



COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

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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. CAPONEGRO
MEMBER-AT-LARGE

DEALICE FULLER
CHAIRPERSON

JOHANA PULGARIN
DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

COMBINED PUBLIC HEARING
AND BOARD MEETING
211 AINSLIE STREET
MAY 14, 2024

PUBLIC HEARING

ROLL CALL

The meeting was called to order at 6:05 PM by Chair Fuller. There were 31 members who answered the call.

1. **PRESENTATION: NEW YORK CONNECTS BROOKLYN** – Presenting their services and benefits of their programs for older adult. Professional service providers working with someone in need for a long-term support. Presenter Allysha Bryant, Program Director.
2. **PRESENTATION: FRANKLIN BK HOSPITALITY LLC**: – 11-25 Franklin St, (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider) this venue will have a capacity of more than 200 patrons. Referred by Mr. Arthur Dybanowski, Chair of the SLA Review & DCA Committee. Presenter, Phill Dorm.
3. **PRESENTATION: 1 MESEROLE AVE CORP**: – 1 Meserole Ave, (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider) this venue will have a capacity of more than 200 patrons. Referred by Mr. Arthur Dybanowski, Chair of the SLA Review & DCA Committee. Presenter, Michael Vaknin.
4. **CITY OF YES FOR HUSING OPPORTUNITY (PROJECT 2023Y0427) NON ULURP**:- The NYC Department of City Planning is proposing a citywide zoning text amendment to expand opportunities for housing within all zoning districts, and across all 59 of the City's Community Districts. These changes to the City's Zoning Resolution would enable more housing and a wider variety of housing types in every neighborhood, from the lowest-density districts to the highest, to address the housing shortage and high

cost of housing in New York City. Presenter, Lucia Marquez Reagan, Borough Planner, NYC Dpt of City Planning.

5. **NOMINATIONS FOR ELECTION OF OFFICERS AT 8:00 PM**

(At 8:00 PM, the presentation was halted to allow the nominations to take place)

Chair Fuller noted that it was 8 PM and nominations for the Attendance Committee and Executive Board would take place. She would take them in this order:

- **EXECUTIVE BOARD:**
- **Nomination for Chairperson:**
Mr. Simon Weiser nominated Ms. Fuller
- **Nomination for 1st Vice Chair:**
Ms. Gina Barros nominated Mr. Wieser
Mr. Pferd nominated Mr. Kelterborn
- **Nomination for 2nd Vice Chair:**
Mr. Stefen Chesler nominated Ms. Teague
- **Nomination for 3rd Vice Chair:**
Mr. Heimlich nominated Ms. Barros
- **Nomination for Financial Secretary:**
Ms. Teague nominated Mr. Heimlich
- **Nomination for Recording Secretary:**
Ms. Cabrera nominated Ms. Iglesias
- **Nomination for Member at Large:**
Mr. Bachorowski nominated Mr. Caponegro
- **ATTENDANCE COMMITTEE:**
- Ms. Iglesias nominated Ms. Cabrera.
- Mr. Bruzaitis nominated Mr. Kelterborn.
- Mr. Weiser nominated Rabbi Niederman.
- Mr. Vega nominated Mr. Pferd.
- Mr. Kelterborn nominated Mr. Bruzaitis.

- Ms. Drinkwater nominated Mr. Costa.

There were no other names submitted and nominations were closed.

6. DOT DINING OUT NYC PERMIT APPLICATIONS

1. Huda, 312 Leonard St, App # 20240305030001
2. Elder Greene, 160 Franklin St, App # 20240319030001
3. Bar Americano, 180 Franklin St, App # 20240326030001
4. Pete's Candy Store, 709 Lorimer St, App # 20240403030001

7. LIQUOR LICENSES

NEW

1. Rich Mhasarn, 131 Grand Street, (New Application and Temporary Retail Permit - Wine, Beer & Cider, Rest)
2. Cozumel Mexican Restaurant Corp, DBA, Mexico 2000 Restaurant, 369 Broadway, (New Application and Temporary Retail Permit - Liquor, Wine, Beer & Cider, Rest)
3. La Sirena Events Inc., 25 Kent Avenue, (New Application - Liquor, Wine, Beer & Cider, Catering)
4. Via Siracusa 64 Corp., DBA, Lella Alimentari 2, 141 Havemeyer Street, (New Application and Temporary Retail Permit - Liquor, Wine, Beer & Cider, Rest)
5. Rita's Pizzeria LLC, DBA, Rita's Pizzeria, 160 Huran Street, (New Application and Temporary Retail Permit - Wine, Beer & Cider, Bar/Tavern)
6. DLS Events LLC, DBA, Warsaw Polish National Home, 261-7 Driggs Avenue, (New Application - Liquor, Wine, Beer & Cider, Bar/Tavern)
7. Lanfranco Family LLC, DBA, The Pizza Inn, 198 Union Avenue, (Method of Operation - Liquor, Wine, Beer & Cider, Rest)
8. Schmaltz Foods LLC, DBA, Shalom Japan, 310 S. 4th Street, (Alteration - Liquor, Wine, Beer & Cider, Rest)
9. Entity to be Formed by Dawn Eldridge, 185 Broadway, (New Application - Liquor, Wine, Beer & Cider, Rest)
10. Blat Books LLC, DBA, Black Springs Books, 672 Driggs Avenue, (New Application and Temporary Retail Permit - Wine, Beer & Cider, Bar/Tavern)
11. FSMJ One, Inc., DBA, Johnny's, 642 Driggs Avenue, (New Application and Temporary Retail Permit - Wine, Beer & Cider, Rest)
12. FSMJ One, Inc., DBA, Johnny's, 642 Driggs Avenue, (New Application - Liquor Wine, Beer & Cider, Rest)

13. Free Ciao LLC, DBA, Ciao Ciao Disco, 97 North 10th Street #1G, (New Application and Temporary Retail Permit - Liquor, Wine, Beer & Cider, Bar/Tavern)
14. Greek Boys Kitchen LLC, DBA, Greek Kitchen, 912 Manhattan Avenue, (New Application and Temporary Retail Permit - Wine, Beer & Cider, Rest)
15. 3 Date Williamsburg LLC, 109 South 6th Street, (New Application and Temporary Retail Permit - Wine, Beer & Cider, Bar/Tavern)
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18. SSAW Brooklyn Inc., 330 S. 3rd Street, Store 2, (New Application and Temporary Retail Permit - Wine, Beer & Cider, Rest)
19. CR Will LLC, 135 Metropolitan Avenue, (New Application and Temporary Retail Permit - Liquor, Wine, Beer & Cider, Rest)
20. Paint 367 LLC, 367 Metropolitan Avenue, (New Application and Temporary Retail Permit - Liquor, Wine, Beer & Cider, Rest)
21. Meyerbrau LLC, DBA, Eckhart Beer Company, 545 Johnson Ave, (New Application and Temporary Retail Permit - Liquor, Wine, Beer & Cider, Recorded Music)
22. 1 Meserole Ave Corp, DBA Deuces Nightlife, 1 Meserole Ave, (New Application and Temporary Retail Permit - Liquor, Wine, Beer & Cider, Disc Jockey, Recorded Music)
23. Oh Dumplings of Greenpoint Inc, 56 India St, (New Application and Temporary Retail Permit – wine, Beer & cider, Rest)

RENEWAL

1. Xixa LLC, DBA, Xixa, 241 South 4th Street, (Renewal - Liquor, Wine, Beer & Cider, Rest)
2. Nassau Kyoto Japanese Sushi Inc., DBA, Kyoto Sushi, 161 Nassau Avenue, (Renewal - Wine, Beer & Cider, Rest)
3. Mendez & Avelar Inc., DBA, La Superior, 295 Berry Street, South 2nd 7 Berry Street, (Renewal - Liquor, Wine, Beer & Cider, Rest)
4. Bernie's Point LLC, DBA, Bernie's, 836 Lorimer Street (A/K/A 332 Driggs Avenue), (Renewal - Liquor, Wine, Beer & Cider, Rest)
5. Mendenhall LLC, DBA, Lady Jay's, 633 Grand Street, (Renewal - Liquor, Wine, Beer & Cider, Bar/Tavern)
6. Caribbean Sports Bar & Grill Inc., 244 Grand Street, (Renewal - Liquor, Wine, Beer & Cider, Bar/Tavern)
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8. Media 5 Co. LLC, DBA, Northern Bell, 612 Metropolitan Avenue, (Renewal - Liquor, Wine, Beer & Cider, Rest)

9. Bushwick Ice House LLC, 35 Ingraham Street, (Renewal - Liquor, Wine, Beer & Cider, Bar/Tavern)
10. Days of Joy Inc., DBA, Nights of Joy, 667 675 677 Lorimer Street, (Renewal - Liquor, Wine, Beer & Cider, Bar/Tavern)
11. 160 Havemeyer LLC, DBA, Domino Wine Bar, 160 Havemeyer Street Store #5, (Renewal - Wine, Beer & Cider, Bar/Tavern)
12. Niran Restaurant Corp., DBA, Thai Café, 925 Manhattan Avenue, (Renewal - Wine, Beer & Cider, Rest)
13. JS Manhattan Corp, DBA, Pelicana Chicken, 941 Manhattan Avenue, (Renewal - Wine, Beer & Cider, Rest)
14. GFLC Market LLC, DBA, Greenpoint Fish & Lobster Complanly, 114 Nassau Avenue, Store, (Renewal - Wine, Beer & Cider, Rest)
15. Haku Ten Inc., DBA, Amami Sushi, 57 Nassau Avenue Store 2, (Renewal - Liquor, Wine, Beer & Cider, Rest)
16. DDT Williamsburg Corp, DBA Bia Bar & Grill, 67 S 6th St, (Renewal – Liquor, Wine, Beer & Cider, Rest)

8. **CANNABIS LICENSES**

1. Alexander Norman, DBA Budega NYC, 371 Union Ave, Retail Dispensary
2. CTNYC Partners Inc, 257 Grand St, Retail Dispensary
3. DLD DH INC, DBA Devil's Harvest, 922 Manhattan Ave, Retail Dispensary
4. Jean Levasseur, DBA Positive Vibes Cannabis, 301 Broadway, Retail Dispensary
5. Jesse O'Neill, DBA Budies LLC, 626 Manhattan Ave, Retail Dispensary

BOARD MEETING

MOMENT OF SILENCE

Chair Fuller called for a moment of silence.

ROLL CALL – Chair Fuller requested a roll call 40 Members answered the call. (Absent: Mr. Chirichella, Mr. Goldstein, Mr. Gross, Ms. Horowitz, Mr. Indig, Ms. Lopez, Ms. Moskovits, Mr. Niederman, Mr. Talati, Mr. Van Couten.

APPROVAL OF THE AGENDA

Motion to approve the agenda was made by Mr. Caponegro and seconded by Ms. Cabrera. The agenda was approved by all the members present.

APPROVAL OF THE MINUTES

Motion to approve the Minutes was made by Mr. Caponegro and seconded by Mr. Pferd: The Minutes of the April 2024 Board meeting were approved by the members present.

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

Gabriela Zak: In favor of 1 Meserole Ave Corp.

Matthew Kennedy: In favor of City of yes rezoning proposal.

Jennifer Gooley: City of yes rezoning proposal.

Laura Irons: City of yes rezoning proposal.

Harper D. Lieblich: City of yes rezoning proposal.

Alyssa Cas: No show.

Lauren Comito: Brooklyn Public Library.

COMMITTEE REPORTS

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

Mr. Dybanowski requested a motion to approve the report as written.

A motion was made by Ms. Cabrera and seconded by Ms. Teague.

The vote was 36 "Yes", 0 "No", 0 "ABSTENTIONS"; 0 "RECUSALS".

Motion Carried.

LAND USE, ULURP AND LAND MARKS COMMITTEE – Del Teague, Committee Chair, report as written.

Ms. Teague requested a motion to approve to send a letter to our Councilmembers asking them to proactively support our desire to have developers give a pre-certification presentation to the Land Use/Landmarks Committee, in order to give the committee and the full board advance notice of the proposed development, and to give us and the developers more negotiation time.

A motion was made by Ms. Iglesias and seconded by Ms. Cabrera.

The vote was 34 "Yes", 0 "No", 0 "ABSTENTIONS"; 0 "RECUSALS".

Motion Carried.

HOUSING & PUBLIC HOUSING COMMITTEE – Rabbi Niederman, Committee Chair.

Rabbi Niederman requested a motion to approve sending a letter thanking Two Trees for their report and for expressing their concern about the new housing percentage we will receive. We are also proposing to ask them to hold a meeting with the other development companies that carry out housing in the community so that they can support us in maintaining the 50% preference for our community.

A motion was made by Mr. Vega and seconded by Ms. Cabrera.

The vote was 34 “Yes”, 1 “No”, 0 “ABSTENTIONS”; 0 “RECUSALS”.

Motion Carried.

BOARD BUDGET – Mr. David Heimlich, Committee Co-Chair.

Mr. Heimlich requested a motion to approve the purchase of 2 new desktop computers and 4 Monitors recommended by the Office of Technology and Innovation.

A motion was made by Ms. Foster and seconded by Ms. Bamonte.

The vote was 34 “Yes”, 0 “No”, 0 “ABSTENTIONS”; 0 “RECUSALS”.

Motion Carried.

CANNABIS REVIEW COMMITTEE – Mr. William Vega, Committee Chair. Report as written.

Mr. Vega requested a motion to approve the report as written.

A motion was made by Mr. Dybanowski and seconded by Mr. Bruzaitis.

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

Motion Carried.

TRANSPORTATION COMMITTEE – Mr. Eric Bruzaitis, Committee Chair.

- Mr. Bruzaitis requested a motion to send a letter of support to NYC TLC to approve the renewal of Yerushalayim Car & Limo, Inc. 343 Roebling Street, Brooklyn, NY 11211, NYC TLC Lic B02839.

A motion was made by Mr. Weiser and seconded by Ms. Peterson.

The was 33 “Yes”, 0 “No”, 1 “ABSTENTIONS”; 0 “RECUSALS”.

Motion Carried.

- Mr. Bruzaitis requested a motion to send a letter to Councilwoman Gutierrez asking to approve the co-naming corner of Graham Ave & Broadway as “Boricua College Way”.

A motion was made by Mr. Weiser and seconded by Ms. Peterson.

The was 33 “Yes”, 0 “No”, 1 “ABSTENTIONS”; 0 “RECUSALS”.

Motion Carried.

- Mr. Bruzaitis requested a motion to deny ASP Changes for McGuinness Blvd between Clay & Ash Streets from Night Cleaning to Day Cleaning.

A motion was made by Mr. Weiser and seconded by Ms. Peterson.

The was 33 “Yes”, 0 “No”, 1 “ABSTENTIONS”; 0 “RECUSALS”.

Motion Carried.

- Mr. Bruzaitis requested a motion to draft a letter to DOT supporting a traffic study of these road segments with the inclusion of the addition of a protected bicycle lane on Harrison from Walton to Flushing and the daylighting request for Bedford and Flushing.

A motion was made by Mr. Weiser and seconded by Ms. Peterson.

The was 33 “Yes”, 0 “No”, 1 “ABSTENTIONS”; 0 “RECUSALS”.

Motion Carried.

- Mr. Bruzaitis requested a motion to inform NYC DOT/DOB its approval of the revocable consent request at 19 Debevoise Street by the petitioner: Greenpoint Hospital Shelter Housing Development Fund Corporation (B2885/L35).

A motion was made by Mr. Weiser and seconded by Ms. Peterson.

The was 33 “Yes”, 0 “No”, 1 “ABSTENTIONS”; 0 “RECUSALS”.

Motion Carried.

- Mr. Bruzaitis requested a motion to draft a letter to NYC DOT asking that they provide the work plan for the completion of the proposed safety improvements to McGuinness Blvd.

A motion was made by Mr. Weiser and seconded by Ms. Peterson.

The was 33 “Yes”, 0 “No”, 1 “ABSTENTIONS”; 0 “RECUSALS”.

Motion Carried.

- Mr. Bruzaitis requested a motion to draft a letter to the President of the Brooklyn Navy Yard expressing its objection to the operations at Building 293 (293 Broadway Group LTD) and any plans to grant the location permanent event space status without a proper security and transportation plan.

A motion was made by Mr. Weiser and seconded by Ms. Peterson.

The was 33 “Yes”, 0 “No”, 1 “ABSTENTIONS”; 0 “RECUSALS”.

Motion Carried.

- Mr. Bruzaitis requested a motion to draft its standard traffic-related fatality inquiry letter to NYPD Highway Patrol and 90th Precinct, Councilmember Restler, DA Gonzalez, NYC DOT regarding the following victim: Yitel Wertzberger, Killed April 16, 2024, Location: Corner of Wallabout Street & Wythe Avenue.

A motion was made by Mr. Weiser and seconded by Ms. Peterson.

The was 33 “Yes”, 0 “No”, 1 “ABSTENTIONS”; 0 “RECUSALS”.

Motion Carried.

CHAIRPERSON’S REPORT – As written.

DISTRICT MANAGER’S REPORT – As written.

PARKS DEPARTMENT MINUTE – As written. See attached. Ms. Mary Salig submitted a written report which was distributed.

ANNOUNCEMENTS: ELECTED OFFICIALS

Councilmember Lincoln Restler provided an update.

Bruno Daniel, representative for Brooklyn Borough President Antonio Reynoso, provided an update.

OLD BUSINESS

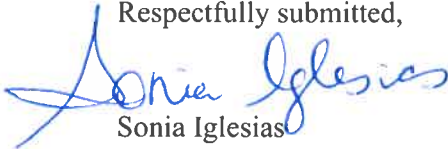
Mr. Pferd asked about the financial report. He was advised that his report goes out monthly and to check his email.

NEW BUSINESS

ADJOURNMENT

The meeting was adjourned at 10:03pm.

Respectfully submitted,

A handwritten signature in blue ink that reads "Sonia Iglesias". The signature is fluid and cursive, with the first name "Sonia" and last name "Iglesias" clearly distinguishable.

Sonia Iglesias

Recording Secretary

Note: For further information on accessibility or to make a request for accommodations, 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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May 2, 2024

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 --- MAY 14, 2024
TIME: *** 6:00 PM ***
WHERE: SWINGING SIXTIES SENIOR CENTER
211 AINSLIE STREET
BROOKLYN, NY 11211
(CORNER OF MANHATTAN AVENUE)

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

PUBLIC HEARING

AGENDA

1. **PRESENTATION: NEW YORK CONNECTS BROOKLYN** – Presenting their services and benefits of their programs for older adult. Professional service providers

working with someone in need for a long-term support. Presenter Allysha Bryant, Program Director. **15 Minutes.**

2. **PRESENTATION: FRANKLIN BK HOSPITALITY LLC:** – 11-25 Franklin St, (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider) this venue will have a capacity of more than 200 patrons. Referred by Mr. Arthur Dybanowski, Chair of the SLA Review & DCA Committee. Presenter, Max . **15 Minutes.**
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5. **NOMINATIONS FOR ELECTION OF OFFICERS AT 8:00 P.M.**
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NOMINATIONS FOR THE EXECUTIVE COMMITTEE AND THE ATTENDANCE COMMITTEE WIL TAKE PLACE PROMPTLY AT 8:00 PM.

NOMINATIONS DO NOT REQUIRE A SECOND

BOARD MEETING

1. **MOMENT OF SILENCE**
2. **ROLL CALL**
3. **APPROVAL OF THE AGENDA**
4. **APPROVAL OF THE MINUTES** – Combined Public Hearing and Board Meeting of April 9, 2024.
5. **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.)
6. **COMMITTEE REPORTS**
7. **CHAIRPERSON’S REPORT** – As written.
8. **DISTRICT MANAGER’S REPORT** – As written.
9. **PARKS REPORT**
10. **ANNOUNCEMENTS: ELECTED OFFICIALS**
11. **OLD BUSINESS**
12. **NEW BUSINESS**
13. **ADJOURNMENT**

Note: For further information on accessibility or to make a request for accommodations, 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: May 14, 2024

BOARD MEETING AND PUBLIC HEARING

GINA ARGENTO	SONIA IGLESIAS
BOGDAN BACHOROWSKI	MOISHE INDIG
LISA BAMONTE	JACOB ITZKOWITZ
GINA BARROS	ROBERT JEFFERY
ERIC BRUZAITIS	BOZENA KAMINSKI
IRIS CABRERA	PAUL KELTERBORN
PHILIP CAPONEGRO	WILLIAM KLAGSBALD
FRANK CARBONE	MERYL LABORDE
STEPHEN CHESLER	MARIE LEANZA
MICHAEL CHIRICHELLA	YAMILLETTE LEBRON
KEVIN COSTA	MICHELLE LOPEZ
GIOVANNI D'AMATO	CLEMENTINE McCOY
ERIN DRINKWATER	ADAM MEYERS
MIGUELINA DURAN	TOBY MOSKOVITS
ARTHUR DYBANOWSKI	MICHAL MROWIEC
ROSEMARY ESPINAL	RABBI DAVID NIEDERMAN
LLOYD FENG	JANICE PETERSON
JULIA AMANDA FOSTER	AUSTIN PFERD
RIFKA FRIEDMAN	BELLA SABEL
DEALICE FULLER	ISAAC SOFER
JOEL GOLDSTEIN	SAMEER TALATI
JOEL GROSS	DEL TEAGUE
DAVID HEIMLICH	RAFFAELLO VAN COUTEN
LARISSA HO	WILLIAM VEGA
KATIE DENNY HOROWITZ	SIMON WEISER

Council Member
Lincoln Restler

Council Member
Jennifer Gutierrez



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SLA REVIEW COMMITTEE - MOTION: TO APPROVE REPORT AS WRITTEN

Motion made by: MS. Cabrera

Seconded by: Ms. Teague

DATE: 5/14/2024

	YES	NO	ABS		YES	NO	ABS
GINA ARGENTO				SONIA IGLESIAS	X		
BOGDAN BACHOROWSKI	X			MOISHE INDIG			
LISA BAMONTE	X			JACOB ITZKOWITZ			
GINA BARROS	X			ROBERT JEFFERY	X		
ERIC BRUZAITIS	X			BOZENA KAMINSKI	X		
IRIS CABRERA	X			PAUL KELTERBORN	X		
PHILIP CAPONEGRO	X			WILLIAM KLAGSBALD	X		
FRANK CARBONE	X			MERYL LABORDE	X		
STEPHEN CHESLER	X			MARIE LEANZA	X		
MICHAEL CHIRICHELLA				YAMILLETTE LEBRON	X		
KEVIN COSTA	X			MICHELLE LOPEZ			
GIOVANNI D’AMATO	X			CLEMENTINE McCOY	X		
ERIN DRINKWATER	X			ADAM MEYERS	X		
MIGUELINA DURAN	X			TOBY MOSKOVITS			
ARTHUR DYBANOWSKI	X			MICHAL MROWIEC	X		
ROSEMARY ESPINAL	X			RABBI DAVID NIEDERMAN			
LLOYD FENG	X			JANICE PETERSON	X		
JULIA AMANDA FOSTER	X			AUSTIN PFERD	X		
RIFKA FRIEDMAN	X			BELLA SABEL	X		
DEALICE FULLER				ISAAC SOFER			
JOEL GOLDSTEIN				SAMEER TALATI			
JOEL GROSS				DEL TEAGUE	X		
DAVID HEIMLICH	X			RAFFAELLO VAN COUTEN			
LARISSA HO	X			WILLIAM VEGA	X		
KATIE DENNY HOROWITZ				SIMON WEISER	X		

TIME: 8:53 PM TALLY: 36 YES 0 NO 0 ABS RECUSAL



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CANNABIS REVIEW COMMITTEE - MOTION: TO APPROVE REPORT AS WRITTEN

Motion made by: Mr. Dybanowski

Seconded by: Mr. Bruzaitis

DATE: 5/14/2024

	YES	NO	ABS		YES	NO	ABS
GINA ARGENTO				SONIA IGLESIAS	X		
BOGDAN BACHOROWSKI	X			MOISHE INDIG			
LISA BAMONTE	X			JACOB ITZKOWITZ			
GINA BARROS	X			ROBERT JEFFERY	X		
ERIC BRUZAITIS	X			BOZENA KAMINSKI	X		
IRIS CABRERA	X			PAUL KELTERBORN	X		
PHILIP CAPONEGRO	X			WILLIAM KLAGSBALD	X		
FRANK CARBONE				MERYL LABORDE	X		
STEPHEN CHESLER	X			MARIE LEANZA		X	
MICHAEL CHIRICHELLA				YAMILLETTE LEBRON	X		
KEVIN COSTA				MICHELLE LOPEZ			
GIOVANNI D’AMATO	X			CLEMENTINE McCOY	X		
ERIN DRINKWATER				ADAM MEYERS	X		
MIGUELINA DURAN	X			TOBY MOSKOVITS			
ARTHUR DYBANOWSKI	X			MICHAL MROWIEC	X		
ROSEMARY ESPINAL	X			RABBI DAVID NIEDERMAN			
LLOYD FENG	X			JANICE PETERSON		X	
JULIA AMANDA FOSTER	X			AUSTIN PFERD	X		
RIFKA FRIEDMAN	X			BELLA SABEL			X
DEALICE FULLER				ISAAC SOFER			
JOEL GOLDSTEIN				SAMEER TALATI			
JOEL GROSS				DEL TEAGUE	X		
DAVID HEIMLICH	X			RAFFAELLO VAN COUTEN			
LARISSA HO	X			WILLIAM VEGA	X		
KATIE DENNY HOROWITZ				SIMON WEISER	X		

TIME: 9:34 PM TALLY: 30 YES 2 NO 1 ABS RECUSAL



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BOARD BUDGET COMMITTEE - MOTION: TO APPROVE REPORT AS WRITTEN

Motion made by: Ms. Foster

Seconded by: Ms. Bamonte

DATE: 5/14/2024

	YES	NO	ABS		YES	NO	ABS
GINA ARGENTO				SONIA IGLESIAS	X		
BOGDAN BACHOROWSKI	X			MOISHE INDIG			
LISA BAMONTE	X			JACOB ITZKOWITZ			
GINA BARROS	X			ROBERT JEFFERY	X		
ERIC BRUZAITIS	X			BOZENA KAMINSKI	X		
IRIS CABRERA	X			PAUL KELTERBORN	X		
PHILIP CAPONEGRO	X			WILLIAM KLAGSBALD	X		
FRANK CARBONE	X			MERYL LABORDE	X		
STEPHEN CHESLER	X			MARIE LEANZA	X		
MICHAEL CHIRICHELLA				YAMILLETTE LEBRON	X		
KEVIN COSTA				MICHELLE LOPEZ			
GIOVANNI D’AMATO	X			CLEMENTINE McCOY	X		
ERIN DRINKWATER				ADAM MEYERS	X		
MIGUELINA DURAN	X			TOBY MOSKOVITS			
ARTHUR DYBANOWSKI	X			MICHAL MROWIEC	X		
ROSEMARY ESPINAL	X			RABBI DAVID NIEDERMAN			
LLOYD FENG	X			JANICE PETERSON	X		
JULIA AMANDA FOSTER	X			AUSTIN PFERD	X		
RIFKA FRIEDMAN	X			BELLA SABEL	X		
DEALICE FULLER				ISAAC SOFER			
JOEL GOLDSTEIN				SAMEER TALATI			
JOEL GROSS				DEL TEAGUE	X		
DAVID HEIMLICH	X			RAFFAELLO VAN COUTEN			
LARISSA HO	X			WILLIAM VEGA	X		
KATIE DENNY HOROWITZ				SIMON WEISER	X		

TIME: 9:39 PM TALLY: 34 YES 0 NO 0 ABS RECUSAL



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HOUSING & PUBLIC HOUSING COMMITTEE - MOTION: sending a letter thanking Two Trees for their report and for expressing their concern about the new housing percentage we will receive.

