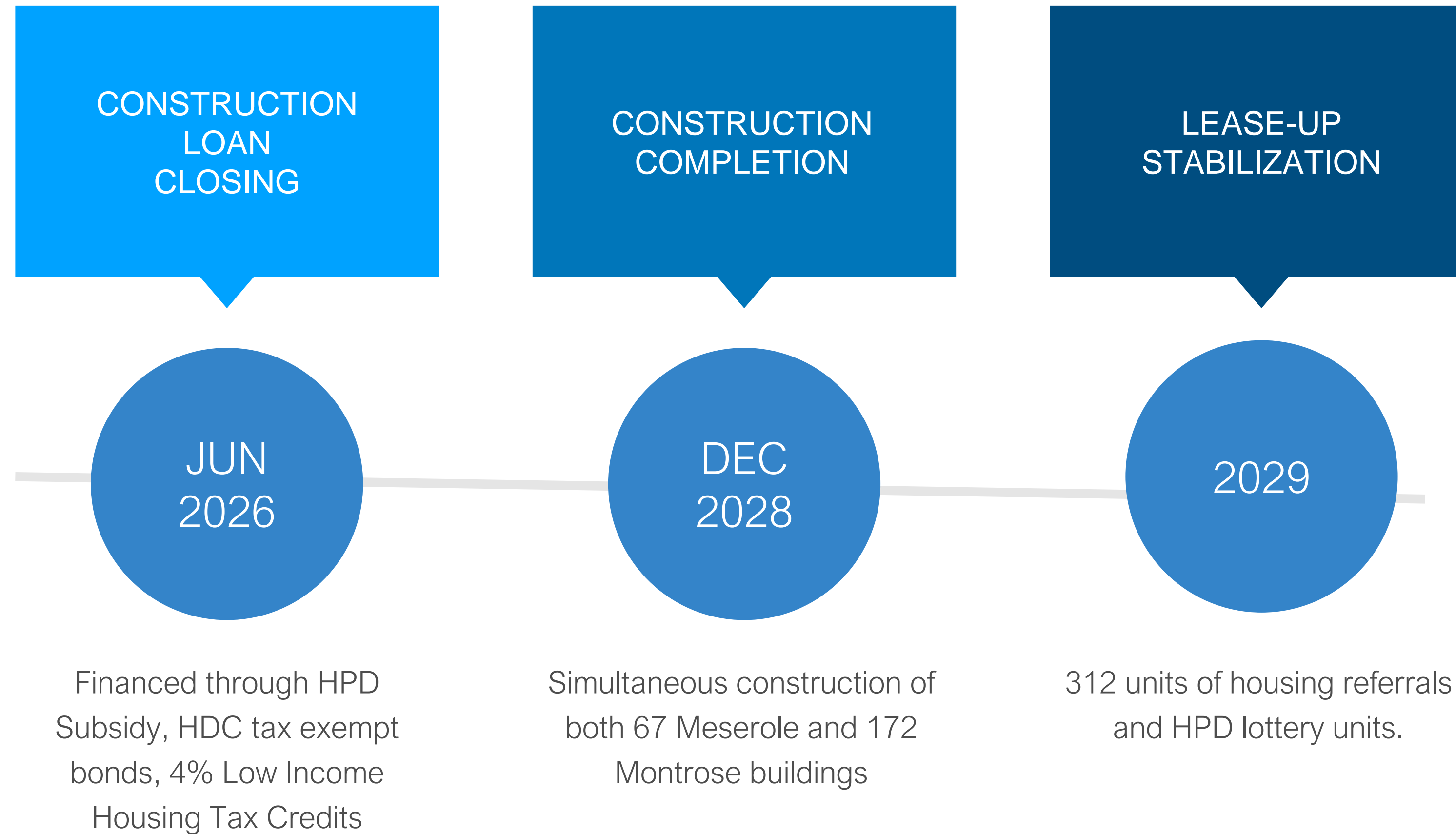
- **SERVICE MODEL:** Non-transitional, permanent housing
- **FOCAL SERVICES:** Coordination of services through referrals and connection to community resources
- **STAFF TRAINING & EXPERTISE:** Required skills and qualifications for all RB staff
- **WRAPAROUND RB SUPPORT:** Tenants will have access to the services RiseBoro offers throughout our other divisions



# Sustainability Program

- 01 Enterprise Green Communities Certified**  
National Green Building Program created for Affordable Housing
- 02 Local Law 97 Compliant**  
All Electric Building, drastically reducing buildings carbon emissions ahead of LL 97 requirements
- 03 High Energy Efficiency**  
High efficiency mechanical systems, Energy Star certified Appliances
- 04 Resilient, Sustainable & Increased Building Comfort**  
On-site energy generation (solar), low flow plumbing, emergency generator

