







N 15TH STREET

BANKER STREET

SAN
DAMIANO
MISSION

CATHOLIC COMMUNITY

SHALOM

BANKER'S ANCHOR

NASSAU AVE

NASSAU AVE

N 15TH STREET

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SHALOM

BANKER'S ANCHOR

THE
LOT
RADIC

NASSAU AVE

NASSAU AVE





















Youngbloods with Body Art

TODAY'S LINEUP 04.23.2026







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NBKMUTUALAID X BANKER'S ANCHOR X NBKPARKS

Spring Giveaway on Banker's Anchor



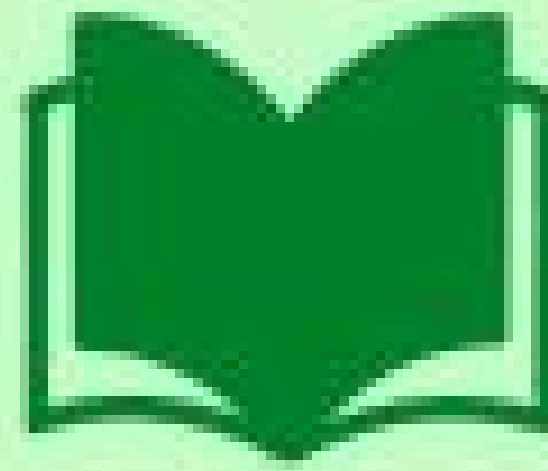
North 15th Street
Between Nassau Avenue
and Banker Street

Sunday, June 12th 2022

11:00AM
04:00PM

@nbkmutualaid @bankersanchor @nbkparks

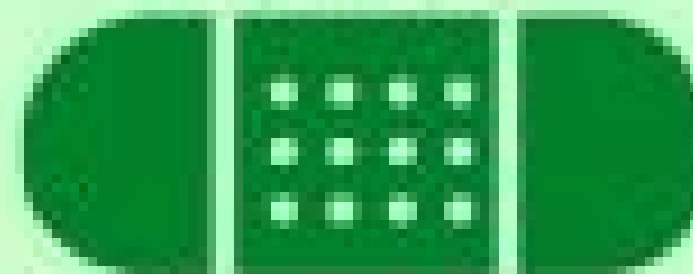
FREE BOOKS



FREE CLOTHING



FREE HARM REDUCTION
SUPPLIES





N 15TH STREET

BANKER STREET



NORTH
BROOKLYN
PARKS
ALLIANCE

NORTH
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STREETS



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PLUMES

NASSAU AVE

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THE
LOT
RADIC

PLUMES

NASSAU AVE

NASSAU AVE



**ASSEMBLY MEMBER
EMILY GALLAGHER**



**COUNCIL MEMBER
LINCOLN RESTLER**

**STATE SENATOR
KRISTEN GONZALEZ**

**STATE SENATOR
JULIA SALAZAR**

**DISTRICT LEADER
LUKE OHLSON**

**CONGRESSWOMAN
NYDIA VELÁZQUEZ**



**BOROUGH PRESIDENT
ANTONIO REYNOSO**

**LOCAL PUBLIC OFFICIALS, BUSINESSES, AND ORGANIZATIONS THAT HAVE SIGNED ON IN
SUPPORT OF SHARED COMMUNITY GOALS AND NEXT STEPS FOR BANKER'S ANCHOR**

**COUNCIL MEMBER LINCOLN RESTLER
SENATOR KRISTEN GONZALEZ
ASSEMBLYMEMBER EMILY GALLAGHER
FRIENDS OF BANKER'S ANCHOR
NORTH BROOKLYN PARKS ALLIANCE
OPEN PLANS
VITAL CLIMBING GYM
BK BACKYARD BAR
MAKE MCGUINNESS SAFE
PLUMES COLLECTIVE
GREENPOINT TRASH CLUB
COOPER PARK DOG PARENTS ASSOCIATION
FRIENDS OF COOPER PARK
NORTH BROOKLYN MUTUAL AID
FRIENDS OF BUSHWICK INLET PARK
NEW YORKERS FOR PARKS
TRANSPORTATION ALTERNATIVES
PS 110 SAFE STREETS
UPSTATE STOCK
MCGOLRICK NIGHTS
THE LOT RADIO
NBK TRANSPORTATION ALTERNATIVES**

WE ARE VERY GRATEFUL FOR CB1'S SUPPORT OF BANKER'S ANCHOR

JUNE 2 2021 - PRESENTATION TO COMMITTEE

JUNE 8 2021 - FULL COMMUNITY BOARD IN SUPPORT OF BANKER'S ANCHOR

JANUARY 2024 -PRESENTATION AND VOTING TO COMMITTEE OF REMANING

FEBRUARY 2024 - FULL BOARD VOTE IN SUPPORT OF RENAMING OF BANKER'S ANCHOR PLAZA

ONGOING ADVOCACY AND STEWARDSHIP













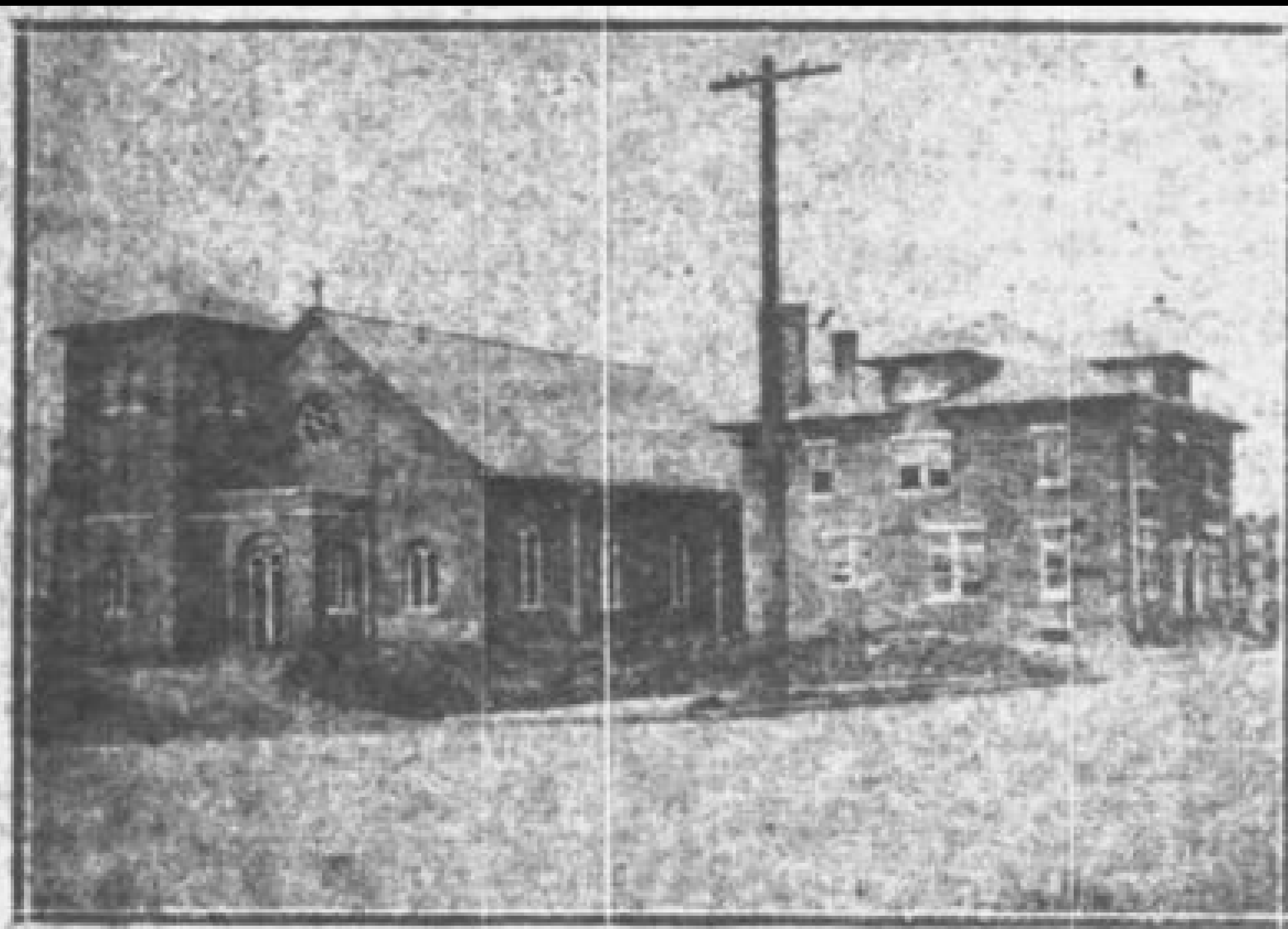




Survey of Bushwick Township







THE NEW CHURCH OF THE HOLY FAMILY (SLOVAK) AND
RECTORY NOW NEARING COMPLETION.

BANKER'S ANCHOR



May 2020 McCarren Gatherings began following the death of George Floyd



Williamsburg Walks, the demapping of Union Ave. in McCarren Park, and new bike lanes on Kent Ave. plant seeds in the minds of Williamsburg and Greenpoint residents about how certain neighborhood streets could be more equitably shared

2019

2020

June 2019: Dan Keezer presented Calyer Triangle Plan to CB1 Transportation Committee.

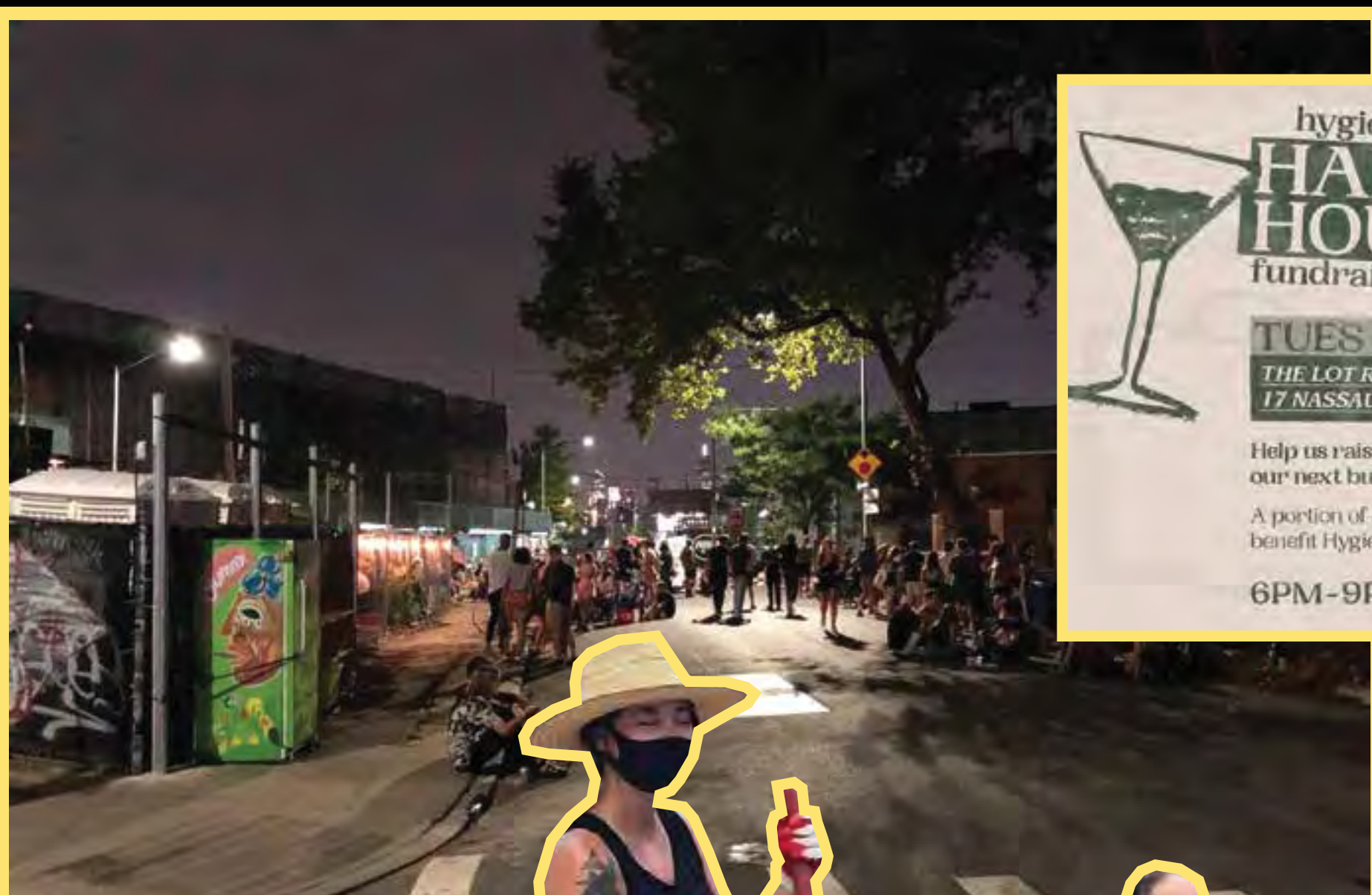
Calyer is a precursor to Banker's Anchor because it put a focus on "Slip" street conditions.

May 14, 2020: Berry Open Street and Nassau Open Street launch, making the block of north 15th between Banker St. and Nassau Ave. redundant.

July 9, 2020: Installation of NBK Mutual Aid Community Fridge beside Lot Radio

July 19, 2020: First North Brooklyn Stewards clean up of the area around the Lot Radio

July 29, 2020: of tree beds and



2021

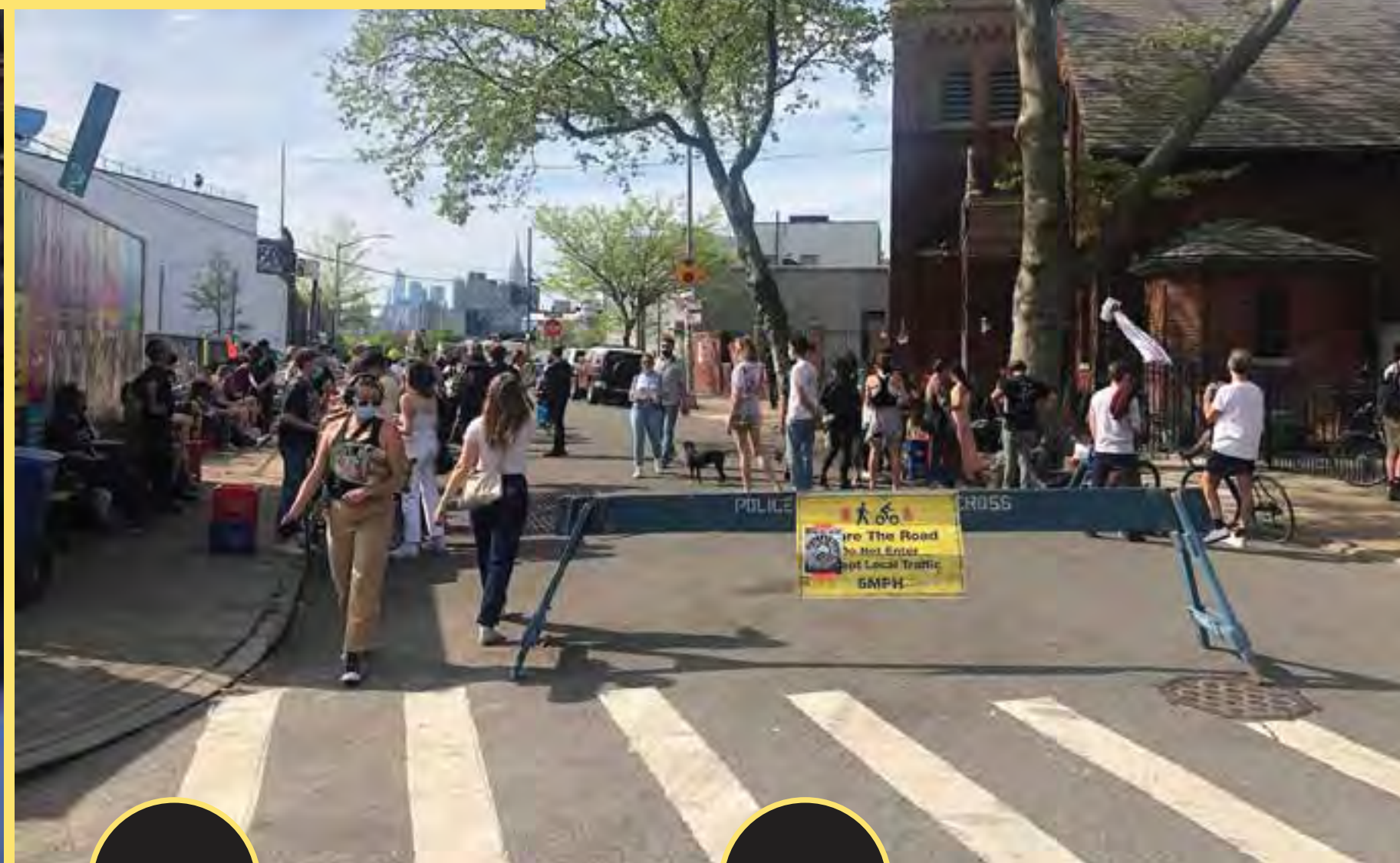
- First planting around the Lot
- At some point in the Fall of 2020, John Hanrahan writes the history of the Banker's Anchor space
- Late summer / early fall: Kevin talks to Amanda Katz, Steve Snider, and Alex Shaffer and Megan Canale about taking point on Banker's Anchor.
- Nov 8, 2020 - Biden wins; impromptu crowds gather at McCarren Park and Lot Radio...first conversations about Banker's Anchor and Bedford slip being converted to public plaza
- Mid-November 2020 - The Calyer Triangle plan was presented by the NYC DOT to the CB1 Transportation Committee, which further inspired thoughts of creating Banker's Anchor, then later Bedford Slip.
- Dec 8, 2020 - reopening of San Damiano church under the Com Sholoam people. Bishop was there to rededicate the church
- January 2021 - Application for a plaza was developed by Meghan and Alex for Banker's Anchor
- Februa comes "Banke"



February 12, 2021 - Willis Elkins comes up with the name "Banker's Anchor"



At some point between Jan and June of 2021, the application for a public plaza at Banker's Anchor was submitted. At the time there wasn't an Open Streets program. But there was a Public Plaza program.



March 12 2021 - one year anniversary of North Brooklyn Mutual Aid celebrated in front of Lot Radio program.



May 2 - First Lot Radio record fair on north 15th. First time the future Banker's Anchor space was officially blocked off to traffic with barricades



May 14, 2021 - Meeker plan celebrated at Banker's Anchor

May 18, 2021 - Death of Matt Jensen, beginning of Make McGuinness Safe

Late Spring of 2021 was Open Streets





2022

g/Early Summer
as when Nassau
et ended.