We are also proposing to ask them to hold a meeting with the other development companies that carry out housing in the community so that they can support us in maintaining the 50% preference for our community.

Motion made by: Mr. Vega
Seconded by: Ms. Cabrera

DATE: 5/14/2024

	YES	NO	ABS		YES	NO	ABS
GINA ARGENTO				SONIA IGLESIAS	X		
BOGDAN BACHOROWSKI	X			MOISHE INDIG			
LISA BAMONTE	X			JACOB ITZKOWITZ			
GINA BARROS	X			ROBERT JEFFERY	X		
ERIC BRUZAITIS	X			BOZENA KAMINSKI	X		
IRIS CABRERA	X			PAUL KELTERBORN	X		
PHILIP CAPONEGRO	X			WILLIAM KLAGSBALD	X		
FRANK CARBONE	X			MERYL LABORDE	X		
STEPHEN CHESLER	X			MARIE LEANZA	X		
MICHAEL CHIRICHELLA				YAMILLETTE LEBRON	X		
KEVIN COSTA				MICHELLE LOPEZ			
GIOVANNI D’AMATO	X			CLEMENTINE McCOY	X		
ERIN DRINKWATER	X			ADAM MEYERS	X		
MIGUELINA DURAN	X			TOBY MOSKOVITS			
ARTHUR DYBANOWSKI	X			MICHAL MROWIEC	X		
ROSEMARY ESPINAL	X			RABBI DAVID NIEDERMAN			
LLOYD FENG	X			JANICE PETERSON	X		
JULIA AMANDA FOSTER	X			AUSTIN PFERD		X	
RIFKA FRIEDMAN	X			BELLA SABEL	X		
DEALICE FULLER				ISAAC SOFER			
JOEL GOLDSTEIN				SAMEER TALATI			
JOEL GROSS				DEL TEAGUE	X		
DAVID HEIMLICH	X			RAFFAELLO VAN COUTEN			
LARISSA HO	X			WILLIAM VEGA	X		
KATIE DENNY HOROWITZ				SIMON WEISER	X		

TIME: 9:29 PM TALLY: 34 YES 1 NO 0 ABS RECUSAL



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LAND USE COMMITTEE - MOTION: Send a letter to our Councilmembers asking them to proactively support our desire to have developers give a pre-certification presentation to the Land Use/Landmarks Committee, in order to give the committee and the full board advance notice of the proposed development, and to give us and the developers more negotiation time.

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

DATE: 5/14/2024

YES NO ABS				YES NO ABS			
GINA ARGENTO				SONIA IGLESIAS	X		
BOGDAN BACHOROWSKI	X			MOISHE INDIG			
LISA BAMONTE	X			JACOB ITZKOWITZ			
GINA BARROS	X			ROBERT JEFFERY	X		
ERIC BRUZAITIS	X			BOZENA KAMINSKI	X		
IRIS CABRERA	X			PAUL KELTERBORN	X		
PHILIP CAPONEGRO	X			WILLIAM KLAGSBALD	X		
FRANK CARBONE	X			MERYL LABORDE	X		
STEPHEN CHESLER	X			MARIE LEANZA	X		
MICHAEL CHIRICHELLA				YAMILLETTE LEBRON	X		
KEVIN COSTA				MICHELLE LOPEZ			
GIOVANNI D’AMATO	X			CLEMENTINE McCOY	X		
ERIN DRINKWATER				ADAM MEYERS	X		
MIGUELINA DURAN	X			TOBY MOSKOVITS			
ARTHUR DYBANOWSKI	X			MICHAL MROWIEC	X		
ROSEMARY ESPINAL	X			RABBI DAVID NIEDERMAN			
LLOYD FENG	X			JANICE PETERSON	X		
JULIA AMANDA FOSTER	X			AUSTIN PFERD	X		
RIFKA FRIEDMAN	X			BELLA SABEL	X		
DEALICE FULLER				ISAAC SOFER			
JOEL GOLDSTEIN				SAMEER TALATI			
JOEL GROSS				DEL TEAGUE	X		
DAVID HEIMLICH	X			RAFFAELLO VAN COUTEN			
LARISSA HO	X			WILLIAM VEGA	X		
KATIE DENNY HOROWITZ				SIMON WEISER	X		

TIME: 9:25 PM TALLY: 34 YES 0 NO 0 ABS RECUSAL



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LAND USE COMMITTEE - MOTION: To excuse Ms. Kaminski’s absence from last month’s committee meeting because she was detained in a hospital emergency room.

Motion made by: Ms. Iglesias

Seconded by: Ms. Cabrera

DATE: 5/14/2024

	YES	NO	ABS		YES	NO	ABS
GINA ARGENTO				SONIA IGLESIAS	X		
BOGDAN BACHOROWSKI	X			MOISHE INDIG			
LISA BAMONTE	X			JACOB ITZKOWITZ			
GINA BARROS	X			ROBERT JEFFERY	X		
ERIC BRUZAITIS	X			BOZENA KAMINSKI	X		
IRIS CABRERA	X			PAUL KELTERBORN	X		
PHILIP CAPONEGRO	X			WILLIAM KLAGSBALD	X		
FRANK CARBONE	X			MERYL LABORDE	X		
STEPHEN CHESLER	X			MARIE LEANZA	X		
MICHAEL CHIRICHELLA				YAMILLETTE LEBRON	X		
KEVIN COSTA				MICHELLE LOPEZ			
GIOVANNI D’AMATO	X			CLEMENTINE McCOY	X		
ERIN DRINKWATER				ADAM MEYERS	X		
MIGUELINA DURAN	X			TOBY MOSKOVITS			
ARTHUR DYBANOWSKI	X			MICHAL MROWIEC	X		
ROSEMARY ESPINAL	X			RABBI DAVID NIEDERMAN			
LLOYD FENG	X			JANICE PETERSON	X		
JULIA AMANDA FOSTER	X			AUSTIN PFERD	X		
RIFKA FRIEDMAN	X			BELLA SABEL	X		
DEALICE FULLER				ISAAC SOFER			
JOEL GOLDSTEIN				SAMEER TALATI			
JOEL GROSS				DEL TEAGUE	X		
DAVID HEIMLICH	X			RAFFAELLO VAN COUTEN			
LARISSA HO	X			WILLIAM VEGA	X		
KATIE DENNY HOROWITZ				SIMON WEISER	X		

TIME: 9:25 PM TALLY: 34 YES 0 NO 0 ABS RECUSAL



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TRANSPORTATION COMMITTEE - MOTION: to send a letter of support to NYC TLC to approve the renewal of
Yerushalayim Car & Limo, Inc. 343 Roebling Street, Brooklyn, NY 11211, NYC TLC Lic B02839

Motion made by: Mr.Weiser

Seconded by: Ms. Peterson

DATE: 5/14/2024

	YES	NO	ABS		YES	NO	ABS
GINA ARGENTO				SONIA IGLESIAS	X		
BOGDAN BACHOROWSKI	X			MOISHE INDIG			
LISA BAMONTE	X			JACOB ITZKOWITZ			
GINA BARROS	X			ROBERT JEFFERY	X		
ERIC BRUZAITIS	X			BOZENA KAMINSKI	X		
IRIS CABRERA	X			PAUL KELTERBORN	X		
PHILIP CAPONEGRO	X			WILLIAM KLAGSBALD	X		
FRANK CARBONE	X			MERYL LABORDE	X		
STEPHEN CHESLER	X			MARIE LEANZA	X		
MICHAEL CHIRICHELLA				YAMILLETTE LEBRON			X
KEVIN COSTA				MICHELLE LOPEZ			
GIOVANNI D’AMATO	X			CLEMENTINE McCOY	X		
ERIN DRINKWATER				ADAM MEYERS	X		
MIGUELINA DURAN	X			TOBY MOSKOVITS			
ARTHUR DYBANOWSKI	X			MICHAL MROWIEC	X		
ROSEMARY ESPINAL	X			RABBI DAVID NIEDERMAN			
LLOYD FENG	X			JANICE PETERSON	X		
JULIA AMANDA FOSTER	X			AUSTIN PFERD	X		
RIFKA FRIEDMAN	X			BELLA SABEL	X		
DEALICE FULLER				ISAAC SOFER			
JOEL GOLDSTEIN				SAMEER TALATI			
JOEL GROSS				DEL TEAGUE	X		
DAVID HEIMLICH	X			RAFFAELLO VAN COUTEN			
LARISSA HO	X			WILLIAM VEGA	X		
KATIE DENNY HOROWITZ				SIMON WEISER	X		

TIME: 9:49 PM TALLY: 33 YES 0 NO 1 ABS RECUSAL



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TRANSPORTATION COMMITTEE - MOTION: to send a letter to Councilwoman Gutierrez asking to approve the co-naming corner of Graham Ave & Broadway as “Boricua College Way”

Motion made by: Mr.Weiser

Seconded by: Ms. Peterson

DATE: 5/14/2024

	YES	NO	ABS		YES	NO	ABS
GINA ARGENTO				SONIA IGLESIAS	X		
BOGDAN BACHOROWSKI	X			MOISHE INDIG			
LISA BAMONTE	X			JACOB ITZKOWITZ			
GINA BARROS	X			ROBERT JEFFERY	X		
ERIC BRUZAITIS	X			BOZENA KAMINSKI	X		
IRIS CABRERA	X			PAUL KELTERBORN	X		
PHILIP CAPONEGRO	X			WILLIAM KLAGSBALD	X		
FRANK CARBONE	X			MERYL LABORDE	X		
STEPHEN CHESLER	X			MARIE LEANZA	X		
MICHAEL CHIRICHELLA				YAMILLETTE LEBRON			X
KEVIN COSTA				MICHELLE LOPEZ			
GIOVANNI D’AMATO	X			CLEMENTINE McCOY	X		
ERIN DRINKWATER				ADAM MEYERS	X		
MIGUELINA DURAN	X			TOBY MOSKOVITS			
ARTHUR DYBANOWSKI	X			MICHAL MROWIEC	X		
ROSEMARY ESPINAL	X			RABBI DAVID NIEDERMAN			
LLOYD FENG	X			JANICE PETERSON	X		
JULIA AMANDA FOSTER	X			AUSTIN PFERD	X		
RIFKA FRIEDMAN	X			BELLA SABEL	X		
DEALICE FULLER				ISAAC SOFER			
JOEL GOLDSTEIN				SAMEER TALATI			
JOEL GROSS				DEL TEAGUE	X		
DAVID HEIMLICH	X			RAFFAELLO VAN COUTEN			
LARISSA HO	X			WILLIAM VEGA	X		
KATIE DENNY HOROWITZ				SIMON WEISER	X		

TIME: 9:49 PM TALLY: 33 YES 0 NO 1 ABS RECUSAL



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TRANSPORTATION COMMITTEE - MOTION: to deny ASP Changes for McGuiness Blvd between Clay & Ash
Streets from Night Cleaning to Day Cleaning.

Motion made by: Mr.Weiser

Seconded by: Ms. Peterson

DATE: 5/14/2024

	YES	NO	ABS		YES	NO	ABS
GINA ARGENTO				SONIA IGLESIAS	X		
BOGDAN BACHOROWSKI	X			MOISHE INDIG			
LISA BAMONTE	X			JACOB ITZKOWITZ			
GINA BARROS	X			ROBERT JEFFERY	X		
ERIC BRUZAITIS	X			BOZENA KAMINSKI	X		
IRIS CABRERA	X			PAUL KELTERBORN	X		
PHILIP CAPONEGRO	X			WILLIAM KLAGSBALD	X		
FRANK CARBONE	X			MERYL LABORDE	X		
STEPHEN CHESLER	X			MARIE LEANZA	X		
MICHAEL CHIRICHELLA				YAMILLETTE LEBRON			X
KEVIN COSTA				MICHELLE LOPEZ			
GIOVANNI D’AMATO	X			CLEMENTINE McCOY	X		
ERIN DRINKWATER				ADAM MEYERS	X		
MIGUELINA DURAN	X			TOBY MOSKOVITS			
ARTHUR DYBANOWSKI	X			MICHAL MROWIEC	X		
ROSEMARY ESPINAL	X			RABBI DAVID NIEDERMAN			
LLOYD FENG	X			JANICE PETERSON	X		
JULIA AMANDA FOSTER	X			AUSTIN PFERD	X		
RIFKA FRIEDMAN	X			BELLA SABEL	X		
DEALICE FULLER				ISAAC SOFER			
JOEL GOLDSTEIN				SAMEER TALATI			
JOEL GROSS				DEL TEAGUE	X		
DAVID HEIMLICH	X			RAFFAELLO VAN COUTEN			
LARISSA HO	X			WILLIAM VEGA	X		
KATIE DENNY HOROWITZ				SIMON WEISER	X		

TIME: 9:49 PM TALLY: 33 YES 0 NO 1 ABS RECUSAL



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TRANSPORTATION COMMITTEE - MOTION: to draft a letter to DOT supporting a traffic study of these road segments with the inclusion of the addition of a protected bicycle lane on Harrison from Walton to Flushing and the daylighting request for Bedford and Flushing.

Motion made by: Mr.Weiser

Seconded by: Ms. Peterson

DATE: 5/14/2024

	YES	NO	ABS		YES	NO	ABS
GINA ARGENTO				SONIA IGLESIAS	X		
BOGDAN BACHOROWSKI	X			MOISHE INDIG			
LISA BAMONTE	X			JACOB ITZKOWITZ			
GINA BARROS	X			ROBERT JEFFERY	X		
ERIC BRUZAITIS	X			BOZENA KAMINSKI	X		
IRIS CABRERA	X			PAUL KELTERBORN	X		
PHILIP CAPONEGRO	X			WILLIAM KLAGSBALD	X		
FRANK CARBONE	X			MERYL LABORDE	X		
STEPHEN CHESLER	X			MARIE LEANZA	X		
MICHAEL CHIRICHELLA				YAMILLETTE LEBRON			X
KEVIN COSTA				MICHELLE LOPEZ			
GIOVANNI D’AMATO	X			CLEMENTINE McCOY	X		
ERIN DRINKWATER				ADAM MEYERS	X		
MIGUELINA DURAN	X			TOBY MOSKOVITS			
ARTHUR DYBANOWSKI	X			MICHAL MROWIEC	X		
ROSEMARY ESPINAL	X			RABBI DAVID NIEDERMAN			
LLOYD FENG	X			JANICE PETERSON	X		
JULIA AMANDA FOSTER	X			AUSTIN PFERD	X		
RIFKA FRIEDMAN	X			BELLA SABEL	X		
DEALICE FULLER				ISAAC SOFER			
JOEL GOLDSTEIN				SAMEER TALATI			
JOEL GROSS				DEL TEAGUE	X		
DAVID HEIMLICH	X			RAFFAELLO VAN COUTEN			
LARISSA HO	X			WILLIAM VEGA	X		
KATIE DENNY HOROWITZ				SIMON WEISER	X		

TIME: 9:49 PM TALLY: 33 YES 0 NO 1 ABS RECUSAL



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Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyn1



TRANSPORTATION COMMITTEE - MOTION: to inform NYC DOT/DOB its approval of the revocable consent request at 19 Debevoise Street by the petitioner: Greenpoint Hospital Shelter Housing Development Fund Corporation (B2885/L35).

Motion made by: Mr.Weiser

Seconded by: Ms. Peterson

DATE: 5/14/2024

	YES	NO	ABS		YES	NO	ABS
GINA ARGENTO				SONIA IGLESIAS	X		
BOGDAN BACHOROWSKI	X			MOISHE INDIG			
LISA BAMONTE	X			JACOB ITZKOWITZ			
GINA BARROS	X			ROBERT JEFFERY	X		
ERIC BRUZAITIS	X			BOZENA KAMINSKI	X		
IRIS CABRERA	X			PAUL KELTERBORN	X		
PHILIP CAPONEGRO	X			WILLIAM KLAGSBALD	X		
FRANK CARBONE	X			MERYL LABORDE	X		
STEPHEN CHESLER	X			MARIE LEANZA	X		
MICHAEL CHIRICHELLA				YAMILLETTE LEBRON			X
KEVIN COSTA				MICHELLE LOPEZ			
GIOVANNI D’AMATO	X			CLEMENTINE McCOY	X		
ERIN DRINKWATER				ADAM MEYERS	X		
MIGUELINA DURAN	X			TOBY MOSKOVITS			
ARTHUR DYBANOWSKI	X			MICHAL MROWIEC	X		
ROSEMARY ESPINAL	X			RABBI DAVID NIEDERMAN			
LLOYD FENG	X			JANICE PETERSON	X		
JULIA AMANDA FOSTER	X			AUSTIN PFERD	X		
RIFKA FRIEDMAN	X			BELLA SABEL	X		
DEALICE FULLER				ISAAC SOFER			
JOEL GOLDSTEIN				SAMEER TALATI			
JOEL GROSS				DEL TEAGUE	X		
DAVID HEIMLICH	X			RAFFAELLO VAN COUTEN			
LARISSA HO	X			WILLIAM VEGA	X		
KATIE DENNY HOROWITZ				SIMON WEISER	X		

TIME: 9:49 PM TALLY: 33 YES 0 NO 1 ABS 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: to draft a letter to NYC DOT asking that they provide the work plan for the completion of the proposed safety improvements to McGuiness Blvd.

Motion made by: Mr.Weiser

Seconded by: Ms. Peterson

DATE: 5/14/2024

	YES	NO	ABS		YES	NO	ABS
GINA ARGENTO				SONIA IGLESIAS	X		
BOGDAN BACHOROWSKI	X			MOISHE INDIG			
LISA BAMONTE	X			JACOB ITZKOWITZ			
GINA BARROS	X			ROBERT JEFFERY	X		
ERIC BRUZAITIS	X			BOZENA KAMINSKI	X		
IRIS CABRERA	X			PAUL KELTERBORN	X		
PHILIP CAPONEGRO	X			WILLIAM KLAGSBALD	X		
FRANK CARBONE	X			MERYL LABORDE	X		
STEPHEN CHESLER	X			MARIE LEANZA	X		
MICHAEL CHIRICHELLA				YAMILLETTE LEBRON			X
KEVIN COSTA				MICHELLE LOPEZ			
GIOVANNI D’AMATO	X			CLEMENTINE McCOY	X		
ERIN DRINKWATER				ADAM MEYERS	X		
MIGUELINA DURAN	X			TOBY MOSKOVITS			
ARTHUR DYBANOWSKI	X			MICHAL MROWIEC	X		
ROSEMARY ESPINAL	X			RABBI DAVID NIEDERMAN			
LLOYD FENG	X			JANICE PETERSON	X		
JULIA AMANDA FOSTER	X			AUSTIN PFERD	X		
RIFKA FRIEDMAN	X			BELLA SABEL	X		
DEALICE FULLER				ISAAC SOFER			
JOEL GOLDSTEIN				SAMEER TALATI			
JOEL GROSS				DEL TEAGUE	X		
DAVID HEIMLICH	X			RAFFAELLO VAN COUTEN			
LARISSA HO	X			WILLIAM VEGA	X		
KATIE DENNY HOROWITZ				SIMON WEISER	X		

TIME: 9:49 PM TALLY: 33 YES 0 NO 1 ABS RECUSAL



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TRANSPORTATION COMMITTEE - MOTION: to draft a letter to the President of the Brooklyn Navy Yard expressing its objection to the operations at Building 293 (293 Broadway Group LTD) and any plans to grant the location permanent event space status without a proper security and transportation plan.

Motion made by: Mr.Weiser
Seconded by: Ms. Peterson

DATE: 5/14/2024

	YES	NO	ABS		YES	NO	ABS
GINA ARGENTO				SONIA IGLESIAS	X		
BOGDAN BACHOROWSKI	X			MOISHE INDIG			
LISA BAMONTE	X			JACOB ITZKOWITZ			
GINA BARROS	X			ROBERT JEFFERY	X		
ERIC BRUZAITIS	X			BOZENA KAMINSKI	X		
IRIS CABRERA	X			PAUL KELTERBORN	X		
PHILIP CAPONEGRO	X			WILLIAM KLAGSBALD	X		
FRANK CARBONE	X			MERYL LABORDE	X		
STEPHEN CHESLER	X			MARIE LEANZA	X		
MICHAEL CHIRICHELLA				YAMILLETTE LEBRON			X
KEVIN COSTA				MICHELLE LOPEZ			
GIOVANNI D’AMATO	X			CLEMENTINE McCOY	X		
ERIN DRINKWATER				ADAM MEYERS	X		
MIGUELINA DURAN	X			TOBY MOSKOVITS			
ARTHUR DYBANOWSKI	X			MICHAL MROWIEC	X		
ROSEMARY ESPINAL	X			RABBI DAVID NIEDERMAN			
LLOYD FENG	X			JANICE PETERSON	X		
JULIA AMANDA FOSTER	X			AUSTIN PFERD	X		
RIFKA FRIEDMAN	X			BELLA SABEL	X		
DEALICE FULLER				ISAAC SOFER			
JOEL GOLDSTEIN				SAMEER TALATI			
JOEL GROSS				DEL TEAGUE	X		
DAVID HEIMLICH	X			RAFFAELLO VAN COUTEN			
LARISSA HO	X			WILLIAM VEGA	X		
KATIE DENNY HOROWITZ				SIMON WEISER	X		

TIME: 9:49 PM TALLY: 33 YES 0 NO 1 ABS RECUSAL



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TRANSPORTATION COMMITTEE - MOTION: to draft its standard traffic-related fatality inquiry letter to NYPD Highway Patrol and 90th Precinct, Councilmember Restler, DA Gonzalez, NYC DOT regarding the following victim:

Yitel Wertzberger, Killed April 16, 2024, Location: Corner of Wallabout Street & Wythe Avenue.