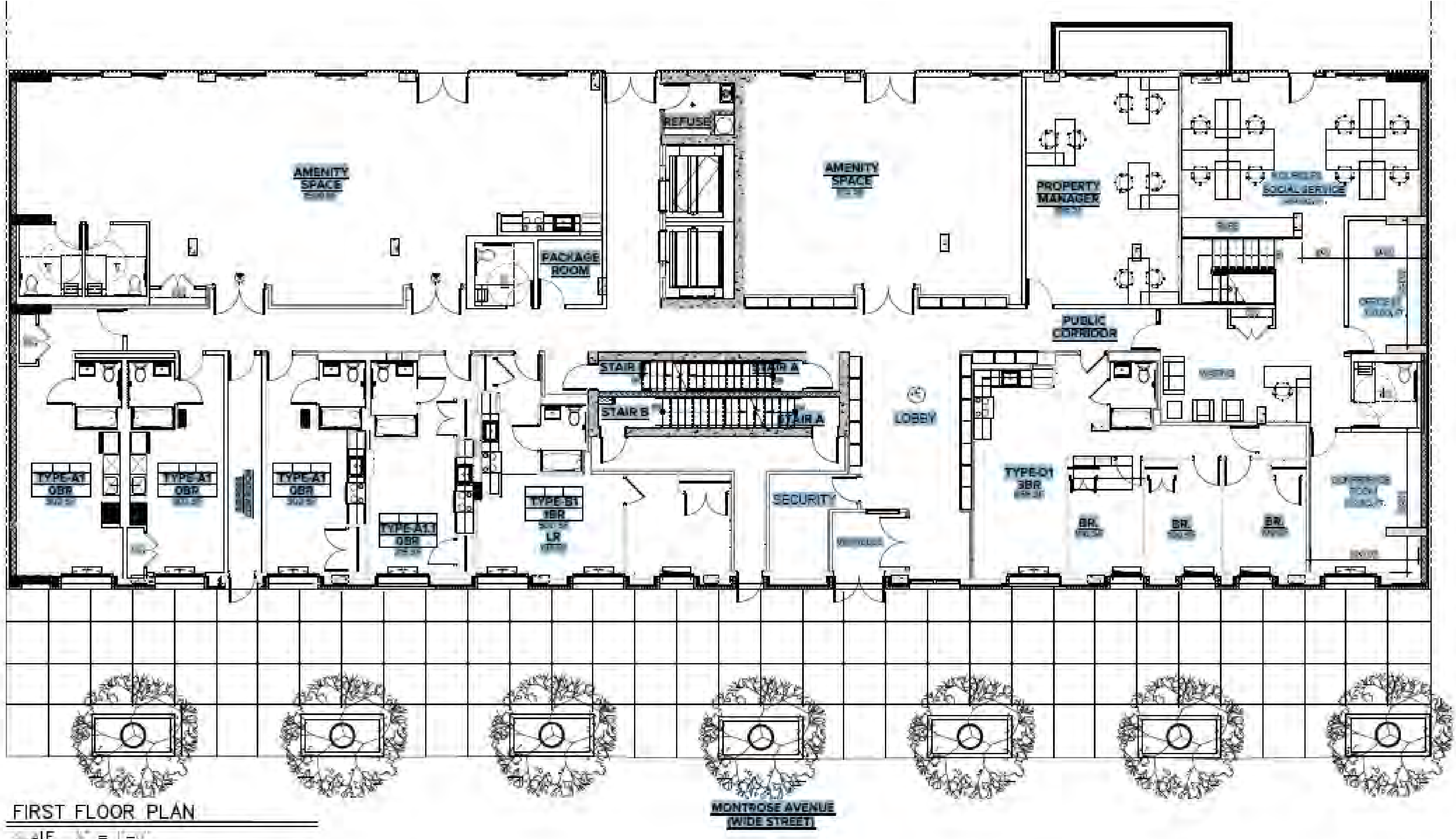
# Timeline



# **APPENDIX**

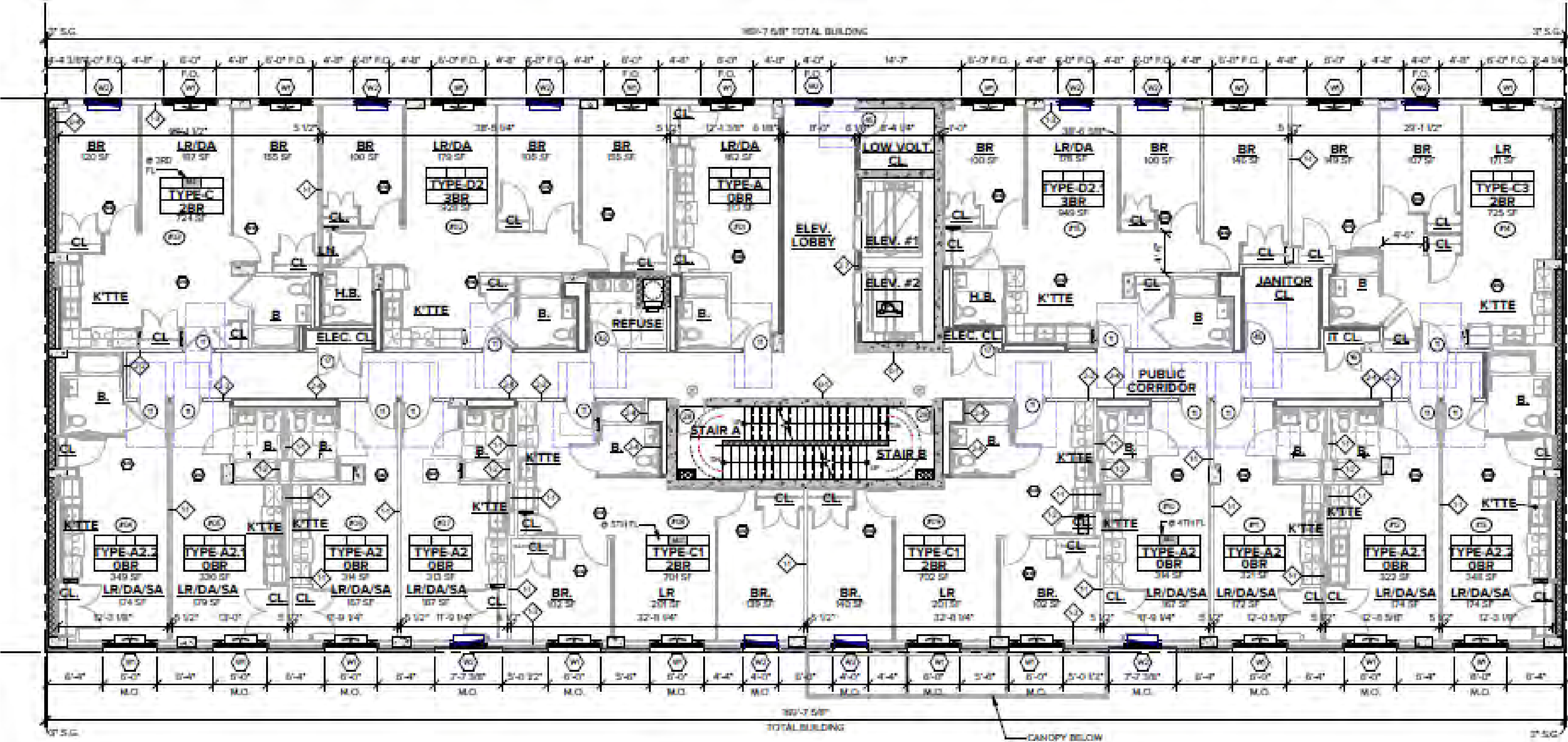
# Montrose Plans

Montrose which has a larger footprint, provides enough space for programming geared towards families.





# Montrose Plans

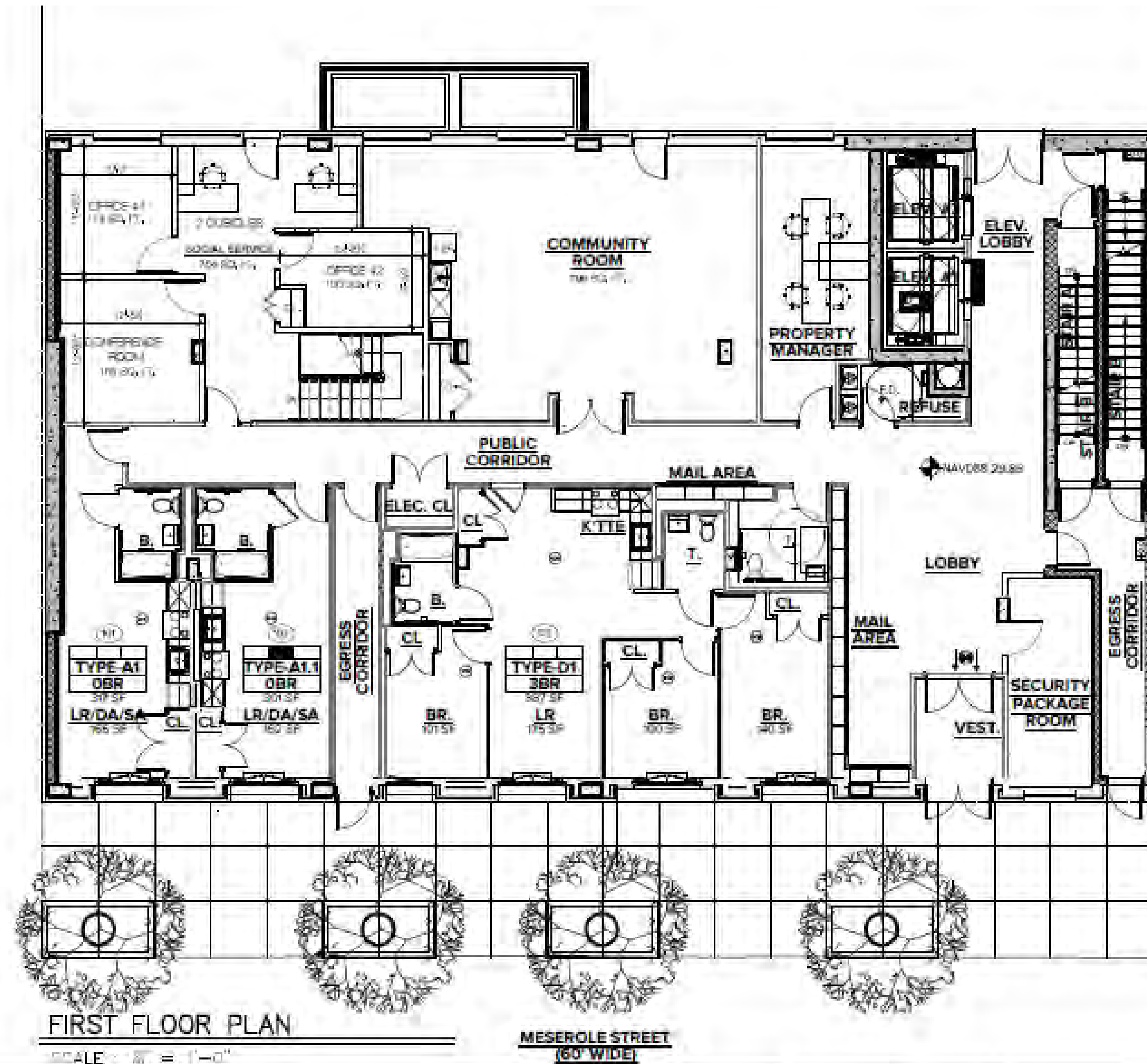




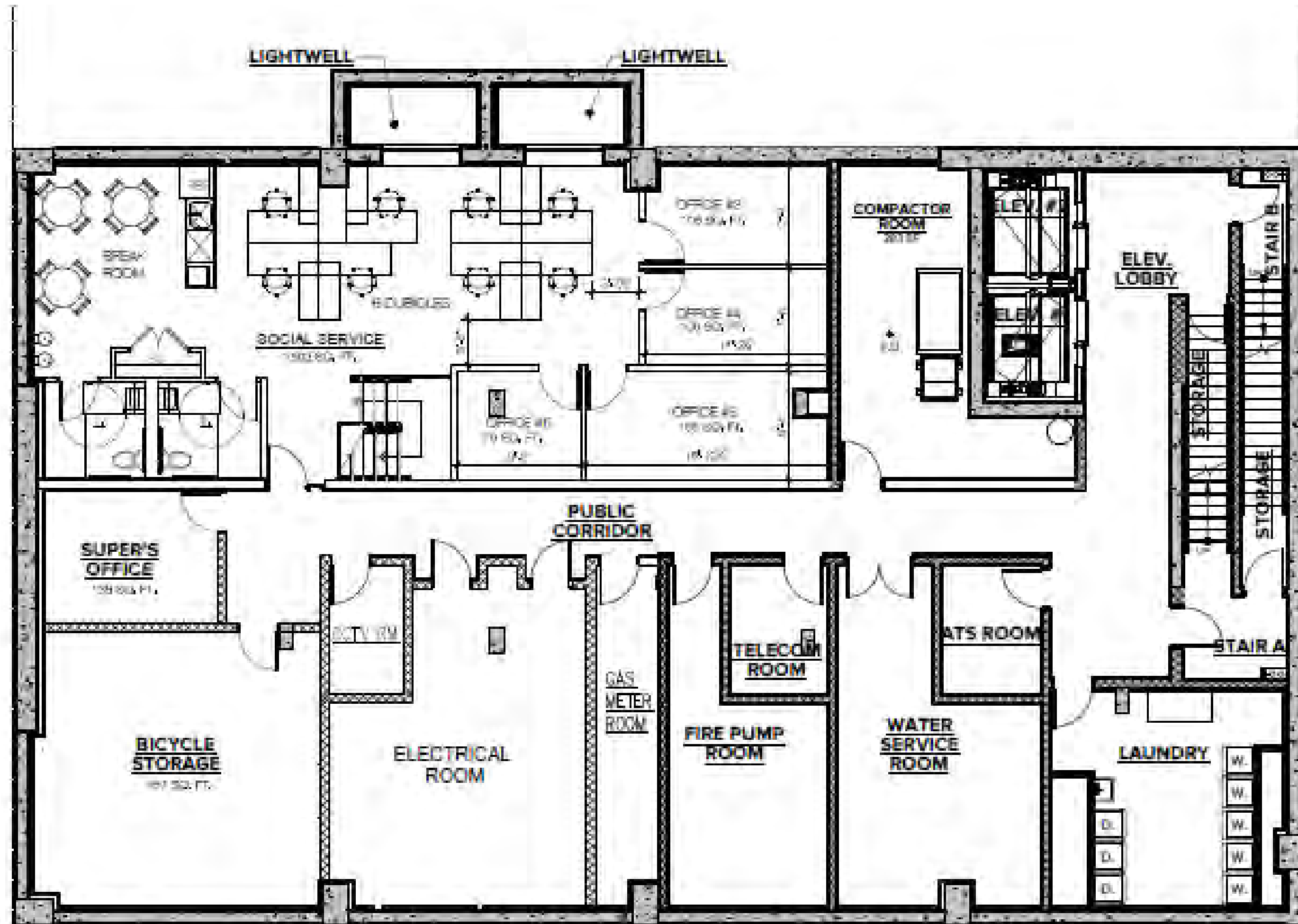
 2ND THROUGH 6TH FLOOR PLAN  
 1/4\"/>

# Meserole Plans

Meserole which has a smaller footprint, will be geared towards an adult population.