June 2, 2021 -
Presentation of
Banker's Anchor plan
to CB 1 Transportation
Committee

June 3, 2021 - Antonio
Reynoso BP election
event on Banker's Anchor

June 8, 2021 - Full
Community Board vote
in support of Banker's
Anchor
(26 YES, 1 NO, 0
Abstention)

June 30, 2021 - Meghan
Canale submitted Plaza
application for BA under
NBK Parks Alliance

November 21 2021 - Kevin
casually tells David Ruperti
and David Clark Smith
about Banker's Anchor and
asks if they want to get
involved (they did)

End of 2021/Beginning of
2022, the DOT welcomed
applications for Open
Streets, and all public space
initiatives were brought into
the Open Streets program.

Jan 02, 2022 - First
instagram

Jan 26, 2022 - Ba
Anchor Visioning



BANKER'S ANCHOR

You are standing on what was once salt marsh that extended from the East River as far inland as McGuinness Boulevard. A hunting and fishing ground of the original inhabitants of this region, the Lenape people. This is Banker's Anchor.

The bells you hear are from a church built by Slovak immigrants who were the beating heart of the Greenpoint waterfront tending to ships that traveled to every corner of the world. Our neighbors still gather and worship here today. This is Banker's Anchor.

The music you're enjoying is from The Lot Radio, a beloved community institution and a respite space for so many during one of the worst pandemics in our city's history. This is Banker's Anchor.

Saturdays + Sundays
IG: @bankersanchor
bankersanchor.org

2023



BANKER'S ANCHOR COMMUNITY CELEBRATION
09/09
3-6PM



2022 - Banker's Visioning Session

January 28 2022 - Banker's Anchor Open Street application submitted

May - October 2022: Volunteers set up barricades, water planters, and take down barricades every weekend, rain or shine

June 2023 - Plumes Gallery opens on Banker's Anchor. Plumes Gallery is a glass-enclosed bulletin board on the side of the community fridge, which features new work from a local artist every month.

August 2023 - DOT officially designates Banker's Anchor a permanent pedestrian plaza (the first one in North Brooklyn in almost a decade). Temporary barricades are replaced with permanent bollards; the plaza is landscaped with boulders and additional planters; crushed glass gravel is applied to the plaza's surface.

October 16 DOT holds official ribbon-cutting ceremony at Banker's Anchor



October 16 DOT holds official ribbon-cutting ceremony at Banker's Anchor



February 2024 - Community Board 1 votes to officially change the name of the plaza from North 15th Street Plaza to Banker's Anchor



May 2 - "Brat Wall" is installed on the Vital Climbing Gym building. Charli XCX visits The Lot Radio and Banker's Anchor to mark the launch of her new album and the beginning of what would become "Brat Summer."

May 3 - Shalom NYC holds their first Crossroads music festival at Banker's Anchor.

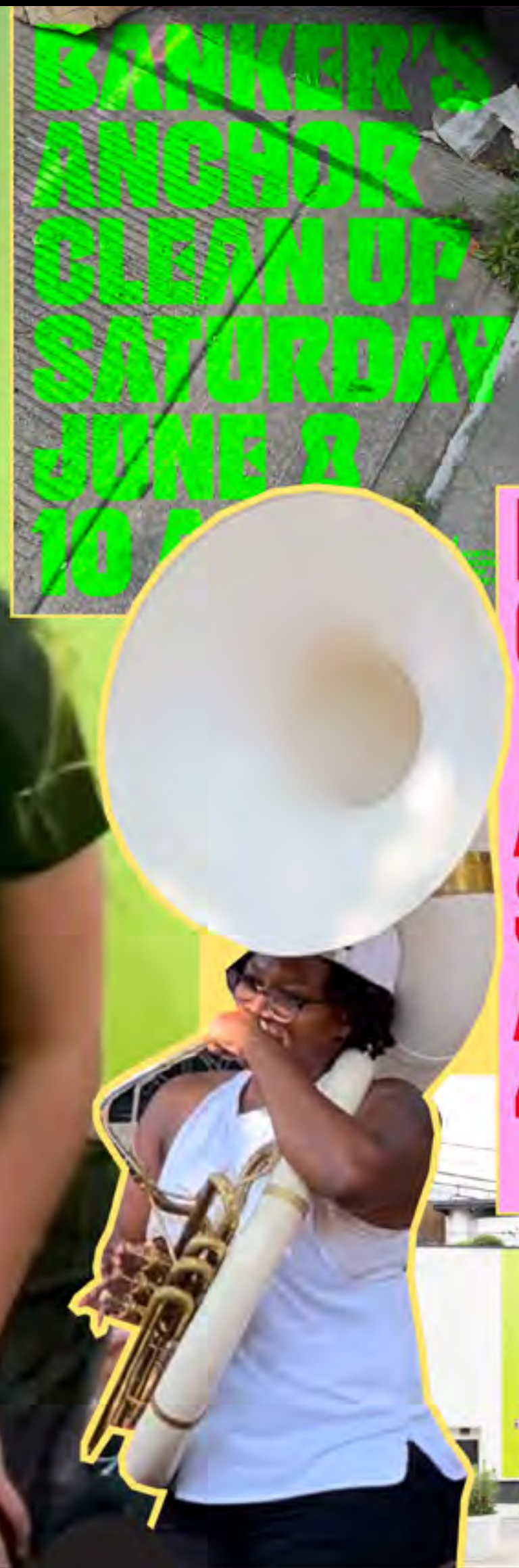


May 3 - Shalom NYC holds their first Crossroads music festival at Banker's Anchor.

May 10 - The second annual Plumes event concludes at Banker's Anchor with a performance by Carlos Rigau



May 11 - Yoga Block Party holds a free community yoga event at Banker's Anchor



June 17 - The Lot Radio hosts their Juneteenth Celebration at Banker's Anchor

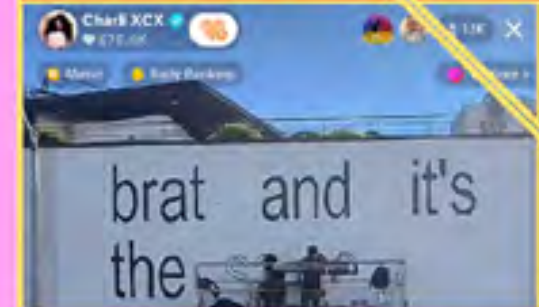


June 22 - Banker's Anchor Plaza street signs are installed and celebrated with an unveiling ceremony.

August 10 - Performs at

**YOGA BLOCK
PARTY AT
BANKER'S
ANCHOR
SATURDAY
AUGUST 17
11 AM**

LINK IN BIO



**STREET
CLEAN UP AT
BANKER'S
ANCHOR
SUNDAY
OCTOBER 20
1 PM**

ONE HOUR AFTERWARDS

Cabbage Night
at Prankster's Anchor
October 30

Join us for an evening of animation

I'm Not Tired!
7 pm

Over the Garden
7:30 pm



ok, bye !



2025



**CAR
FREE
EARTH
DAY**
FEATURING
PLAYFUL PRODUCTIONS
BANKER'S ANCHOR
N 15TH & NASSAU
SATURDAY, APRIL 26
NOON - 2PM



Plaza
and
g

August 10 - Brass Queens
Performs at Banker's Anchor

October 10 - Banker's Anchor
holds its first Cabbage Night
event that includes a screening of
animated films.

November 16 - Shalom NYC holds
their third Friendsgiving event at
Banker's Anchor.

May 3, 2026: Third annual
Parade concludes at Banker's Anchor



May 3, 2026: Third annual Plumes Parade concludes at Banker's Anchor

June 6, 2026: Brooklyn Irish Dance holds a community dance event at Banker's Anchor.

Plumes Gallery presents a robust season-long exhibition of rotating artists.

September 27, 2025: Geese launches their new album with a performance at Banker's Anchor.



2025: Geese launches with a performance at r.

October 30, 2025: Banker's Anchor hosts a Mischief Night Drag show called Triangle of Madness.

November 8–15, 2025: Council Member Lincoln Restler's office partners with the North Brooklyn Parks Alliance and Big Reuse to host tree care events, improving tree beds at Banker's Anchor and nearby areas.

January 20: Advocacy launches for Banker's Anchor 1.5, a set of incremental improvements identified by volunteers and partners, alongside efforts to secure capital funding.

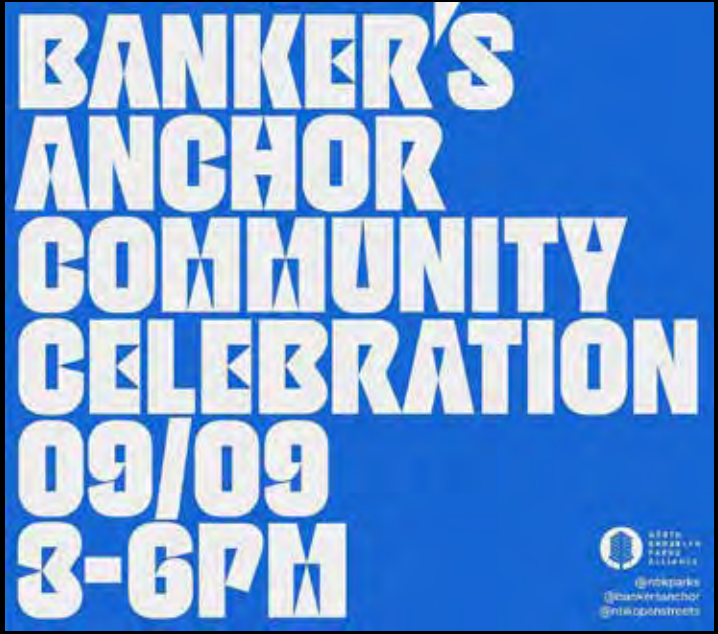
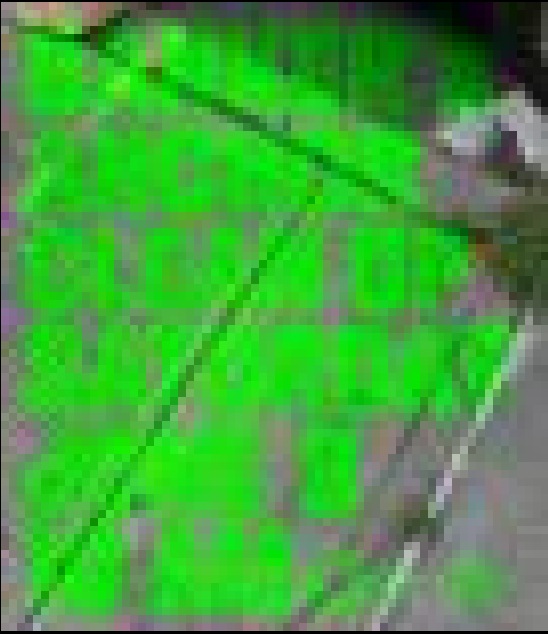


SOME OF THE EVENT COLLABORATORS AND ARTISTS WHO HAVE PERFORMED OR EXHIBITED AT BANKER'S ANCHOR

BINDLESTIFF FAMILY CIRCUS
LA YUMA CUBAN DANCE
TRISKELION ARTS
BEYOND THE BLACK BOX
MAKE MCGUINNESS SAFE
KARINA CUNNINGHAM
YOGA BLOCK PARTY
BRASS QUEENS
GREENPOINT TRASH CLUB
BRENDAN T MCNALLY
CORINNE SPENCER
MCGOLRICK NIGHTS

PLAYFUL PRODUCTIONS
BROOKLYN IRISH DANCE
CHRISTINA BARRERA
RYAN DZIEDZIECH
BECKY KINDER
CHEETAHPRINT
RYKER GREY
BOYISH CHARM
PETE ZAPARTY
CUNNING STUNT
BIG REUSE
PONLE MENTE ASERE
NICK WONG

ERICA BAUM
LOOSE COLLECTIVE
ALI FITZGERALD
APRIL CHILDERS
ALLISON EVANS
CARLOS RIGAU
DAVID LUKOWSKI
BIRGIT RATHSMANN
NIKKI HENDERSON
GEESE
BIKE AND BREW
JO GREENBAUM
AND MANY MORE...





BANKER'S ANCHOR



BEFORE

BANKER'S ANCHOR

1.0



BANKER'S ANCHOR



A set of immediately implementable improvements intended to enhance safety, improve functionality, and strengthen connections to adjacent areas.

1.5



BANKER'S ANCHOR

New Crosswalks

- 1 New Crosswalk on Nassau Ave. from Banker's Anchor Plaza to the South Side of Nassau Ave.
- 2 New Crosswalk on Nassau Ave.
- 3 New Crosswalk on Nassau Ave.

1.5



BANKER'S ANCHOR

New Bulb-Outs

- 4** New Bulb-Outs at the North and South Sides of the Crosswalk at N 15th St. and Wythe Ave.

1.5



BANKER'S ANCHOR

New Bulb-Outs

- 5 New Bulb-Outs at the East and West Corners of the Crosswalk at Banker St. and Nassau Ave.

1.5



BANKER'S ANCHOR

New Sidewalk Expansions

- 6** New Sidewalk Expansion on the North Side of N 15th St.
- 7** New Sidewalk Expansion on the South Side of N 15th St.

1.5



BANKER'S ANCHOR

New Sidewalk Expansions

- 8** New Sidewalk Expansion on the West Side of Banker St.
- 9** New Sidewalk Expansion and Plaza Expansion at the North Side of Nassau Ave.
- 10** New Sidewalk Expansion on the South Side of Nassau Ave.

1.5



BANKER'S ANCHOR

New Bike Storage

11 New Citi Bike Station

12 New Bike Racks

1.5



BANKER'S ANCHOR

Added Furniture, Boulders, & Planters

- 13** Increase the amount of folding, bistro-style furniture to accommodate higher demand during warmer weather.

Add additional boulders and planters to reinforce plaza boundaries and deter illegal parking.

1.5



BANKER'S ANCHOR

Capital Planning Preparation

- 14 Initiate a planning process to guide future capital investment toward a permanent, comprehensive redesign of Banker's Anchor Plaza, incorporating durable materials and best practices in urban design, landscape architecture, and climate resilience.

1.5



BANKER'S ANCHOR



THANK YOU!

Economic Development Committee Report

Meeting of April 28, 2026

Submitted by: Michal Mrowiec, Chair

Date: May 12, 2026

Attendance

Voting Committee Members Present (3): Michal Mrowiec, Lloyd Feng, Al Valentin (*quorum was not achieved*)

Non-Board Committee Members / Attendees (3): Karen Nieves, Ki-Sang Yi (East Williamsburg Collaborative), and one member of the public (name and contact information on file with the CB1 District Office via the sign-in sheet).

1. Presentation: East Williamsburg Collaborative – Community Needs Assessment

Ki-Sang Yi, representing the East Williamsburg Collaborative, delivered a comprehensive presentation on the Commercial District Needs Assessment (CDNA) conducted under the AvenueNYC program, a three-year commercial revitalization grant administered by the New York City Department of Small Business Services (SBS).

Key elements of the AvenueNYC initiative and neighborhood context: The Year 1 CDNA focused on six commercial corridors within the East Williamsburg catchment area. Most of these corridors lack representation by a Business Improvement District (BID). The area is characterized by an 86% rental housing rate and a median household income of approximately \$82,000, comparable to the citywide average, though income distribution remains uneven across neighborhoods including Williamsburg Houses, the Broadway corridor, and Southside.

Major Findings:

- **Business Inventory:** 785 active businesses occupy 922 storefronts, yielding a 15% vacancy rate across the neighborhood (ranging from 10% near Union-BQE to 24% on Metropolitan Avenue). Variations in vacancy appear linked to differing stages of development and new construction.
- **Storefront Conditions:** Many storefronts reflect strong cultural heritage and contribute to neighborhood safety through lighting. Legacy businesses continue to thrive, yet there is a clear need for equitable storefront improvement programs. Obstructed and unsafe walkways remain a concern.
- **Untapped Potential:** Opportunities exist for micro-public spaces at locations including Borinquen Place, Division/Hooper Streets, and Bushwick/Metropolitan Avenues.
- **Merchant Survey (308 responses):** 43% of businesses self-identified as Minority- or Women-Owned Business Enterprises (MWBE). Fifty-six percent (56%) operate with five or

fewer employees. The average business age is 14 years. While 80% of respondents intend to remain in the neighborhood (often due to established customer bases), 44% reported declining sales. Primary challenges include low foot traffic, transportation issues, marketing, operating costs, crime/safety, and lease instability. Merchants requested enhanced marketing support, regulatory compliance assistance, and greater exposure to younger customers.

- **Consumer Survey (618 responses):** Transportation and street design issues significantly impact both residents and merchants. Shopping patterns show 50% of respondents shop in Williamsburg multiple times per week, yet 72% direct the majority of their spending online. Shoppers typically remain within a single corridor per visit.

Requested Improvements: Community events, landscaping, sanitation, and safety enhancements.

Neighborhood Strengths: Intergenerational and culturally diverse communities, strong multimodal transit access, dense network of local organizations, and grassroots engagement.

Challenges and Opportunities: Rising costs threaten long-term businesses and residents; limited connectivity between corridors; and quality-of-life issues in public spaces. Opportunities include heritage preservation, vacancy reduction, improved public spaces and corridor connectivity, and enhanced transit safety.

The survey remains open. The Collaborative is also conducting site-specific mapping exercises and hosting merchant mixers. An upcoming Public Open Streets event is scheduled for May 9, 2026, at Pizzette at 12:00 PM.

Discussion Highlights: Committee members and attendees discussed the potential impacts of the City of Yes zoning proposals on local corridors, storefront regulations, and the need for a cure period to protect small businesses. Concerns were raised regarding transportation infrastructure, particularly Grand Street bike lane configurations and their effects on loading/unloading and parking for legacy businesses.

Michal Mrowiec highlighted the observed spike in waterfront foot traffic during good weather and the opportunity to better connect commercial corridors to this activity — especially weekend East River Ferry visitors — to meaningfully increase business foot traffic. In response to merchant requests for marketing support, Michal suggested exploring partnerships and collaborations between businesses within the corridors (such as joint community events), which Ki-Sang Yi noted as a promising approach.

Potential revitalization and redesign of Borinquen Place to create a more attractive, walkable, and pedestrian-friendly space that encourages quality walking connections between corridors was discussed. The Committee agreed to explore this idea further, including determining ownership and maintenance responsibility (NYC Parks or NYCDOT). Additional topics included lease stabilization

support and desired business types in the corridors. The Collaborative noted limited public data on expiring leases and business departures.