Motion made by: Mr.Weiser

Seconded by: Ms. Peterson

DATE: 5/14/2024

	YES	NO	ABS		YES	NO	ABS
GINA ARGENTO				SONIA IGLESIAS	X		
BOGDAN BACHOROWSKI	X			MOISHE INDIG			
LISA BAMONTE	X			JACOB ITZKOWITZ			
GINA BARROS	X			ROBERT JEFFERY	X		
ERIC BRUZAITIS	X			BOZENA KAMINSKI	X		
IRIS CABRERA	X			PAUL KELTERBORN	X		
PHILIP CAPONEGRO	X			WILLIAM KLAGSBALD	X		
FRANK CARBONE	X			MERYL LABORDE	X		
STEPHEN CHESLER	X			MARIE LEANZA	X		
MICHAEL CHIRICHELLA				YAMILLETTE LEBRON			X
KEVIN COSTA				MICHELLE LOPEZ			
GIOVANNI D’AMATO	X			CLEMENTINE McCOY	X		
ERIN DRINKWATER				ADAM MEYERS	X		
MIGUELINA DURAN	X			TOBY MOSKOVITS			
ARTHUR DYBANOWSKI	X			MICHAL MROWIEC	X		
ROSEMARY ESPINAL	X			RABBI DAVID NIEDERMAN			
LLOYD FENG	X			JANICE PETERSON	X		
JULIA AMANDA FOSTER	X			AUSTIN PFERD	X		
RIFKA FRIEDMAN	X			BELLA SABEL	X		
DEALICE FULLER				ISAAC SOFER			
JOEL GOLDSTEIN				SAMEER TALATI			
JOEL GROSS				DEL TEAGUE	X		
DAVID HEIMLICH	X			RAFFAELLO VAN COUTEN			
LARISSA HO	X			WILLIAM VEGA	X		
KATIE DENNY HOROWITZ				SIMON WEISER	X		


TIME: 9:49 PM TALLY: 33 YES 0 NO 1 ABS RECUSAL

NY Connects Brooklyn

Allysha Bryant, LMSW
Program Director

*NY Connects is fully funded by the Department for the Aging



- 
- 
- 01 Populations Served
 - 02 What NY Connects is
 - 03 Services and Supports
 - 04 Benefits and Programs
 - 05 How Can We Support Our Brooklyn Community?

Agenda

Who we serve?

1. Older adults
2. Individuals with disabilities across the lifespan – from childhood to adulthood
3. Family members and caregivers
4. Friends or neighbors
5. Professionals who interface with any of these populations



What is NY Connects?

NY Connects is a
Department for the Aging
funded program supported
by NYC Aging

Each county across the state
has a NY Connects program

Provides telephonic support,
light case management,
home visits for homebound
individuals, resources and
referrals to communities in
need

Free and unbiased resources
regardless of income level

Options counseling

Person-centered, strengths-
based approach

NY Connects

- ❑ Provides an array of resources with an emphasis on Aging in Place
- ❑ Long-term supports and services centered around independent living
- ❑ We aim to provide community-based support to our target populations with a holistic approach
 - Providing individuals to needed respite care
 - Increasing access to food, healthcare, shelter, and social supports
 - Assisting individuals with obtaining legal services
 - Educating community members and supporting them through various life challenges
 - Advocating and intervening when a community member demonstrates a higher level of need
 - Care coordination after long-term stays in hospitals or nursing homes



Benefits and Supports



Assistance with
accessing Public
Benefits (SNAP,
Medicaid, Medicare, SSI)



Supporting community
members in navigating
Housing issues



Accessing home care
services



Facilitating
communication between
community members
and case managers



Providing strategic and
targeted support for
community members in
crisis



Navigating various city
and state agencies



Conducting outreach and
public education events
to highlight benefits
available to our
community members

Contact Us

- **Call** the program directly at 718-671-6200
- Monday 9am- 7pm; Tuesday – Friday 9am – 5pm
- **Drop-in** and **appointment** services at our office: 1655 Flatbush Ave, Brooklyn, NY 11210
- Monday – Thursday 9am – 5pm and Friday by appointment only
- By **email** at nyconnects@pssusa.org

Access our referral form:

NY Connects Brooklyn Referral Form





NY Connects
Your Link to Long Term
Services and Supports

Brooklyn NY Connects

Your Link to Long Term Services and Supports

1655 Flatbush Ave., Brooklyn, NY 11210

For people of all ages, any disability, and caregivers.

NY Connects can work with anyone who needs information on long-term services and supports - children or adults with disabilities, older adults, family members, and caregivers, friends or neighbors, veterans, and helping professionals.

Connect to long-term services and supports in your community.

- Personal care services
- Education and counseling
- Health and wellness
- Behavioral health services
- Intellectual/developmental disability services
- Social supports

Reach Brooklyn NY Connects

By phone.

(718) 671-6200

By email.

NYConnects@pssusa.org

Online.

www.nyconnects.ny.gov

In person.

Visit us in person, Monday through Thursday between 9AM to 5PM by either appointment or walk-in and Fridays between 9AM to 5PM by appointment only.



NY Connects
Your Link to Long Term
Services and Supports

Funded by NYC
Department for
the Aging

NYC
Department for
the Aging

BROOKLYN COMMUNITY BOARD
435 GRAHAM AVE. BROOKLYN, NY 11222



APPLICANT: MICHAEL VAKNIN
1 MESEROLE AVE. CORP.

Deuces

- Deuces Is A Hybrid Use Space In Honor of My Late Sister- Shiraël.
 - Dance & House Music Nightclub
 - Accepting of All Walks of Life. A Safe Space For Our Community
 - During Non-Operational Hours & Days, A Space Curated Towards Hosting Afterschool Programs & Community Events
 - A Staple Venue In The Community. A Place For All.
 - Providing jobs for local community members for club venue, after school programs and community events and yoga
-






Property Overview

- Surrounding Streets: Banker & Franklin
- 23 Meserole (Next door) and 12 Franklin (directly behind) are both vacant warehouses owned by our Landlord at 1 Meserole Ave
- Surrounding businesses include: Acme Fish, Bolt Builds, ABC Stone, AD Brooklyn (now closed), Pops Popular Clothing, Academy Record Store, Laundry and Dry Cleaning, and other vacant warehouse space.

500 Foot Rule:

3 Businesses within 500 Feet with active Liquor Licenses.

- 1. 25 Franklin St. Arts District Brooklyn (permanently Closed according to Google Maps and social media). Former Venue.
- 2. 43 Franklin Street “The Mallard Drake” A small local bar.
- 3. 90 Cayler Street “Chez Ma Tante” Restaurant-Bistro. Currently Closed for renovations.



NYS Liquor Authority Mapping Project (LAMP)

version: 3.0.0

Search By Proximity

Search for an address or locate on map

1 Meserole

X

Q

Clock icon

Location pin icon

Show results within (Feet)

500

0

1500

Active Licenses

(3)

IMMERSIVE MANAGEMEN...

190.21 ft

120 FRANKLIN STREET LLC | ...

374.97 ft

F - C LLC | Active

430.94 ft

Tasks

Results

Search Active Licenses

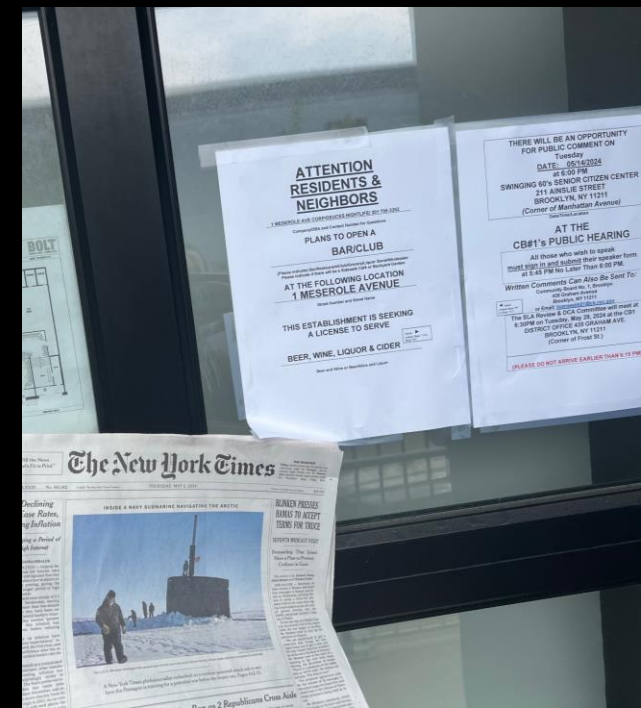
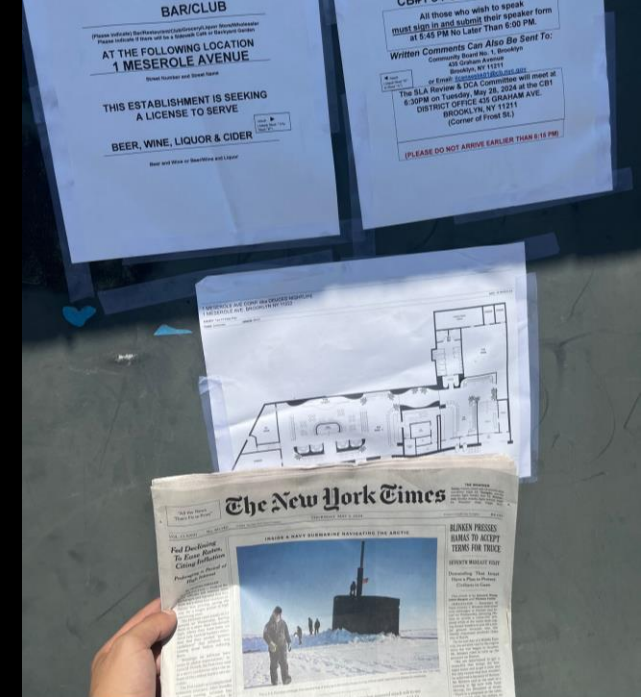
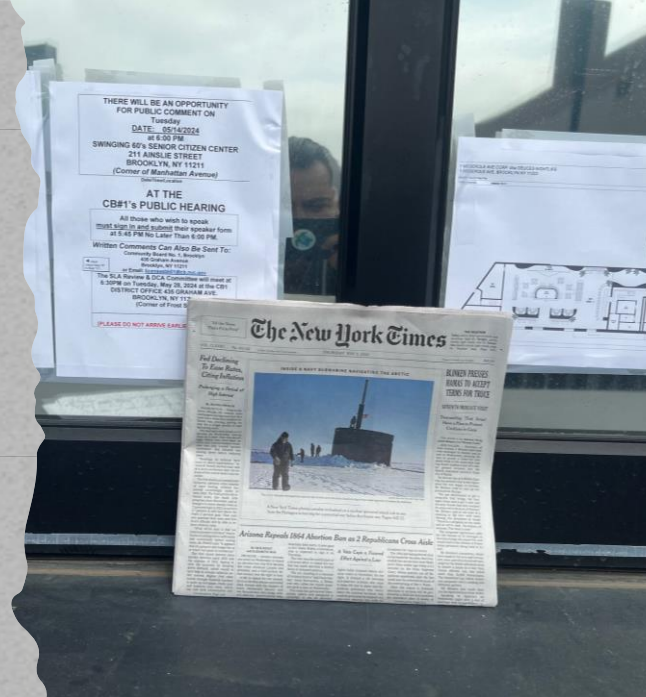
Search Pending Licenses

Search Inactive Licenses

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Posted Notice

- Posted Thursday May 2nd 2024.
- Posted Notice All Along Property.





Main Area + Dancefloor



Restrooms

- Individual Non-Gendered stalls.
 - ADA stall is full bathroom
- Additional sinks & fixtures will be added to the walls
- Bathroom Attendant during all operating club business hours
- Security Guard stationed just outside hallway from bathrooms at all time during club operating hours





Accessory Spaces

- Food Prep Room
- Walk-in Box, Ice Machine
- Storage Room Supplies
- Secondary open space for community uses will be blocked off with collapsible wall and connected to main entrance



Upstairs Office Space

- Currently Suited For A Small Management Office
- Potential Idea: Recording Studio. Outfitted To Serve As A Recording Space For Local Talent To Come And Work. Soundproofing Will Be Done To Eliminate Any Potential Noise Pollution.

-
- Food Prep Area.
 - Plans For A Full Expansion
 - To Be Outfitted By Michael Fishman
(Our Dining Consultant) current Head of
Infield Dining At Fenway Park
-



Menu

1 MESEROLE AVE. BROOKLYN, NY 11222

Deuces

Late Night Eats

Bavarian Pretzel	\$7.00
Sauces Available: Honey Mustard/BBQ	
Cheese Fries	\$7.00
Turkey Club Sandwich	\$10.00
Roasted Sweet Pepper Hummus	\$6.00
Served With Fresh Veggies & Pita Crisps	
Mac & Cheese	\$8.00
Empandas	\$8.00
Cheese, Beef or Chicken	
Sliders	\$7.00
Ask For Topping Options	
Chicken Tenders	\$9.00
Sauces Available: Honey Mustard, Regular Mustard, BBQ, Buffalo Sauce, Ketchup, Honey BBQ, Siracha. Ask For Any Additional Options	

1 MESEROLE AVE. BROOKLYN, NY 11222



Emergency Egress

- Emergency Means of Egress Connected To Main Area/Dancefloor.
- Will Be Manned By A Security Guard Every Evening.

Second Means of Emergency Egress

- Currently An Old Loading Dock, Bricked Up and Covered.
- Plans To Remove Bricks, and Install DOB & ADA Approved Emergency Exit Doors.





BEST SECURITY COMPANY ON LONG ISLAND

Thank you to everyone who voted for us!



BEST SECURITY COMPANY ON LONG ISLAND

Thank you to everyone who voted for us!



Security Plan

- American Protection Bureau
 - Indoor Security Plan
 - Location of Guards: Bathroom, Near Egress, Near Bar. Main Entrance
 - Outdoor Security Plan
 - Outside Entrance
 - Sidewalk Directing People & Or Traffic. Ensuring All Ubers & Taxis Are Proper/Matching Description Given To Customer.
 - Crosswalk- Making Sure Customers Cross Safely
 - Protecting Adjacent Properties- Making Sure No Unruly Behavior Towards Our Neighbors And Their Property
-

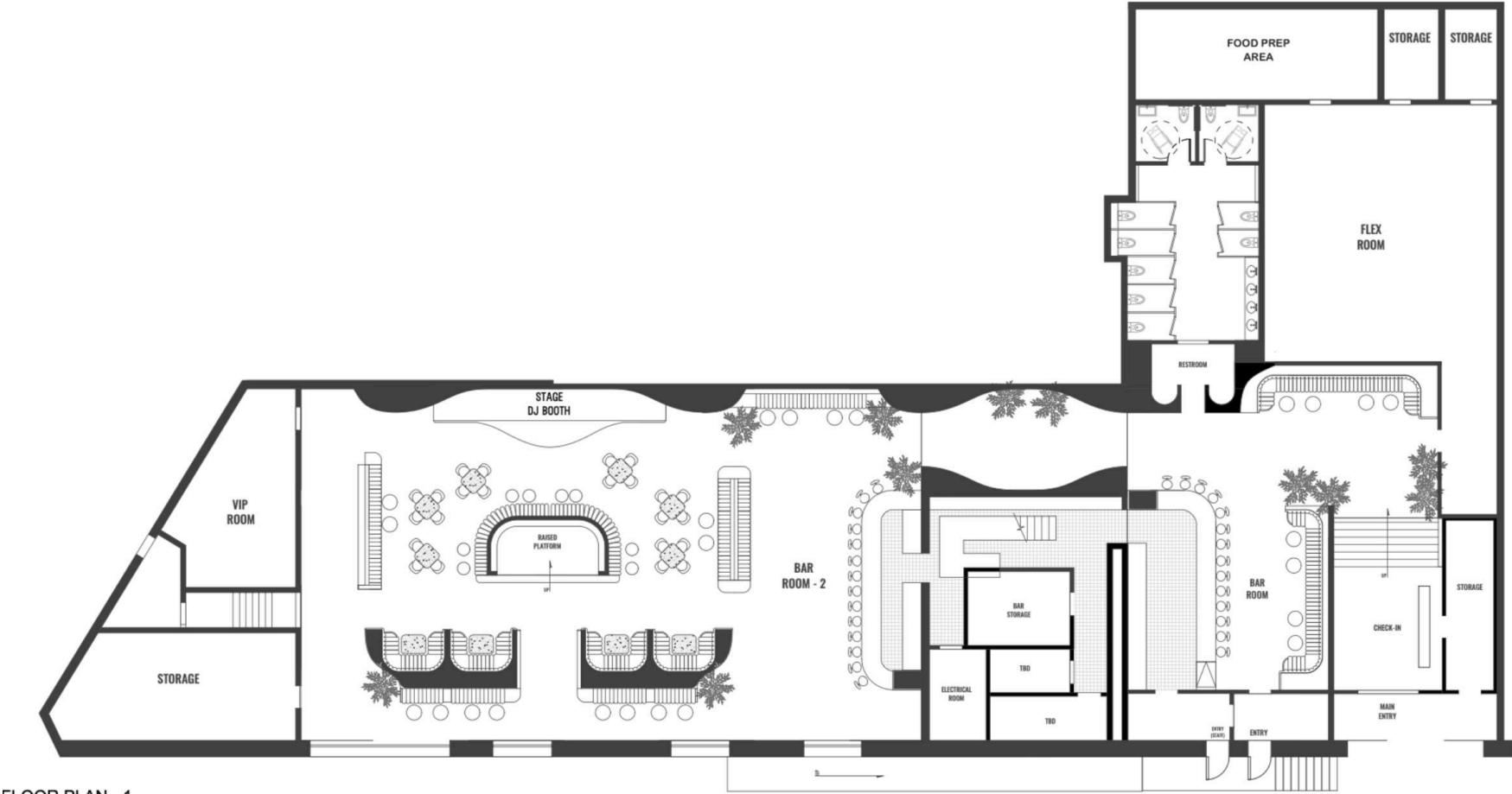
1 MESEROLE AVE CORP. dba DEUCES NIGHTLIFE
1 MESEROLE AVE, BROOKLYN NY 11222

SUBJECT: Test Fit Floor Plan

PHASE: Schematic

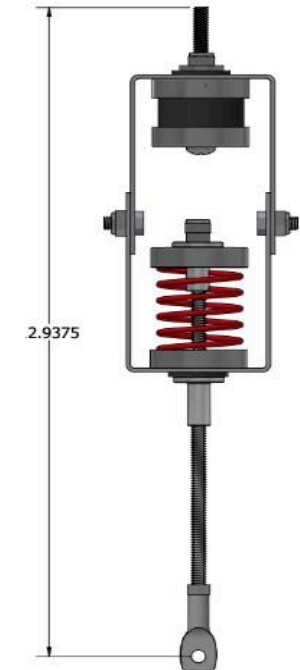
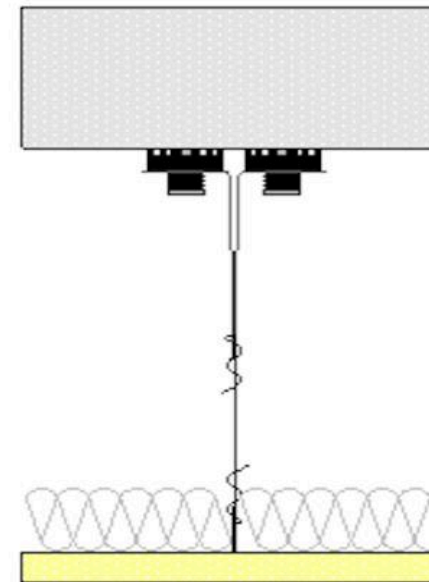
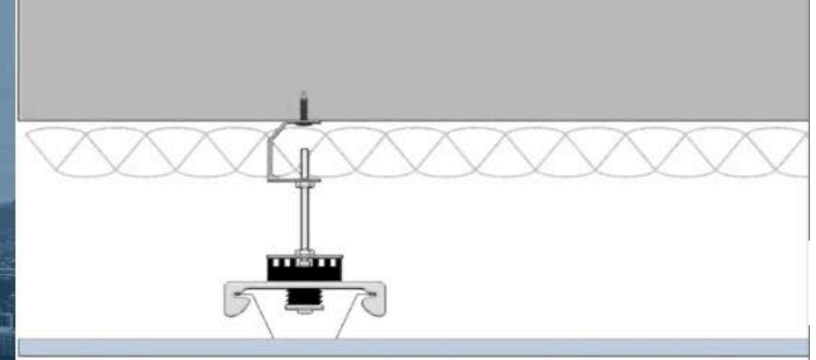
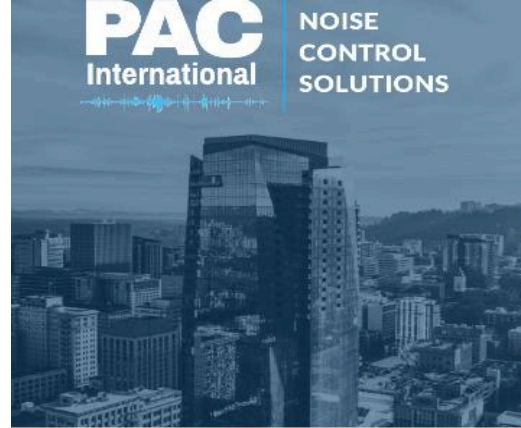
VERSION: SK-01

DATE: 29 MARCH 24



FLOOR PLAN - 1

Soundproofing



SPECIAL DECOUPLING HARDWARE
SOUND ISOLATION
VIBRATION MITIGATION
FIBERGLASS SOUND PANELS THROUGHOUT
NO ROOF TOP OR OUTDOOR SPACES
ALL ENTRANCES WITH VESTIBULES TO REDUCE SOUND TO STREET



Environmentally Conscious

- Proactive approach to all aspects of building usage: utility consumption; venue materials.
- Eliminating The Standard Use of Plastics In The Nightlife Space: Fully Plant Based Compostable Plates, Cups & Straws.
- Strategic use of specific Plants & Vines/Other Greenery Throughout Entire Space to remove CO₂.
- Air Purifiers Installed Throughout the Venue.

LGBTQ+ Awareness & Inclusivity

- House Music was founded within the Gay and Queer Community
 - House Music Genre evolved from Disco Music
 - Working with DJs/Artists in LGBTQ Community
 - WE EMBRACE EVERYONE. A Safe Space for People to be Themselves, and Express themselves without exclusion
 - Gender-neutral designed bathrooms with private stalls
 - ZERO Tolerance for Harassment
 - Proud to creating A Safe Space & Welcoming Environment for all walks of life
-



Attention Community Board-1:

The JCC of Brooklyn, North Williamsburg, is writing to inform you of our support for Michael Vaknin and his project at 1 Meserole Avenue.

We have been in contact with Mr. Vaknin, and we are interested and excited about his plans to create children's after-school programs and special events in the local community. The use of 1 Meserole would allow us to provide more, much needed opportunities for our members and their children.

The idea of different organizations coming together to create activities and classes for children (dance classes, DJ classes, art classes, workshops) is an excellent opportunity for our community. This is a chance to help our community grow while simultaneously keeping the arts alive within the Williamsburg-Greenpoint area.

We fully support this project and we look forward to bringing something truly special to this community and to all our JCC members.

If you have any questions, please feel free to reach out to us at (718)-648-7703

Sincerely,

A handwritten signature in black ink, appearing to read 'J Vasquez', with a stylized flourish at the end.

Jason Vasquez
Chief program Officer
Kings Bay YM-YWHA

Letters of Support

- YM-YWHA/JCC of North Williamsburg
- 14 Hope St. Brooklyn, NY 11211
- 7 Signed Letters From Leaders of JCC & Parents In Support of our project.

Letters of Support

- Milana Shabekova: Director of Early Childhood Education CB-1

Attention Community Board-1:

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The idea of different organizations coming together to create activities and classes for children (dance classes, DJ classes, art classes, workshops) is an excellent opportunity for our community. This is a chance to help our community grow while simultaneously keeping the arts alive within the Williamsburg-Greenpoint area.

We fully support this project and we look forward to bringing something truly special to this community and to all our JCC members.

If you have any questions, please feel free to reach out to us at 718-407-6388
Sincerely, mshabekova@jcc-brooklyn.org

Milana Shabekova
Director of Early Childhood Education
JCC Brooklyn North Williamsburg
14 Hope Street
Brooklyn, NY 11211



MILANA SHABEKOVA
Director of
Early Childhood Education,
North Williamsburg site
718-407-6388
mshabekova@jcc-brooklyn.org
www.jcc-brooklyn.org

Letters of Support

- WR: Arts. Nicky Guiland, President & Executive Director, Brooklyn CB-1
 - 573 Metropolitan Ave. Suite 1, Brooklyn, NY 11211
 - In Addition We Are Collaborating With The Offices of Superintendent David Cintron/District 14 (Dept. of Education) To Support Our After-School Programs
-



WE ARE DANCE. WE ARE COMMUNITY. WE ARE ARTS!

WR Arts, Inc

573 Metropolitan Ave, Suite 1

Brooklyn, NY 11211

Info@WRArts.org

March 15th, 2024

Attention Community Board-1:

WR Arts was recently contacted by Michael Vaknin regarding plans to approach the community board for the application for the hybrid use of 1 Meserole Avenue in Greenpoint Brooklyn for community facility and nightclub use. Our organization was contacted regarding afterschool programs as we have been providing such services since 2013 for the local community. WR Arts is currently located at 573 Metropolitan Avenue in Williamsburg. <https://www.wrarts.org/home>

I am writing to confirm that our organization is highly interested in collaborating with Mr. Vaknin for the use of 1 Meserole Avenue for afterschool programs and special events for the teaching of dance, music, and other performing arts based disciplines to kids age 4 to Teens. WR Arts is well staffed and well positioned to make use of this building and we see the offer as a wonderful opportunity for our kids. The use of this building would also allow us to expand our client base to help more kids. Greenpoint and Williamsburg need more afterschool programs as they are essential to the social fabric of the community, especially for kids from low income and single parent families. We were very excited to hear about this opportunity.

Mr. Vaknin and his project have our support and we look forward to the chance to expand and develop our after-school programs at 1 Meserole Avenue.