# Meserole Plans

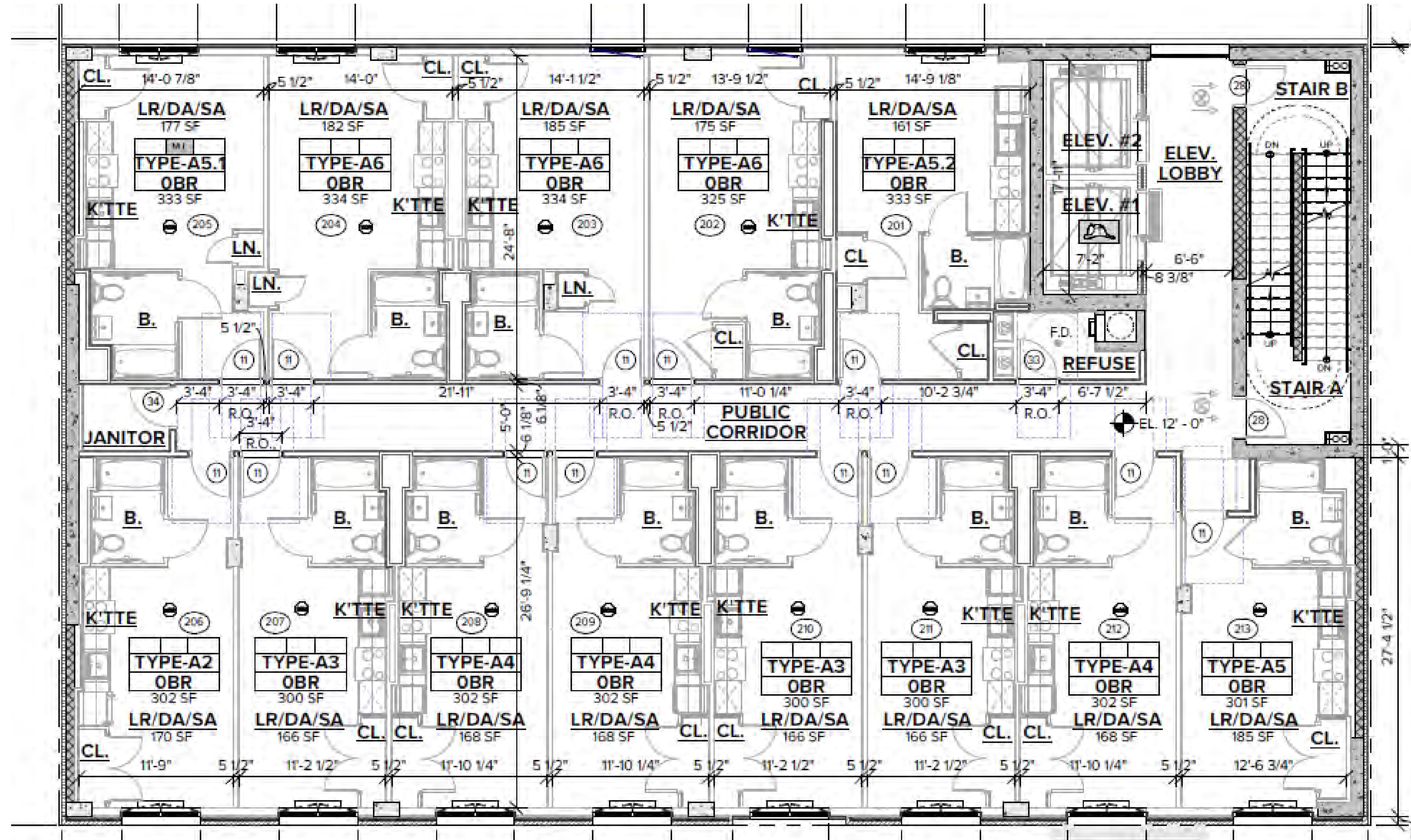


CELLAR FLOOR PLAN

SCALE: 1/8" = 1'-0"

MESEROLE STREET  
(60' WIDE)

# Meserole Plans





## **CB 01 BROOKLYN BOARD RE - PRESENTATION**

**144 GREENPOINT AVE, BROOKLYN NY 11222**

**MULTIFAMILY RESIDENTIAL BUILDING**

**LPC DOCKET: 26-01803**

**FULL BOARD - APRIL 14 , 2026**

**LAND USE - MAY 4, 2026**

BOROUGH: BROOKLYN

BLOCK: 2563

TAX LOT: 37

ZONING DISTRICT: C4-3A (R6A Equivalent) MAP 13a



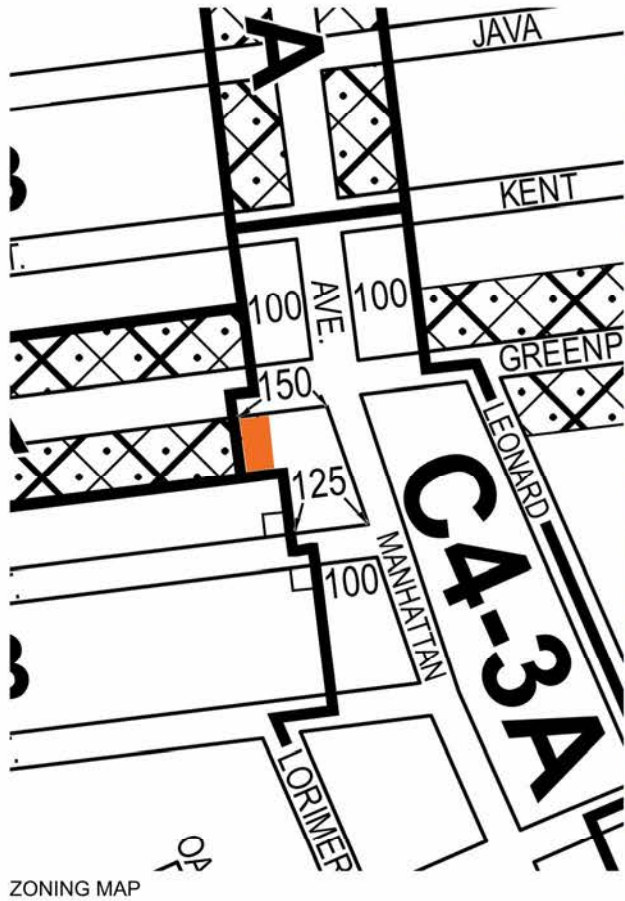
1940 TAX PHOTO



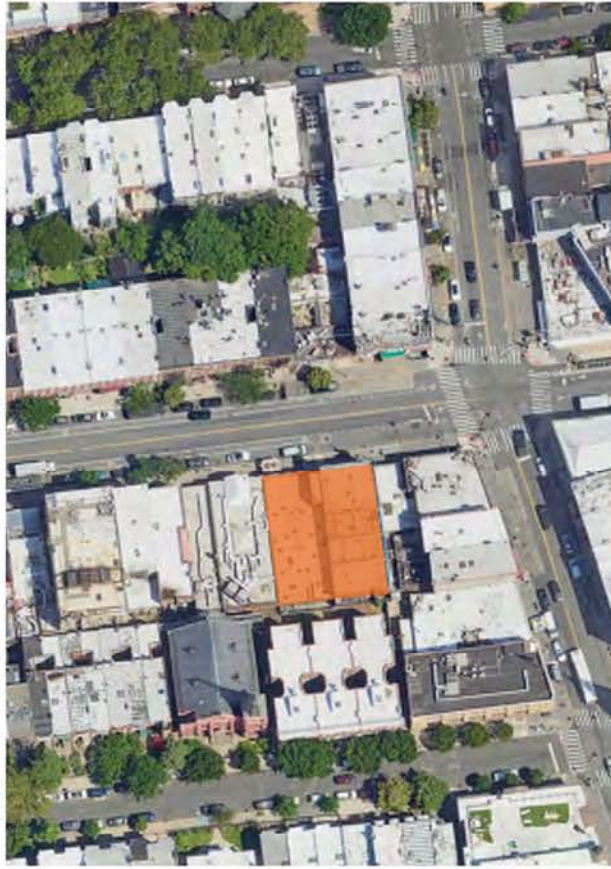
" LA POLINAISE "