2. Impacts and Opportunities of City of Yes

The Committee engaged in a robust discussion on the proposed City of Yes zoning changes and their potential effects on the Industrial Business Zone (IBZ), commercial corridors, and small businesses. Concerns included risks to the IBZ, second-floor retail provisions that may allow landlords to hold properties vacant, and the broader implications for housing versus ground-floor commercial uses. The Committee expressed interest in developing a reference document for the full Board and exploring alternative nightlife models, particularly given the limited nightlife on corridors such as Graham Avenue. Members noted the need to distinguish City of Yes proposals from the separate Industrial Business Zone plan.

3. New Business

- Karen Nieves reported that the IBZ Focus Group project is concluding, with a presentation scheduled for the Land Use Committee on June 3, 2026. A potential tour of the Rockaway mixed-use IBZ model was discussed as a learning opportunity.
- Brief mention was made of Southern Yankee, a retail business at Porter Avenue and Flushing Avenue, with clarification requested on the relevant Community Board.

4. Motions and Next Steps

The following actions were approved by unanimous consensus of the Committee members present (noting the absence of quorum):

1. **Motion:** The Economic Development Committee will send a formal letter to the New York City Council requesting a pause in the enforcement of Local Law 77 of 2009 (with compliance deadline of July 1, 2026), an extension of the implementation timeline, a comprehensive review of the law's necessity and adverse impacts on small businesses, detailed implementation guidelines, and robust, documented small business engagement. The letter will also request a cure period for compliance. (Motion by Michal Mrowiec, seconded by Al Valentin).
2. The Committee will invite representatives from the Department of City Planning (DCP) and the Economic Development Corporation (EDC) to present on the impacts of City of Yes and the Industrial Business Zone plan on Williamsburg and Greenpoint at a potential joint meeting with the Land Use Committee in May 2026.
3. The Committee will invite the Department of Small Business Services (SBS) to a future meeting focused on systematic strategies to support small businesses in East Williamsburg.

Post-Meeting Notes:

1. The next Economic Development Committee meeting is scheduled for **June 2, 2026**.
2. Lloyd Feng followed up with Ki-Sang Yi via email recommending that, ahead of the full Board presentation on May 12, 2026, one or two slides be created outlining specific district needs or fixes categorized by topic areas (e.g., “Transportation,” “Sanitation,” “Public Safety,” etc.) that align with CB1 committees, along with other presentation enhancements.

Adjournment: The meeting concluded with continued commitment to advocating for the economic vitality of East Williamsburg and Greenpoint’s commercial corridors.



COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

FAX: (718) 389-0098

Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyn1

HON. ANTONIO REYNOSO
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER
FIRST VICE CHAIRMAN

DEL TEAGUE
SECOND VICE-CHAIRPERSON

GINA BARROS
THIRD VICE-CHAIRPERSON

DAVID HEIMLICH
FINANCIAL SECRETARY

SONIA IGLESIAS
RECORDING SECRETARY

PHILIP A. CAPONEGR
MEMBER-AT-LARGE

DEALICE FULLER
CHAIRPERSON

JOHANA PULGARIN
DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

May 12, 2026

COMMITTEE REPORT

SLA REVIEW AND DCA COMMITTEE

TO: Chairperson Dealice Fuller
And CB#1 Board Members

FROM: Arthur Dybanowski, Chair
SLA Review & DCA Committee

RE: Committee Meeting April 30, 2026

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

Members of the SLA Review & DCA Committee:

Dybanowski, Chair; Bachorowski, Co-Chair; Bruzaitis; Dennis; Foster; Sofer; Talati; Van Couten; Cohen*; Kun*; *Weiser (+)*

ATTENDANCE:

Present: Dybanowski; Bachorowski; Foster; Talati; Van Coutten; Cohen*; Kun*.
(*Non-Board Member)

Absent: Bruzaitis; Dennis; Sofer; Weiser (+).

The quorum was achieved.

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) **Applicant requested POSTPONEMENT.**
2. 148 Noble St LLC, 148 Noble Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern, Patio or Deck) **Applicant WITHDREW the application.**
3. 180 West Hospitality LLC, 180 West Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern) **Applicant WITHDREW the application.**
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) **Applicant WITHDREW the application.**
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) **Previously APPROVED.**
6. ASMH 127 East 7 LLC, DBA Dokidoki, 160 Havemeyer Street S5, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest) **Applicant requested POSTPONEMENT.**
7. Bagan LLC, 550 Metropolitan Avenue, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest, Sushi Handroll Bar) **Applicant WITHDREW the application.**
8. Bark Barbecue Corp., 25 Thames Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest, Live Music: Merengue Tipico Bands, Patio or Deck) **Applicant requested POSTPONEMENT. Applicant will be presenting at the Full Board meeting on June 9, 2026. Due to large capacity.**
9. Boil & Bite, Inc., 148 North 7th Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest) **Committee Recommended APPROVAL.**
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) **Committee Recommended APPROVAL.**

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) **Committee Recommended APPROVAL with STIPULATIONS: More signatures from neighbors. Vote: 1 Against, 1 Abstention, 5 Approved**
12. Casanova Pizza Corporation, 338 McGuinness Boulevard, (New Application, Liquor, Wine, Beer & Cider, Rest) **Committee Recommended APPROVAL.**
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) **Applicant requested POSTPONEMENT. Applicant will be presenting at the Full Board meeting on June 9, 2026. Due to large capacity.**
14. Doc Wine Bar 1st Ave Inc, DBA Doc Wine Bar, 83 North 7th Street, (Corporate Change, Liquor, Wine, Beer & Cider, Rest) **Committee Recommended APPROVAL.**
15. Family Group Enterprises Inc., DBA Patrizia Pizza & Pasta, 35 Broadway, (Class Change, Liquor, Wine, Beer & Cider, Rest) **Applicant requested POSTPONEMENT.**
16. Ferox Athletics LLC, DBA Ferox Ninja Park, 72 Noble Street, (Class Change & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Entertainment Center – Trampoline) **Previously APPROVED.**
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) **Committee Recommended APPROVAL. With STIPULATIONS: 2 AM Indoor, Backyard closing at 10 PM, Soundproof the backyard.**
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) **Applicant requested POSTPONEMENT.**
19. Mad Records NYC Corp, DBA Mad Radio, 395 Wythe Avenue, (Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest) **Applicant WITHDREW the application.**
20. Mayu Restaurant Inc, DBA Warique Garden, 181 Graham Avenue, (Corporate Change, Renewal, Liquor, Wine, Beer & Cider, Rest, Patio or Deck) **Committee Recommended APPROVAL.**

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) **Applicant WITHDREW the application.**
22. Seki Brooklyn Inc., 561 Manhattan Avenue, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest) **Committee Recommended APPROVAL.**
23. Two Zero Eight Group Inc., DBA Mr. Bao & Gyoza Shop, 208 Bedford Avenue, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest) **Applicant WITHDREW the application.**

SIDEWALK CAFÉ & ROADWAY CAFÉ:

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

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 Katabaru, 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 Famby, 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)

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

ITEMS PREVIOUSLY POSTPONED

1. AG Acquisition 1 LLC and FIVE International Hotel Management Limited (DIFC) as mgr, DBA TBD, 111 Gardner Avenue & 140 Stewart Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Cabaret (musical or other entertainment with 600 or more patron capacity), Live Music: All Types, Patron Dancing, Third Party Promoters, Security Personnel, Patio or Deck, Freestanding Structures and Open Area Spaces Within) **Referred for Full Board Vote.**
2. Cafe Miguel Corporation, DBA Cafe Miguel, 636 Grand Street (New Application & Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern, Cafe/Restaurant with Electric Kitchen) **Committee recommended DENIAL the applicant did not show.**
3. Las Magalinas LLC, DBA TBD, 173 Montrose Avenue, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern, Patio or Deck) **Applicant WITHDREW the application.**
4. New Esquina Del Sabor Corp, 572 Grand Street, (Corporate Change, Liquor, Wine, Beer & Cider, Rest) **Applicant WITHDREW the application.**

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

WHEN: Thursday, May 28, 2026
TIME: 6:30 PM
WHERE: Swinging Sixties Senior Center
211 Ainslie St.
Brooklyn, NY 11222
(Corner of Manhattan Ave)



COMMUNITY BOARD No. 1

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HON. ANTONIO REYNOSO
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER
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DEL TEAGUE
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MEMBER-AT-LARGE

DEALICE FULLER
CHAIRPERSON

JOHANA PULGARIN
DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

May 12, 2026

COMMITTEE REPORT

Board Budget Committee

TO: Chairperson Dealice Fuller and CB1 Board Members

FROM: Mr. David Heimlich, Committee Chair

RE: Board Budget Committee Report of May 4, 2026

The Committee met on the evening of May 4, 2026, at 5:00 PM at the CB1 District Office, 435 Graham Avenue (Corner of Frost Street), Brooklyn, NY 11211.

Present: Heimlich, Chair; Caponegro; Espinal; Teague

Absent: D'Amato

Four members were present; a quorum was achieved.

AGENDA

1. Review of the CB1 Budget for FY 2026:

The committee members present at the meeting reviewed the budget for the Fiscal Year of 2026 and discussed what to do with the funds for the CB1 budget before the fiscal year ends on June 30, 2026. The Reconciliation Budget for April FY 2026 was sent to the Board Members this month with a balance of \$1,862.11.

District Manager Johana Pulgarin brought up the quotes pertaining to CB1's Reconciliation Budget balance as of May 1st, 2026, which came to a total of \$1,862.11. The first quotes brought up were two pieces of networking equipment recommended by NYC OTI to replace our current router, noting that our current equipment is 11 years old. The replacement router and the network switch were quoted for \$279.99 and \$139.99, respectively.

District Manager Pulgarin then brought up that the office vacuum has stopped working, noting that it does not pick up dust and garbage from the carpet anymore and that the staff uses the vacuum very often to clean the office. Quotes for the vacuum cleaner and the ten 10-packs of disposable vacuum cleaner bags came to \$601.87 and \$289.30, respectively.

District Manager Pulgarin clarified at the meeting that the office has been trying to purchase water for the water dispenser machine at the office and has been facing difficulties. Since then, the amount of \$62.91 has been encumbered for 9 5-gallon water bottles.

Lastly, District Manager Pulgarin brought up an additional Airtable monthly subscription for the office's use for \$24.00. The quotes came to a total of \$1,335.15, with a remaining balance of \$526.96. The following chart shows the prices for the services and items to be received:

Quotes Received for Reconciliation Budget Balance

Service	Total
Replacement Router	\$ 279.99
Network Switch	\$ 139.99
Vacuum Cleaner	\$ 601.87
10-Pack Disposable Vacuum Bags (10)	\$ 289.30
5-Gallon Water Bottles (9) – Already Encumbered	\$ 62.91
Airtable Subscription	\$ 24.00
Total	\$ 1,398.06
Reconciliation Budget Balance as of May 1, 2026	\$ 1,862.11
Remaining Balance	\$ 464.05

Mr. Stephen Chesler was present at the committee meeting and discussed the renewal of the ArcGIS yearly subscription. The renewal quote for the yearly subscription came to \$689.13. Mr. Chesler spoke about the mapping software, noting that it documents all the land use and all the environmental cleanup sites which can be filtered in the ArcGIS mapping software. It was discussed at the committee meeting that there would not be enough money in the current budget if the ArcGIS mapping software was bought along with the vacuum cleaner, so the renewal of the mapping software was tabled for the pending budget P.S surplus, which may be available if the Executive Budget from OMB releases, opening the budget. If the pending budget surplus does not reopen in time, the purchase of the vacuum cleaner would be discussed at another Board Budget Committee Meeting for the new Fiscal Year 2027.

Mr. Chesler questioned why there was a need for two different devices for networking equipment. The Community Associate, Mr. Jimmy Guan, explained that the Community Board's current router had eight Ethernet ports to connect our devices around the office to

the Internet, but the replacement router only had four and the other networking equipment was a network switch to provide the necessary ports.

The committee made a motion to approve the purchase of the two pieces of networking equipment, the vacuum cleaner and the disposable vacuum bags, the ArcGIS mapping software, and the Airtable monthly subscription for the office's use.

Motion made by: Philip Caponegro

Seconded by: Rosemary Espinal

The vote was as follows: 4 Yes; Heimlich; Caponegro; Espinal; Teague, 0 No, 0 Abstentions, 0 Recusals.

Afterwards, the committee discussed the pending P.S surplus of \$34,000 and it was noted that it could be used in our budget only if the budget is reopened on time. In addition to the condition that all equipment or services must be delivered before June 30, 2026, otherwise the items must be returned, as the Community Board must receive items/services during the fiscal year of the budget, not after the fiscal year ends.

District Manager Pulgarin checked with OMB about hiring a part-time worker at 15 hours per week at a rate of \$19.84 per hour for FY 2027 at the Community Board, but was informed by OMB that it could not be done as Assistant District Manager Luis Castrillon would be receiving a raise soon and the Community Associate, Mr. Jimmy Guan would also receive a raise in the upcoming fiscal year due to the incumbent salary raise. As a result, trying to hire a part-time worker would put the outyear P.S budgets in deficit due to Mr. Guan's increase to the incumbency rate in FY 2027, and the new hire would reduce the available FY 2026 P.S to transfer to \$32,000.

The committee members discussed the first item on the list of quotes received – hybrid meetings equipment, which includes 2 Meeting Owl 4 devices, a desk stand, 2 tripods, 2 soft-sided bags to transport the Meeting Owl 4 devices including cable and expansion mic, 1 expansion microphone to extend audio reach within remote room, 1 configured laptop for remote meeting management, 1 in-office 45 minute training session, and a 1-hour presence at remote/in-office committee meeting to ensure staff's full knowledge of the operation of the devices, for a total quote of \$5,595.00. Mr. Chesler also asked about spending on hybrid meetings for the Swinging Sixties Senior Center, 211 Ainslie Street, Brooklyn, NY 11211 for our Combined Public Hearings and Board Meetings. As a result, this quote may be subject to change. Additionally, the equipment to be used at the public hearings would be mostly rented.

District Manager Pulgarin noted that the person we are trying to acquire hybrid meeting equipment from is also the person that other Community Boards contracts for their hybrid meetings, although a quote for the equipment could not be procured prior to the meeting despite attempting to reach out via phone.

The committee members discussed getting cameras and a microphone stand for the Community Board's public hearing meetings for the public, as the Community Board

currently does not have one. It was later determined that the Community Board staff would reach out to vendors to see if a microphone stand could be acquired for the Community Board public hearings.

Quotes were provided to the Community Board for carpet cleaning and window cleaning. The carpet cleaning was quoted at \$1,460.70 and included carpet cleaning for the whole office (excluding moving furniture). At the time of the meeting, a window cleaning quote was presented to the committee for \$1,500.00, but the office received a much cheaper quote after the meeting for \$200.00. Additionally, this vendor has contracts with the city.

The quote for the 6-foot tablecloth with a Community Board 1 logo was discussed for events such as outreach for the Community Board's District Needs, and Ms. Gina Barros, board member and Chair of the Capital Budget Committee, had inquired about having this tablecloth. The quote came to a total of \$264.97, and Mr. Chesler brought up that one of the existing logos for the Community Board could be used. Mr. Chesler also suggested that a black background and white text be used for the tablecloth, as a white color for the background tends to stain easily, and volunteered to help with the design if needed.

Lastly, furniture, supplies, and cleaning services for the office were also discussed. 10 filing cabinets for a total of \$7,750.00 and 5 chairs for a total of \$925.00 were included for the office's use. Supplies for cleaning and general office supplies, which came to \$767.56, and printer ink for the office's printers for a total of \$254.97, were also included.

This came to a total of \$18,518.20 to be used for the pending budget P.S surplus of \$34,000. Quotes for desks were brought up for District Manager Pulgarin, and Ms. Del Teague said that the District Manager should spend as much as she needs for a new office desk for her own use, as her current desk leaves much to be desired. Options for large desks suitable for an office work environment were provided, ranging from \$1,078.19 to \$3,238.26. The following chart shows the prices for the services and items to be received:

Service	Total
Hybrid Meetings Equipment (2 Meeting Owl 4 devices, 1 Desk Stand, 2 Tripods, 2 Soft-sided Bags to Transport Meeting Owl 4 Devices including Cable & Expansion Mic, 1 Expansion Microphone to Extend Audio Reach Within Remote Room, 1 Configured Laptop for Remote Meeting Management, 1 In-Office 45 Minute Training Session, 1-Hour Presence at Remote/In-Office Committee Meeting to Ensure Staff Full Knowledge of Operation of Devices)	\$ 5,595.00 * Subject to change due to pending equipment for hybrid meetings for public hearings from the company.
Filing Cabinets (10)	\$ 7,750.00
Window Cleaning	\$ 200.00
Chairs (5)	\$ 925.00
6' Tablecloth with CB1 Logo	\$ 264.97

Cleaning Supplies & Office Supplies	\$ 767.56
Printer Inks	\$ 254.97
Carpet Cleaning (no moving stuff)	\$ 1,460.70
Total	\$ 17,218.20

* Note: Total is subject to change due to pending equipment for hybrid meetings from the company.

Below is the range of the price of a new office desk for the District Manager:

Price Range for New Office Desk for the District Manager

\$ 1,078.19 - \$3,238.26

Fewer drawers, lack of hutch for storage space, L-Shaped, no top pieces	More drawers, U-Shaped, hutch for storage space, top piece with cabinets for storage
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Note: Can depend on what's available and what can be delivered on or before June 30, 2026.

A motion was made to approve the purchase of the hybrid meetings equipment, the filing cabinets, chairs, carpet and window cleaning, tablecloth with CB1 logo, cleaning supplies and office supplies, printer ink, for a total of \$18,518.20, as well as a desk for the District Manager.

Motion made by: David Heimlich

Seconded by: Del Teague

The vote was as follows: 4 Yes; Heimlich; Caponegro; Espinal; Teague, 0 No, 0 Abstentions, 0 Recusals.

The committee discussed what to do with the leftover budget from the pending budget surplus. It was determined that the leftover budget would be used to purchase office supplies or office equipment.

On May 7, 2026, we met with Mr. Mark Moss, President of Harisch Studios regarding hybrid meeting equipment, and discussed a screen to replace the current TV in the District Office which many Board Members complain that it goes to sleep as the TV is over 7 years old. The quote for the screen came to \$3,800 for the installation and training included, and it was discussed that it be added to the leftover budget to be spent as well as furniture as needed. Mr. Heimlich will bring this as a friendly amendment to the motion made by the Committee to the Full Board.