Please feel free to contact me at WRNicky@gmail.com or 917-847-5727 for any further input on this matter.

Nicky Guiland
President, Executive Director
WR Arts Inc.

To Whom It May Concern,

I am writing to express my wholehearted support for Michael's innovative endeavor—a nightclub that transforms into a youth center during the day. As a lifelong member of the Williamsburg, Brooklyn community, I can attest to the profound impact that such a space can have on our youth. Our neighborhood is in dire need of a place where young people can safely interact and grow, both socially and personally.

Michael's vision is reminiscent of the nurturing environment provided by esteemed community leaders like Elisa Torres and Maritza Perez during my formative years. Their dedication to creating a safe haven for learning and friendship played a crucial role in shaping the person I am today. Without their efforts and a space to congregate, many of us would not have the friendships or life experiences that we cherish.

Therefore, I urge the City Council to support Michael in his venture. His commitment to our community's well-being promises to offer a much-needed space for our youth, ensuring they receive the same support and opportunities that were afforded to me. This initiative will not only enrich their lives but also enhance the vibrancy of our beloved neighborhood.

Your neighbor,

Annette Gonzalez



HOW WE SUPPORT AND ENHANCE OUR COMMUNITY

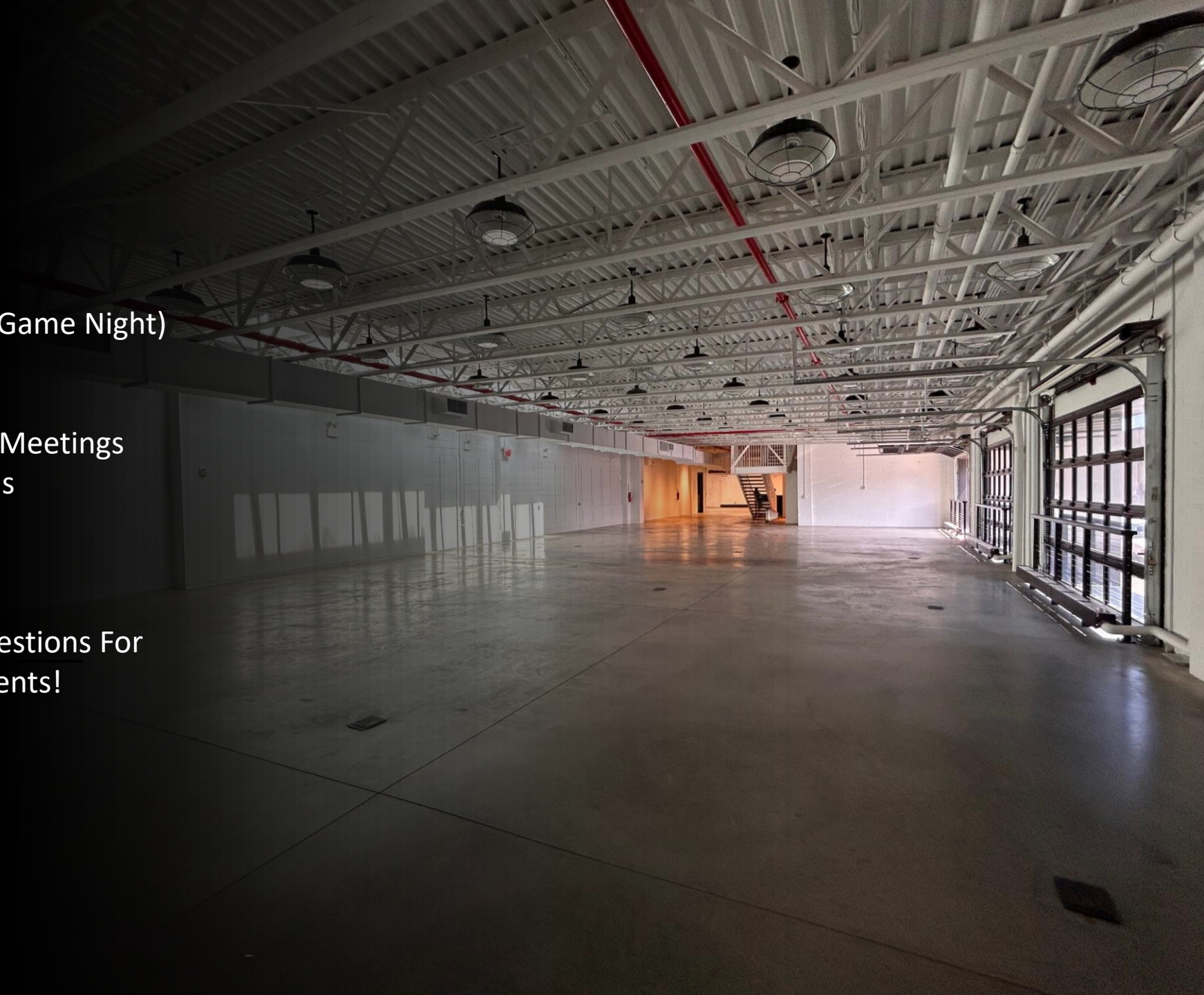
After-School Programs For Kids

- “...many NYC public schools fail to provide arts education that meets state standards, leaving students without access to this critical component of education. Based on the latest publicly available data, only one-third of NYC middle schools meet state standards for arts education; 17% of NYC public schools lack any certified arts teachers, and almost 30% of schools no longer partner with any arts or cultural organization. Lack of access to arts education disproportionately impacts schools that predominantly serve low-income, African-American and Hispanic/Latinx students. Further, access to arts education in NYC public schools is limited by funding issues. The discretionary nature of funding for arts education and the tendency in times of budget constraints to deprioritize arts education as unnecessary and favor allocating limited funds to subjects with test-based accountability are key reasons why arts education is often one of the first items cut from school budgets” –Letter From NYC Bar Association To Mayor Adams Regarding: Support & Funding For Arts Education In NYC Public Schools.
- We Aim To Collaborate With Organizations Such As JCC, WR: Arts, And Many More, To Provide Arts Programs To The Kids In The Greenpoint-Williamsburg Community.
- It Is Critical To Protect “The Arts”, Music Classes; Both Instrument Based, & Beat Making/Digital, Dance Classes, Art Making Classes etc. These Are Just Some of What We Aim To Provide.



Event Space

- Community Events. (Movie Night, Game Night)
 - Fundraising Space
 - Annual Police & FDNY Banquets
 - Available for Monthly Community Meetings
 - Seminars, Financial Teaching Panels
 - Grief Counseling Seminars
 - Job Fair Hosting
-
- Our Team Is Open To Ideas & Suggestions For Collaboration With Community Events!



Community Yoga

- Sunday Morning Community Yoga Sessions
 - Hosted By Licensed & Experienced Yoga Teachers committed to improving the health of others
 - Promoting Good Health For Mind, Body & Soul
-





Annual Block Party

- Yearly Summer Block Party On Meserole Ave with Community Board Approval
- Industrial/Low Automotive Traffic Area. Would Seek city + board approval for Sunday afternoons
- Opportunity for Local Venders & Food Trucks
- Community Leaders Invited for Public Speaking
- Fun For The Kids & Adults of The Community
- Collaboration Event! Putting The Spotlight On Local Businesses, And Giving Them Opportunities To Shine!





Live Band Nights

- Monthly Live Band Music Nights
- Encouraging Local Talent in The Community To Come Showcase Their Music and be a part of the Neighborhood





Bringing Jobs To The Community

- Bartenders; barback; bus people
- Waitstaff, ushers and security
- DJs: Helping Local Talent to connect to a Larger Audience & Providing Opportunities for them to Learn & Develop skills
- Host/Hostess & Check In staff
- Already made outreach to Many Residents in The Area and expressed that our Priority Is To Offer local community members Jobs and Opportunities To Work At Our Venue and Community based programs



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



Applicant: 1 MESEROLE AVE CORP

Location: 1 MESEROLE AVE, BKLYN NY 11222

Date Submitted: 05 / 03 / 2024

↓ OFFICIAL USE ONLY ↓

Date

Received:

Who should fill out this form?

(Check which one you are applying for)

Any owner, or prospective owner of an establishment seeking:

- ☒ A new liquor license
- ☐ An alteration or an existing liquor license
- ☐ A transfer of an existing liquor license
- ☐ A new sidewalk café consent for an ☐ enclosed ☐ unenclosed sidewalk café *
- ☐ An alteration of an existing sidewalk café license
- ☐ Cabaret License/Amusement Arcade *

If this questionnaire is for a **LIQUOR LICENSE** it should be filled out completely and returned to the Community Board Office not less than 30 days before your application is submitted to the State Liquor Authority. Deadline date for the Public Safety Committee's review meeting will be provided. Without these attachments, and **10 copies** of this questionnaire completely filled out and presented to CB #1's Public Safety Committee for the Board's monthly meeting, your application will not be considered by the Committee and that CB #1 will write to the SLA notifying the agency of your failure to cooperate with the community review process.

-OR-

- If this questionnaire is for a * **SIDEWALK CAFÉ**, * **CABARET LICENSE**, or an ***AMUSEMENT ARCADE** application it should be filled out completely and returned as soon as possible to the Board's office with **50 copies** to be distributed at the Board Meeting.

When you return this form you should include the following attachments:

- Photographs of the inside and outside of your establishment. Photos of the exterior should include context photos showing the buildings on each side of the premises. Applications for rear yards should include context photos of all surrounding buildings.
- Schematics/floor plans of the inside of your establishment and sidewalk café schematics (if applicable);
- If a restaurant, please include proposed menu.
- Petition signatures from residents of the premises and all surrounding buildings (must include date signature person signed).
- Posting of notice to file must be done at least 10 days before meeting. Posting should be prominently displayed on the premises, where it will be visible to passersby at all times. It must include all permits being sought and be accompanied by a layout/plan/sketch of proposed use(s). Posting must remain displayed until review process is complete.
- Copy of the Certificate of Occupancy for the space (C of O), including rear yard/outside space if applied for.
- Maps/Street Schematic – Include an accurate map of what is in the area: Neighborhood map (i.e. Googlemap, OASIS NYC) with 5 block radius, showing schools and churches and other licensed establishments (RE: 200 ft. and 500 ft. rules)

Brooklyn Community Board #1
Liquor License Application Questionnaire

APPLICANT 1 MESEROLE AVE CORP		DOING BUSINESS AS (DBA) DEUCES NIGHTLIFE	
STREET ADDRESS 1 MESEROLE AVENUE (Please attach your map) BROOKLYN, NY 11222		CROSS STREETS FRANKLIN ST & BANKER ST	
OWNER	NAME: MICHAEL VAKNIN	LAWYER	NAME: STACY L. WEISS, ESQ
	PHONE: 201 705-3252		PHONE: 212 521-0828
	FAX:		FAX: 212 521-0826
MANAGER	NAME:	LANDLORD	NAME: Franklin Meserole Realty Corp
	PHONE:		PHONE: 718 666-7236
	FAX:		FAX:

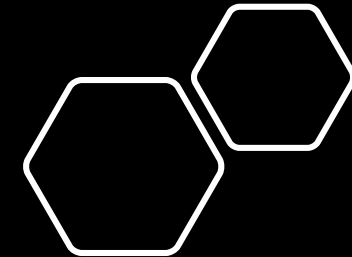
Emergency contact for when the establishment is operating:

Name: MICHAEL VAKNIN

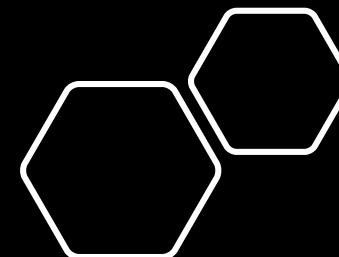
Relationship to establishment: OWNER

Contact Number: 201 705-3252

ADDITIONAL OWNER(S) <i>(Please attach additional pages if needed)</i>	NAME: <u>N/A</u>
	PHONE:
	FAX:



DESCRIPTION OF BUSINESS				
Please describe the nature of your proposed venue:				
LICENSE TYPE	<input type="checkbox"/> Restaurant Wine & Beer <input type="checkbox"/> On-Premises Liquor <input type="checkbox"/> Eating Place Beer <input type="checkbox"/> Hotel Beer <input type="checkbox"/> Club Beer <input type="checkbox"/> Cabaret Liquor <input type="checkbox"/> Club Wine & Beer <input type="checkbox"/> Tavern Wine <input type="checkbox"/> Catering Establishment <input type="checkbox"/> Hotel Wine & Beer <input checked="" type="checkbox"/> Other (explain) <u>NIGHT CLUB</u>			
	APPLICATION TYPE (check one)	<input checked="" type="checkbox"/> New	Has applicant owned or managed a similar business?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
			What was the name of former premises?	
Existing name?				
What was the address of the former premises?				
What were the dates the applicant was involved with this former premise?				
<input type="checkbox"/> Transfer		What is the prior license #?		
		What is the expiration date on the prior license?		
		Are you making any alterations or operational changes?	<input type="checkbox"/> YES <input type="checkbox"/> NO	
		If alterations or operational changes are being made, please attach the plans to this form.		
		<input type="checkbox"/> Alteration	What is the current license #?	
What is the expiration date on the current license?				
Please describe the nature of the alterations and attach the plans				
NYPD & COMMUNITY BOARD RECORDS	<input type="checkbox"/> Letters	Please provide letters from the NYPD and the respective Community Board about prior history of the proposed location and any other establishments that the applicant has operated.		
APPROVED DOB APPLICATION		Please provide copy of the Department of Buildings approved application.		
Is the 500 Foot Rule Triggered? (on provided map) Show all establishments on your map.	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	DATE OF SLA MEETING: 25 FRANKLIN ST - CLOSED	
Is the 200 Foot Rule Triggered? (on your map)	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	ATTACH YOUR MAP	
Are your plans filed with DOB? (include copy of plan)	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	ATTACH COPY OF PLAN PENDING SUBMISSION	
Is a Public Assembly permit required?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	ATTACH PERMIT INFORMATION PENDING SUBMISSION	



OPERATIONAL ISSUES										
HOURS		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY		
REMINDER: Hours for sidewalk cafés are per the NYC DCA guidelines unless stipulated differently.	Operation	CLOSED	CLOSED	9:30 PM TO 4:00 AM	9:30 PM TO 4:00 AM	9:30 PM TO 4:00 AM	9:30 PM TO 4:00 AM	1:00 PM TO 4:00 AM		
	Music	CLOSED	CLOSED	9:30 PM TO 4:00 AM	9:30 PM TO 4:00 AM	9:30P M TO 4:00 AM	9:30 PM TO 4:00 AM	1:00 PM TO 4:00 AM		
	Kitchen	CLOSED	CLOSED	9:30 PM TO 4:00 AM	9:30P M TO 4:00 AM	9:30 PM TO 4:00 AM	9:30 PM TO 4:00 AM	1:00 PM TO 4:00 AM		
	Outdoor Space	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
OCCUPANCY	INDOOR				BAR			OUTSIDE		
	Capacity (Certificate of Occupancy)	Maximum # of Persons You Anticipate Occupying Premises	Number of Seats	Number of Tables	Number of Service Only Bars	Number of Stand-Up Bars	Number of Seats at Bars	Number of Seats	Number of Tables	
	PENDING	360	103	34	0	1	28	N/A	N/A	
Will you be applying or do you intend to apply for a cabaret license?					<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO				
Will you be hosting private parties and promotional events?					<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO				
Will outside promoters be used?					<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO				
Will State certified security personnel(s) be used?					<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO				
Will New York Nightlife Association/NYPD recommendations be followed?					<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO				
Will you be using delivery bicycles?					<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO				
Will applicant have music?					<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO				
If you plan to have music, what type(s)?					<input checked="" type="checkbox"/> BACKGROUND	<input checked="" type="checkbox"/> LIVE MUSIC	<input type="checkbox"/> DJ			
Attach your security plan. Who implements it (explain)			AMERICAN PROTECTION BUREAU - PLAN ATTACHED							

BUILDING DESIGN			
The French doors, garage doors, retractable roofs and sliding windows will be closed when any amplified music is played (per law) and in the event of no amplified sound, will be closed by 11 PM Friday and Saturday and 10 PM on all other days.	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>
Will the kitchen exhaust system be designed to be compliant with NYC building codes and be constructed to not disturb neighboring tenants? (Provide documentation)	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Will you follow the recommendations of a certified sound engineer to mitigate potential noise disturbance to the neighboring residents and buildings, including placing speakers on the floor of the establishment?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>
Do you agree to comply with DOB rules concerning a storm enclosure? (Storm enclosures can be used between November 15 and April 15, but they may NOT project more than 18 inches from the store front)	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>
In the event that I apply for alterations, as defined by SLA or DCA (as applicable), I agree to reappear before CB#1 to describe these alterations.	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>

OUTDOOR ITEMS NO OUTDOOR SPACE

STIPULATIONS FOR OUTDOOR USAGE– For any applications that have plans to use outdoor space for food or beverage service or for patrons to congregate must meet the following:

- A.) Close 11PM Sun. – Thurs.; 1AM Fri. & Sat.
- B.) No speakers or live music in backyard. No background music.
- C.) Only ambient lighting is to be used.
- D.) Self closing mechanism is to be used on every door leading to the backyard.
- E.) Umbrellas and/or soundproofing to be installed.
- F.) 8 Ft. fence to be installed at the perimeter of backyard.
- G.) Must observe NYC Fire Dept. Codes (no open flame, no fire pits, no BBQ); No Smoking regulations; Department of Health Codes and Building Department Codes (C of O) and Public Assembly Codes; and the NYC Department of Consumer Affairs regulations regarding sidewalk cafes.
- H.) Outdoor spaces must have seated food service.
- I.) Petitions must include all information about intended use and state what permits are being applied for.
- J.) Signatures on the petition(s) must include immediate neighbors. The owner/operator of the proposed establishment must secure the signatures of those abutting them.
- K.) Sidewalk café furniture must be put away (stored inside) at night.
- L.) Sliding doors, windows, French doors, garage doors/windows that open/slide, rollups and retractable roofs: If installed, have hours to close: Sun. – Thurs. at 10pm & Fri. – Sat. at 11pm. Tables are not to be out all night.
- M.) Observe NYC Department of Health & Mental Hygiene regulations on smoking, including designated smoking areas in outdoor spaces.

	YES	NO	N/A	
Will you use the rooftop, rear yard or any outdoor space?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Do you agree to no smoking in outdoor space?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
The rear yard, rooftop, and any outdoor space will be closed and vacated by 1 AM on Friday & Saturday and 11 PM on all other days.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
The service and consumption of alcohol in the rear yard, on the rooftop, or in any other outdoor space will be only via seated food service. Must be a full menu service.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
The rear yard, rooftop, and any other outdoor space will not allow standing space for patrons to drink or smoke.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	STIPULATIONS: No more than 25% of designated space.
The applicant will do everything in their power to provide an effective sound baffling or sound controlled environment through landscaping or some type of enclosure, where possible; provided they do not violate any fire or building code regulations? This includes working with landlords for soundproofing tenants apartments (such as installing soundproofing windows, acoustical tiles, etc.).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	ATTACH INFORMATION ON WHAT WILL IMPLEMENTED
The applicant will enforce a quiet environment in the outdoor space, so as not to disturb nearby residents (e.g. there will be no amplified music, as per the law, and windows and doors to areas that play amplified music shall be closed). The applicant will make every effort possible to limit the noise emanating from patrons by posting signs outside and also on menus asking for respect of the neighbor's privacy and peace. The staff will also encourage a peaceful environment amongst the outdoor patrons.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	STIPULATIONS
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors? (ambient lighting)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	STIPULATIONS

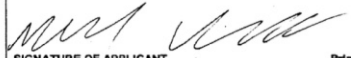
LOCATION & ZONING			
Primary Zoning District:	BLOCK 2592; LOT 1 F5-FACTORY/INDUSTRIAL	Overlay (If Applicable):	N/A
Anti harassment Zone:	N/A		
Does the building have a Certificate of Occupancy ("C of O")? (Please attach copy)		YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/> ATTACH COPY WITH APPLICATION
Is the proposed occupancy permitted within the current C of O? If not determined, please attach objection sheet from NYC DOB.		YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/> ATTACH COPY WITH APPLICATION PENDING
Building Type	<input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Mixed Use <input type="checkbox"/> Other, describe: <u>INDUSTRIAL BUSINESS ZONE</u>		
Adjacent Buildings	<input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Mixed Use <input type="checkbox"/> Other, describe: <u>INDUSTRIAL BUSINESS ZONE</u>		
NOTIFICATION: What organizations / community groups, if any, have you notified regarding your application?	# 1		
	# 2		
	# 3		
	# 4		
<p><i>Brooklyn Community Board No. 1 reserves its right to deny any application that negatively impacts the neighborhood and quality of life.</i></p>			

- STIPULATIONS FOR OUTDOOR USAGE** – For any applications that have “any access into the outdoors” you must meet the following:
- A.) Close 11PM Sun. – Thurs.; 1AM Fri. & Sat.
 - B.) No speakers or live music in backyard. No background music.
 - C.) Only ambient lighting is to be used.
 - D.) Self closing mechanism is to be used on every door leading to the backyard.
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 - M.) Observe NYC Department of Health & Mental Hygiene regulations on smoking, including designated smoking areas in outdoor spaces.

POSTING: Posting is required for all applications. Posters must be placed in the window and advertise hearing date. Posters must show all permits the applicant is seeking and be accompanied by a schematic/layout. Posting is to be done 10 days before the advertised meeting.

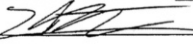
APPLICANT AGREEMENT WITH THE COMMUNITY

Pursuant to these stipulations, this applicant agrees to have these provisions incorporated in the method of operation of their liquor license. Additionally, the applicant agrees to the community agreements as the basis for the community supporting this application. These stipulations are to be signed and notarized and submitted to the Board's Office for inclusion with the application.

SIGN HERE →		4/2/24
	SIGNATURE OF APPLICANT OR ATTORNEY	DATE

Print Name: Michael Vaknin

NOTARY
Sworn to before me on this 02 of April year 2024



Notary Signature/Stamp

Mathew Zapata
Notary Public of New Jersey
I.D. 50216730
Commission Expires: 12/05/2028

BROOKLYN CB#1 REPRESENTATIVES					
Committee Chair	Print/Date	Committee Member	Print/Date	Committee Member	Print/Date

city of **yes**

city of **diversity**

city of **affordability**

city of **neighbors**

city of **housing opportunity**

city of **families**





Image credit: Alfred Twu

Overview

City of Yes for Housing Opportunity

This **citywide text amendment** would make it possible to build **a little bit more housing** in every neighborhood

“A little more housing in every neighborhood” means we can make a big impact on the housing shortage without dramatic change in any one neighborhood

Why do we need more housing in New York City?