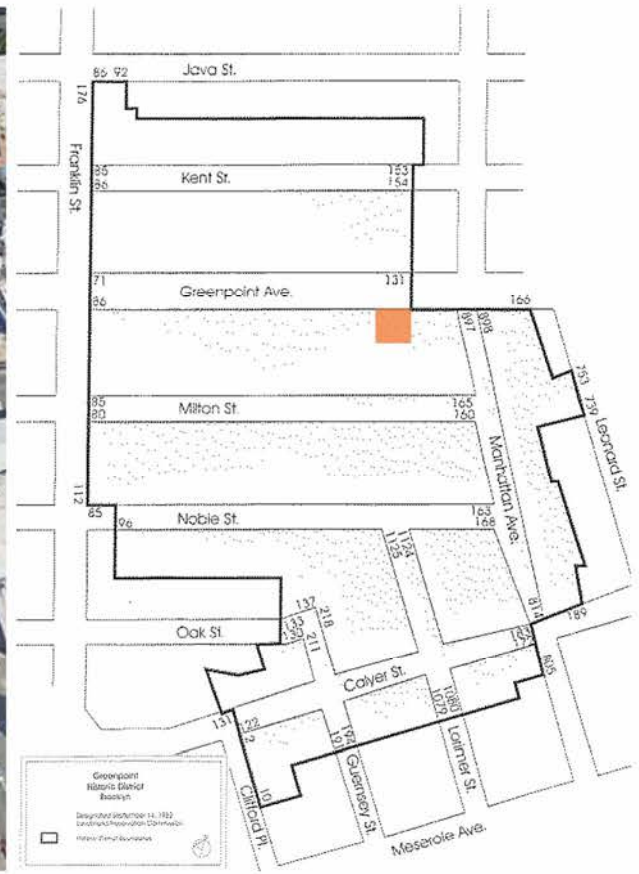
PREVIOUS PRESENTATION



ZONING MAP

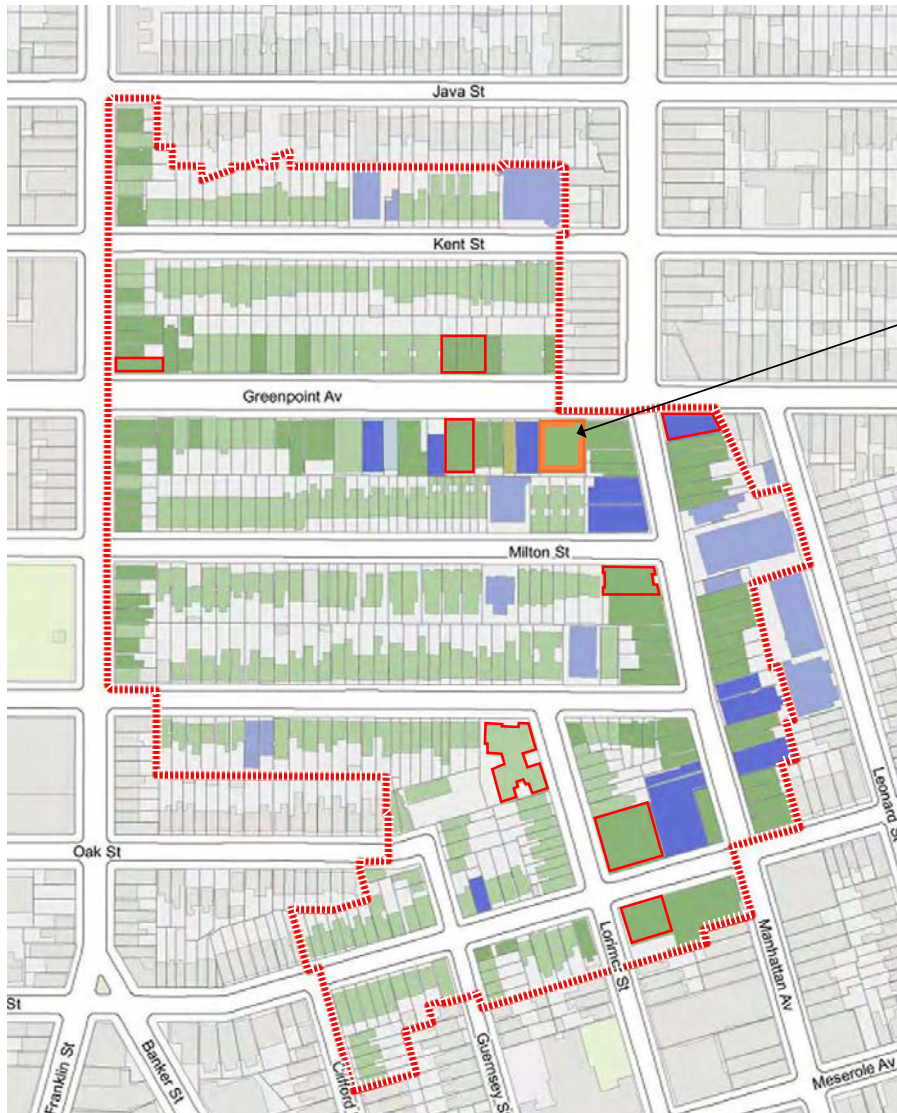


AERIAL VIEW OF SITE



GREENPOINT HISTORIC DISTRICT BROOKLYN

**DISTRICT INFORMATION**  
 BOROUGH: BROOKLYN  
 BLOCK: 2563  
 TAX LOT: 37  
 ZONING DISTRICT: C4-3A (R6A Equivalent) MAP 13a  
 LANDMARK STATUS: L - LANDMARK



**BACKGROUND:**

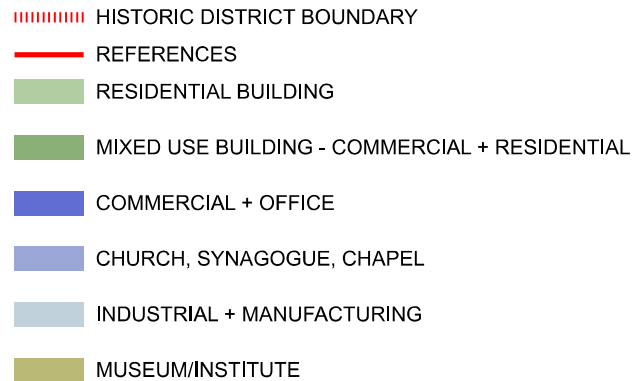
New multifamily residential project with 55 dwelling units was proposed. 28 are 1 bedrooms, 27 are studios and 20% of which will be 485X affordable and permanently stabilized under the new City of Yes Zoning.

The intent of the design is a standalone building, with a brick facade and regular cadence of windows with modern detailing that revisits Historic Greenpoint.

**PUBLIC HEARING COMMENTS:**

General discussion and reasonable consensus on increase of street wall height, massing, brick facade material and residential use at the street. Differing views on items below which we have worked to address:

- Organization and detailing of facade, proportions revisited
- Fenestration, square modern proportions revisited, increased unit count
- Penthouse massing, setbacks, materiality and cladding revisited
- Raised 6th floor to quiet and conceal setback penthouse and increase units
- 3 part stucco system at penthouse, sides and rear brick returning at facade
- Updated lot line windows for consistency.
- Addition of full green roof recreation for tenant use
- Street frontage expressed with detailing at base and planter removal.





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



894 MANHATTAN AVE, CORNER VIEW





171 CALYER ST, SOUTH VIEW, RENDERING



807 MANHATTAN AVE, CORNER VIEW





119 + 121 GREENPOINT AVE



KEY PLAN

**BUILDING STUDIO**  
ARCHITECTS

Docket LPC-26-01803  
144 Greenpoint Ave, Brooklyn, NY 11222

**GREENPOINT AVE TENEMENTS:  
PREVIOUS PRESENTATION**



● 138 GREENPOINT AVE



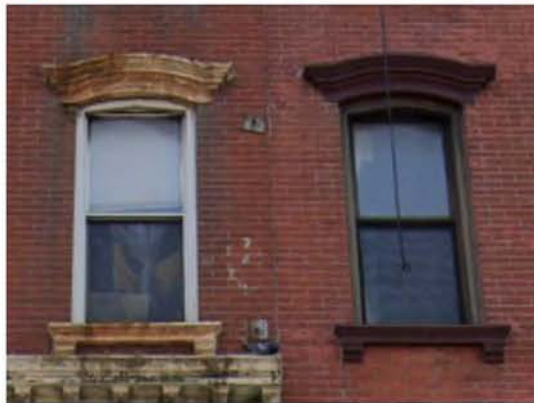
● 144 FRANKLIN ST



● 104 GREENPOINT AVE



● 130 GREENPOINT AVE



● 887 MANHATTAN AVE



● 807 MANHATTAN AVE





GREENPOINT AVENUE ELEVATION LOOKING SOUTH



GREENPOINT AVENUE ELEVATION LOOKING NORTH



MANHATTAN AVENUE ELEVATION LOOKING WEST



MANHATTAN AVENUE ELEVATION LOOKING EAST



897 MANHATTAN AVE 144 GREENPOINT AVE 140 138 136 134 130 128 126 124 122 118 116

GREENPOINT AVENUE LOOKING SOUTH  
IMMEDIATE BLOCKFRONT CORRUGATED HEIGHTS



845 849 851 853 863



875 885 887 889 897

MANHATTAN AVENUE LOOKING WEST  
IMMEDIATE BLOCKFRONT CORRUGATED HEIGHTS



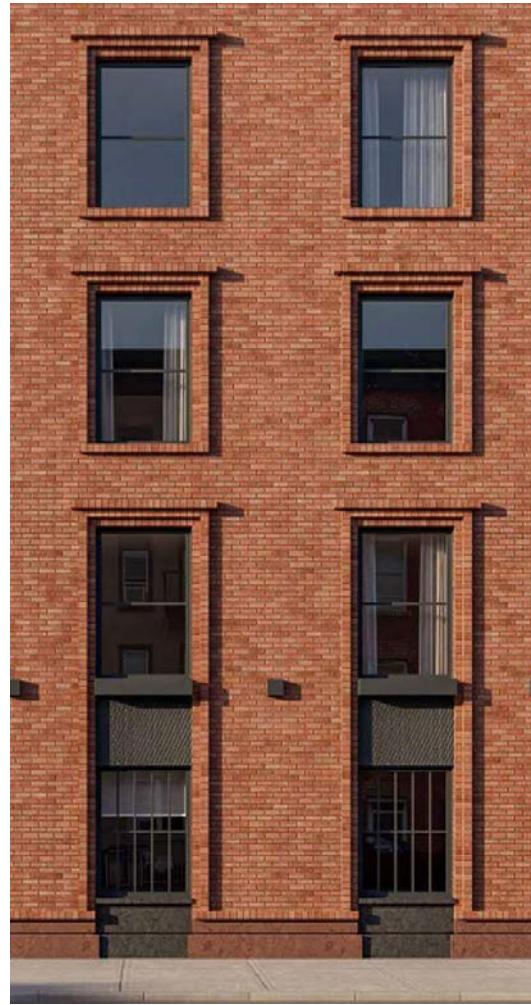
REVISED STREET ELEVATION : INCREASED STREETWALL -  
CORRUGATED HEIGHTS AT SOUTH SIDE OF GREENPOINT AVENUE



PREVIOUSLY PRESENTED STREET ELEVATION



PREVIOUSLY PRESENTED



REVISED FACADE

**FACADE CHANGES:**

WINDOW PROPORTIONS  
FIXED LITE OVER AWNING  
[SIMULATING DH WDWs]

DETAILING EXTENDED, STRAIGHTENED  
TOPS

ANCHOR PIERS TO GRADE, REMOVED  
PLANTERS, DATUM OF 2 FLOOR  
REMAINS.