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FIRST VICE-CHAIRMAN

DEL TEAGUE
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DISTRICT MANAGER

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COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

REVISED

May 12, 2026

COMMITTEE REPORT

Land Use, ULURP, and Landmarks (Subcommittee) Committee

TO: Chairperson Dealice Fuller and CB1 Board Members

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

RE: Land Use Committee Report from May 4, 2026

The Committee met on the evening of May 4, 2026, at 6:00 PM at CB1 District Office, 435 Graham Avenue (Corner of Frost St), Brooklyn, NY. 11211

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

Present: Teague; Chesler; Dennis; Isaacs; Kawaguchi; Pferd; Vega; Kantin*; Salgado*.

Absent: Kaminski; Niederman; Sofer; Kawochka*; Nieves*; (**non-board member*)

9 members present. A quorum was achieved.

AGENDA:

1- PRESENTATION 144 GREENPOINT AVENUE LPC-26-01803: The applicant is providing an update. Since the street wall has increased in height eliminating the 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.

This landmarks application was originally presented to and conditionally approved by us after a prior public hearing. When the applicant went to finalize approval, the LPC agreed with our concern about the visibility of the proposed setback. The presenter told us that the Landmarks staff felt the setback created too much “cacophony”.

The applicant now returns with this updated plan after working with the Landmarks staff.

The updated plan changes the window shape from square to taller and narrower. This change gives a less squat appearance to the building that is more in context with the surrounding tenements. The new design is also taller at the short wall, but the overall height is 3 feet shorter. The setback is now quieter and less visible. The new design will provide 5 additional residential units, one of which will be affordable.

The committee members felt the updated design was more contextual, attractive and appropriate for the surrounding neighborhood.

Recommendation:

A motion was made to approve the application.

Vote: 9 yes in favor of the motion to approve the application, 0 no.

2- 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.

This is a landmarks application for the board’s vote on the appropriateness of the proposed development. The two properties are located within the Greenpoint Historic District on the south side of Greenpoint Ave between Manhattan Avenue and Franklin Street. The proposal involves the consolidation of both 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. The new 6-story building contains 10 condominium units and a commercial space.

The existing single-story building, which is to be demolished, was formally a poultry slaughterhouse. The firehouse was built in 1909. It will be used as the new building's entrance. The developer contends the rear portion of the former firehouse is not worthy of preservation. Milton Street resident Rolf Carle who was in attendance (whose property abuts this site in the rear), countered this with a strong argument for its preservation value noting there are: massive steel lentils, a beautiful old brick chimney and water towers, and a beautiful backyard of 100 years ago.

The architect noted that the original limestone facade of the firehouse will be restored including paint removal. The proposed new structure will rise behind the former firehouse and entirely on the 122 Greenpoint Avenue lot. There will be setback floors rising 6 stories within the allowed current zoning footprint, and a 46-foot 4-story street wall, with setback bulkhead rising two more stories to a maximum height of 69 feet (to almost 78' with mechanicals). The facade of 122 Greenpoint Avenue building will contain large segmental arch top windows in a bay structure with bronze anodized aluminum clad windows with a simple cornice sweep and brown brick cladding. Anodized aluminum is proposed for on the setback floors front cladding. The building will have a mix of brown vertical and horizontal brick detailing, with anodized aluminum framing and cladding. The new entry for the lobby will recreate some of the original door detailing but in a different configuration. The rear facade will be a stucco facade with normative windows, set back from the street to maintain sight lines.

With respect to the demolition of the rear of the firehouse and the other proposed changes to the rear of the property, the committee members expressed frustration over the failure of the applicant to provide rear view renderings of the proposed development. The committee noted that it is customary to receive such renderings where the rear of the property will be changed significantly.

Concerns were universally raised by committee members and Milton Street residents in attendance about the appropriateness of the building's design, including its massive arched windows, brown brick color (which clashes with the red brick of the nearby buildings), facade verticality, bulkhead cladding and bulkhead visibility from the front and rear. The committee members agreed these elements were out of context with the historic district and nearby buildings.

The architect contended that this design does sync with elements, especially windows, of nearby buildings within the historic district. While the committee members acknowledged good general design aspects of the building as an entity unto itself, they felt that this design is not

appropriate for this location in this neighborhood. Additionally, Mr. Carle expressed deep consternation regarding what he felt was poor notification and communication with neighbors.

Recommendation:

A motion was made by Ward Dennis, seconded by Steve Chesler, to deny the application, citing the need to

1. Re-study and significantly simplify the roof massing to call less attention to itself and be more appropriate to the context of the Greenpoint Historic,
2. Explore possibility to re-configure the windows and façade to make them more contextual,
3. Evaluate the set-back visibility, the bulkhead materials, the brick color, the cladding details, and the window details to better integrate the building with the neighboring buildings in the Greenpoint Historic District.
4. Provide rear renderings and renderings of visibility from Milton Street, and
5. Address the impact of the proposed construction on neighboring light and privacy.

Vote: 9 yes in favor of the motion to deny, 0 no.



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 "

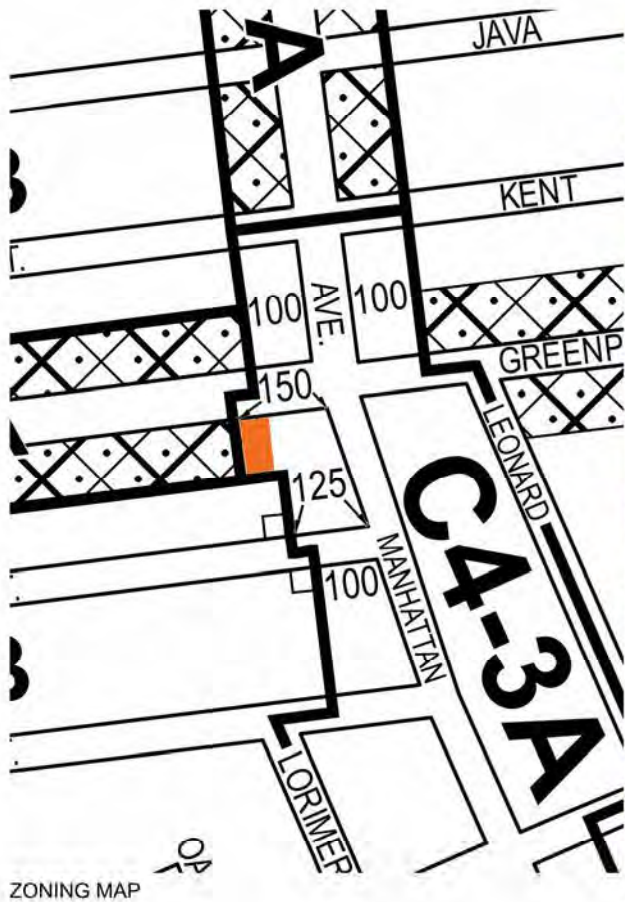


PREVIOUS PRESENTATION

BUILDING STUDIO
ARCHITECTS

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

PREVIOUS PRESENTATION



AERIAL VIEW OF SITE



GREENPOINT HISTORIC DISTRICT BROOKLYN

DISTRICT INFORMATION

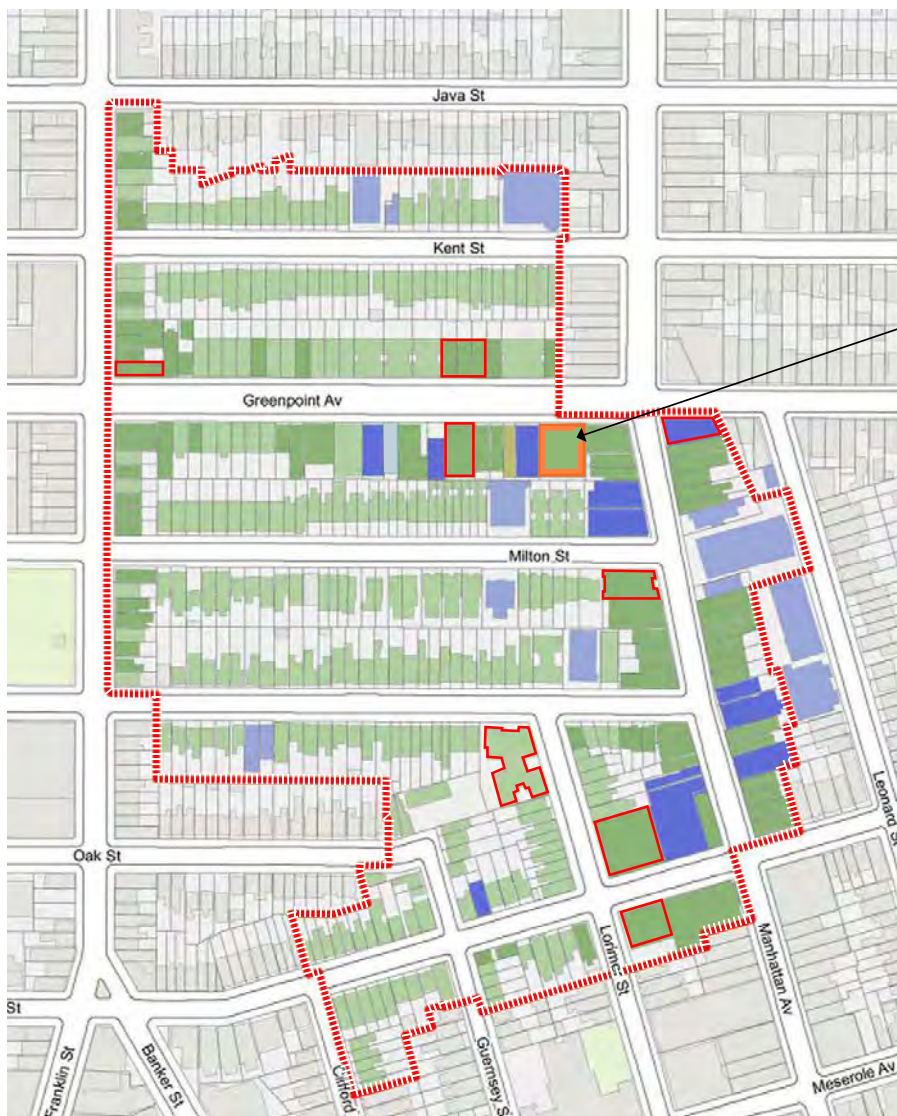
BOROUGH: BROOKLYN

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.

- HISTORIC DISTRICT BOUNDARY
- REFERENCES
- RESIDENTIAL BUILDING
- MIXED USE BUILDING - COMMERCIAL + RESIDENTIAL
- COMMERCIAL + OFFICE
- CHURCH, SYNAGOGUE, CHAPEL
- INDUSTRIAL + MANUFACTURING
- MUSEUM/INSTITUTE



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



BUILDING STUDIO
ARCHITECTS

Docket LPC-26-01803
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GREENPOINT AVE TENEMENTS:
PREVIOUS PRESENTATION



● 138 GREENPOINT AVE



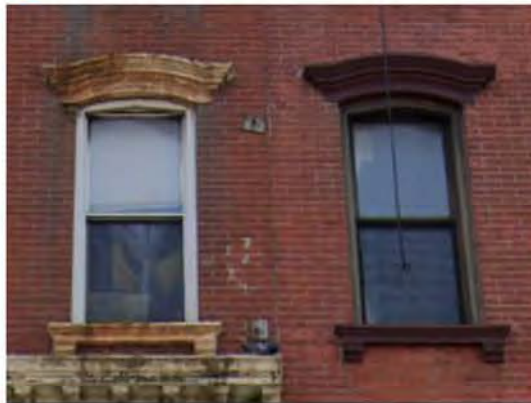
● 144 FRANKLIN ST



● 104 GREENPOINT AVE



● 130 GREENPOINT AVE



● 887 MANHATTAN AVE

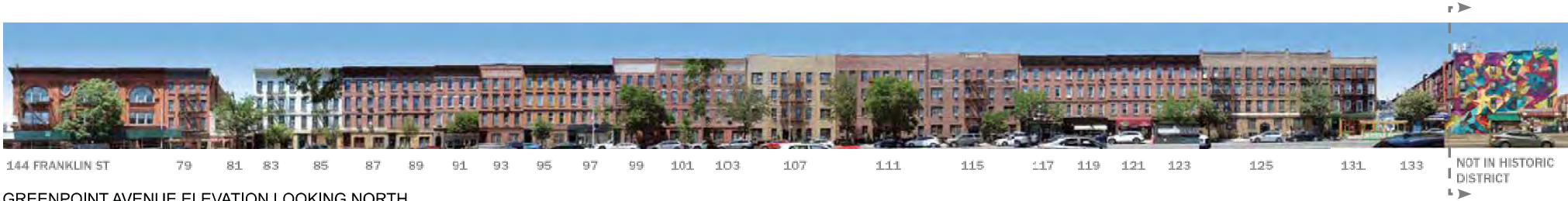


● 807 MANHATTAN AVE





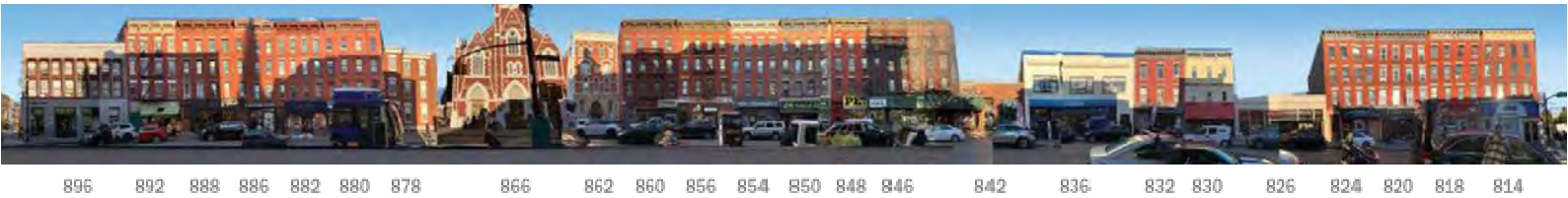
GREENPOINT AVENUE ELEVATION LOOKING SOUTH



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



144 GREENPOINT AVE

875 885 887 889 897

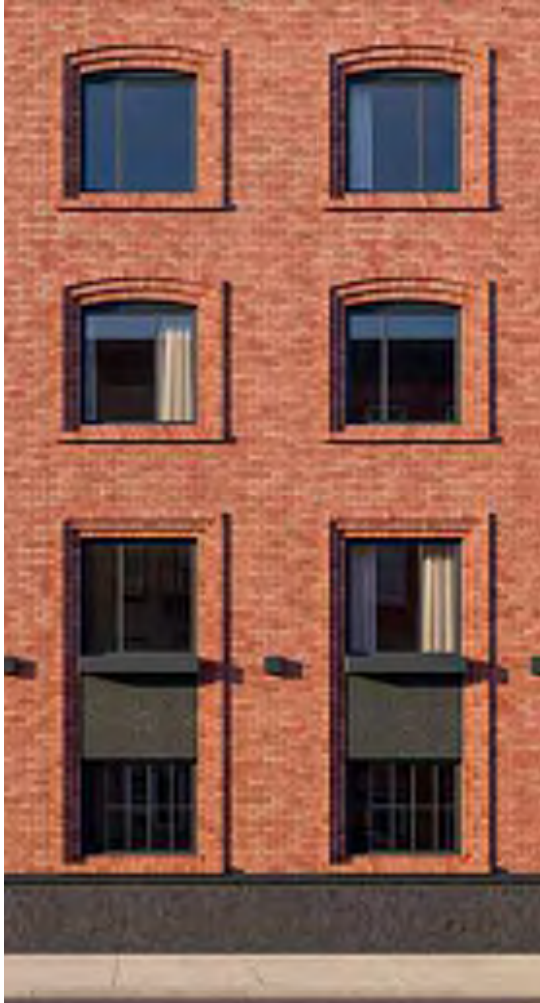
MANHATTAN AVENUE LOOKING WEST
IMMEDIATE BLOCKFRONT CORRUGATED HEIGHTS



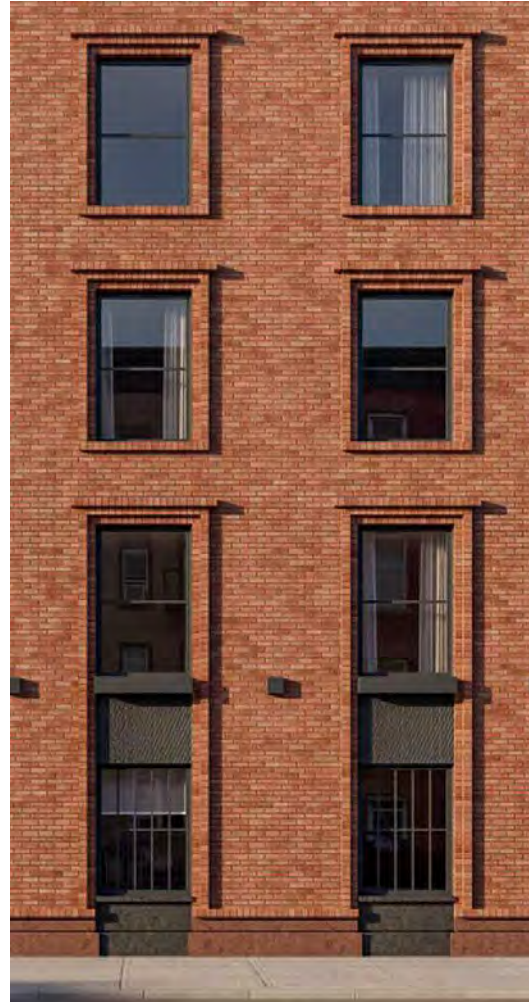
REVISED STREET ELEVATION : INCREASED STREETWALL -
CORRUGATED HEIGHTS AT SOUTH SIDE OF GREENPOINT AVENUE



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.