New York City faces a severe housing shortage that makes homes scarce and expensive:

- The **apartment vacancy rate is 1.41%** – the lowest since 1968. 1.27% of Brooklyn rental apartments are vacant
- **Over 50% of renters are “rent burdened,”** meaning they spend over 30% of income on rent
- **92,879 homeless New Yorkers**, including **33,399 children**, slept in the shelter system on a given night in December 2023



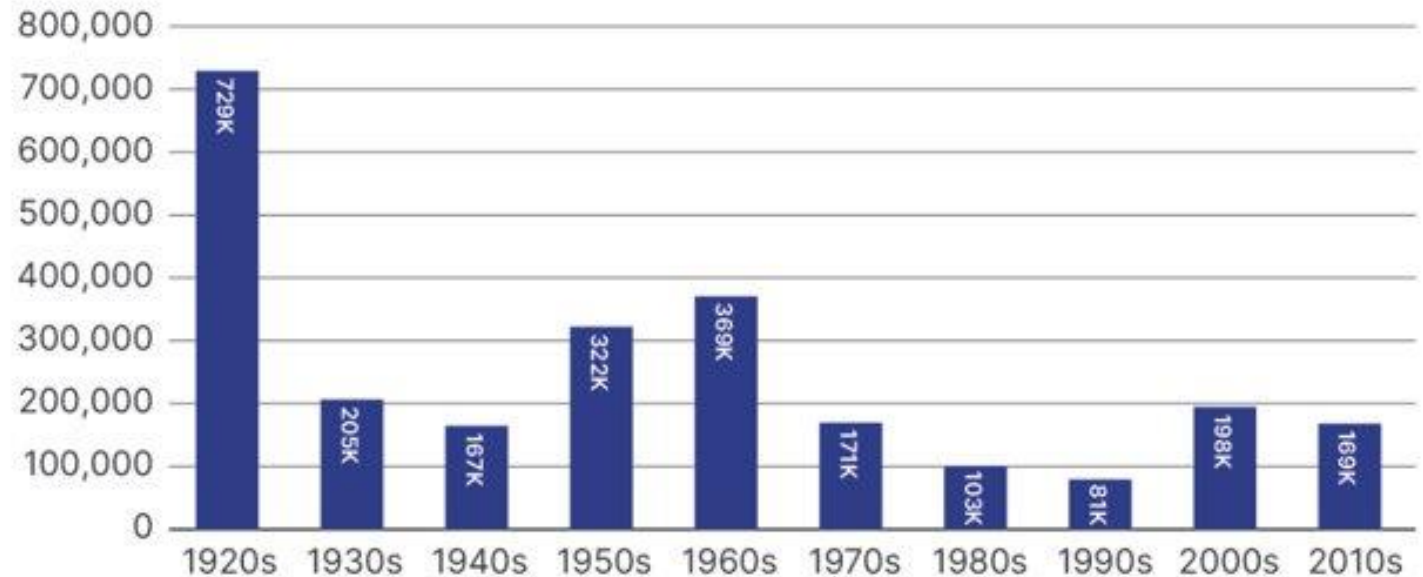
NYC is not building enough housing to meet New Yorkers' needs

New York City is creating far less housing than it used to

At the same time, average household size is declining so we need more homes to house people

The housing shortage is due in part to restrictive zoning rules that limit the number and types of homes that can be built

New Housing Production by Decade



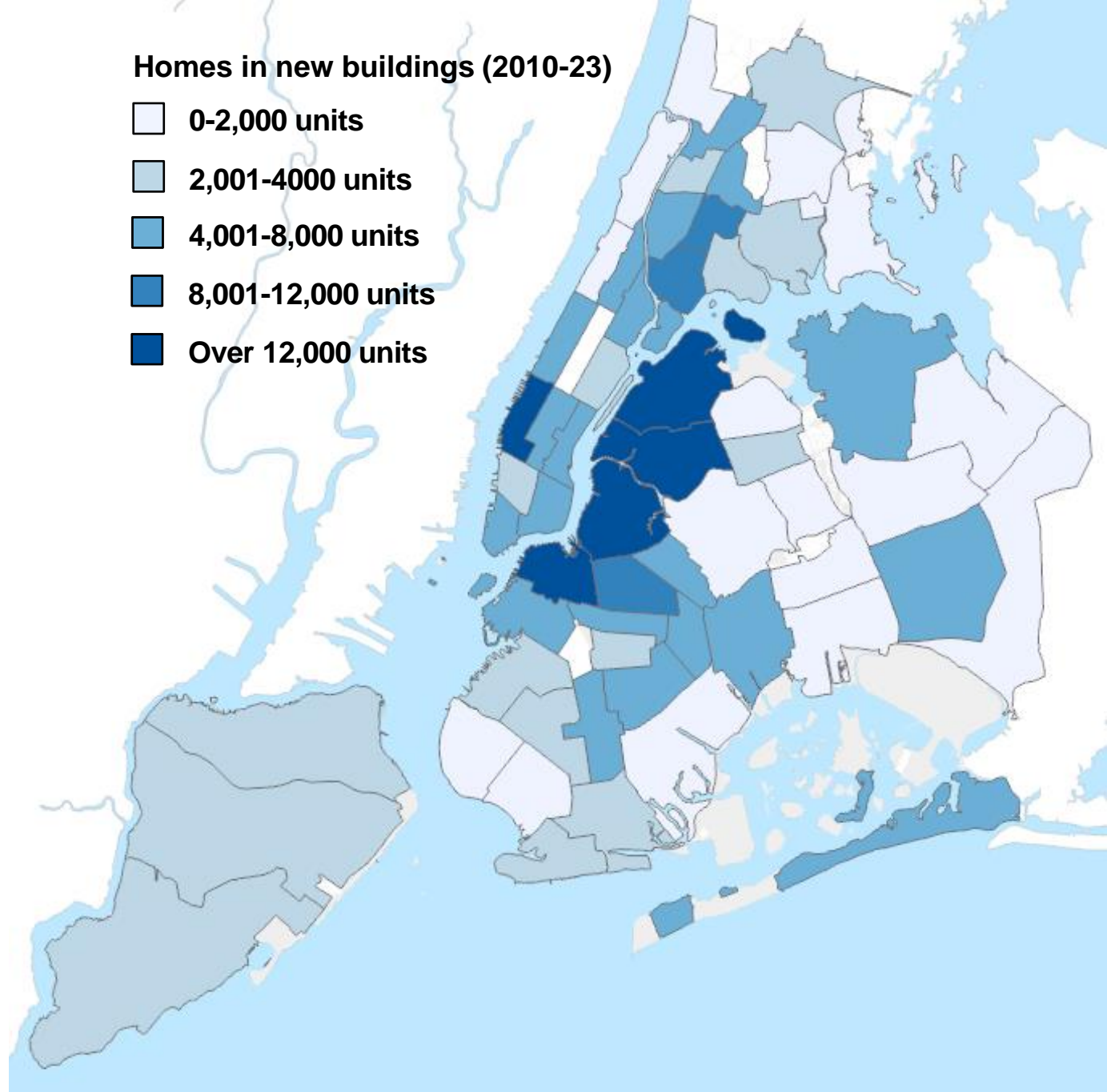
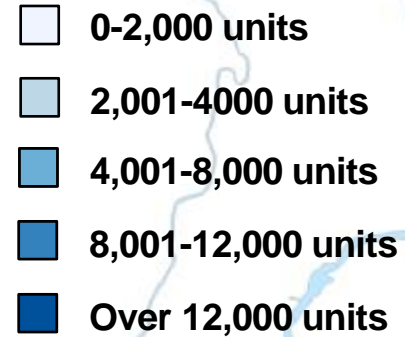
New housing is concentrated in just a few neighborhoods

Almost all of New York City's recent housing production has been concentrated in a few neighborhoods

Some neighborhoods have created virtually zero new housing

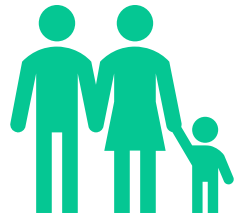
This puts additional pressure on just a few parts of the city to produce almost all new housing

Homes in new buildings (2010-23)



An average family of 3 would have to spend almost 50% of their income on rent to afford an average 2-bedroom home:

Income

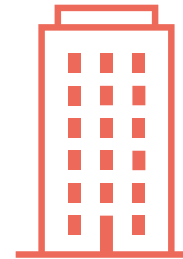


\$5,833/month

A family of 3 with a household income of \$70,000 a year *

*Median household income of NYC renters

Rent



\$2,752/month

Average 2-bedroom apartment available in NYC

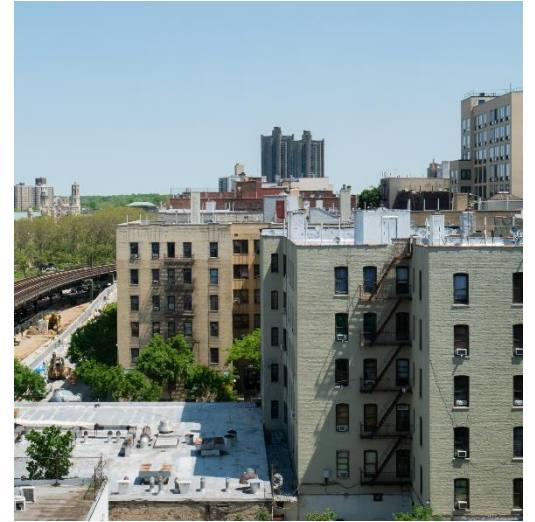
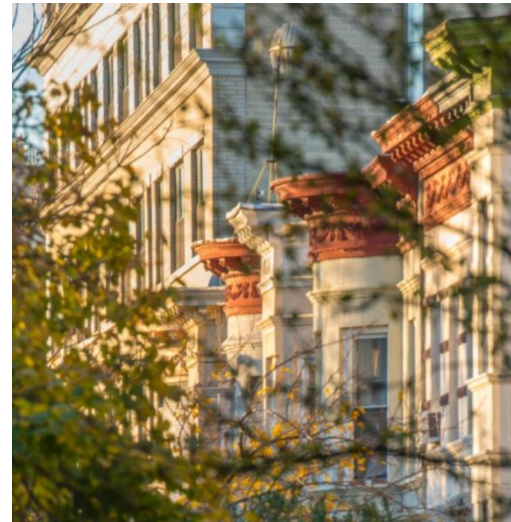
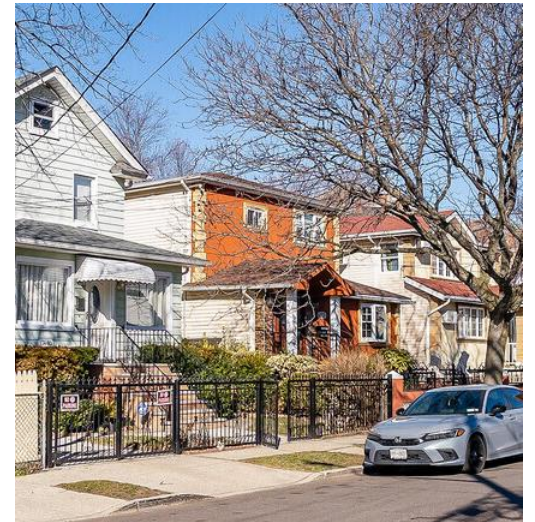
Zoning is one tool to address NYC's housing shortage

Zoning regulates the density and use of what is permitted to be built

- Zoning can include requirements for income-restricted affordable housing
- Zoning does not directly build or fund new housing
- Zoning is within the city's control

Other tools to support housing include:

- Subsidies and tax incentives to create and preserve affordable housing
- Support for homeownership models
- Tenant protections



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How can we help address the housing crisis with zoning?

We aim to update zoning rules to create **more housing** and **more types of housing across all NYC neighborhoods**.

A little more housing in every neighborhood means a lot of housing overall without dramatic change or overtaxed infrastructure. This approach can:

- Address the **root causes** of high housing costs
- Support **job growth** and New York City's **economy**
- Make NYC more **environmentally-friendly** by building more housing in areas with great access to jobs and transit



Image credit: Alfred Twu

Proposal overview

Low-density proposals

- Allow for "missing middle" housing, including **town center zoning** and **transit-oriented apartment buildings**
- Help homeowners by providing additional flexibility and allowing **accessory dwelling units**

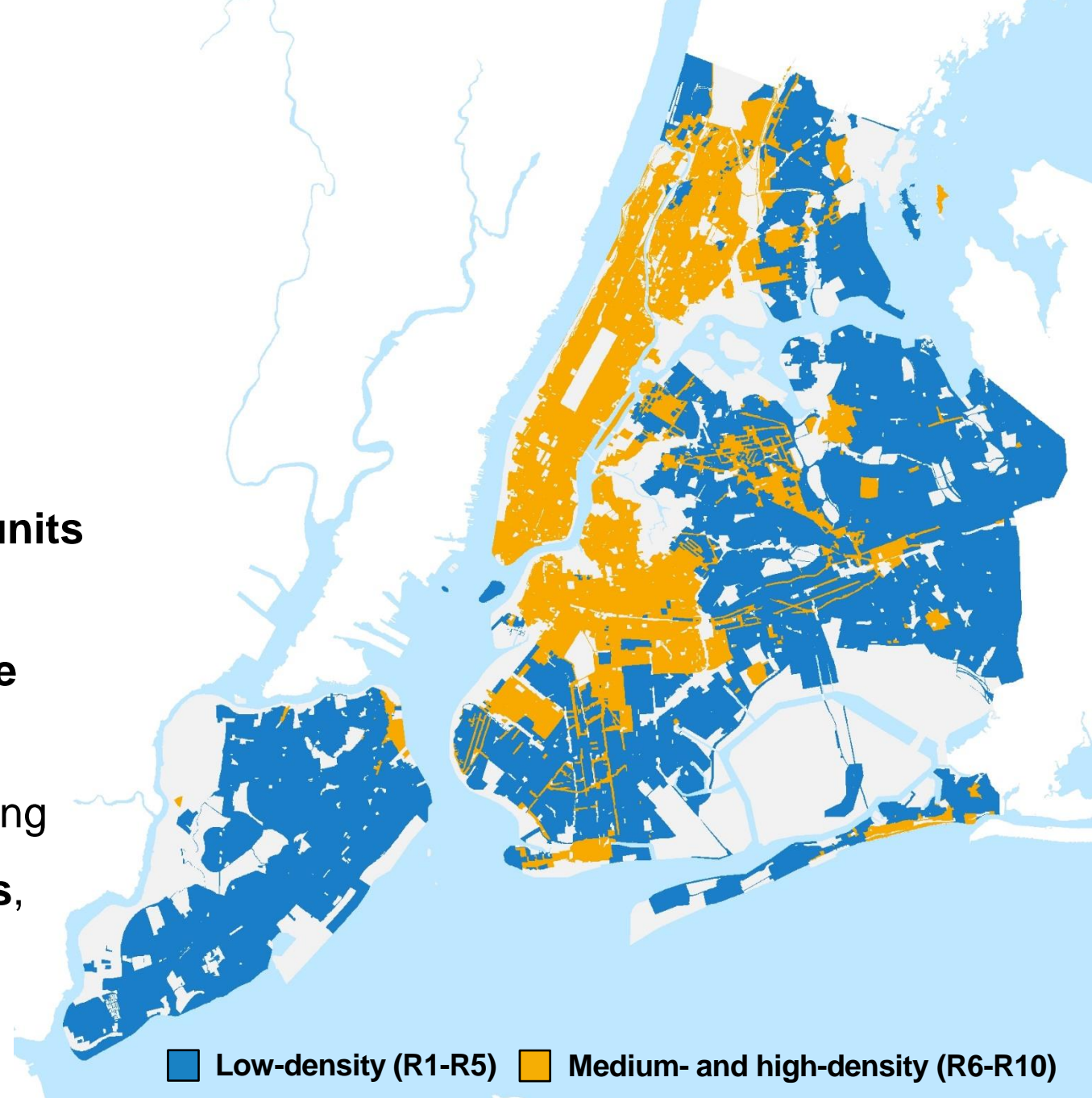
Medium- and high-density proposals

- Create a **Universal Affordability Preference**

Parking proposals

- **Lift costly parking mandates** for new housing

Other citywide actions to enable **conversions**, **small and shared apartments**, and **infill**



Proposal overview

Low-density proposals

- Allow for "missing middle" housing, including **town center zoning** and **transit-oriented apartment buildings**
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Medium- and high-density proposals

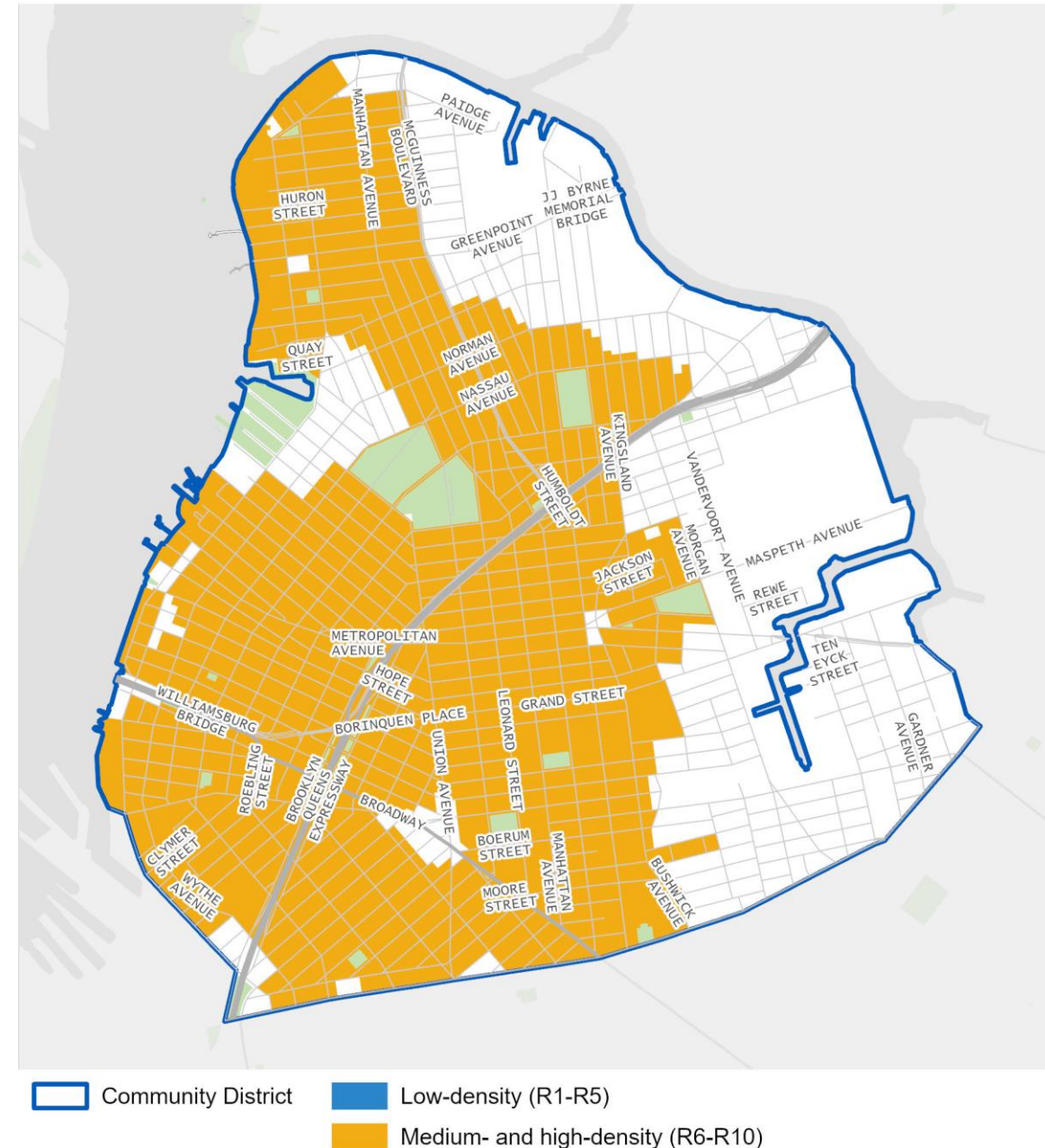
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Brooklyn CD 01



Overview

Due to restrictive zoning, most low-density areas have stopped building new homes, contributing to our city's housing shortage

- We want to allow for the creation of a little more housing across low-density areas, in ways that won't impact neighborhood look and feel



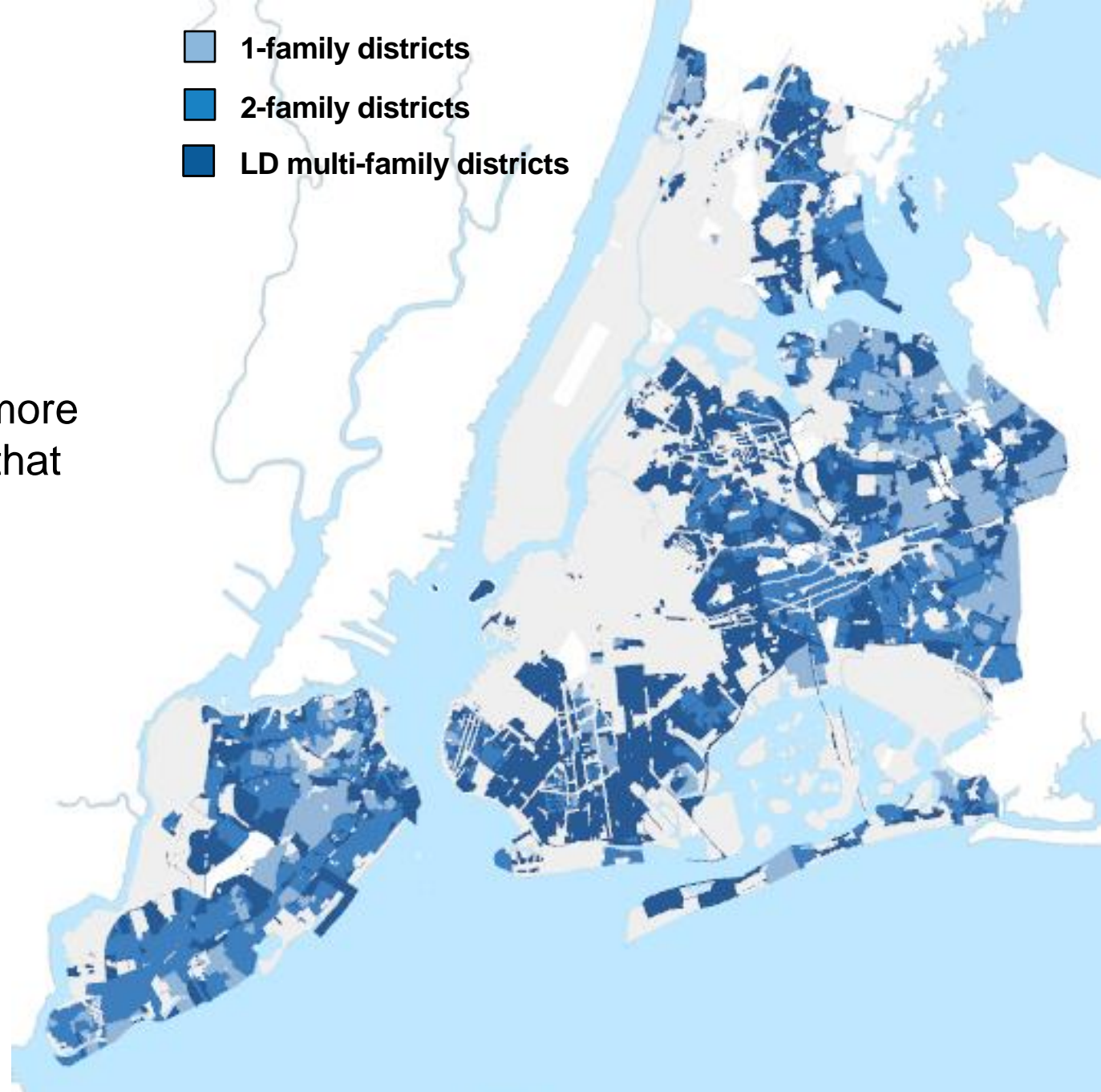
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Modest apartment buildings exist across low-density neighborhoods but could not be built today

- 1-family districts
- 2-family districts
- LD multi-family districts



Overview

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Modest apartment buildings exist across low-density neighborhoods but could not be built today

Brooklyn CD 01



Town center zoning

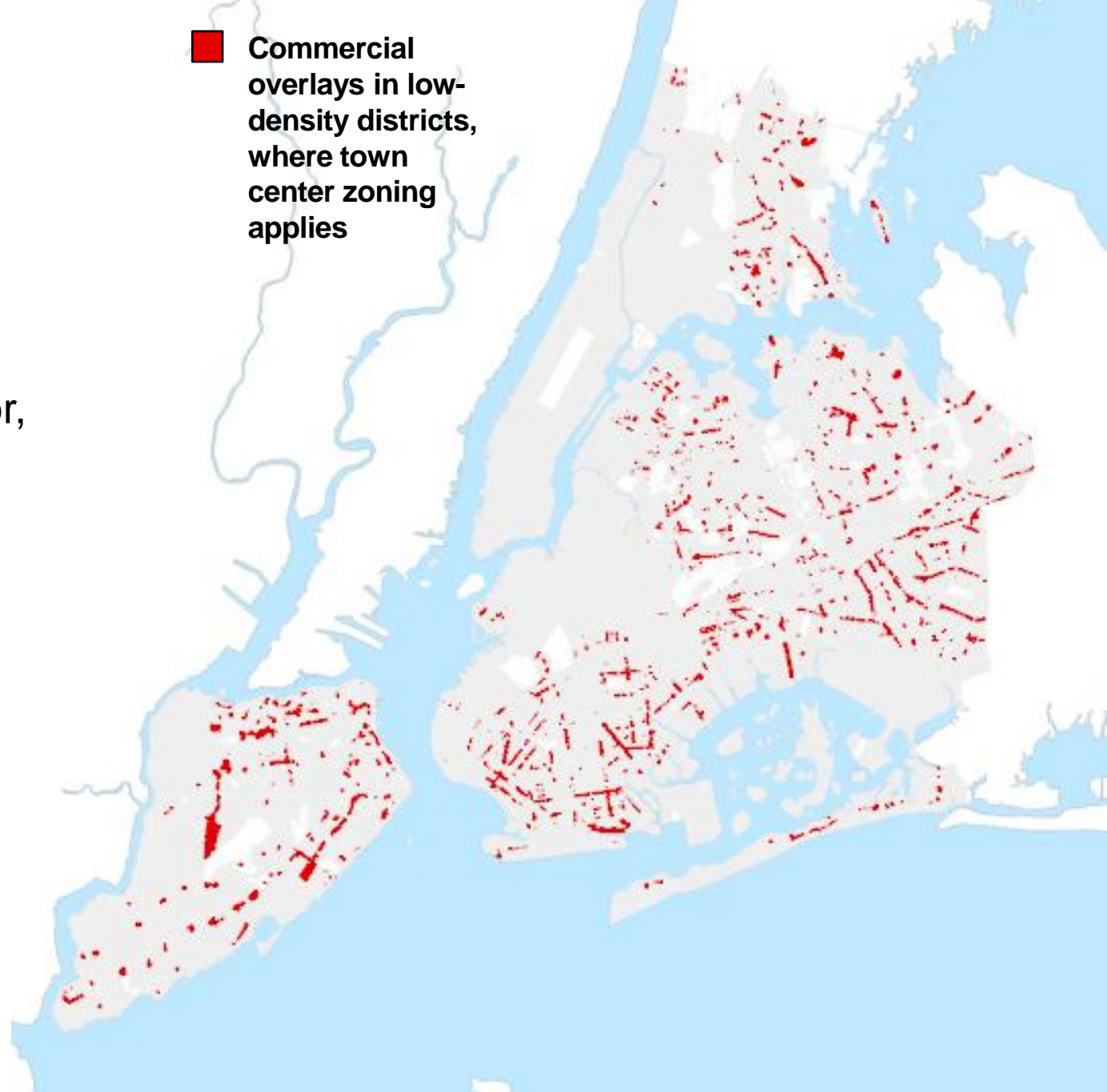
Relegalize housing above businesses on commercial streets in low-density areas