DECOUPLED WINDOWS AT FIRST FLOOR  
FROM WATER TABLE.

CAST "BLUESTONE" BASE BETWEEN  
PIERS,

CAST "BROWNSTONE" BASE AT PIERS  
WITH BRICK SILL.

**AT ROOF:**

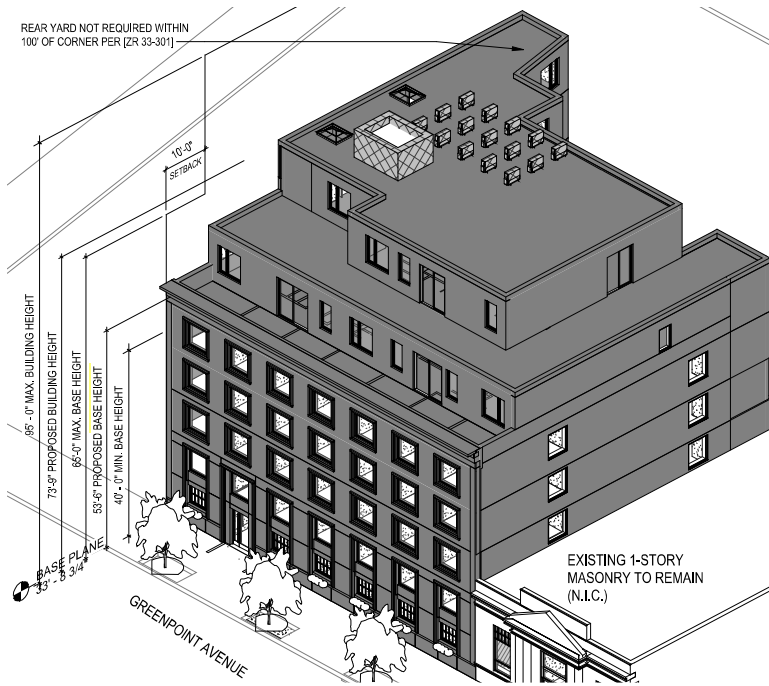
STUCCO TREATMENT THROUGHOUT  
QUIETS OVERHEAD, REMOVES RAILING

ACTIVATED ROOF, GREEN RECREATION  
ROOF RAISED ELEVATOR BULKHEAD.

VRFS REMOVED TO YARD

**AT SIDEWALLS:**

BRICK RETURNS, STUCCO REMAINDER  
LOT LINE WINDOWS MADE SMALLER,  
REDUCED SIZE AND REGULARIZED.



### PREVIOUSLY PRESENTED

PROPOSED: RESIDENTIAL, 20% AFFORDABLE

COMMERCIAL FLOOR AREA TO RESIDENTIAL CONVERSION: [ZR 15-11] 11,163 SF

ALLOWABLE NEW F.A.R.: ZR23-22: 3.90 [ZR 23-22] x 7,600 SF = 29,640.00 SF

MAX ALLOWABLE FLOOR AREA: [ZR - 15-11] 40,803 SF

PROPOSED ZONING FLOOR AREA: [ZR23-22, 15-11] 34,351 SF

STORIES: 7

BUILDING HEIGHT: 73'-9"

BASE HEIGHT: 53'-6"

FRONT SETBACK: 10'

REAR YARD: 20'

TOTAL STREET FRONTAGE: 80'

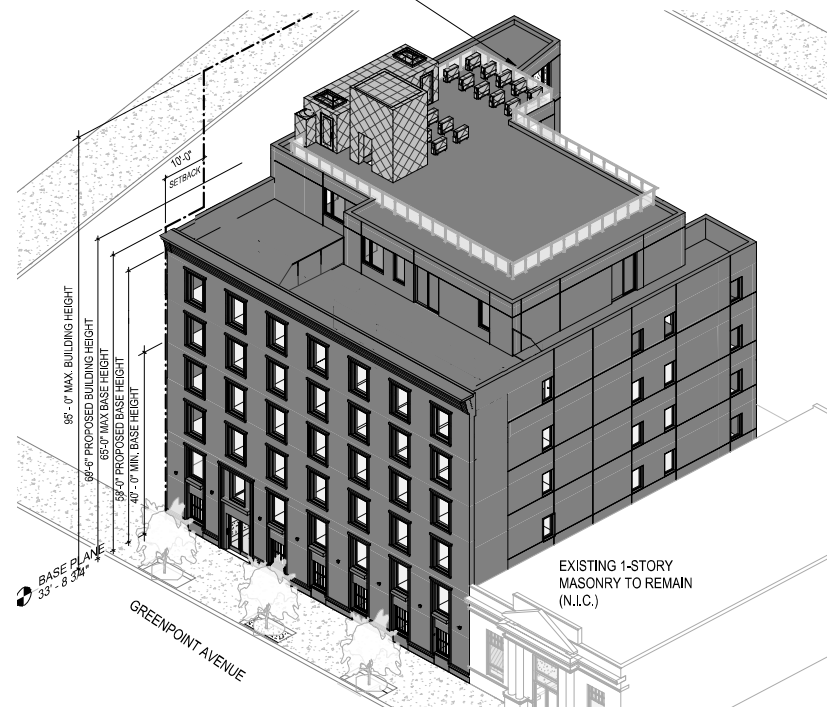
DWELLING UNITS: 55

**BUILDING STUDIO**  
ARCHITECTS

Docket LPC-26-01803  
144 Greenpoint Ave, Brooklyn, NY 11222

**ZONING INFORMATION**

REAR YARD NOT REQUIRED WITHIN  
100' OF CORNER PER [ZR 33-301]



### REVISED PRESENTATION

INCREASED 6TH FLOOR BULK, NO SETBACK

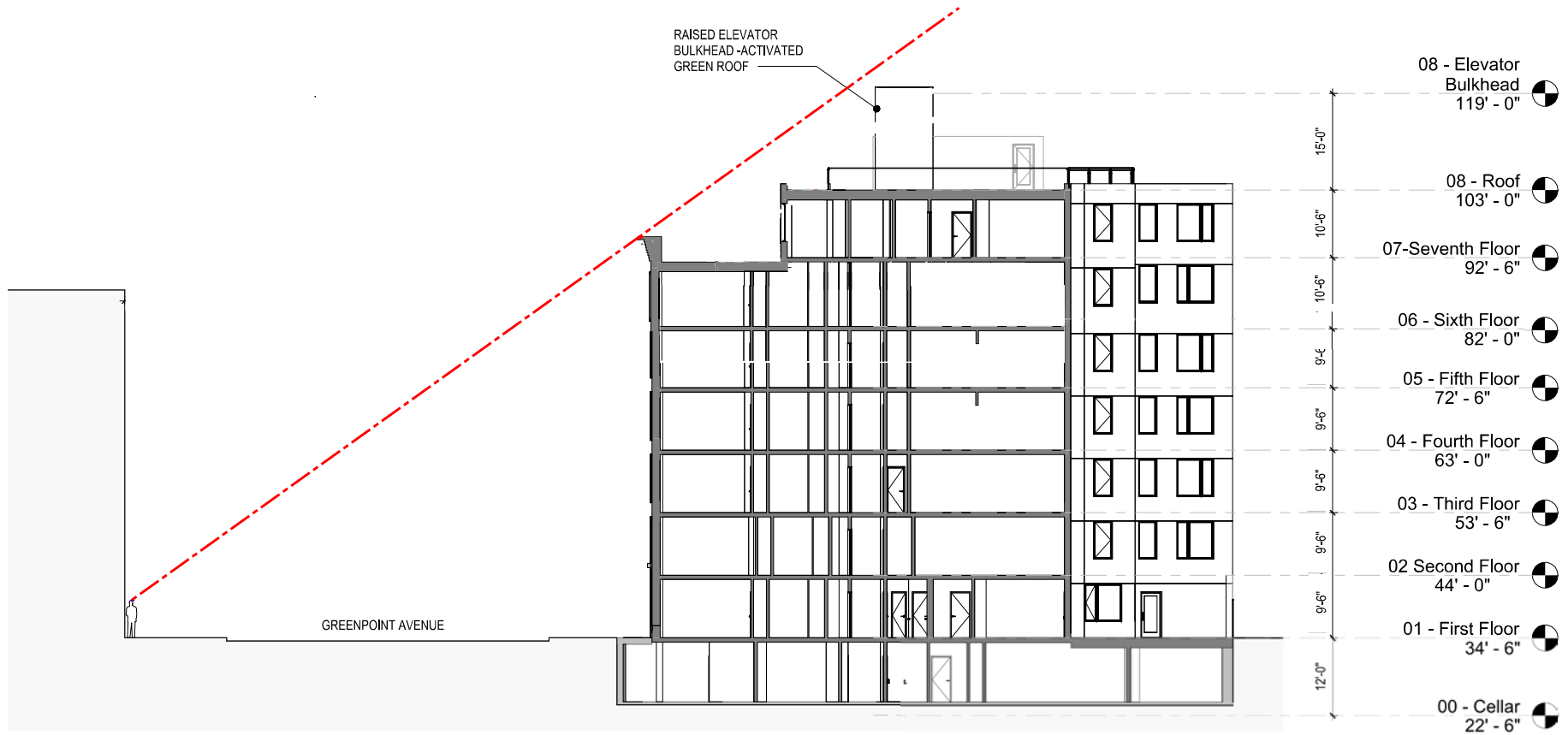
ADJUSTED WINDOW PROPORTIONS: MORE VERTICALITY

INCREASED STREET WALL HEIGHT ~8'