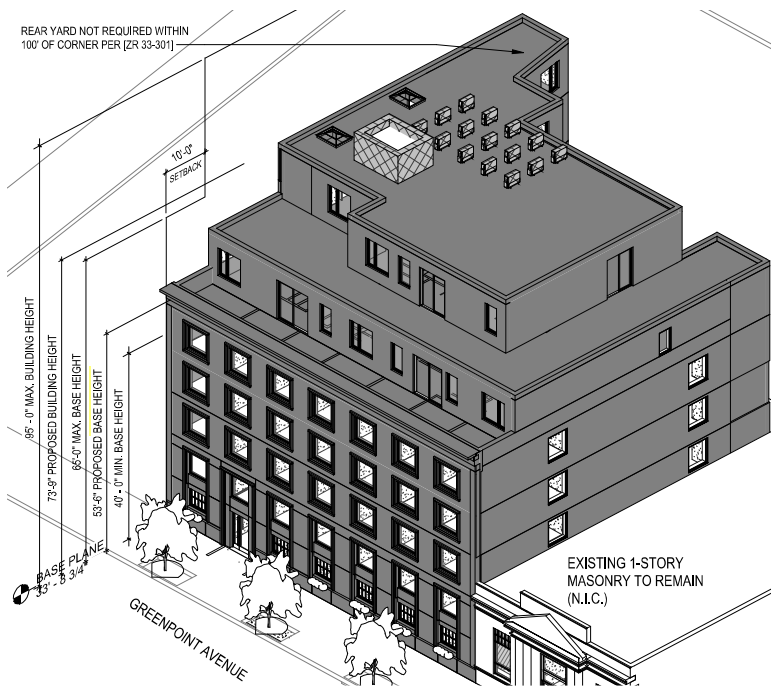
AT ROOF:

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'

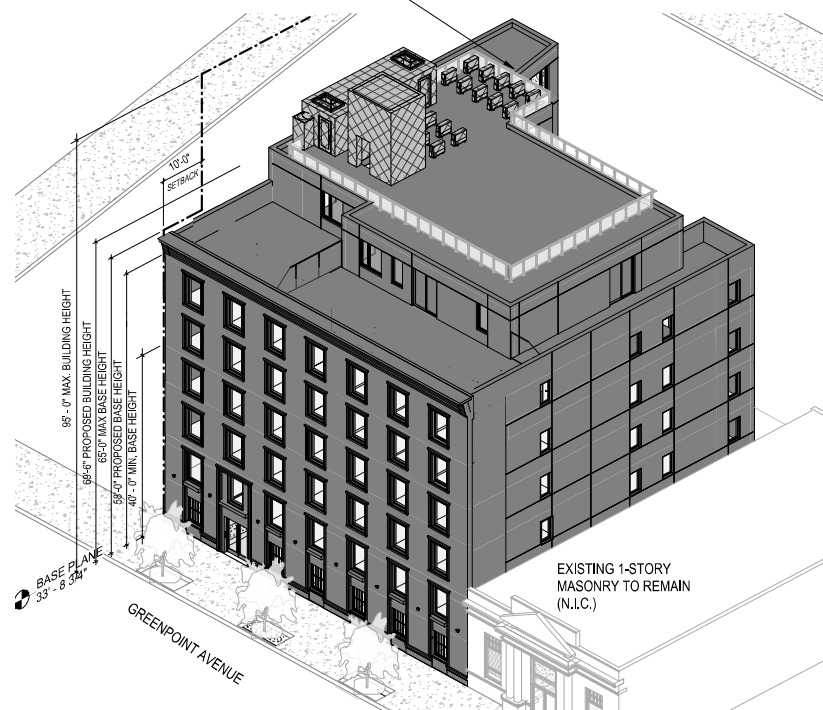
DWELLING UNITS: 55

BUILDING STUDIO
ARCHITECTS

Docket LPC-26-01803
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ZONING INFORMATION

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



REVISED PRESENTATION

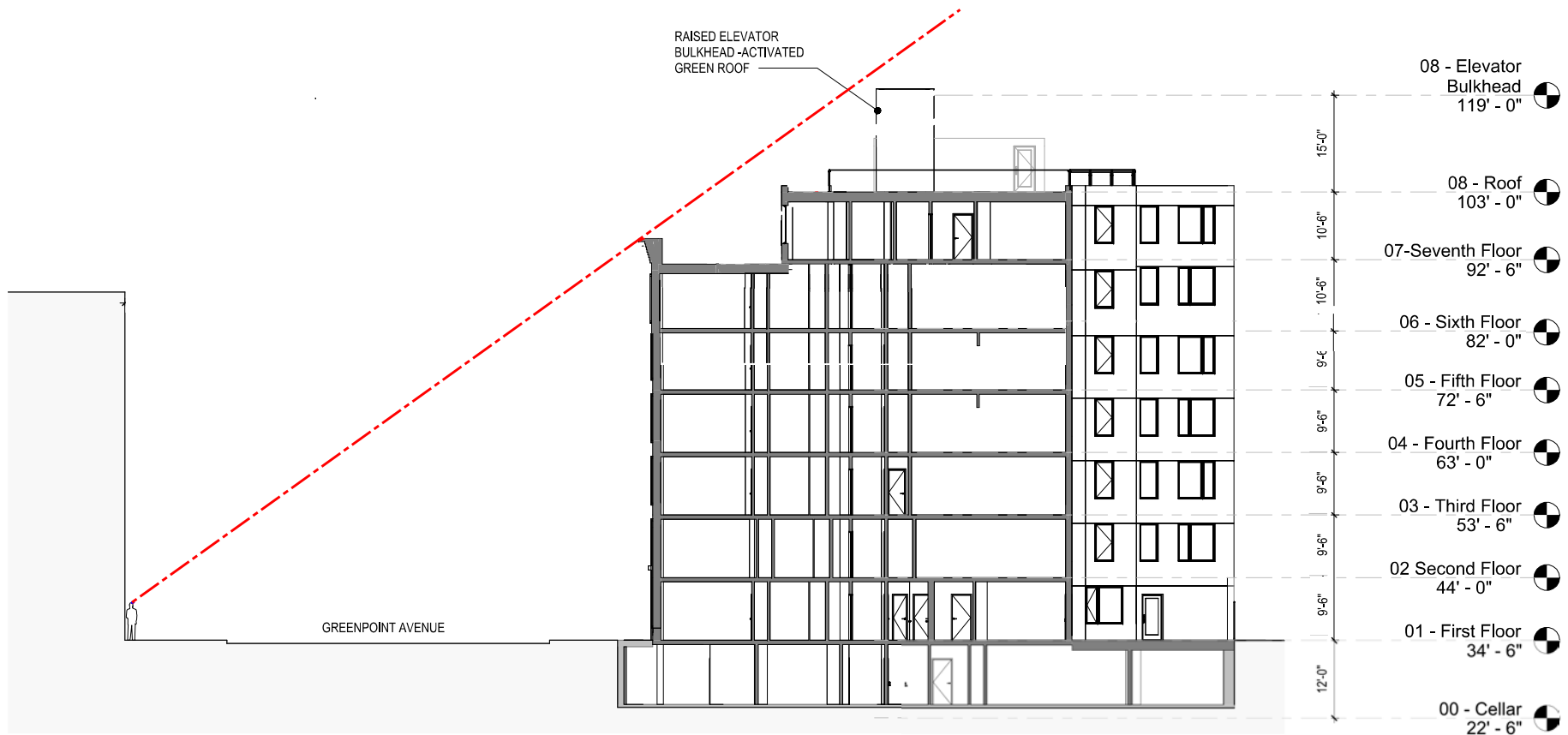
INCREASED 6TH FLOOR BULK, NO SETBACK

ADJUSTED WINDOW PROPORTIONS: MORE VERTICALITY

INCREASED STREET WALL HEIGHT ~8'

INCREASED DWELLING UNITS COUNT FROM 55 to 60

20% REMAIN AFFORDABLE





PREVIOUSLY PRESENTED



REVISED FACADE AND SETBACK



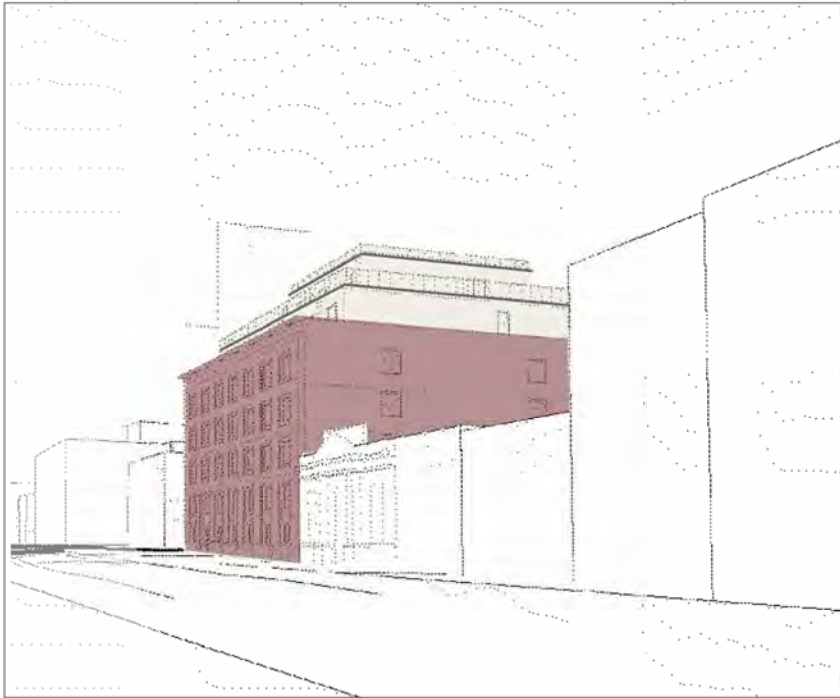


PREVIOUSLY PRESENTED



REVISED FACADE AND SETBACK



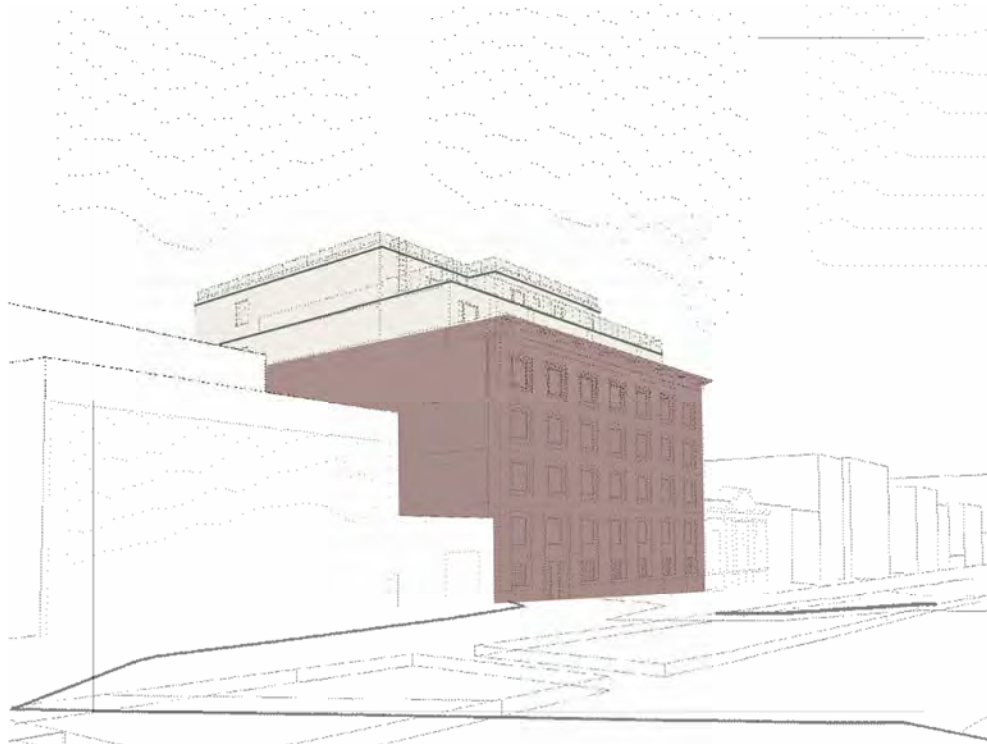


PREVIOUSLY PRESENTED



REVISED FACADE AND SETBACK



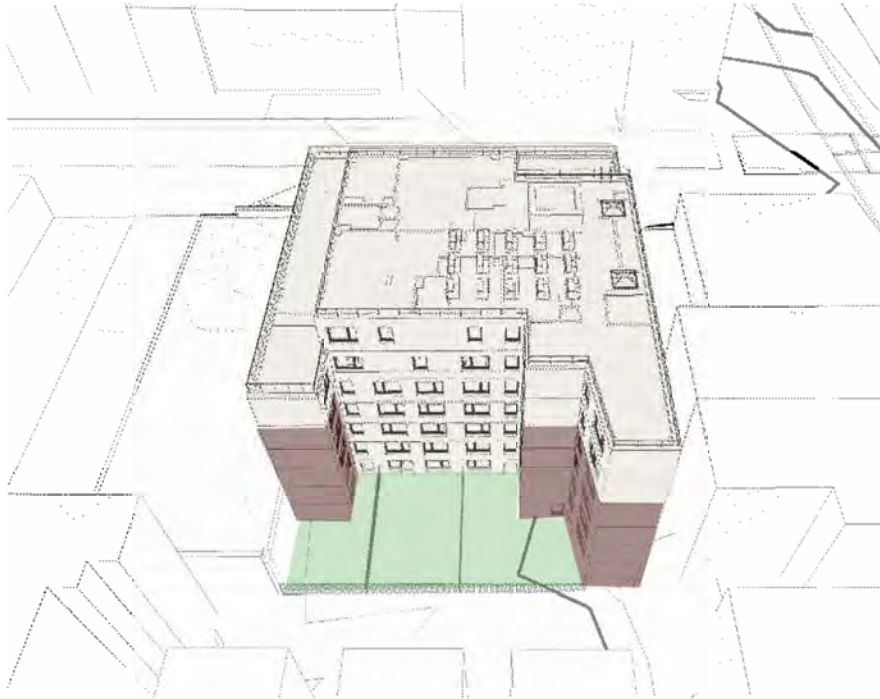


PREVIOUSLY PRESENTED



REVISED FACADE AND SETBACK







rendering by stasis3D



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

PREVIOUS PRESENTATION VIEW



BUILDING STUDIO
ARCHITECTS

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REVISED FACADE





BUILDING STUDIO
ARCHITECTS

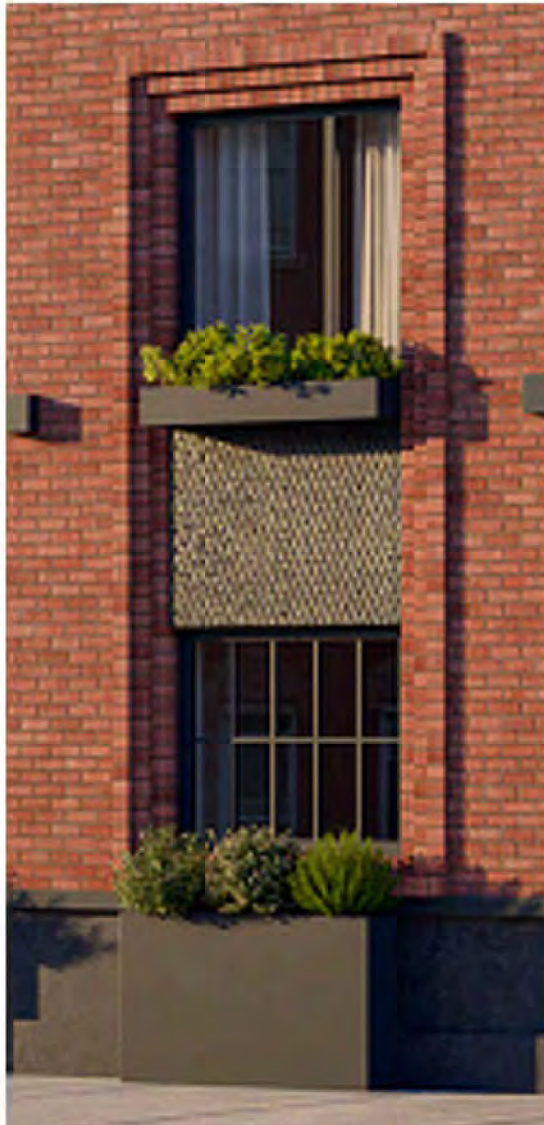
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REVISED FACADE -