- New buildings would have 2-4 stories of residential above a commercial ground floor, mirroring existing buildings



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■ Commercial overlays in low-density districts, where town center zoning applies



Town center zoning

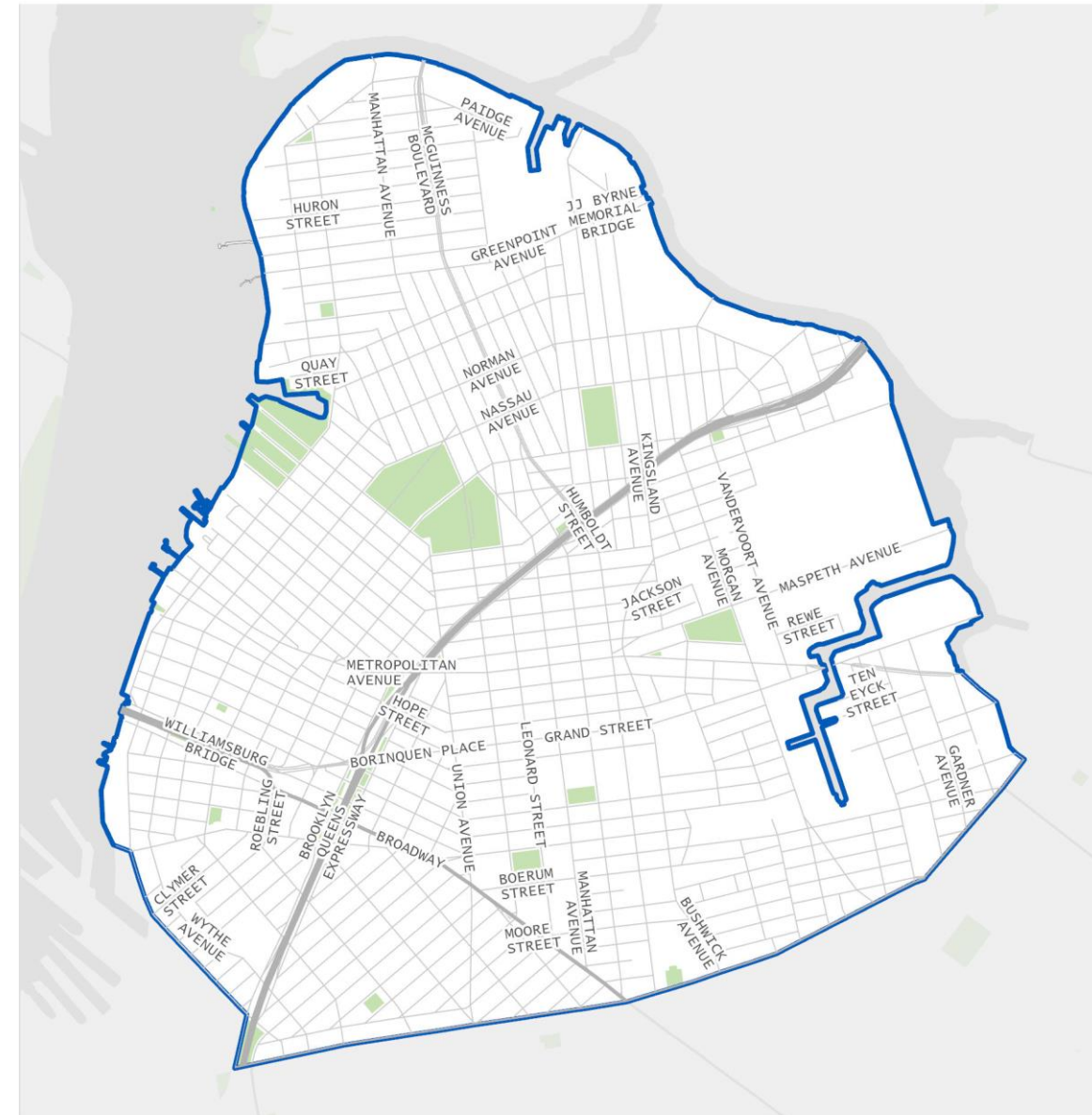
Relegalize housing above businesses on commercial streets in low-density areas



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Brooklyn CD 01



 Community District  Commercial overlays in low-density districts, where town center zoning applies

Transit-oriented development

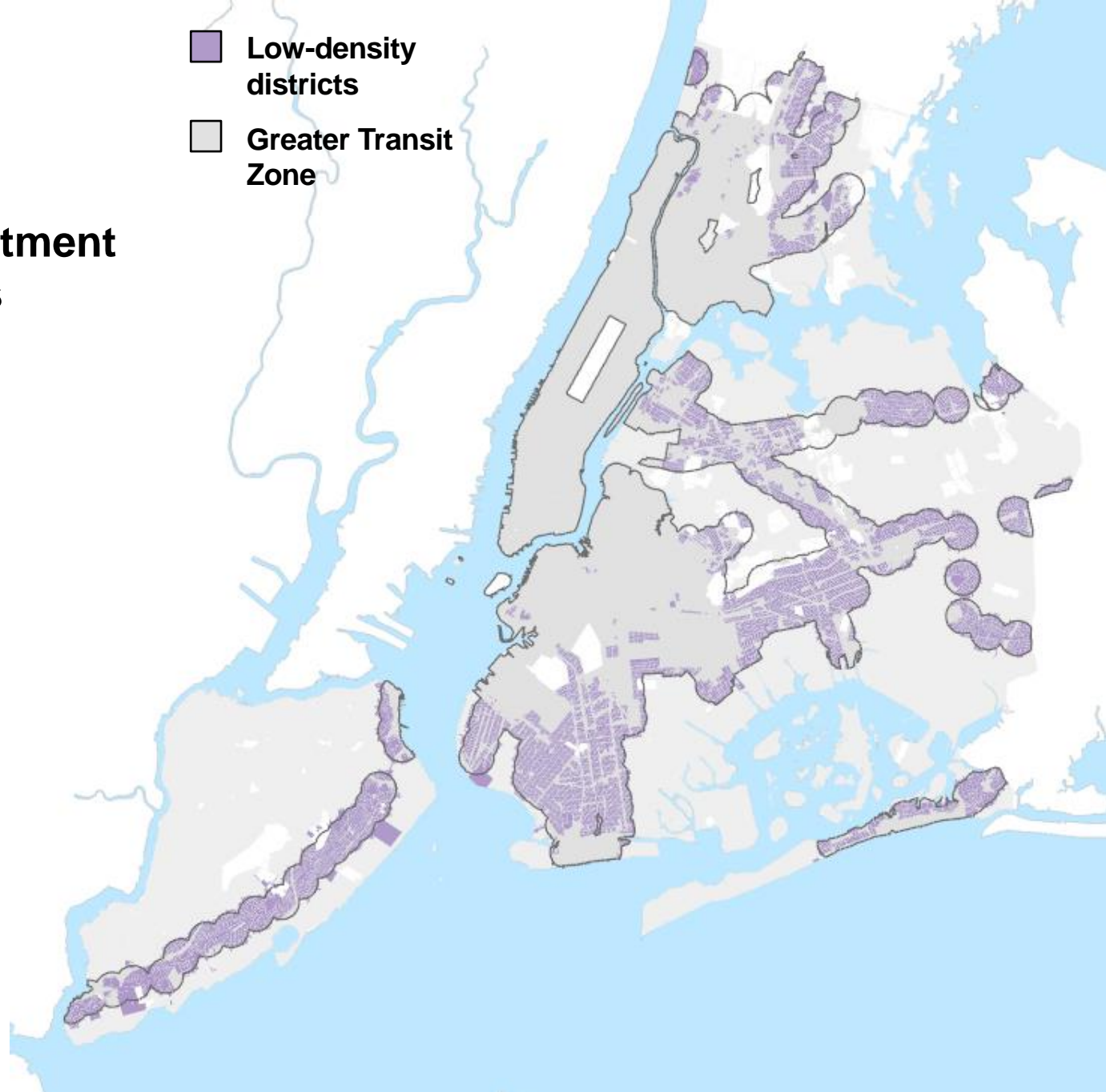
Allow modestly-sized, transit-oriented apartment buildings in low-density residence districts

- Sites must be:
 - near transit,
 - over 5,000 square feet
 - on the short end of the block or facing a street over 75 feet wide
- Buildings will be 3-5 stories



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-  Low-density districts
-  Greater Transit Zone



Transit-oriented development

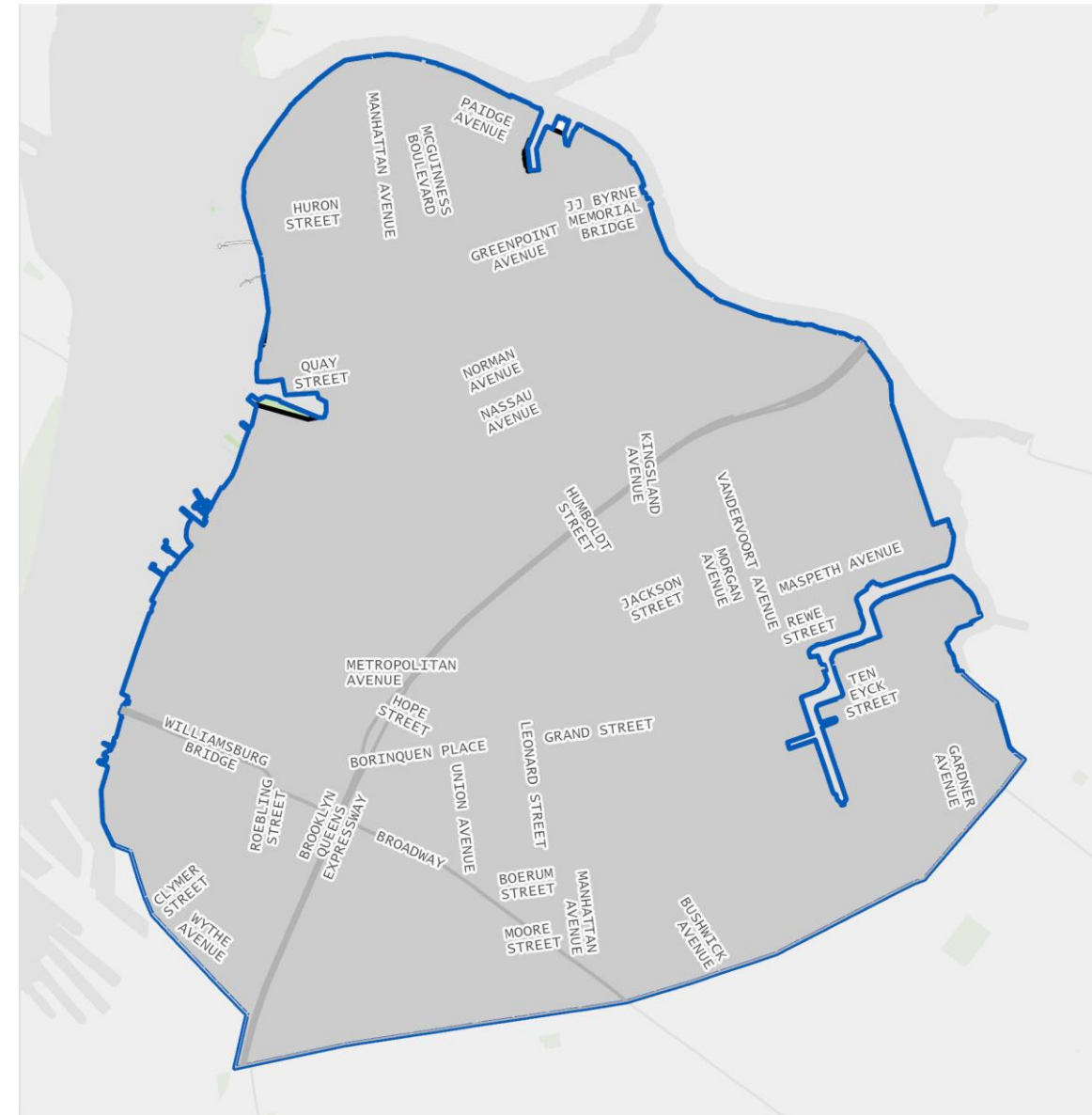
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Brooklyn CD 01



- Community District
- Low density districts
- Greater Transit Zone

Help homeowners

Allow 1- or 2-family homes to add a small accessory dwelling unit (ADU)

- ADUs provide important housing options for small households in low-density areas
- ADUs give multi-generational families more space and help homeowners pay for household expenses
- Many other cities have already legalized ADUs and experienced these benefits

Legalizing existing basement ADUs is not only a matter of zoning and would require changes to other state and local laws



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Help homeowners

Adjust FAR, perimeter heights, yards, and other rules to provide flexibility for homeowners

- Many older homes are out of compliance, blocking homeowners from adapting their homes to meet their family's needs
- These changes will enable 2-family and multi-family buildings in districts that already permit them



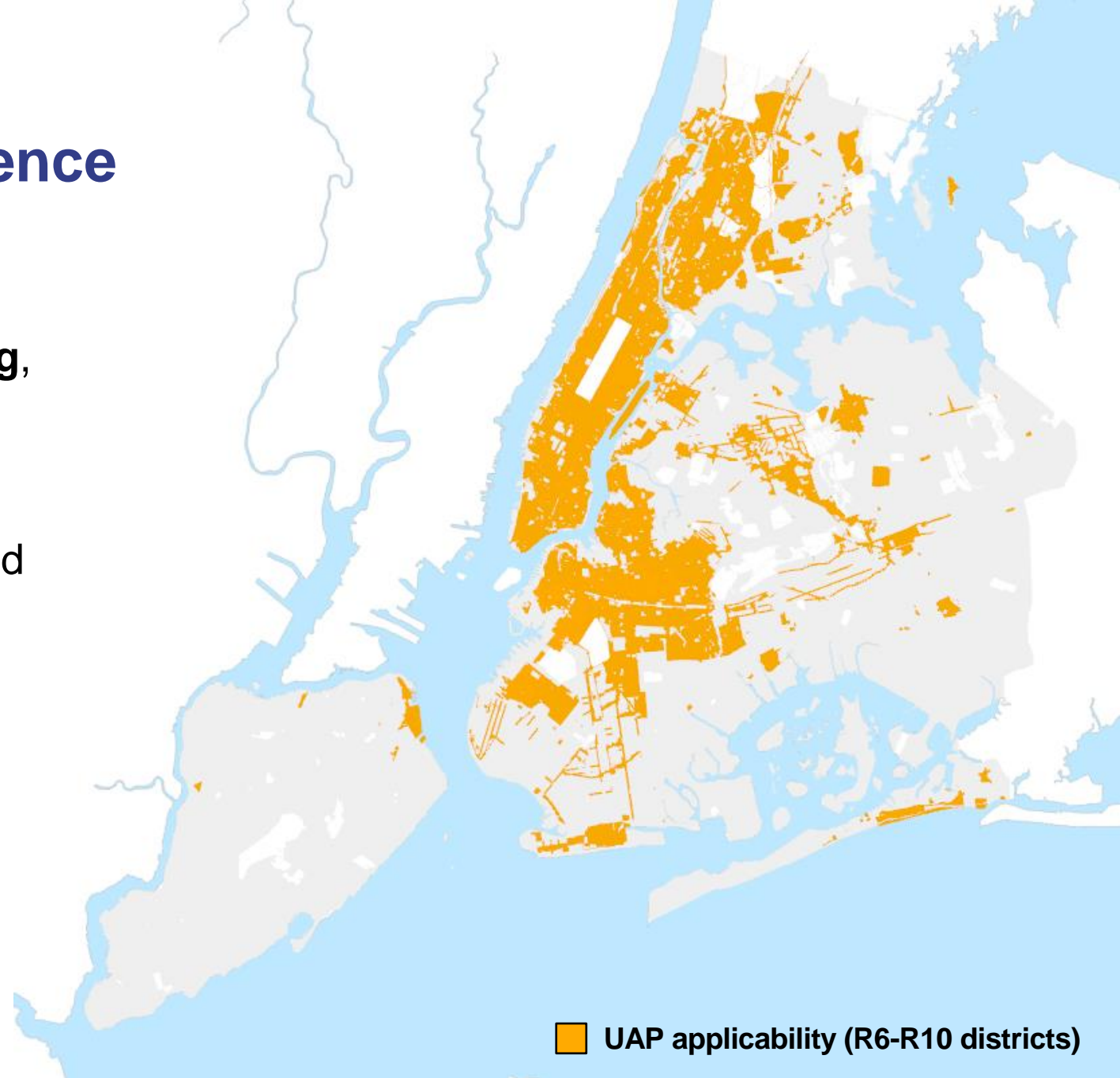
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Universal Affordability Preference

UAP will allow buildings to add at least **20% more housing** if the additional homes are **permanently affordable housing**, including supportive housing

UAP will enable **incremental affordable housing growth** throughout the medium- and high-density parts of the city

This will encourage **affordable housing throughout the city**, rather than concentrating it in a few neighborhoods



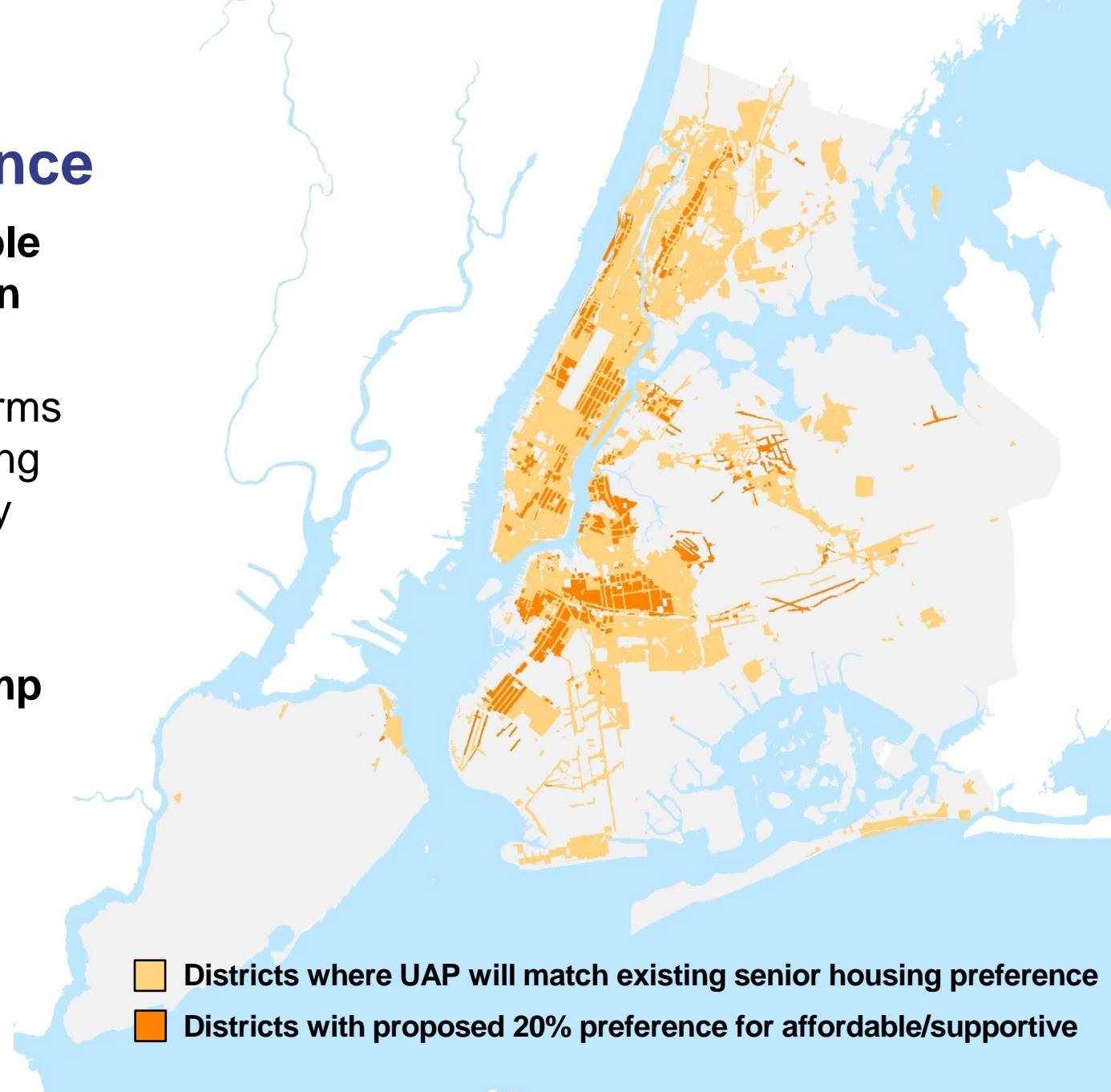
Universal Affordability Preference

Today, most zoning districts allow affordable senior housing to be about 20% bigger than other buildings

- UAP would expand this framework to all forms of affordable and supportive housing, making it easier to build affordable housing in every medium- and high-density district

This proposal would also create a 20% bump for affordable and supportive housing in districts that don't have a senior housing preference today

- Some districts will also receive height increases, so that it's feasible for UAP buildings to fit their allowed square footage



Universal Affordability Preference

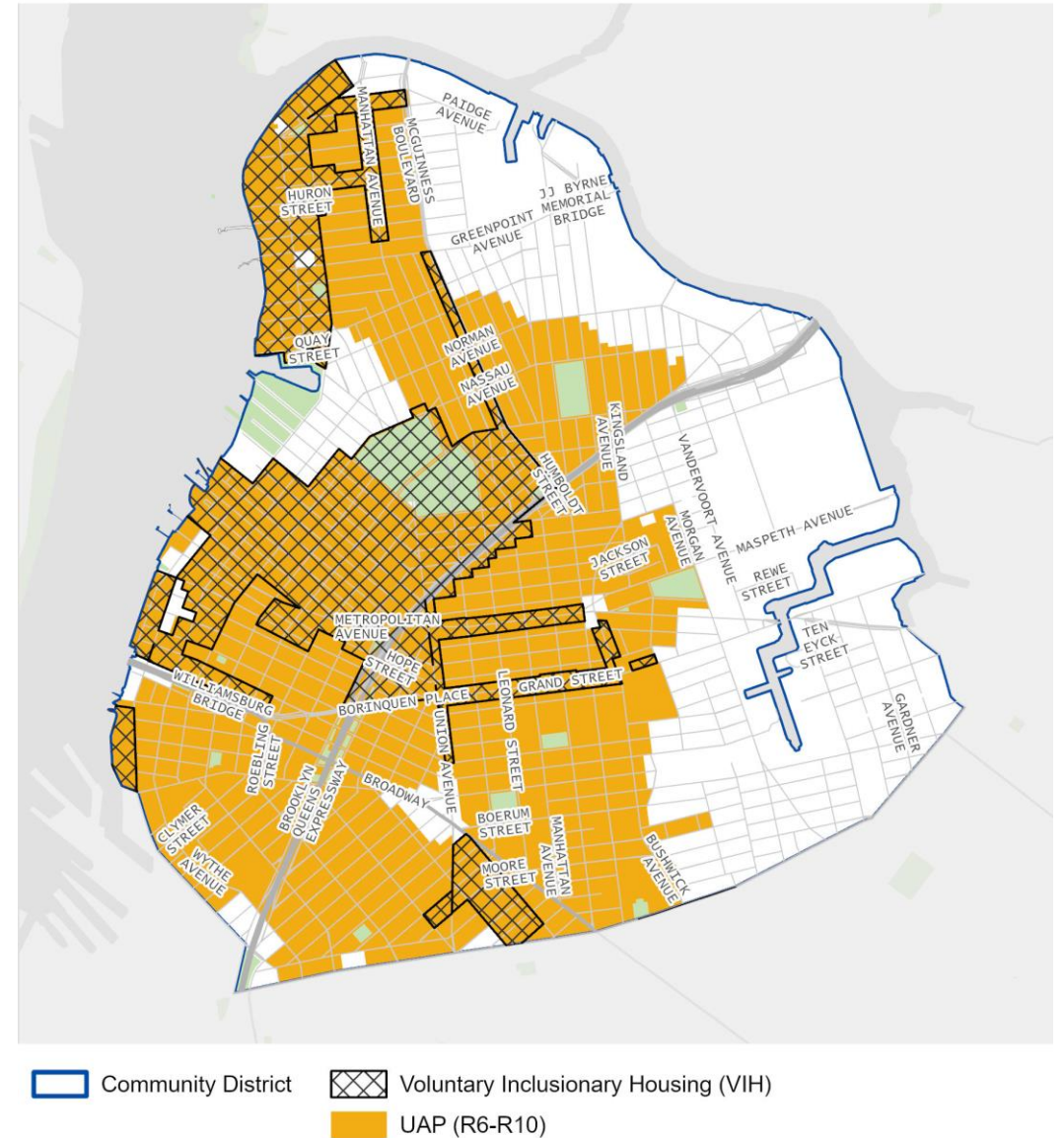
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Brooklyn CD 01