INCREASED DWELLING UNITS COUNT FROM 55 TO 60

20% REMAIN AFFORDABLE

RAISED ELEVATOR  
BULKHEAD -ACTIVATED  
GREEN ROOF





PREVIOUSLY PRESENTED



REVISED FACADE AND SETBACK



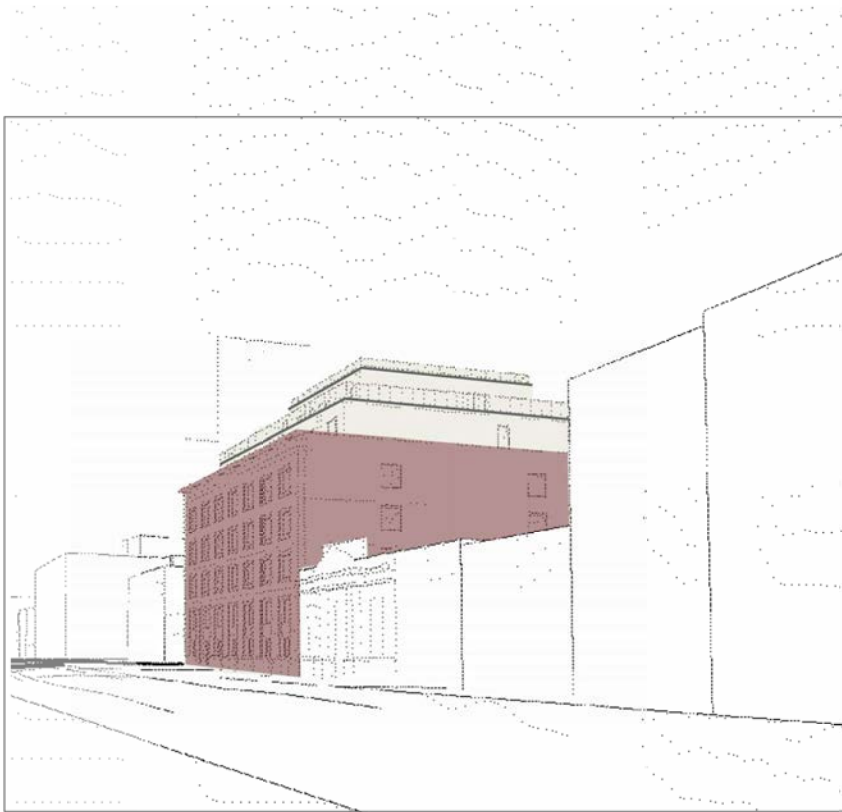


PREVIOUSLY PRESENTED



REVISED FACADE AND SETBACK



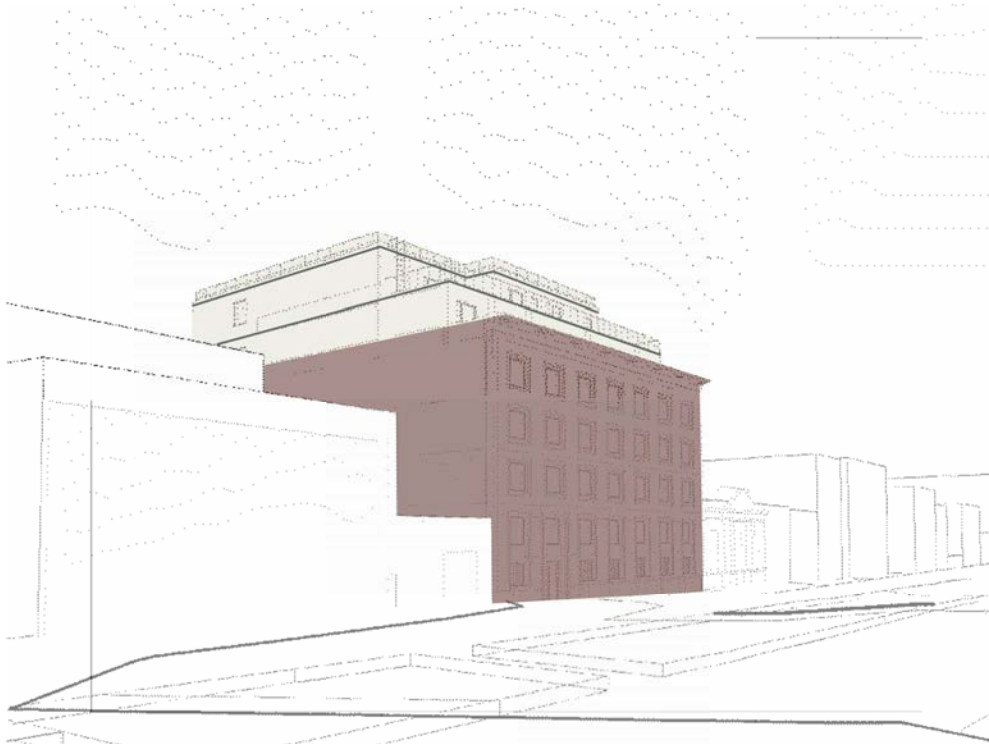


PREVIOUSLY PRESENTED



REVISED FACADE AND SETBACK



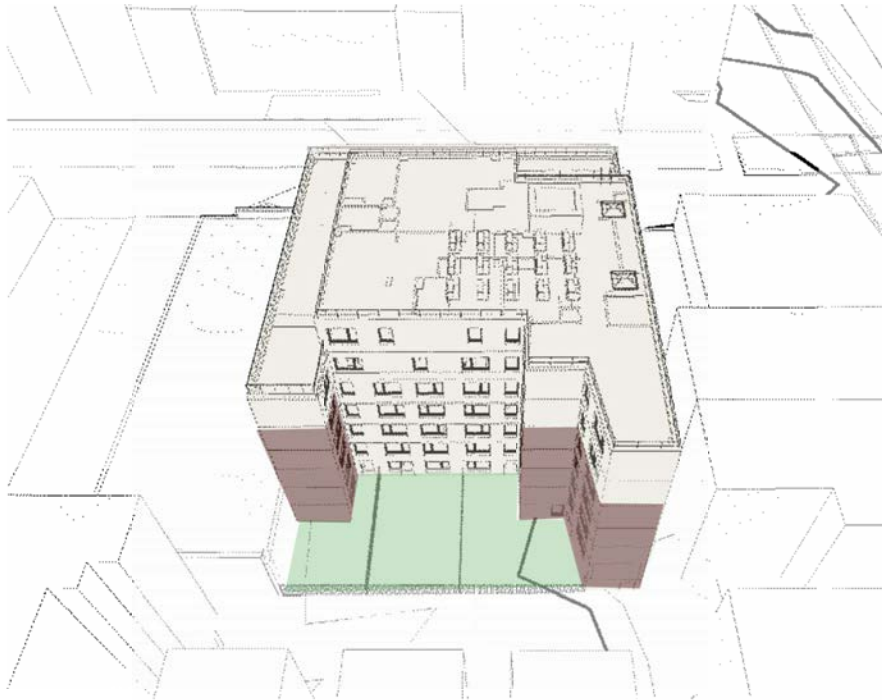


PREVIOUSLY PRESENTED



REVISED FACADE AND SETBACK







**BUILDING STUDIO** | Docket LPC-26-01803  
ARCHITECTS | 144 Greenpoint Ave, Brooklyn, NY 11222

## PREVIOUS PRESENTATION VIEW



**BUILDING STUDIO**  
ARCHITECTS

Docket LPC-26-01803  
144 Greenpoint Ave, Brooklyn, NY 11222

**REVISED FACADE**



**BUILDING STUDIO**  
ARCHITECTS

Docket LPC-26-01803  
144 Greenpoint Ave, Brooklyn, NY 11222

**REVISED FACADE - ELEVATION VIEW**



**BUILDING STUDIO** | Docket LPC-26-01803  
ARCHITECTS | 144 Greenpoint Ave, Brooklyn, NY 11222

**REVISED FACADE -**

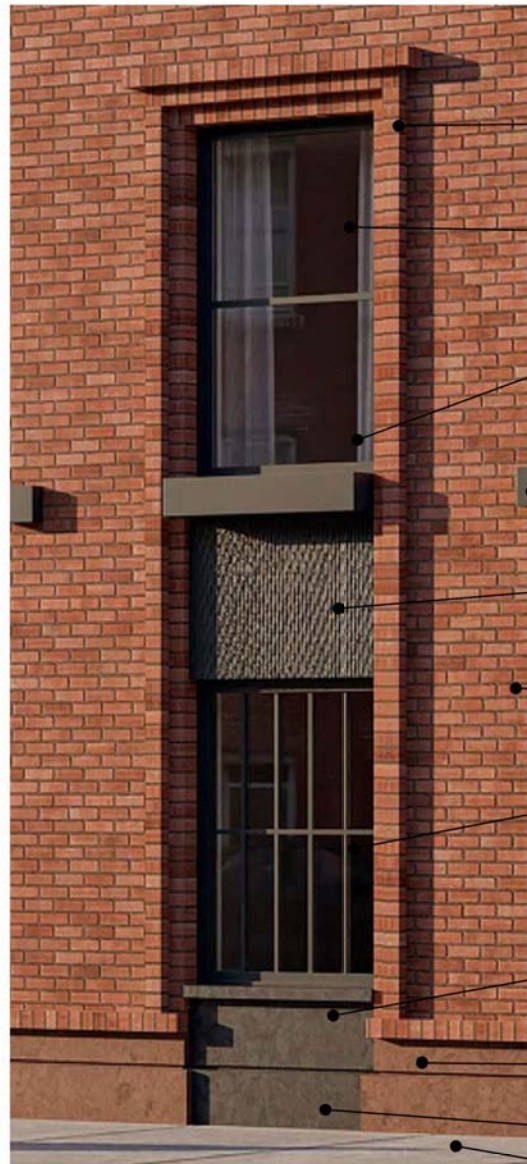


PULLED BACK VIEW FROM BEYOND DISTRICT  
EAST ON GREENPOINT





PREVIOUSLY PRESENTED



REVISED PROPORTIONS

CORBLED BRICK WINDOW SURROUND

YKK ALUMINUM FIXED OVER AWNING WINDOW SIMULATED DH

HEAD ORNAMENT BOX 10" X 10"