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 SCONCE
UP AND DOWNLIGHT



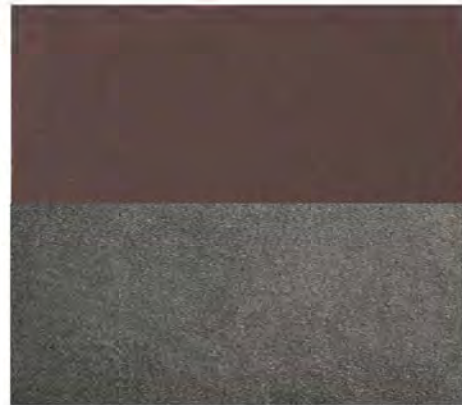
SIDEWALL STUCCO MATCHES
BRICK RED



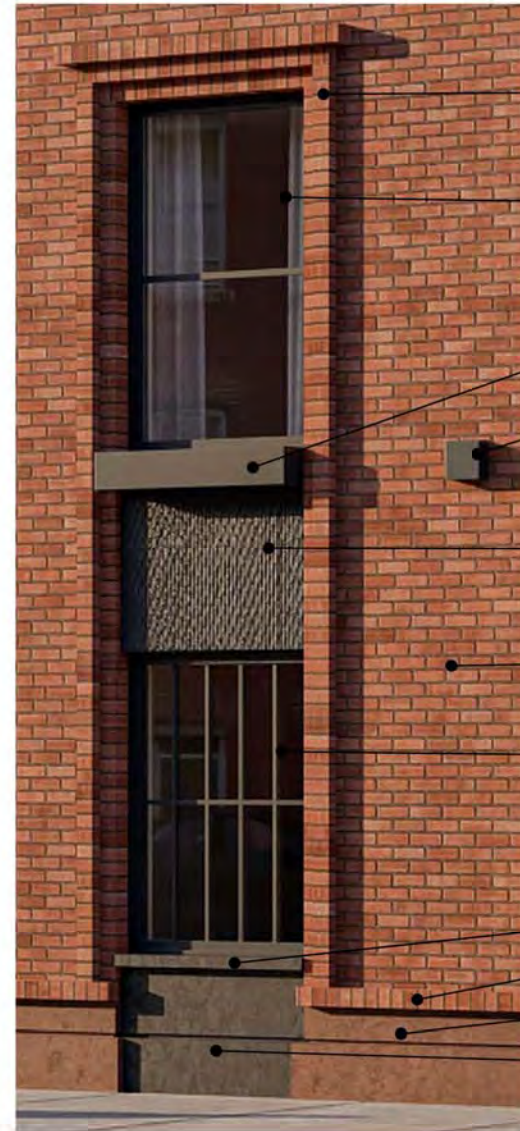
WARM GRAY BROWN GROUT, SANDED
617 / WESTBROOK / 617 COFFEE DCS



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 SCONCE

TEXTURED BLACK
METAL PANEL

McAVOY FACE
BRICK

FIRST FLOOR
WINDOW WITH SDL
MULLIONS

GRAY CAST SILL

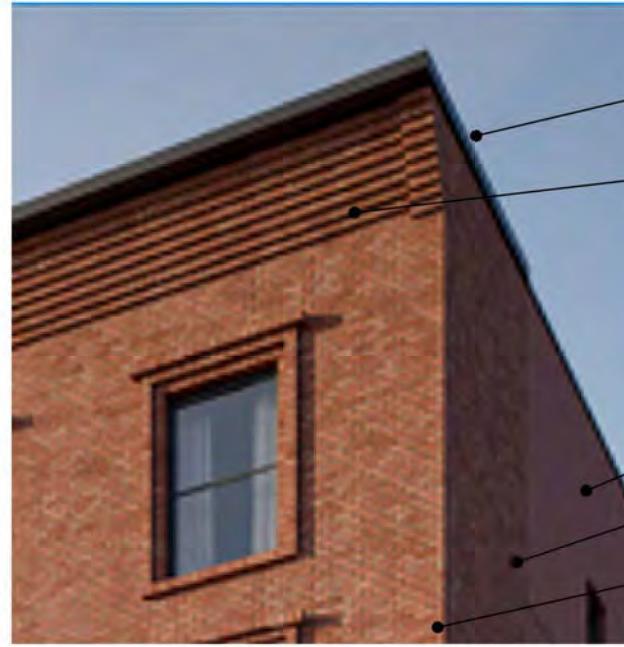
BRICK SILL

REDBROWN CAST
WATERTABLE BASE

GRAY CAST INSET
WATERTABLE BASE



PREVIOUSLY PRESENTED



REVISED

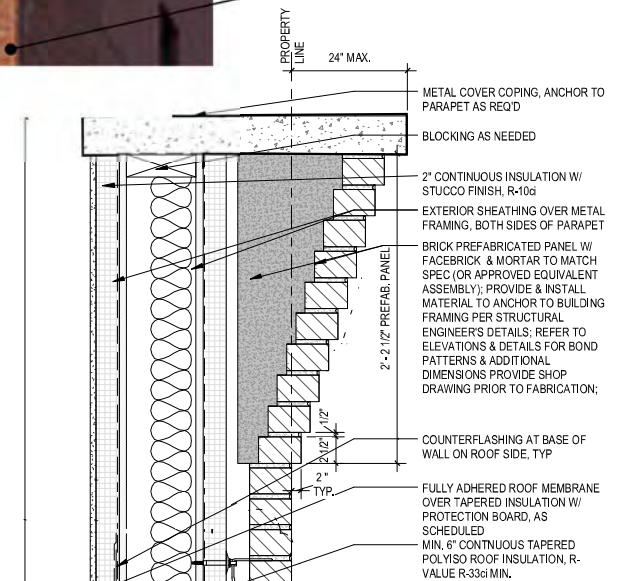
BLACK METAL
COPING

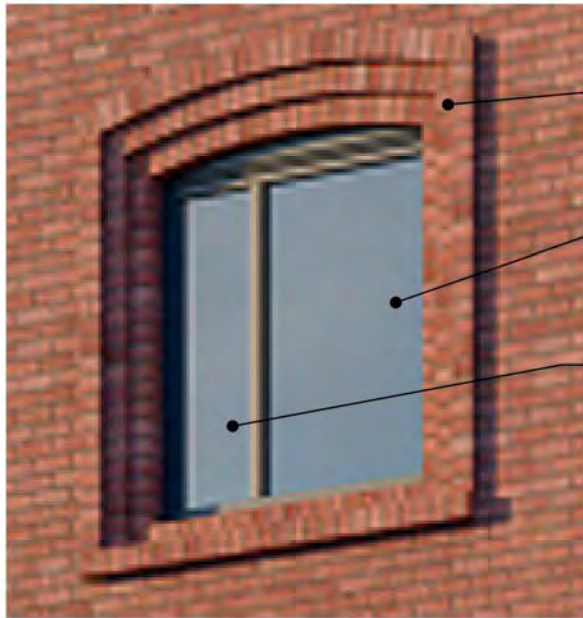
BRICK CORBLED
CORNICE

STUCCO SIDEWALL

FACE BRICK SIDE
RETURN

SANDED McAVOY
FACE BRICK





- CORBLED BRICK SURROUND AND SILL
- FIXED PICTURE WDW
- CASEMENT OPERABLE WDW
INTERIOR SCREENS
BLACK METAL CLAD EXTERIOR

PREVIOUSLY PRESENTED [PELLA CLAD]

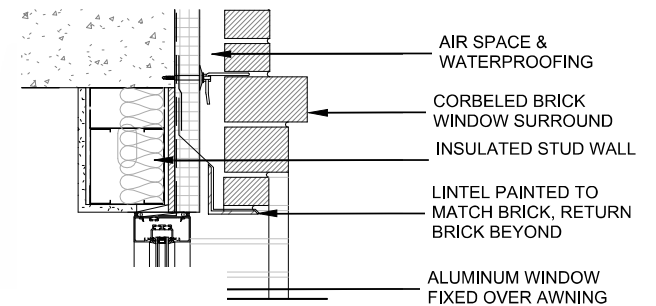


- CORBLED BRICK SURROUND AND SILL
- AWNING OPERABLE OVER FIXED WDW
INTERIOR SCREENS
- BLACK ALUMINUM INSULATED FRAMES

REVISED



YKK BLACK ALUMINUM INSULATED WINDOWS

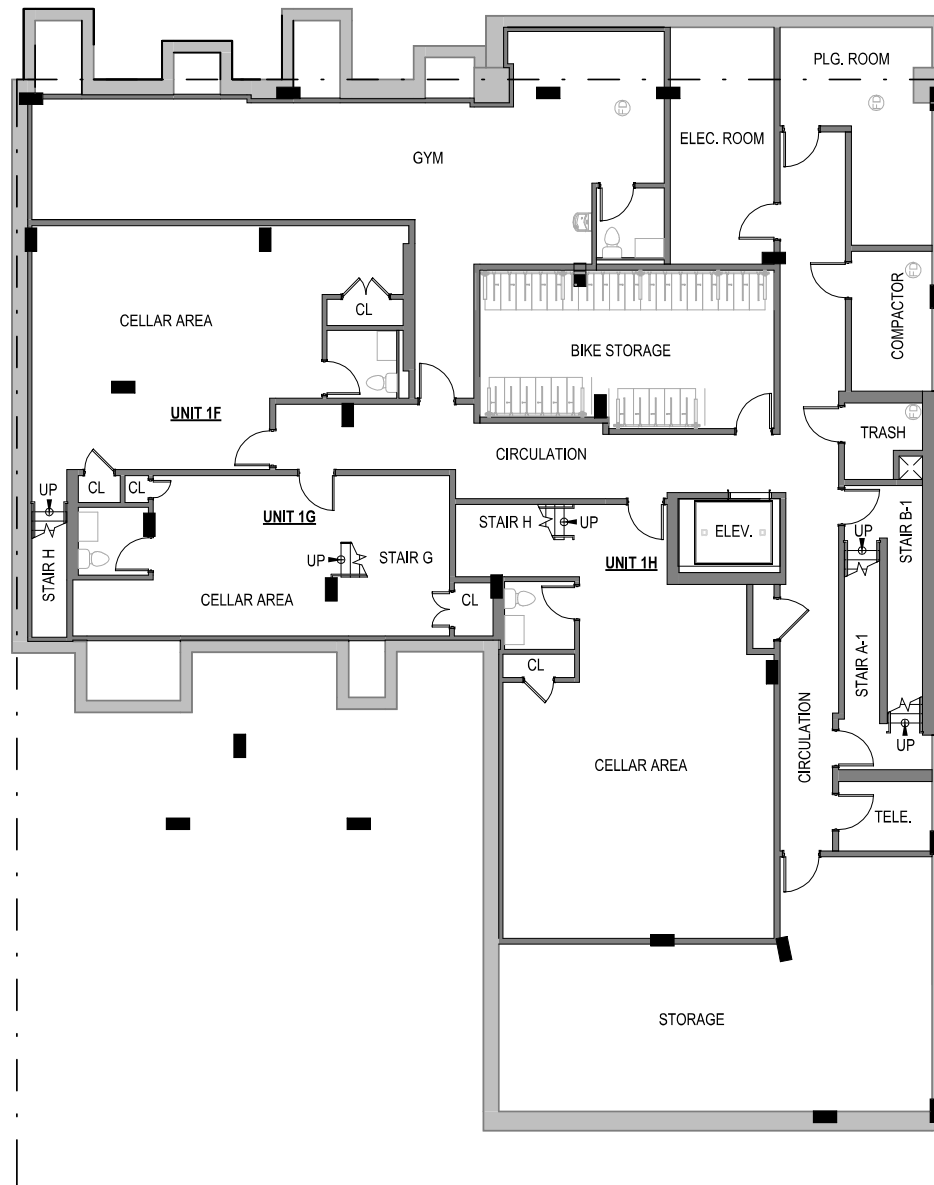




BUILDING STUDIO
ARCHITECTS

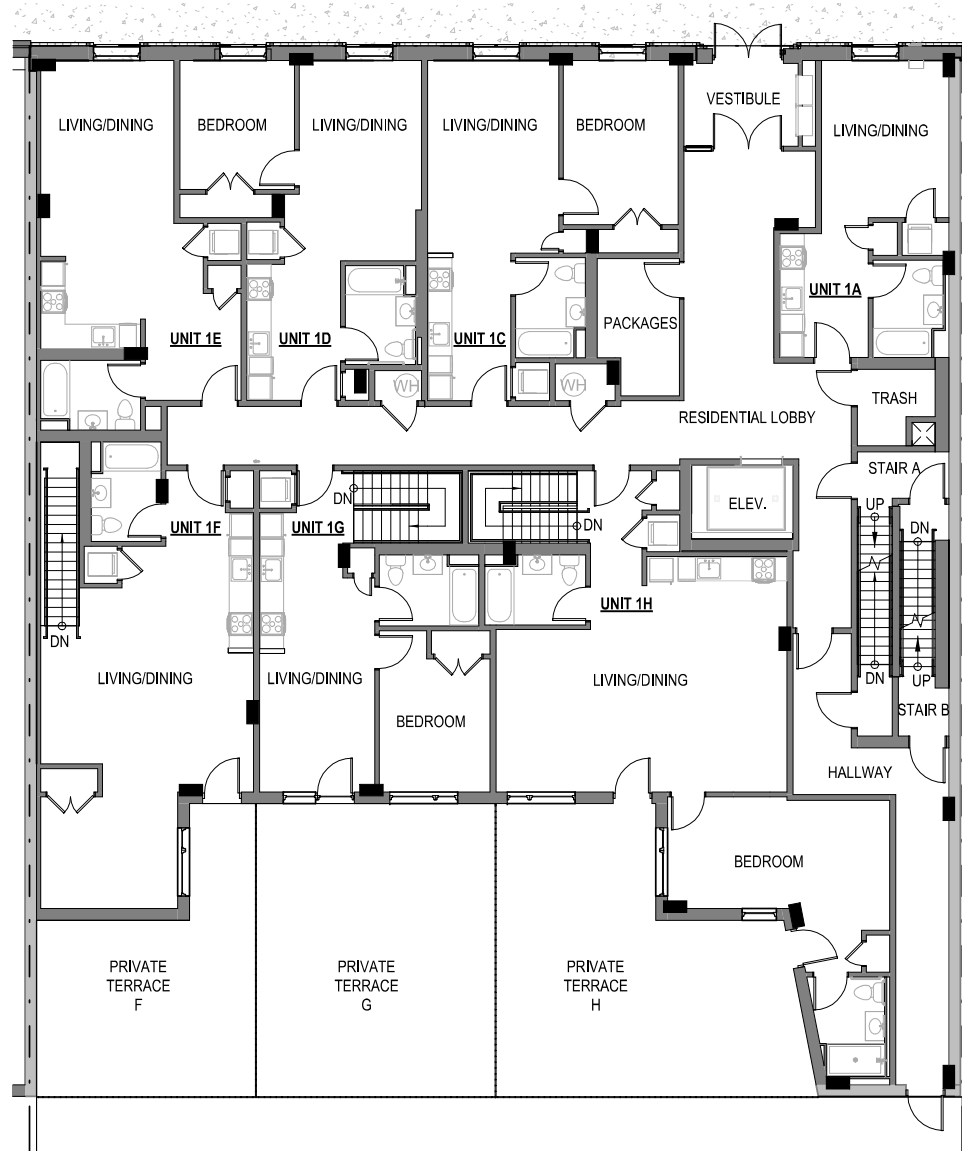
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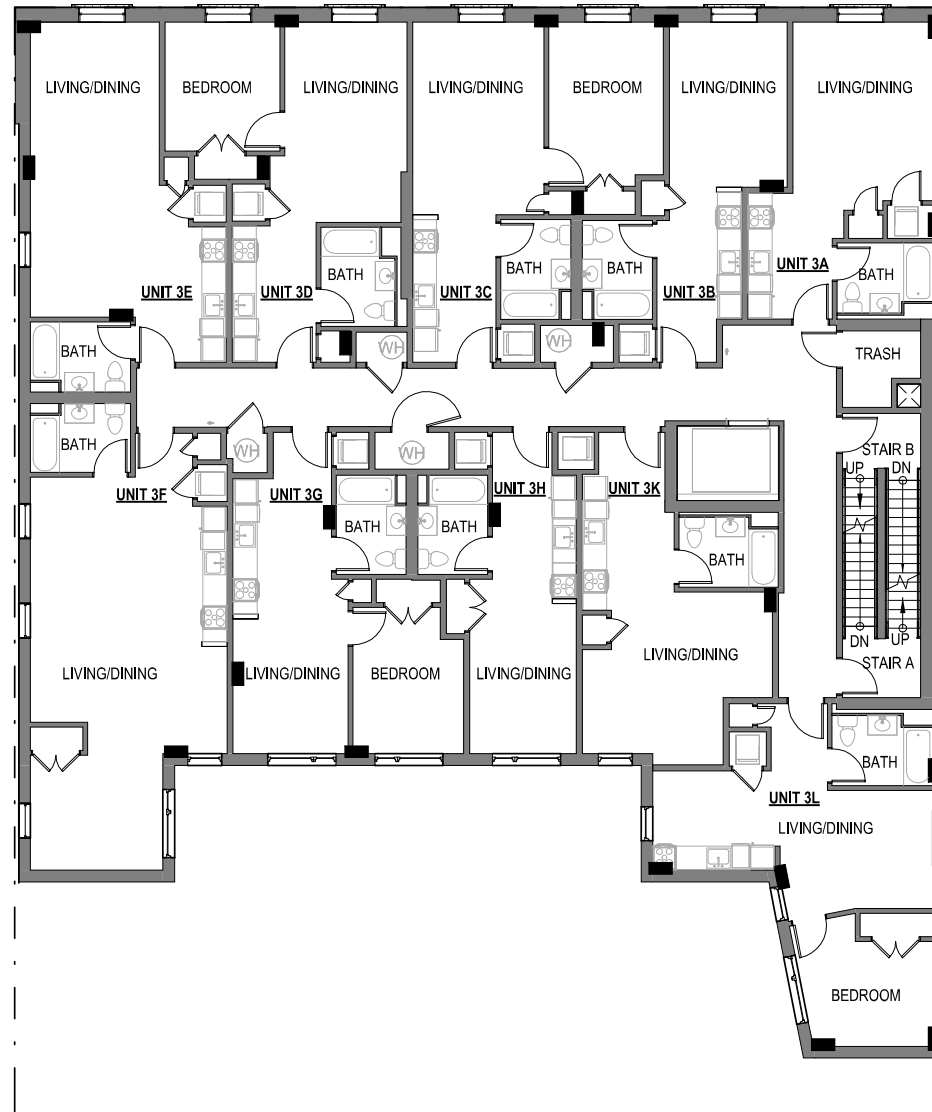
BUILDING VIEW