Universal Affordability Preference

Voluntary Inclusionary Housing (VIH)
80% AMI with no income averaging

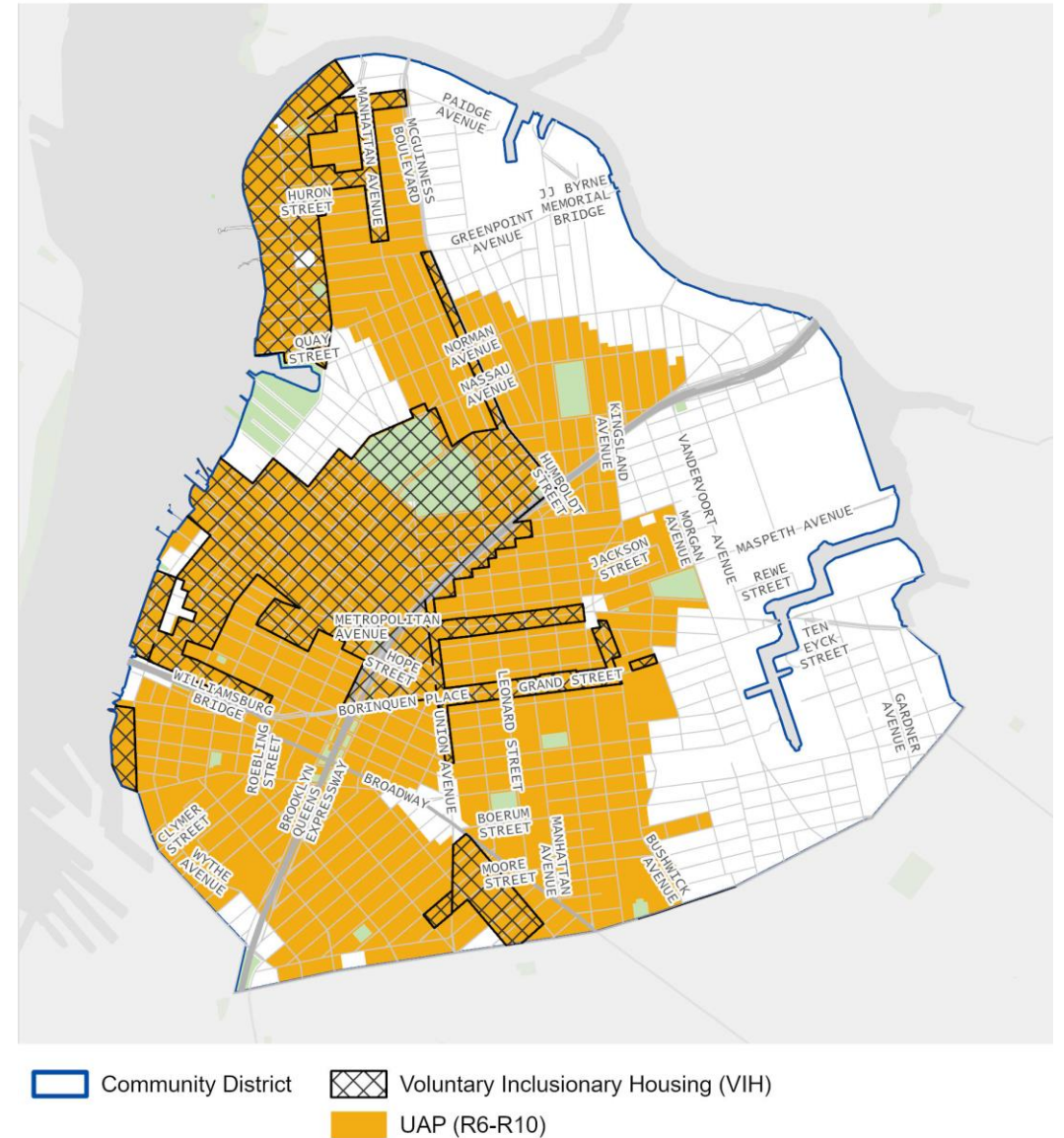
All income-restricted units in a VIH building were 80% AMI (\$101,686 for a family of 3 or \$2,796 for rent for a 2-bedroom home)

Universal Affordability Preference (UAP)
60% AMI with income averaging

Homes at a mix of incomes to reach 60% AMI, including more deeply affordable units. For example, a UAP building could include:

	Income for a family of 3	Rent for a 2-bedroom
30% AMI	\$38,130	\$1,084
60% AMI	\$76,260	\$2,097
90% AMI	\$114,390	\$3,142

Brooklyn CD 01



Universal Affordability Preference

UAP will have an affordability requirement of 60% AMI

- Area Median Income (AMI) is a measure of affordability established by the federal government

UAP will also allow income averaging, allowing a wider range and more deeply affordable homes



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Updates to Mandatory Inclusionary Housing

Allow MIH Option 3 to be a standalone option

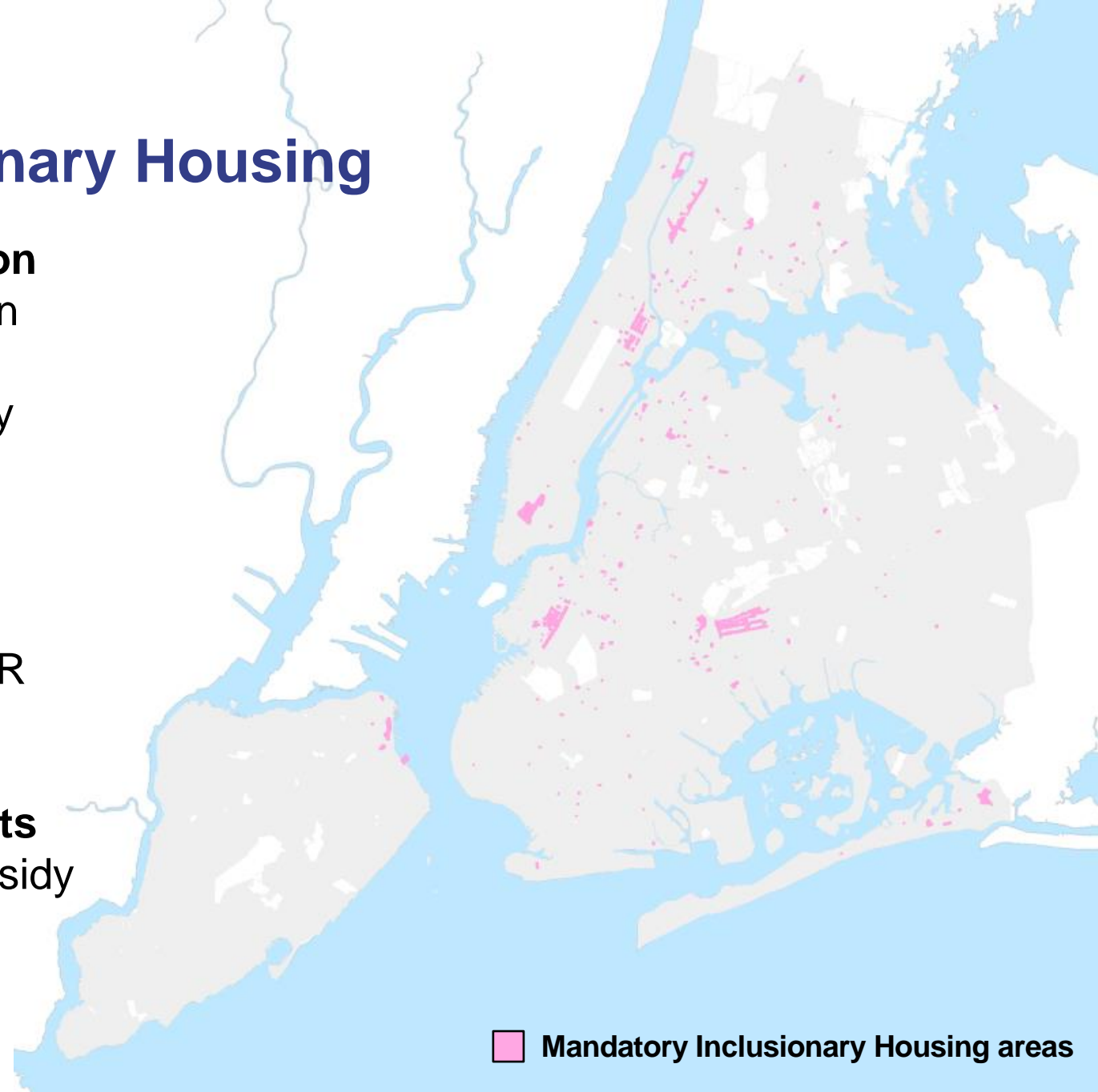
- MIH Option 3 requires a 20% set-aside at an average of 40% AMI
- Requested by the Speaker, members of City Council, and many housing advocates

Equalize MIH FARs for districts where UAP FAR is higher

- Ex: R6A MIH will change from 3.6 to 3.9 FAR
- MIH Options will stay the same

Streamline rules for 100% affordable projects

- Reduces conflicts with term sheets and subsidy programs
- Facilitates affordable homeownership



■ Mandatory Inclusionary Housing areas

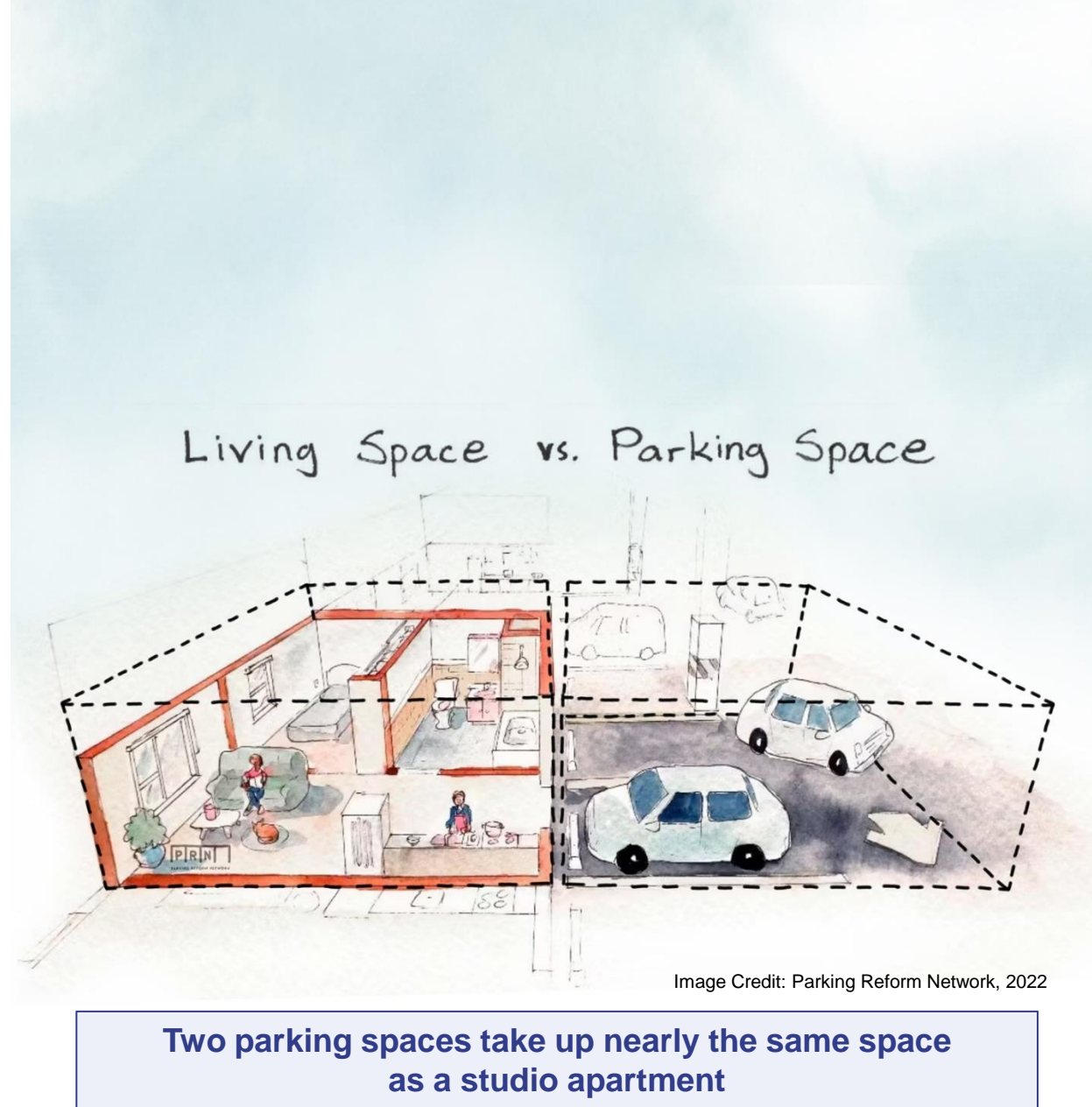
End parking mandates

Make parking optional in new buildings,
as many other cities have done

**Mandated parking is extremely
expensive to provide**

- These costly mandates drive up rents and prevent new housing from being built
- This is an obstacle to housing growth, especially affordable housing

Parking will still be allowed, and projects can add what is appropriate at their location



End parking mandates

Example:

A developer wants to build a **16-unit** apartment building a 4-minute walk from the nearest subway station

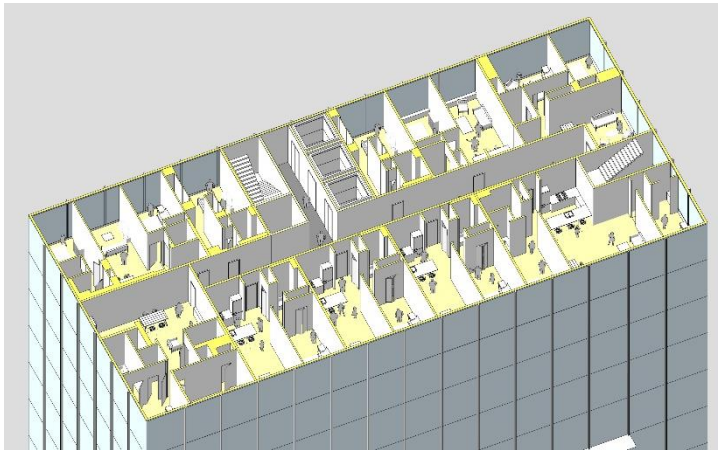
Today, the developer would **stop at 10 units**, because the 11th unit would trigger a **6-space parking requirement**

Without parking mandates, they can build the **16-unit building**, providing 6 more urgently needed homes near transit



Additional changes to enable housing

Enable conversion of under-used buildings



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Expand adaptive reuse regulations citywide, move the eligibility date from 1961 to 1991

Re-legalize small and shared apartments



Image credit: Alfred Twu

Remove arbitrary zoning rules to allow small and shared apartments in central locations, easing pressure on family-size units

Eliminate barriers to contextual infill

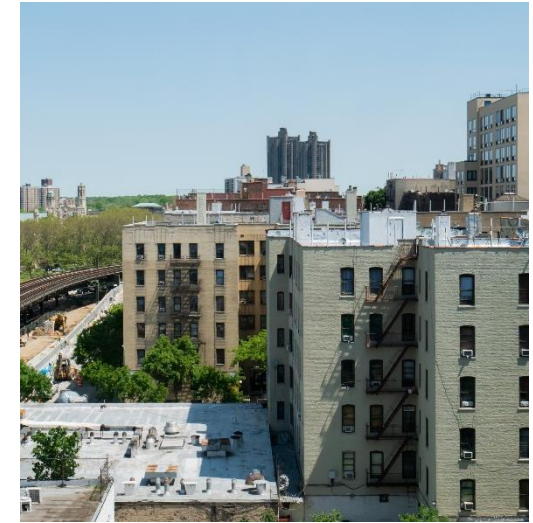
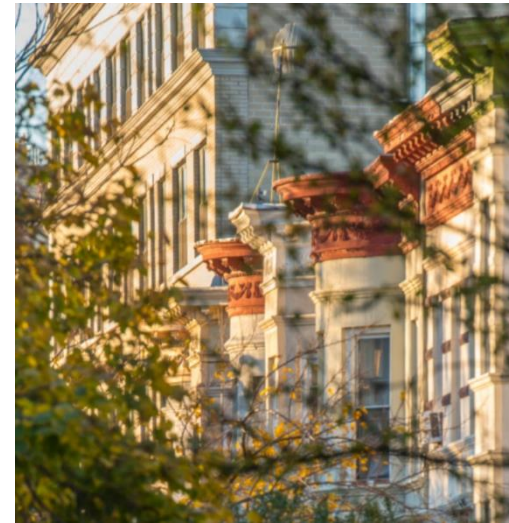
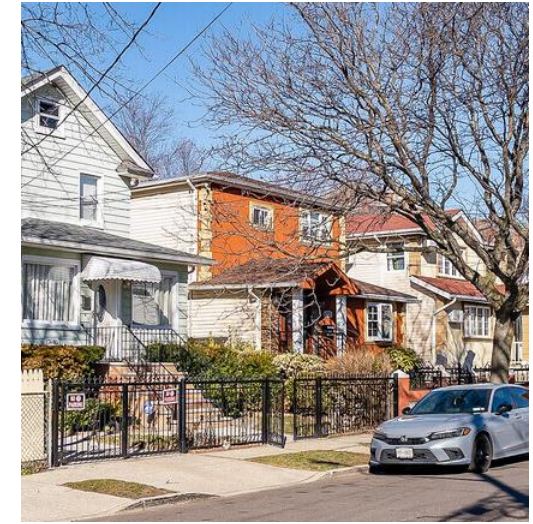


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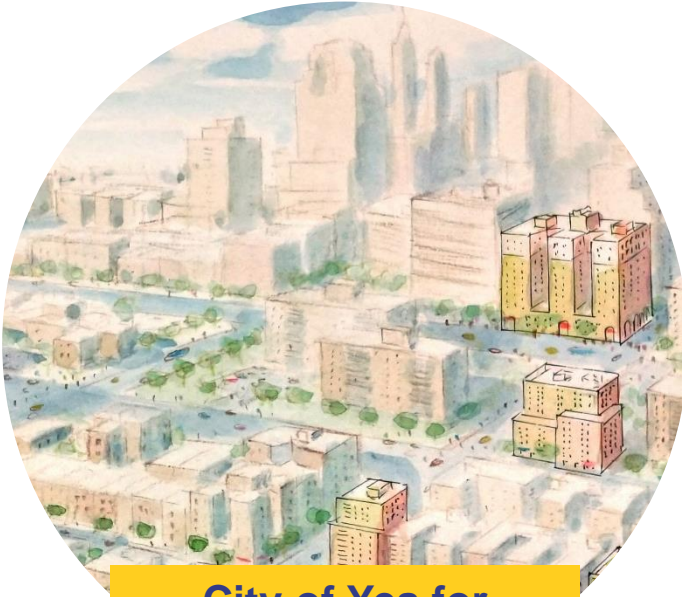
Allow new contextual housing on sites in non-contextual districts, including campuses and irregular sites

How will these changes address our housing needs?

- **A little more housing** in every neighborhood and **more housing types** for the full range of New Yorkers
- Significantly **more affordable housing**
- **Less pressure on gentrifying neighborhoods** and areas hit hardest by the housing shortage and exclusionary zoning
- **Ending exclusionary zoning** in low-density areas
- **Accessory dwelling units** will support homeowners and multigenerational families
- More **sustainable** transit-oriented development



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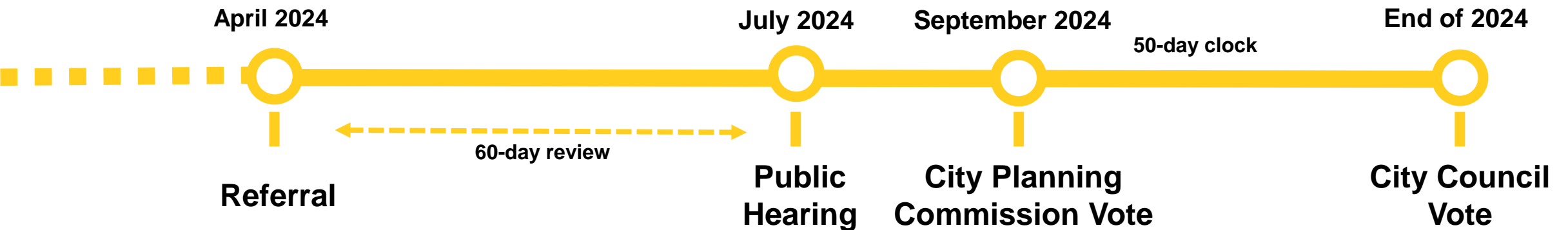


City of Yes for Housing Opportunity

Image credit: Alfred Twu

Stay in touch!

Email the project team at **HousingOpportunity@planning.nyc.gov** with questions, concerns, and to be signed up for email alerts on this project.



Approximate schedule of public review, for illustrative purposes only



COMMUNITY BOARD No. 1

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JOHANA PULGARIN
DISTRICT MANAGER

May 14, 2024

COMMITTEE REPORT

SLA REVIEW AND DCA COMMITTEE

TO: Chairperson Dealice Fuller
And CB#1 Board Members

FROM: Arthur Dybanowski, Chair
SLA Review & DCWP Committee

RE: Committee Meeting on May 14, 2024

The SLA Review & DCWP Committee met at CB1 District Office 435 Graham Ave (Corner of Frost St) at 6:30 pm on May 2, 2024, Representatives of the Community Board and other Community Board members participated in the discussion and review of the applications. Applicants were advised that the meeting was to end at 9:00 pm and those applications not reached would be postponed to the next Committee meeting. Prior to the meeting, the List of New and Renewal applications that had been posted at the Public Hearing was provided to the 90 and 94 Precincts of the NYPD for their review.

ATTENDANCE:

Present: Dybanowski; Bachorowski; Bruzaitis; Foster; Sofer; Talati; Weiser (+)
Absent: Cohen*

The quorum was achieved.

LIQUOR LICENSES

NEW

1. 1 Meserole Ave Corp, DBA Deuces Nightlife, 1 Meserole Ave, (New Application and Temporary Retail Permit - Liquor, Wine, Beer & Cider, Night Club) **Postponed the applicant must present to the Full Board Meeting at the May 14.**

2. 211 Reserve LLC, 211 Nassau Ave, (New - Wine/Beer/Cider, Bar/Tavern) **Committee recommended DENIAL the applicant did not show, (Opposition present)**
3. An entity to be formed by Happier NYC, 25 Stewart Avenue, (New Application and Temporary Retail Permit - Liquor, Wine, Beer & Cider, Rest) **Committee recommended DENIAL.**
4. Antola Pizzeria Corp, DBA Danny's Pizzeria, 239-241 Bushwick Ave, (Corporate Change - Wine/Beer/Cider, Rest) **Committee recommended DENIAL the applicant did not show.**
5. Born to Lose LLC, 126A Nassau Avenue, (Alteration - Liquor, Wine, Beer & Cider, Bar/Tavern) **Committee recommended DENIAL the applicant did not show, (Big Opposition present, no posting)**
6. Cactus and Co Bk LLC, DBA XOLO, 21 Dunham Place, (Method of Operation - Liquor, Wine, Beer & Cider, Rest) **Committee recommended APPROVAL with conditions (Stipulations liquor license till 1:30 AM).**
7. Chita Thai Team, LLC, DBA Chinta, 157 Franklin Street, (New Application and Temporary Retail Permit - Liquor, Wine, Beer & Cider, Rest). **Committee Recommended APPROVAL.**
8. Eat Happier LLC, DBA Sang's, 154 Scott Avenue - Ground Floor, (Class Change and Temporary Retail Permit - Liquor, Wine, Beer & Cider, Tavern) **Committee recommended APPROVAL with conditions (Stipulations liquor license till 2:00 AM).**
9. Elsewhere Group Inc, 599 Johnson Ave, (New Application and Temporary Retail Permit - Liquor, Wine, Beer & Cider, Cabaret) **Committee Recommended APPROVAL.**
10. Field Guide LLC, 235 Kent Avenue, (New Application and Temporary Retail Permit - Liquor, Wine, Beer & Cider, Rest) **Committee recommended APPROVAL with conditions (Stipulations more signatures with addresses).**
11. Isola Sessions LLC, 361 Metropolitan Ave, (New Application and Temporary Retail Permit - Liquor, Wine, Beer & Cider, Bar/Tavern) **Committee recommended DENIAL the applicant did not show.**
12. McCarren Park House LLC, DBA McCarren Parkhouse, 855 Lorimer Street, (Alteration - Liquor, Wine, Beer & Cider, Bar/Tavern) **Committee recommended DENIAL the applicant did not show.**

13. Meyerbrau LLC, DBA Eckhart Beer Company 545 Johnson Ave. (New Application and Temporary Retail Permit - Liquor, Wine, Beer & Cider, Rest) **Committee recommended DENIAL the applicant did not show.**
14. Redds Tavern Inc, 511 Grand Street, (Corporate Change - Liquor, Wine, Beer & Cider, Bar) **Committee Recommended APPROVAL.**
15. Republic Bar and Lounge Inc, DBA Republic Latin Fusion, 470 Driggs Avenue, (Method of Operation, Rest) **Committee recommended DENIAL the applicant did not show.**
16. Saint Jane LLC, 312 Leonard Street, (New Application and Temporary Retail Permit - Liquor, Wine, Beer & Cider, Rest) **Committee recommended DENIAL the applicant did not show.**
17. Salka Food LLC, DBA Copper Mug Coffee, 131 N 4th Street, (New Application - Wine/Beer/Cider, Rest) **Committee Recommended APPROVAL.**
18. Sapporo Ichiban Sushi, Inc. 622 Manhattan Ave. (New Application and Temporary Retail Permit - Wine/Beer/Cider, Rest) **Committee Recommended APPROVAL.**
19. Titi's Empanada's Inc, DBA Titi's Empanadas, 160 Havemeyer Street, (New Application, Wine, Beer & Cider, Rest) **Committee recommended DENIAL the applicant did not show.**
20. TVC15 LLC, DBA Gabriela 90 Wythe Ave, (Alteration - Liquor, Wine, Beer & Cider, Bar/Tavern) **Committee Recommended APPROVAL.**
21. William Vale Hotel, 45-59 Wythe a/k/a, 114 N. 13th Street, (New Application and Temporary Retail Permit - Liquor, Wine, Beer & Cider, Hotel Rest) **Committee recommended DENIAL the applicant did not show.**

RENEWAL

All the Renewals are approved by the Committee Members, there are no issues.