WALL SCONCE

TEXTURED BLACK METAL PANEL

McAVOY FACE BRICK

FIRST FLOOR WINDOW WITH SDL MULLIONS

GRAY CAST SILL

BRICK ROWLOCK SILL

GRAY CAST INSET BASE

RED BROWN CAST BASE



RIMEX PEGASUS BLACK  
COLORTX TEXTURED METAL



ACCESS LIGHTING BLACK METAL  
OUTDOOR WALL SCENCE  
UP AND DOWNLIGHT



SIDEWALL STUCCO MATCHES  
BRICK RED



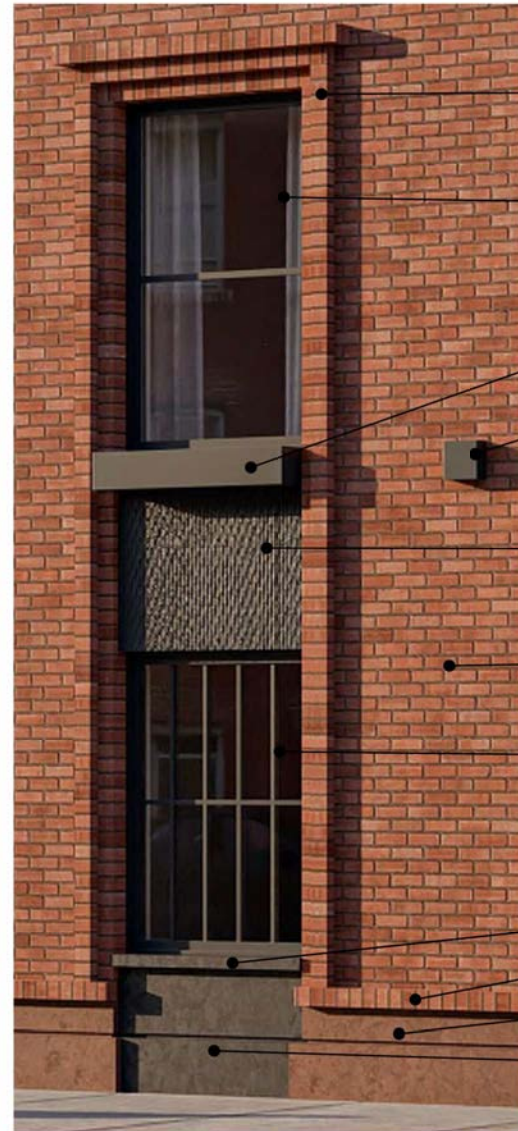
WARM GRAY BROWN GROUT, SANDED  
617 / WESTBROOK / 617 COFFEE DCS



McAVOY FULL RANGE CHARLESTON  
SANDED SMOOTH TOWN SERIES FLASHED



CAST GRAY AND BROWN  
WATER TABLE BASE AND SILL



CORBLED BRICK  
WINDOW SURROUND

BLACK ALUMINUM  
FIXED WINDOW  
OVER OPERABLE  
AWNING

BOX HEAD DETAIL  
AT SECOND FLOOR

WALL SCENCE

TEXTURED BLACK  
METAL PANEL

McAVOY FACE  
BRICK

FIRST FLOOR  
WINDOW WITH SDL  
MULLIIONS

GRAY CAST SILL

BRICK SILL

REDBROWN CAST  
WATERTABLE BASE

GRAY CAST INSET  
WATERTABLE BASE



PREVIOUSLY PRESENTED



REVISED

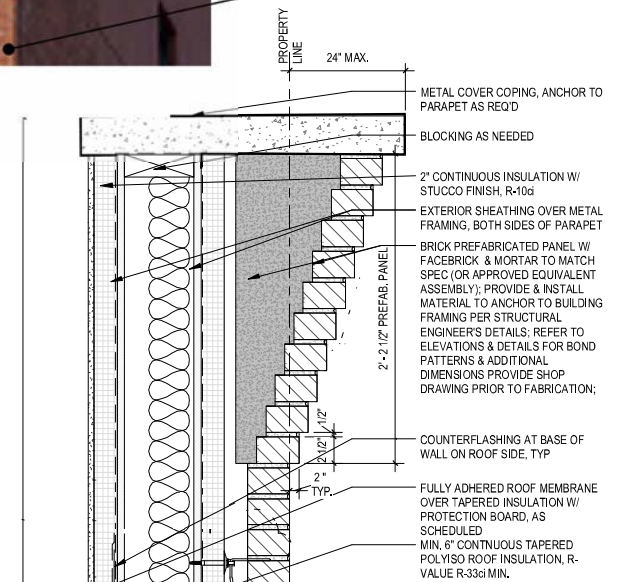
BLACK METAL COPING

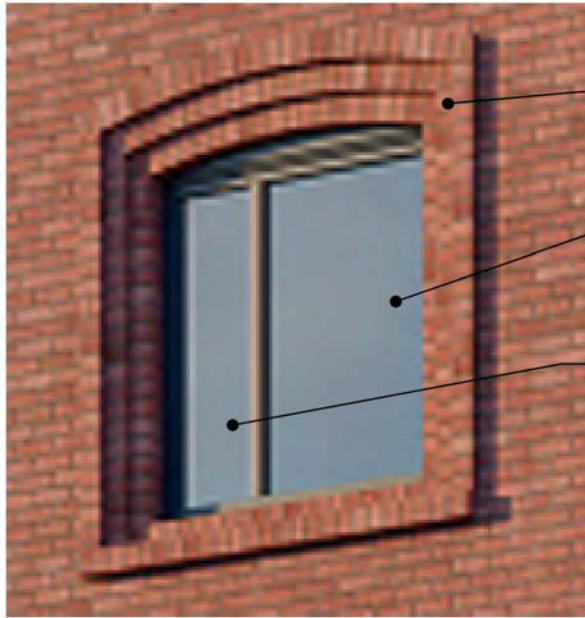
BRICK CORBLED CORNICE

STUCCO SIDEWALL

FACE BRICK SIDE RETURN

SANDED McAVOY FACE BRICK





CORBELED BRICK SURROUND AND SILL

FIXED PICTURE WDW

CASEMENT OPERABLE WDW  
INTERIOR SCREENS  
BLACK METAL CLAD EXTERIOR

PREVIOUSLY PRESENTED [PELLA CLAD]