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

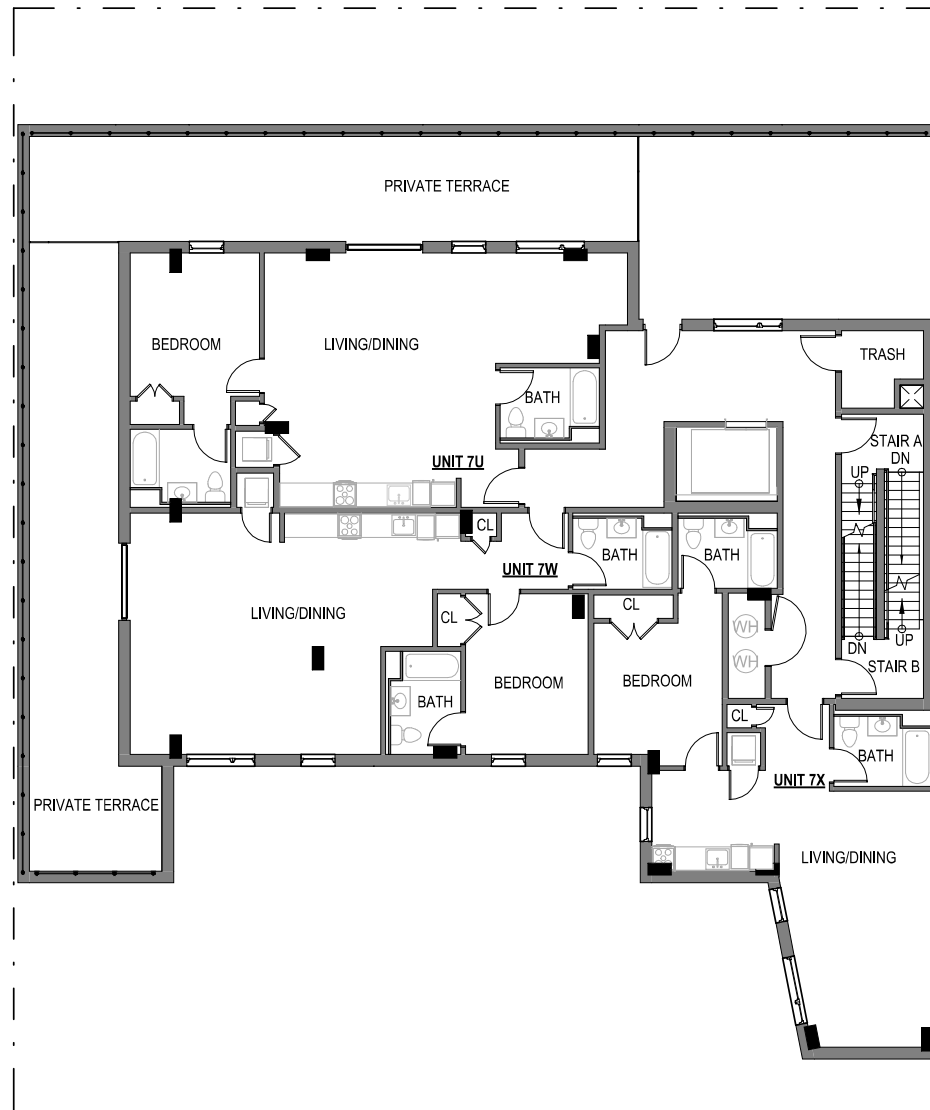




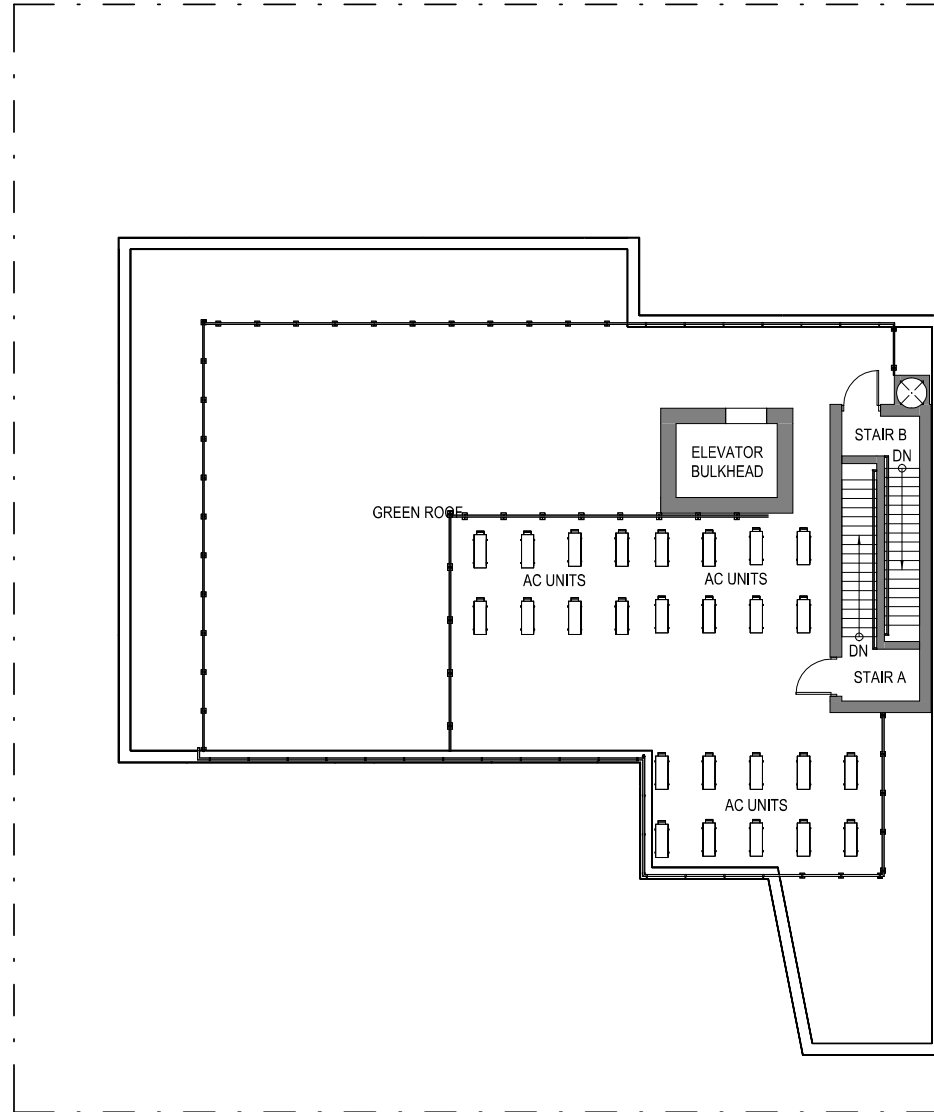


1 TYP. FLOOR PLAN
SCALE: 3/32" = 1'-0"





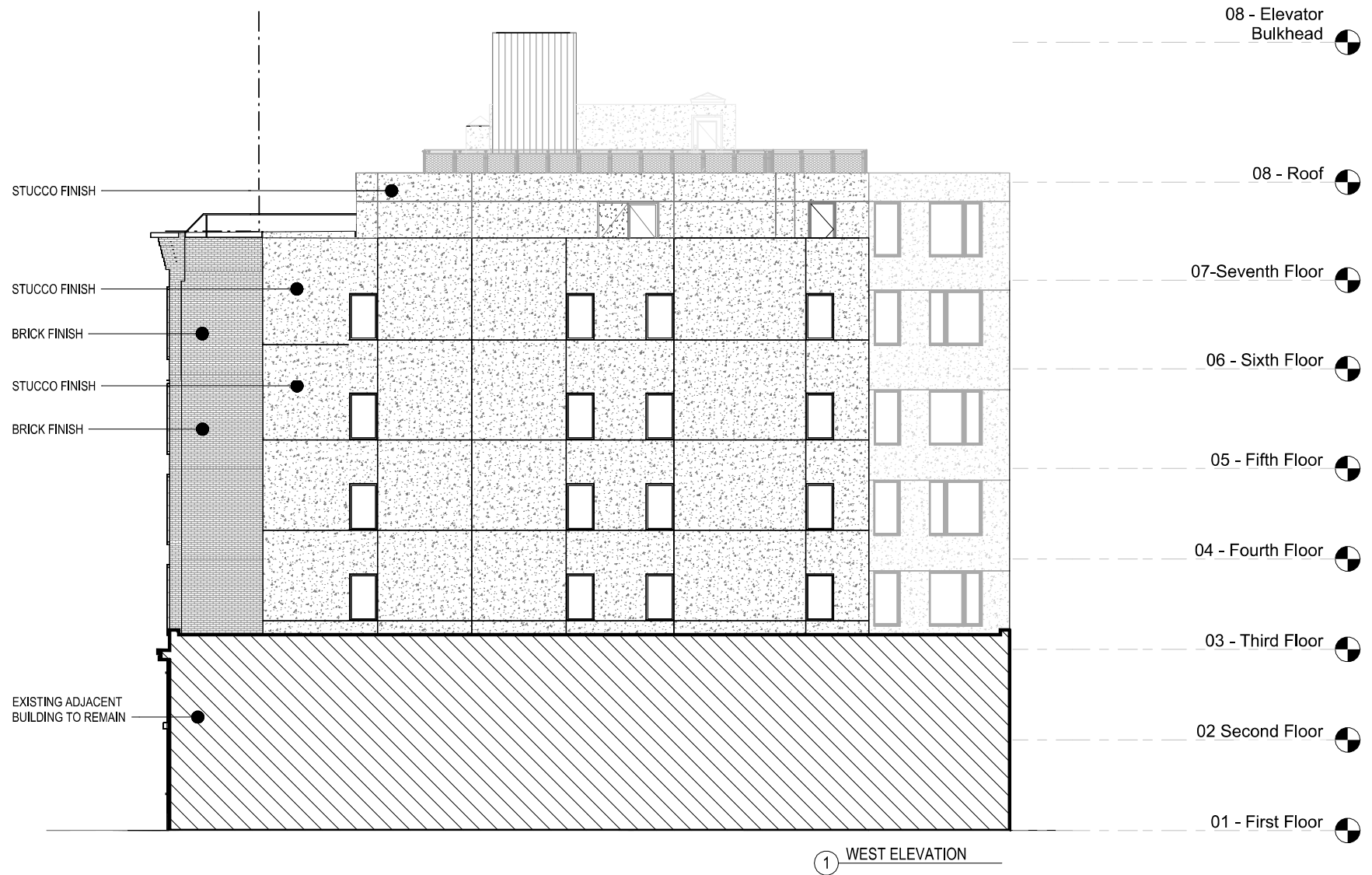
① SEVENTH FLOOR PLAN
SCALE: 3/32" = 1'-0"

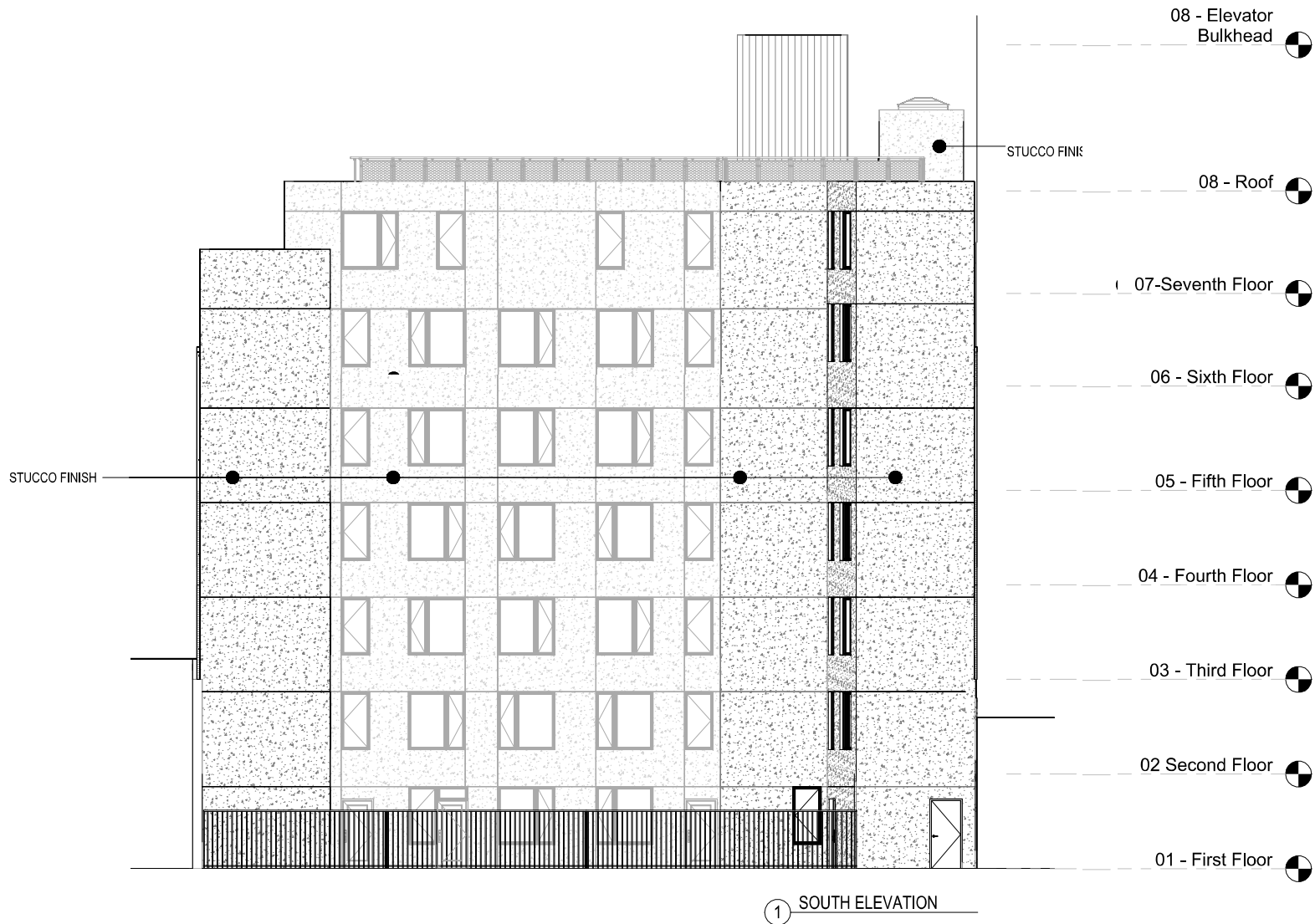


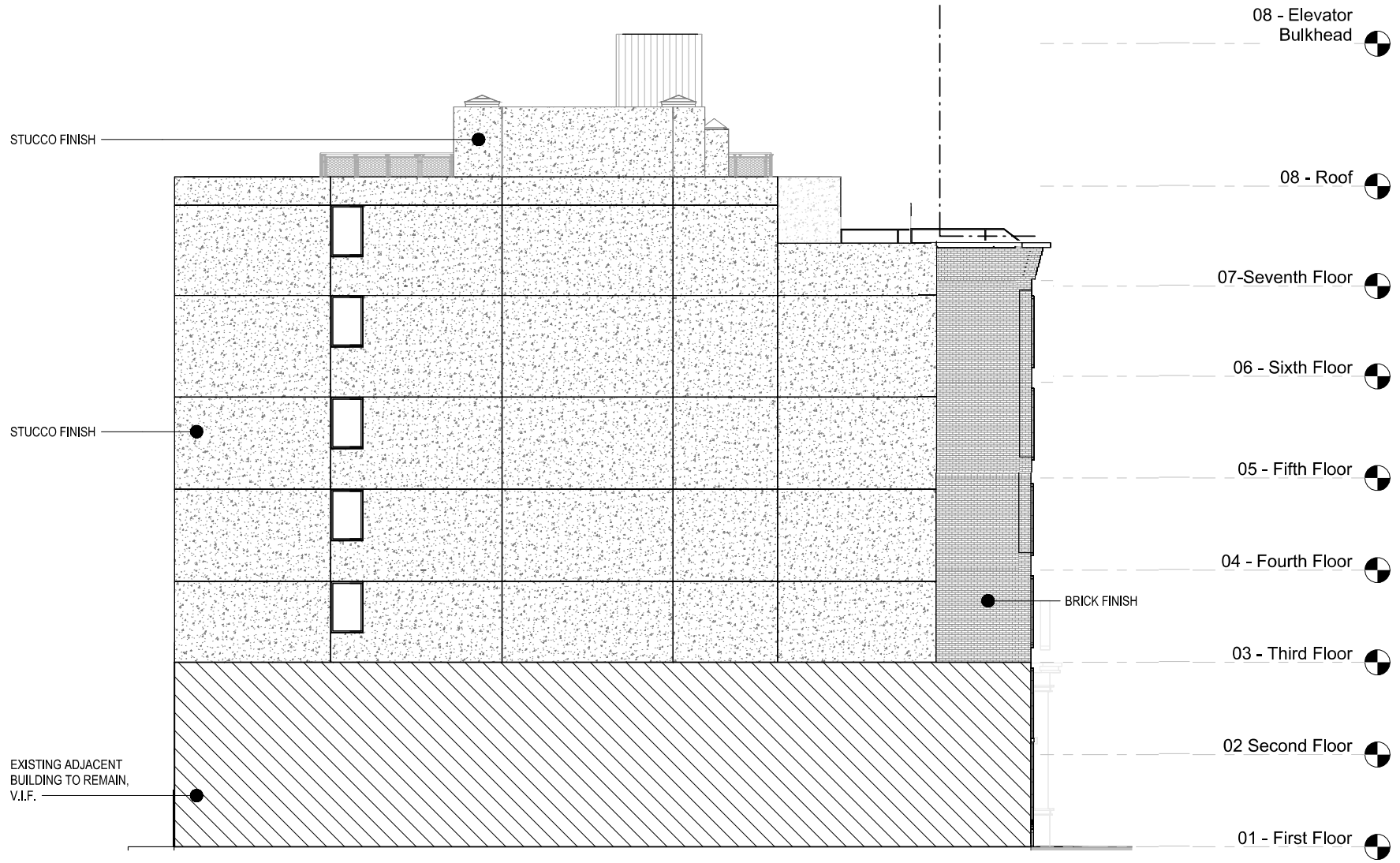
① ROOF PLAN
SCALE: 3/32" = 1'-0"