CORBELED BRICK SURROUND AND SILL

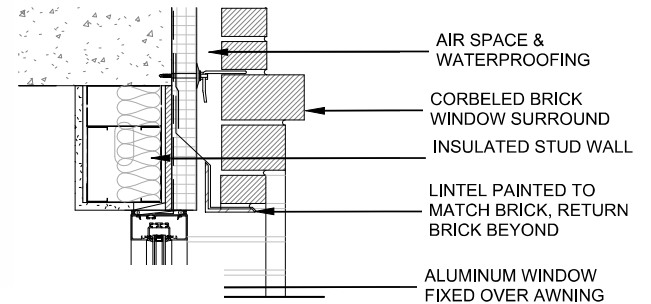
AWNING OPERABLE OVER FIXED WDW  
INTERIOR SCREENS

BLACK ALUMINUM INSULATED FRAMES

REVISED



YKK BLACK ALUMINUM INSULATED WINDOWS

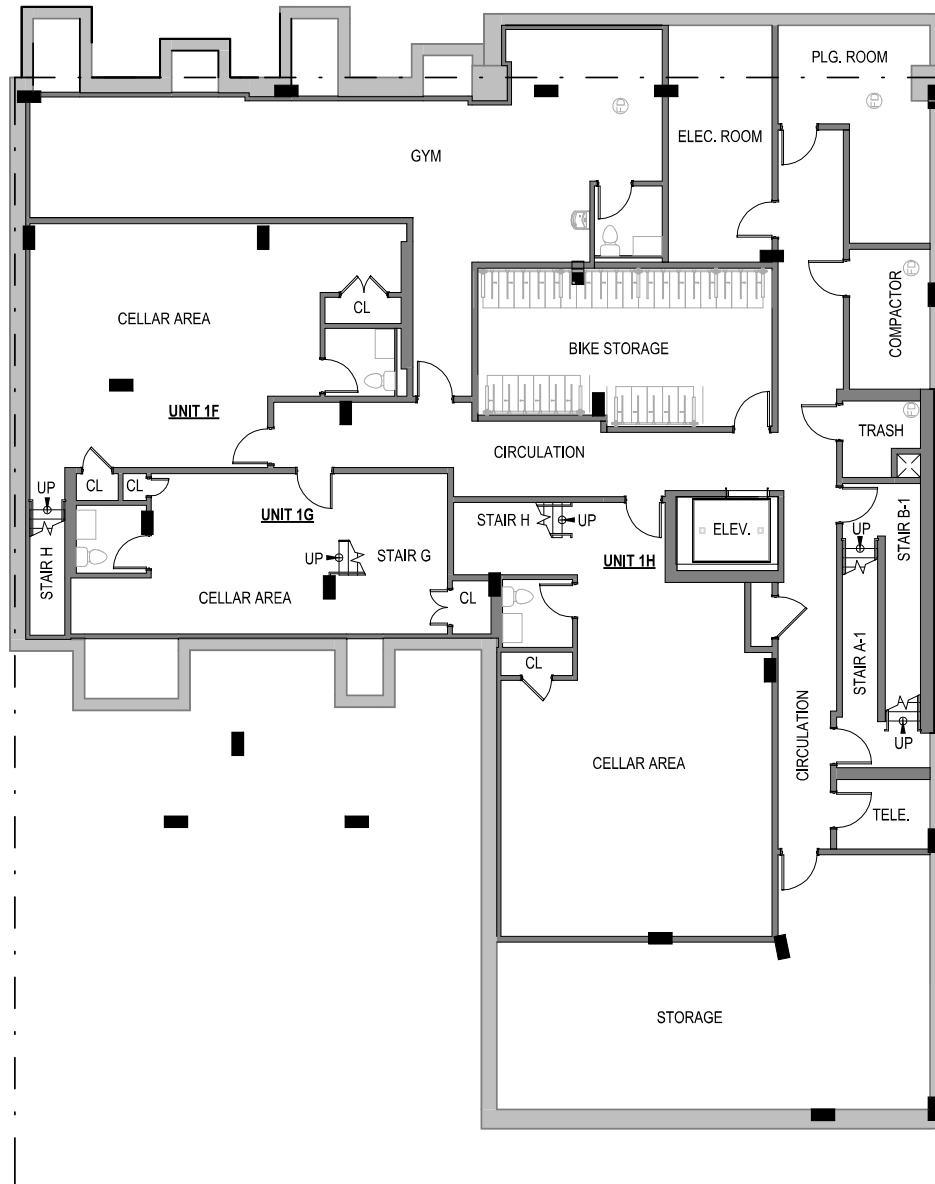




**BUILDING STUDIO**  
ARCHITECTS

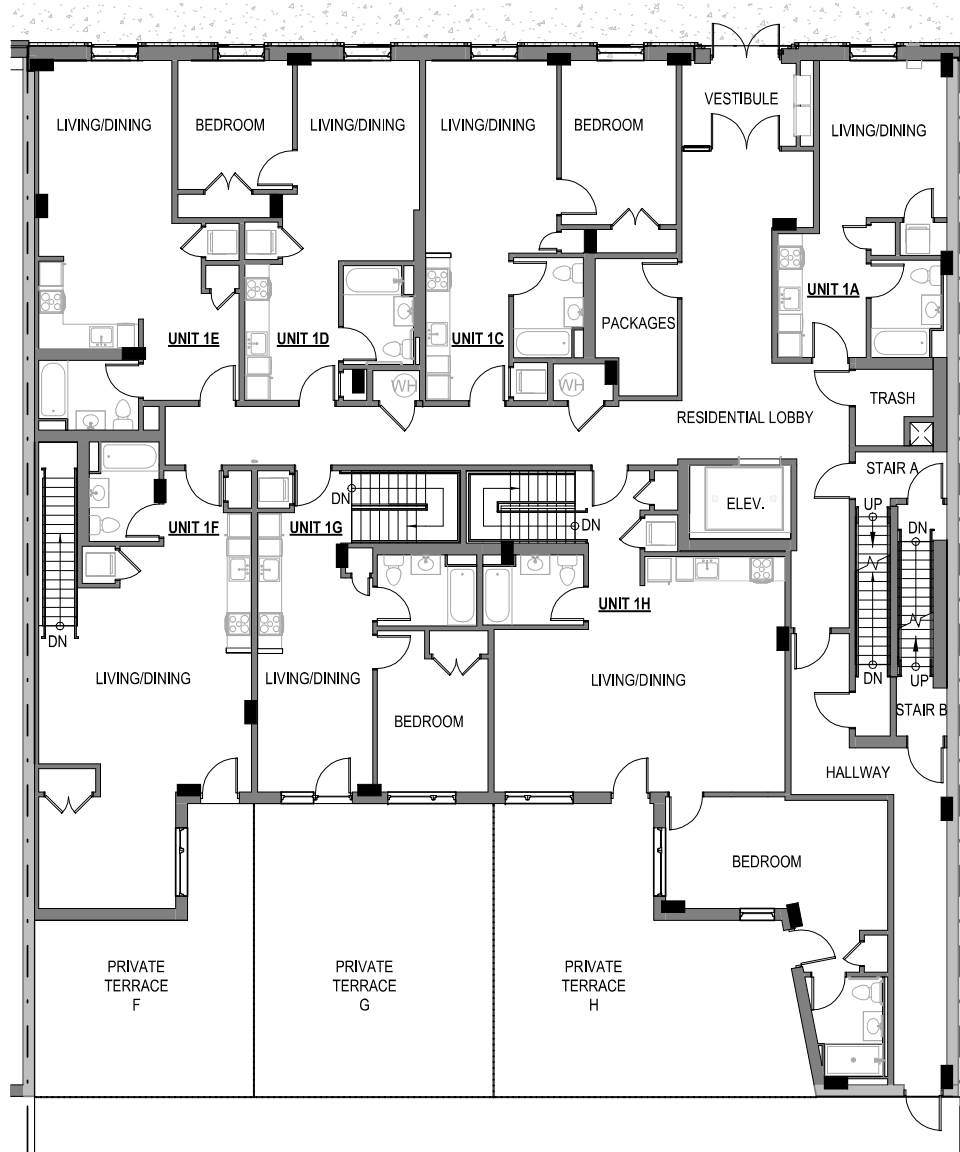
Docket LPC-26-01803  
144 Greenpoint Ave, Brooklyn, NY 11222

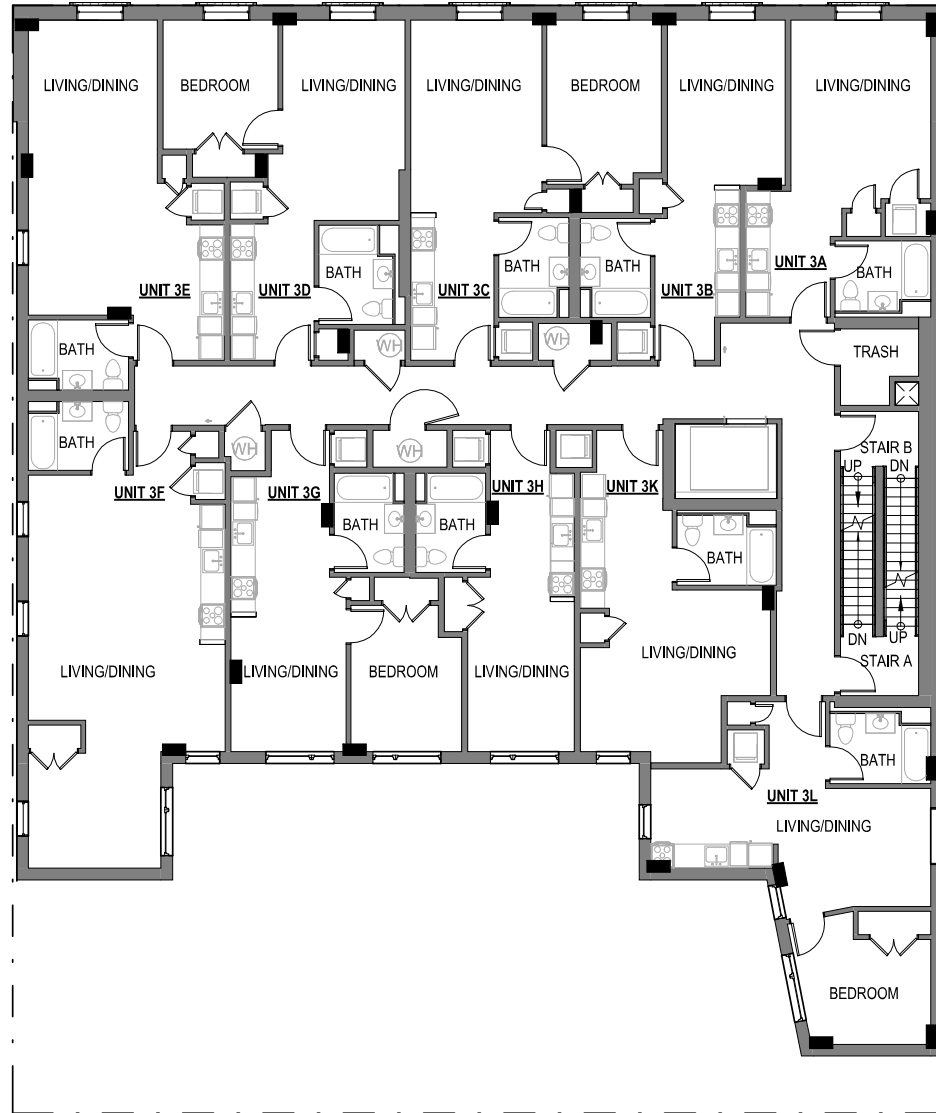
**BUILDING VIEW**



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







① TYP. FLOOR PLAN  
SCALE: 3/32" = 1'-0"