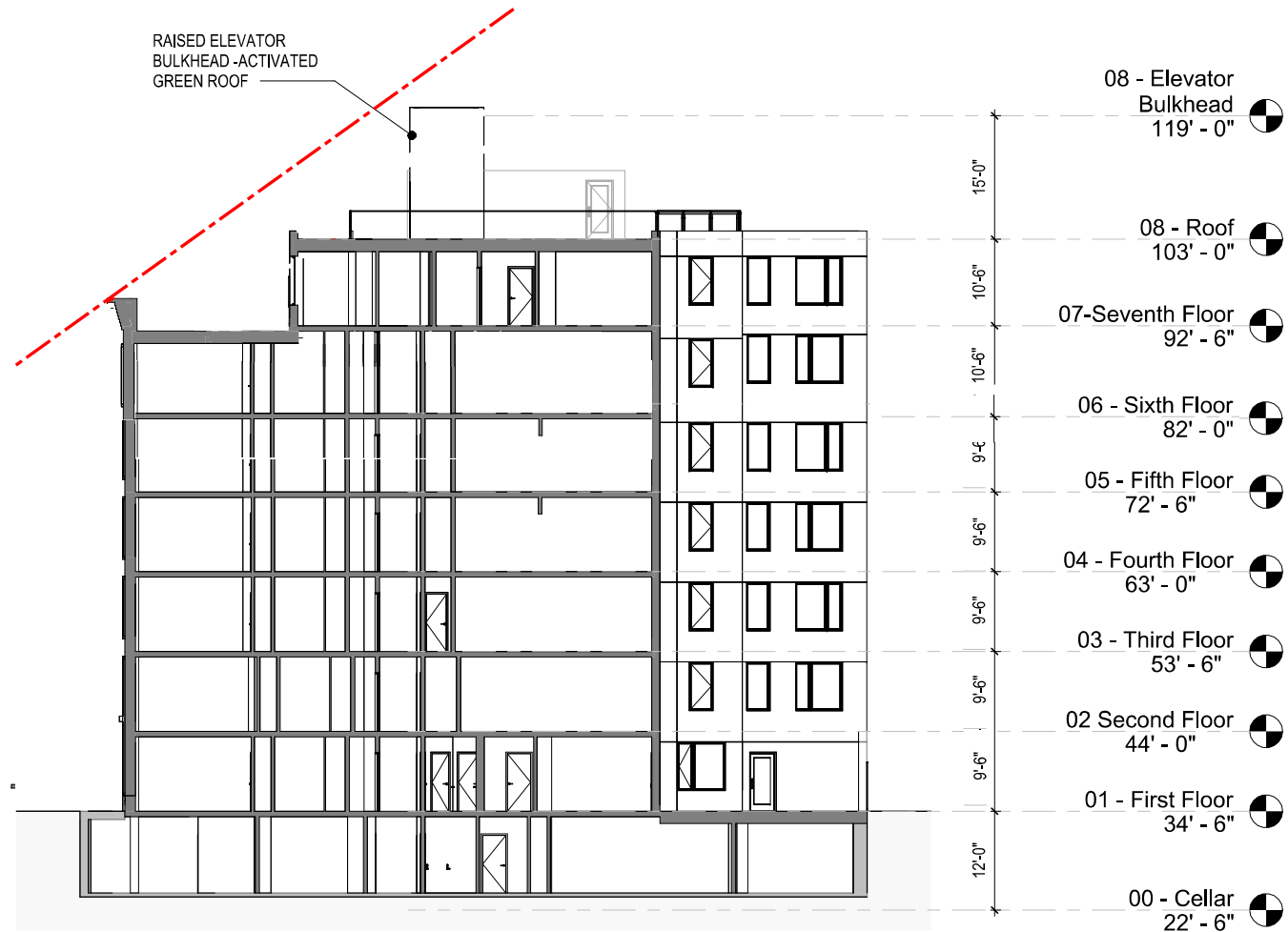








① EAST ELEVATION



1 BUILDING SECTION N/S

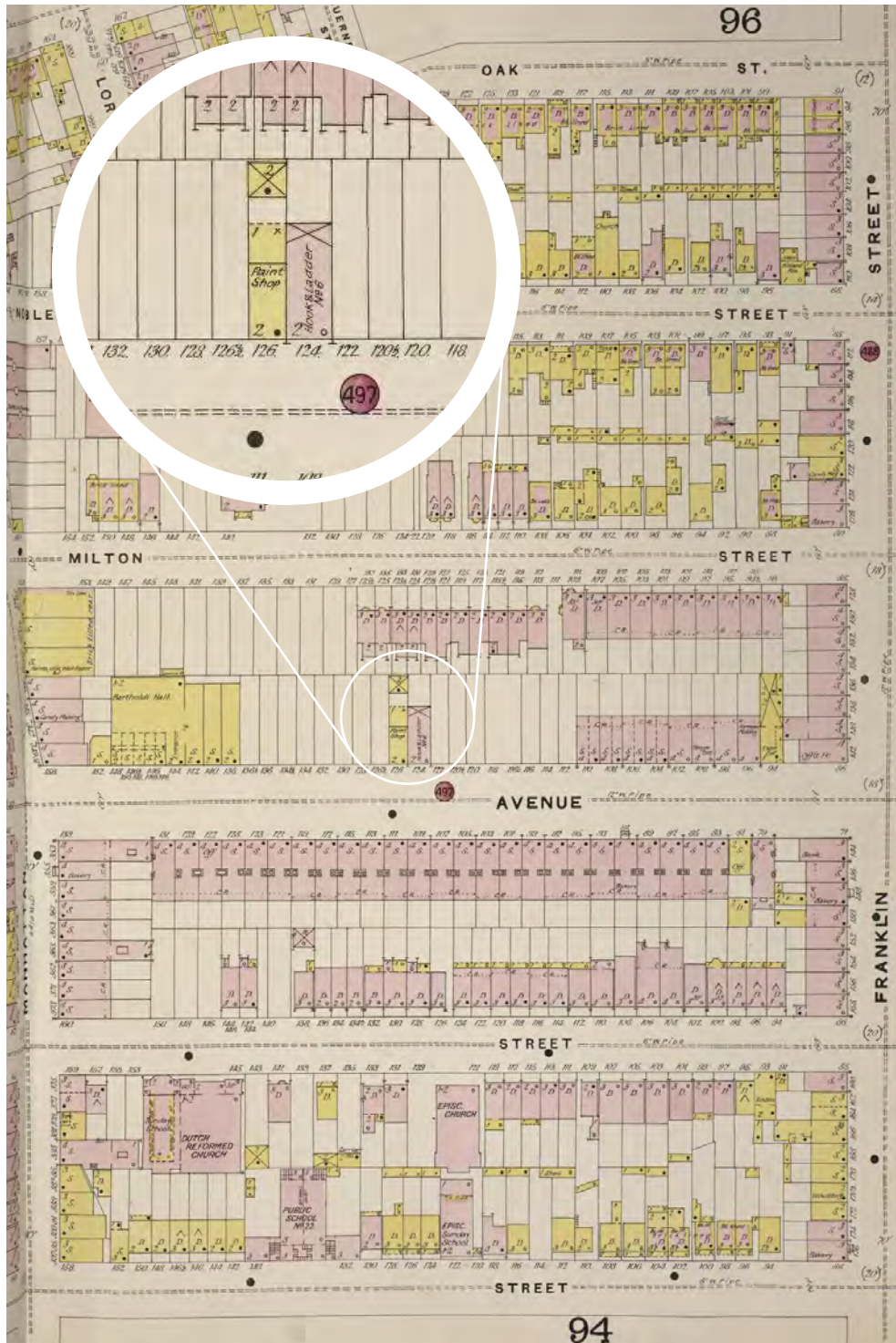


122-124 Greenpoint Avenue
Brooklyn, NY

Greenpoint Historic District

Block 2563 / Lot 23 and 25
Proposed Ten Unit Residential Building with
Commercial space at the ground floor
Zoning District C2-4/R6A

Part 1 - Context



1887 Sanborn Map

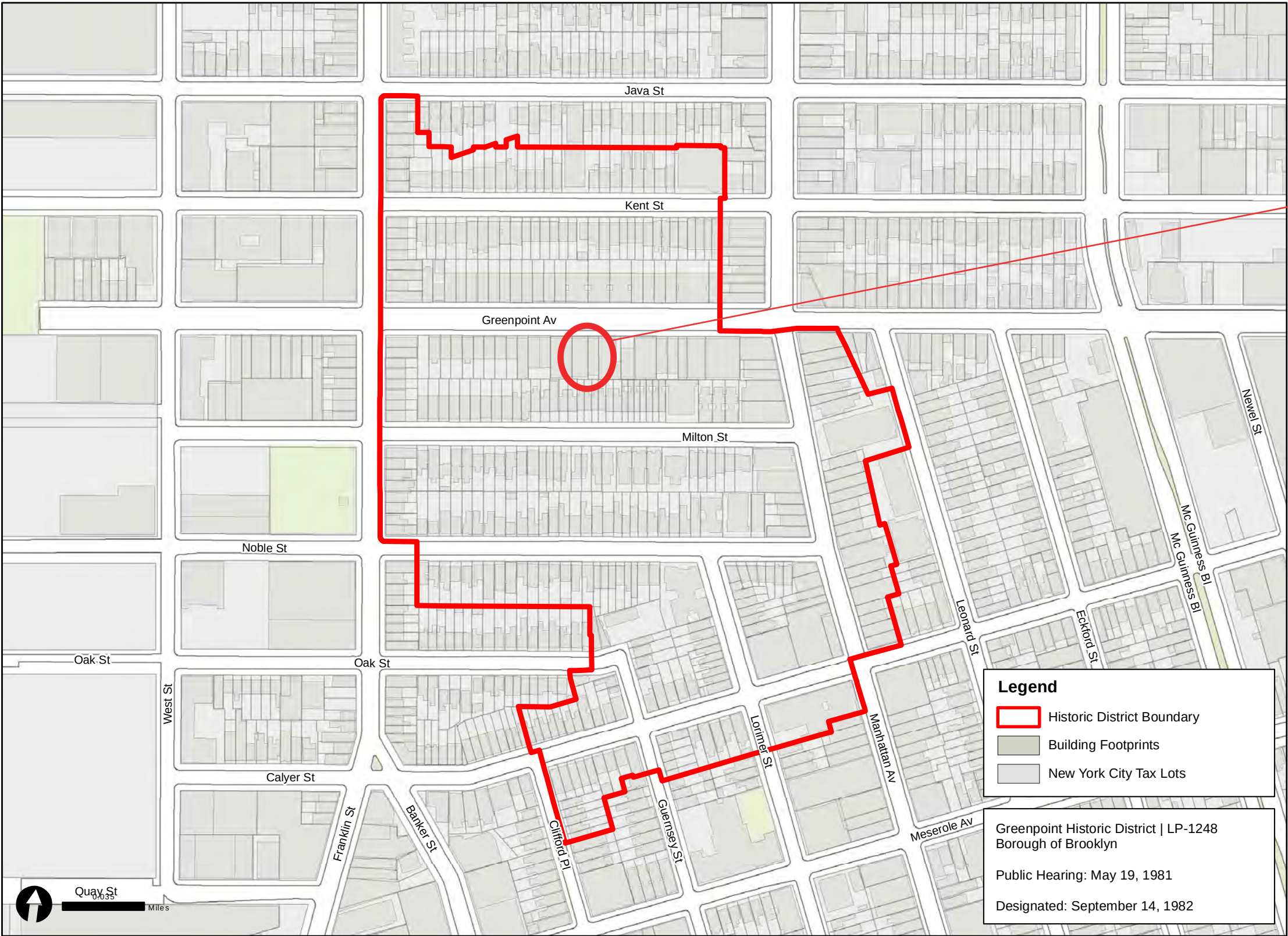
SANBORN MAP



1916 Sanborn Map



1942 Sanborn Map



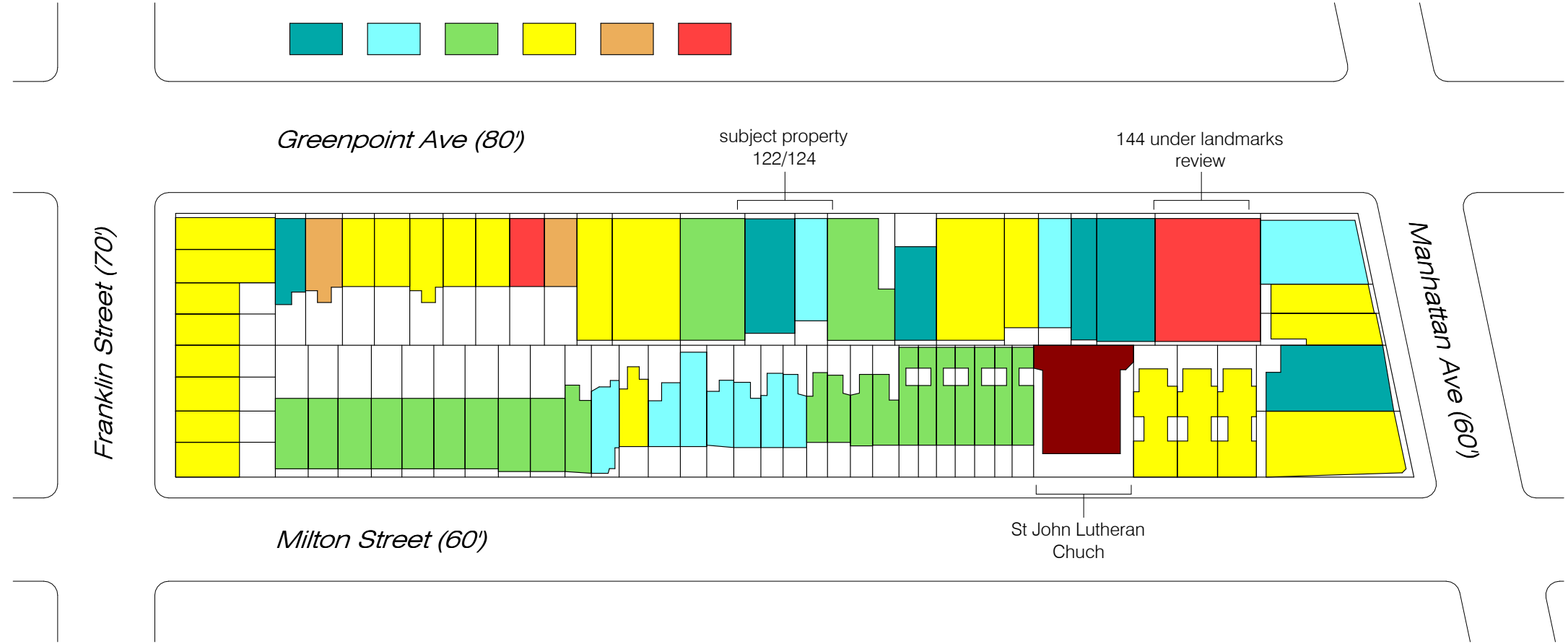
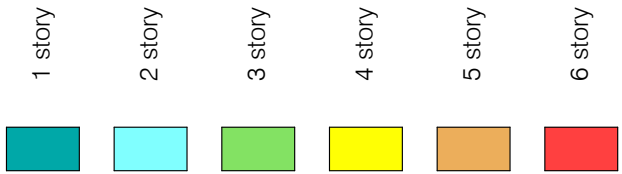
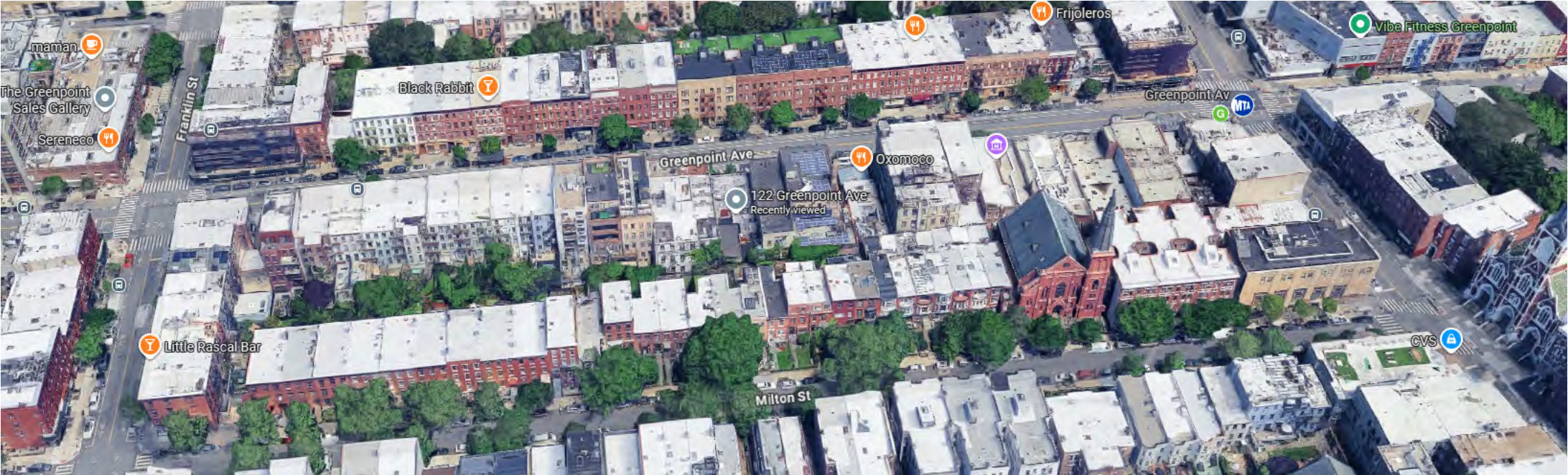
Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 1.31.2019



street wall lacks uniformity between subject site and Manhattan Ave; building typology and style also varies greatly



street wall between subject site and Franklin street becomes more cohesive with a general brick materiality and four story mixed use building type with ground floor retail



BLOCK PLAN



Historic Photo of 1880-1909
Hook and Ladder No. 6



1940s Tax Photo



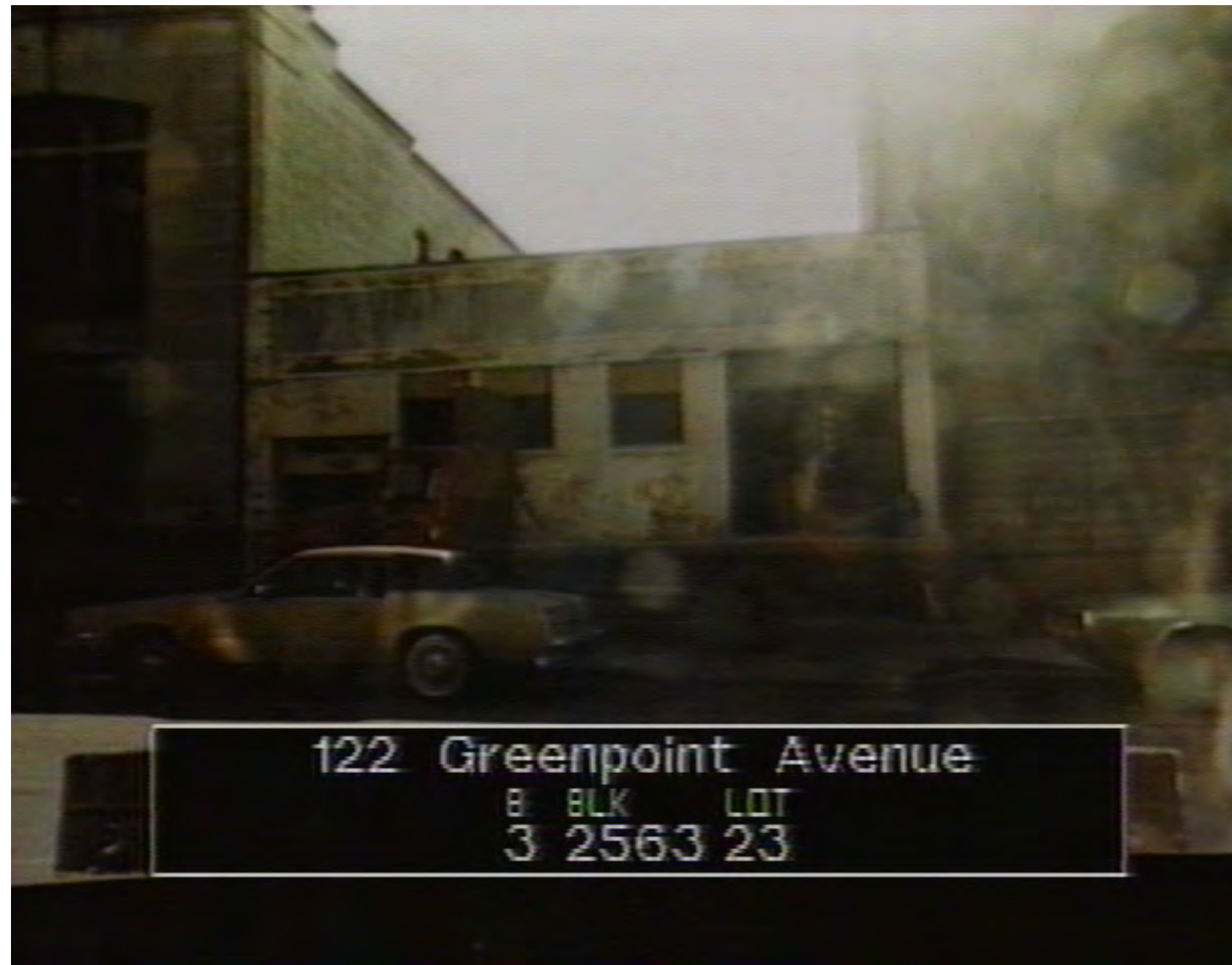
1980s Tax Photo

Hook and Ladder Company No. 6 went into active operation in 1869. An Italianate brick building was finished constructed around 1880 and was in use until around 1909 when it was replaced by the limestone clad building currently occupying the site.

HISTORIC PHOTO



1940s Tax Photo



1980s Tax Photo

122 Greenpoint Avenue to be demolished under a separate demolition permit. Building contains no historic significance or detailing. Per landmarks designation report the original wood shed was replaced

HISTORIC PHOTO



CURRENT PHOTO OF PROJECT SITE



CURRENT PHOTO OF PROJECT SITE