1. 64 Dobbin Street Corp, DBA Dobbin Street, 64 Dobbin Street, (Renewal - Liquor, Wine, Beer & Cider, Catering)
2. 644 Driggs Ave LLC, DBA Woodhul Wine Bar, 644 Driggs Ave, (Renewal - Liquor, Wine, Beer & Cider, Bar)
3. Alula Café Inc, DBA Alula Cafe, 252 Franklin Street, Store 1R, (Renewal - Wine/Beer/Cider, Bar/Tavern)

4. Angel Van Corp, DBA L Ange Noir Café, 247 Varet Street, (Renewal - Liquor, Wine, Beer & Cider, Rest)
5. Bamontes Restaurant Corp, 32 Withers Street, (Renewal - Liquor, Wine, Beer & Cider, Rest)
6. Baoburg Inc, DBA Baoburg, 614 Manhattan Ave, (Renewal - Liquor, Wine, Beer & Cider, Rest)
7. Berry Street Associates LLC, DBA Gran Torino, 131 Berry Street (Renewal - Liquor, Wine, Beer & Cider, Rest)
8. Black Squirrel Crew LLC, DBA Mika, 25 29Thames Street, (Renewal - Wine/Beer/Cider, Bar)
9. Cactus and Co BK LLC, DBA XOLO, 21 Dunham Place, (Renewal - Liquor, Wine, Beer & Cider, Rest)
10. Chingoo Restaurant Corp, 373 Graham Ave, (Renewal - Wine/Beer/Cider, Rest)
11. DOC Wine Bar 1st Ave Inc. DBA DOC Wine Bar, 83 N 7th Street, (Renewal - Liquor, Wine, Beer & Cider, Rest)
12. Domino Park F&B Management LLC, DBA Tacocina, 292 Kent Ave a/k/a 25 River Street, (Renewal - Liquor, Wine, Beer & Cider, Rest)
13. Eris Evolution LLC, 167 Graham Ave, (Renewal - Liquor, Wine, Beer & Cider, Bar/Tavern)
14. Eta 125 Corp DBA Mugs Ale House, 125 Bedford Ave, (Renewal - Liquor, Wine, Beer & Cider, Rest)
15. Gusto Latino Café 1 Corp, 583 Driggs Ave, (Renewal - Wine/Beer/Cider, Rest)
16. Hand Stuff LLC, DBA Nicky's Unisex, 90 S 4th Street, (Renewal - Liquor, Wine, Beer & Cider, Bar/Tavern)
17. Howard Project LLC, DBA Le Fanfare, 1103 Manhattan Ave (Renewal - Liquor, Wine, Beer & Cider, Rest)
18. Jemanya Corp DBA Favela, 57 South 5th Street a/k/a 404 Wythe Avenue, (Renewal - Liquor, Wine, Beer & Cider, Rest)
19. Kanahashi Inc, Kanahashi, 981 Manhattan Ave, (Renewal - Liquor, Wine, Beer & Cider, Rest)
20. La Locanda Inc, 432 Graham Avenue, (Renewal - Liquor, Wine, Beer & Cider, Rest)
21. Mighty Diamond Restaurant Corp, DBA Mother's, 347 Graham Ave, (Renewal - Liquor, Wine, Beer & Cider, Rest)
22. New Esquina del Sabor Corp, DBA New Esquina del Sabor, 572 Grand Street, (Renewal - Liquor, Wine, Beer & Cider, Rest)
23. Nights & Weekends BK Corp, DBA Good Bar, 627 - 631 Manhattan Ave, (Renewal - Liquor, Wine, Beer & Cider, Rest)
24. Pink Metal LLC, DBA Pink Metal, 253 Bushwick Ave, South Store, (Renewal - Liquor, Wine, Beer & Cider, Rest)
25. Santiago & Arlo Corp. DBA Friducha Mexican Restaurant, 946 Manhattan Ave, (Renewal - Liquor, Wine, Beer & Cider, Rest)
26. Tabemen Inc, DBA Wanpaku, 621 Manhattan Ave, (Renewal - Liquor, Wine, Beer & Cider, Rest)

27. Traif LLC, DBA Traif, 229 South 4th Street, (Renewal - Liquor, Wine, Beer & Cider, Rest)
28. Uncle Thien Hospitality LLC, DBA Di An Di, 68 Greenpoint Ave, (Renewal - Liquor, Wine, Beer & Cider, Rest)

ITEMS PREVIOUSLY POSTPONED

1. Threes Operations LLC, DBA, Threes Brewing, 113 Franklin St, (New Application and Temporary Retail Permit, Liquor Wine, Beer & Cider, Bar / Tavern) **Committee recommended DENIAL the applicant did not show.**
2. Unknown Baths LLC, DBA, Bathhouse, 103 North 10th St, (New Application and Temporary Retail Permit, Liquor Wine, Beer & Cider, Rest) **Committee recommended APPROVAL with conditions (Stipulations worked with the neighbors, 5 YES, 2 AGAINST).**
3. Atium LLC, DBA N/A, 55 Meadow Street (New Application, Liquor, Wine, Beer & Cider, Night Club) **Committee recommended APPROVAL with conditions (Stipulations liquor license till 3:00 AM).**

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

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

WHEN: Tuesday, May 28, 2024
TIME: 6:30 PM (Meeting will end at 9:00 PM)
WHERE: CB1 District Office
435 Graham Ave (Corner of Frost St)
Brooklyn, NY, 11211



COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

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HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

May 14, 2024

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 6, 2024

The Committee met on the evening of April 6, 2024, at 6:00 PM at CB1 District office, 435 Graham Ave. (Corner of Frost St), Brooklyn, NY. 11211

Present: Teague; Chesler; Kaminski; Drinkwater; Kelterborn; Niederman; Pferd; Sofer; Vega; Weiser; Kawochka*

Absent: Indig; Itzkowitz; Meyers; Berger*; Stone* (*non-board member)

(A quorum was present)

AGENDA

1. **CONTINUATION OF AFFORDABLE HOUSING DISCUSSION** - Discussion with Joe Riggs and exploration of his expertise and knowledge about issues faced by developers in

providing affordability. Mr. Riggs is a principal with Hudson Companies, a New York development company with an extensive and varied housing history, including affordable, luxury, mixed use, institutional, and homeless housing.

We had a productive discussion of the issues confronting the community and developers in analyzing and balancing the housing needs of a community with the financial feasibility of developers to respond to those needs. Incorporated in the discussion was a comparison of the now defunct 421a program with the new 485x regulations, and the importance of tax incentives to new affordable residential development. It appears that the developers are currently trying to evaluate the impact of the new rules on the feasibility of continued affordable development.

Construction costs and current interest rates are significant pieces of the financial development picture. One important cost to be dealt with by developers is wage requirements under tax abatement rules. Under the new 485x rules, there are different tiers of construction wage requirements for developers depending on the number of units proposed in the development.

An additional cost issue is the new 485x range of AMI requirements. The new rules are more restrictive and no longer include an AMI of 130% in the affordable formula. In addition, the affordability under 485x is permanent, even after the tax abatement ends.

Mr. Riggs advised us that construction costs have sky-rocketed; and so have insurance costs, especially with regard to affordable development. Accordingly, it is becoming more difficult for developers to make a profit. He felt there is no clear answer to how we can get more affordable housing. He suggested we may want to consider being creative and flexible. For instance, we may allow a certain percentage of 130% AMI in developments where the developer will be able to get much higher rents, but also getting a decent percentage of lower AMI.

We also agreed that it would be helpful to encourage developers to come to the committee routinely prior to being certified, so that we can explore with them possibilities for negotiation to obtain the maximum benefits for the community.

We thank Mr. Riggs for his time and input and hope to be able to engage him when we have questions about financial packages presented in future applications.

MOTION :- Send a letter to our Councilmembers asking them to proactively support our desire to have developers give a pre-certification presentation to the Land Use/Landmarks Committee, in order to give the committee and the full board advance notice of the proposed development, and to give us and the developers more negotiation time.

Recommendation-

Motion unanimously approved.

We also agreed to invite HPD to our next meeting and to repeat our request for the total number of affordable units with a corresponding AMI breakdown since 2005.

NEW BUSINESS

- 1- **MOTION:** To excuse Ms. Kaminski's absence from last month's committee meeting because she was detained in a hospital emergency room.

Vote: Unanimously approved. Accordingly, the attendance committee is urged to mark her absence as excused.

- 2- **INTERN NEWS :-** The District Manager informed us that the committee's request to LaGuardia for an intern has been approved. Mr. Pferd volunteered to work with the intern and the District Manager. One possible item to explore is the gathering of information on the income distribution for our district.

- 3- **JOINT MEETING IN SEPTEMBER WITH THE HOUSING COMMITTEE:-** Our September meeting will be held jointly with the Housing Committee. Brad Lander and our other elected officials will be invited to discuss the income distribution in our district and how to translate that into a meaningful formula for AMI demands.

The next meeting of the Land Use, ULURP, and Landmarks (Subcommittee) Committee is scheduled as follows:

WHEN: Monday, June 3, 2024.
TIME: 6:00 P.M. (Meeting will end at 9:00 P.M.)
WHERE: CB1 District Office
435 Graham Ave. (Corner of Frost St.)
Brooklyn, NY. 11211



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COUNCILMEMBER, 34th CD

May 14, 2024

COMMITTEE REPORT Housing & Public Housing Committee

TO: Chairperson Fuller and CB1 Board Members

FROM: Rabbi David Niederman, Committee Chair
Environmental Protection Committee

RE: Committee Report from May 8, 2024

The Committee met on the Evening of May 8, 2024, at 6:00 PM at CB1 District office, 435 Graham Ave (Corner of Frost St), Brooklyn, NY 11211.

Members: Rabbi Niederman, (Chair); Cabrera; Drinkwater; Foster; Garcia; Goldstein; Gross; Jeffery; Meyers; Peterson; Breitner*; Jagtani*. (*) *Non board committee member.*

Present: Rabbi Niederman; Cabrera; Foster; Peterson.

Absent: Drinkwater; Garcia; Goldstein; Gross; Jeffery; Meyers; Breitner*; Jagtani*.

4 members present. A quorum was not achieved.

MEETING

1. **Affordable Housing:** - The housing committee discussed the new percentage of affordable units that residents of this community will receive after the city reaches an out-of-court settlement with plaintiffs in the housing discrimination case, the median income to qualify for low-income housing, and to get an idea of what percentages of community members have benefited from affordable housing built in recent years.
2. **City of Yes for Housing opportunity proposal:** - The Committee briefly discussed this proposal and how it will affect or benefit our community. Although we did not have many

details about this plan, we debated whether this new proposal would benefit the community.

3. **Data for residents of CB1 who moved into the Housing Lottery units within our same Community Board 1:-** Rabbi Niederman requested data from HPD. HPD provided the following:

- The recent Community Preference means that the City can continue to maintain a Community Preference for city-funded projects. From now until 2029, City-financed housing developments that have income-restricted units subject to the housing lottery will have a 20% community preference. After 2029, there will be a 15% community preference.
- According to the 2017-2021 American Community Survey, Community District 1 had a median household income of \$86,769. The Area Median Income changes each year, so I would not be able to provide a 2024 AMI percentage using economic data from 2021. In 2021, a median household income of \$86,769 for a household of three individuals is slightly over 80% AMI.
- The standard of Area Median Income is set by the U.S. Department of Housing and Urban Development by formula. We use the metric as a framework because our funding sources are tied to this standard.
- HPD tries to balance out Area Median Income across different communities by targeting a range of AMIs and providing deeper affordability where necessary.
- Regarding the data request, we have to segment the data into two periods as we did not report on this datapoint until July 2020 with the launch of Housing Connect 2.0:
- July 2020 – Present: 429 CB1 households moved into Housing Lottery units within CB1.
- 2014 - ~July 2020: Approximately 940 CB1 households in non-421a-standalone units moved into Housing Lottery units within CB1.
- There were 1,880 non-421a-standalone units marketed in CB1 between 2014 and July 2020, so this is an approximation based off that number.
- Please note that this data is for **households** and not the number of residents

4. The Committee discussed requesting a copy of court settlement documents that decreases the percentage of preference that members of the community receive from Affordable Housing Lottery.

The committee further requests information regarding the method used to notify the community of the settlement's decision regarding the community preference.

(Please see the attached HPD response)

The Committee also reviewed the report that the company Two Trees sent us about the number of members of our community who have been able to obtain an apartment in the domino refinery buildings.

After reviewing these reports, we concluded that it is not fair that our community will receive only a 20% preference for affordable housing and that we have to find a solution to have a median income that can benefit those most in need of housing. Since this issue has been discussed in the housing and land use committees, we agreed to have a joint meeting to solve these problems affecting the community. This meeting will be on September 4, 2024. We will invite the York City Comptroller Brad Lander, our local officials, and agencies that work or help with low-income housing in the community to this meeting.

Finally, we propose sending a letter thanking Two Trees for their report and for expressing their concern about the new housing percentage we will receive. We are also proposing to ask them to hold a meeting with the other development companies that carry out housing in the community so that they can support us in maintaining the 50% preference for our community. All members at this meeting voted yes to the motion to send this letter. We need the board's approval to send this letter to Two Trees.

The vote was as follows:

4 “YES”; 0 “NO”; 0 “ABS”.

The next meeting of the Housing & Public Housing Committee is scheduled as follows:

WHEN:	Wednesday, September 4, 2024
TIME:	6:00 PM (Meeting will end at 9:00 PM)
WHERE:	CB1 District Office 435 Graham Ave. (Corner of Frost St.) Brooklyn, NY. 11211

Castrillon, Luis

From: BK01 (CB)
Sent: Friday, May 10, 2024 3:49 PM
To: Castrillon, Luis
Subject: Fw: Housing & Public Housing committee Questions
Attachments: ECF1002provisions.pdf

From: Sindhvani, Arvind (HPD)
Sent: Thursday, May 9, 2024 3:00 PM
To: BK01 (CB) <
Cc: Donlon, Justin (HPD) Simmons, Nicole (HPD)
Subject: RE: Housing & Public Housing committee Questions

Good afternoon,

I will be out on vacation starting tonight and am adding my colleagues, Justin and Nicole for future follow up questions.

Please find the attached settlement agreement attached to this email. Note that this is publicly accessible and I downloaded it from an Article in [The City](#).

As for community notice, the issue was widely covered in a range of news outlets that covered the issue comprehensively and thoroughly. The bottom line is, there was serious risk of losing community preference altogether because of the lawsuit and we are happy to be able to maintain some level of preference for residents within Community Districts.

Regarding the data request, we have to segment the data into two periods as we did not report on this datapoint until July 2020 with the launch of Housing Connect 2.0:

- July 2020 – Present: 429 CB1 households moved into Housing Lottery units within CB1.
- 2014 - ~July 2020: Approximately 940 CB1 households in non-421a-standalone units moved into Housing Lottery units within CB1.
 - There were 1,880 non-421a-standalone units marketed in CB1 between 2014 and July 2020, so this is an approximation based off that number.

Please note that this data is for **households** and not the number of residents.

Best regards,
Arvind

Arvind Sindhvani |

From: BK01 (CB) <bk01@cb.nyc.gov>
Sent: Thursday, May 9, 2024 11:19 AM

Subject: Re: Housing & Public Housing committee Questions

Mr. Sindhvani good morning,

Rabbi Niederman is interested in the data for residents of CB1 who moved into the Housing Lottery units within our same Community Board 1.

Thank you.

Sincerely,
Johana Pulgarin
District Manager
Community Board 1, Brooklyn

From: Sindhvani, Arvind (HPD)
Sent: Wednesday, May 8, 2024 1:59 PM
To: BK01 (CB) <bk01@cb.nyc.gov>
Subject: RE: Housing & Public Housing committee Questions

Good afternoon,

Please my responses below, unfortunately we are not able to pull together data for the third question without further information. Can Rabbi Niederman clarify if he is requesting data for residents of CB1 who moved into Housing Lottery units within the same Community Board?

1. **The new percentage of units that the community board residents will receive.**

The recent Community Preference means that the City can continue to maintain a Community Preference for city-funded projects. From now until 2029, City-financed housing developments that have income-restricted units subject to the housing lottery will have a 20% community preference. After 2029, there will be a 15% community preference.

2. **The area median income for our community: - how can we change it to ensure that more members of the community can qualify.**

According to the 2017-2021 American Community Survey, Community District 1 had a median household income of \$86,769. The Area Median Income changes each year, so I would not be able to provide a 2024 AMI percentage using economic data from 2021. In 2021, a median household income of \$86,769 for a household of three individuals is slightly over 80% AMI.

The standard of Area Median Income is set by the U.S. Department of Housing and Urban Development by formula. We use the metric as a framework because our funding sources are tied to this standard.

HPD tries to balance out Area Median Income across different communities by targeting a range of AMIs and providing deeper affordability where necessary.

Arvind Sindhvani |

From: BK01 (CB) <bk01@cb.nyc.gov>
Sent: Wednesday, May 8, 2024 10:47 AM
To: Sindhvani, Arvind (HPD)
Subject: Fw: Housing & Public Housing committee Questions

Dear Mr. Sindhvani:

Tonight, the Housing & Public Housing committee of CB #1 is meeting.

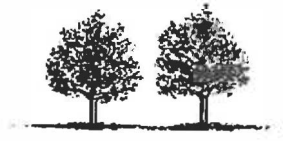
Chair Rabbi Niederman has items on the agenda that he is requesting data on (see attached).

Could you kindly give the Committee information on the following?

1. **The new percentage of units that the community board residents will receive.**

2. The area median income for our community: - how can we change it to ensure that more members of the community can qualify.
3. Percentage of members in our community that have been benefited from the new apartment buildings in the last 15 years.

Sincerely,
Johana Pulgarin
District Manager
Community Board 1, Brooklyn



TWO TREES

Management Co. LLC

May 6, 2024

Brooklyn Community Board 1

RE: Affordable Housing Community Preference

Board Members:

Two Trees has taken very seriously the 50% community board preference for the affordable housing units built at the Domino site. We have hired local firms to market the affordable apartments in multiple languages specifically to residents of Community Board 1. On both completed apartment buildings, 325 Kent Avenue and One South First, we have achieved the goal of leasing 50% of the available affordable apartments to CB1 residents. If you fail to meet the goal of 50%, it is required that the developer seek a waiver from HPD, and neither building required this waiver.

At 325 Kent Avenue, we created 104 affordable apartments, 17 of which were set aside for homeless individuals or families. Of the remaining 86 affordable apartments, at least 43 were successfully leased to CB1 residents. The City is supposed to give preference to CB1 residents for these homeless units, but we are not privy to information on how the City allocated the homeless set-aside.

At One South First (260 Kent Avenue), 45 of the 89 affordable housing units were leased to local CB1 residents. There were no homeless set-asides in this building.

With respect to future affordable apartments at Domino, we will follow the updated guidelines from HPD. As you know, last year the City settled a lawsuit by the Federal government that specifically challenged the legality and fairness of the community board preference. Two Trees publicly lamented the outcome of this challenge, as you can see in the attached news article.

In our opinion, community board preference is a fundamentally fair policy, as it awards the coveted affordable apartments directly to the neighborhoods that bear the changes associated with new development.

Going forward, we will continue to aggressively seek to meet or exceed the maximum amount of community preference for the affordable apartments that is allowed by the law. Please do not hesitate to reach out to me with questions or concerns.

Sincerely,


David Lombino

Shift in local preference policy prompts concerns about development ([back](#))

By Janaki Chadha

NEW YORK — A policy shift giving fewer city residents a leg up for new affordable housing in their neighborhoods could create political headwinds for real estate projects — all amid a dire housing shortage.

Mayor Eric Adams' administration agreed to significantly curtail the “community preference” policy in a settlement in federal court Monday, capping a decade-long legal fight over whether it fueled racial segregation.

The outcome is already drawing concerns from developers, City Council members and housing advocates, who say the rule helped secure necessary political approval for contentious real estate proposals.

“What incentive do communities of color have in building more housing if their chances just got slimmer in terms of getting access to these units?” said Bronx Council Member Rafael Salamanca, chair of the body’s land use committee. “[Council members] are going to have a harder time selling projects to communities.”

Currently, half the apartments in an affordable housing lottery are reserved for residents of the surrounding neighborhood — a share that will be slashed to 20 percent this April and 15 percent in 2029, under the settlement between the city and the Anti-Discrimination Center.

The nonprofit sued the city in 2015, alleging the policy violates city and federal law by perpetuating racial segregation.

For Council members charged with evaluating major residential developments, the community set-aside plays an important role in quelling concerns that new housing will displace existing residents. And since the Council generally gives members effective veto power over projects in their districts, winning local support is politically essential for developers.

“It was a very large factor in how I negotiated for my community,” said Queens Council Member Julie Won, who in 2022 approved a nearly 3,200-unit project in her district, which includes Astoria and Long Island City. She called the outcome “soul-crushing” for constituents at risk of getting priced out of the neighborhood.

Left-leaning advocates and real estate executives alike expressed concerns about the court ruling.

Over the course of the legal proceedings, Gurian added, "The city stopped even claiming that it helped with imminent displacement of any kind, or that it helped with non-imminent displacement from one's apartment or from the city."

Rachel Fee, executive director of the New York Housing Conference, said there needs to be a shift in politicians' mindset on housing development as New York confronts an acute housing shortage that is driving up prices across the city.

"It may be harder for some of them to get to yes if they feel like these aren't direct benefits for their community members, but all of the research shows that more housing everywhere does benefit renters," she said.

Despite fighting the lawsuit, Adams lamented the segregated nature of the city.

"It could be helpful and it could be harmful," Adams told reporters on Tuesday. "As much as we think we live in an integrated city, we don't. We live in a hugely segregated city, and many people have prevented building in communities to keep people out, many people have used other methods to keep people out. And so, that's why, you know, allowing community preference could be a double-edged sword."

To view online click here.



COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

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Email: bk01@cb.nyc.gov

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HON. ANTONIO REYNOSO
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER
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COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

May 14, 2024

BOARD BUDGET COMMITTEE REPORT

TO: Chairperson Dealice Fuller and CB #1 Board Members

FROM: David Heimlich, Chair, Board Budget Committee

RE: Board Budget Committee Meeting Report: May 2, 2023

The Committee met during the evening of May 2, 2024, at 5:00 PM at the Community Board's District office at 435 Graham Avenue, Brooklyn, NY 11211.

Present: Heimlich, Chair; Caponegro.

Absent: D'Amato; Peterson; Teague.

A quorum was not achieved.

The Board Budget Committee meeting was held on Thursday, May 2, 2024, at 5:00 PM at CB #1's District Office, 435 Graham Avenue, Brooklyn NY. The agenda was to review the Budget Reconciliation and for an update of the Board Budget.

The District Manager, Ms. Johana Pulgarin, brought up that 4 new desktop computers are needed to replace the old desktop computers that have become too slow for the office work needs. The Office of Technology and Innovation (OTI) inspected the desktop computers and advised the Community Board No. 1 to purchase new ones, these desktops computers are over 6 years old. (OTI) also recommended that 4 extra monitors will be ideal in order to get a better work performance due the multi-tasking needs of the CB1 office.

The Office of Technology and Innovation provided Community Board No 1. with a quote (please see the attached). Dell has a contract with the City for the purchase.

The reconciliation was reviewed and due to not having enough funds in the budget it was decided to buy 2 new desktop computers, Mr. Heimlich advised that it would be better to buy 2 desktops with this FY 2024 budget and buy 4 monitors with the FY 2025 budget.

Mr. Caponegro made the motion to approve the purchase of 2 new desktop computers and 4 Monitors recommended by the Office of Technology and Innovation. The Board Budget Committee Chair, Mr. David Heimlich seconded the motion.

The remaining balance \$243.41 will be use for office and cleaning supplies to close the FY2024.

DISCUSSION: It was agreed that for the future FY the 2 other desktops computers and 4 monitors will be discussed with the Board Budget Committee for approval.

The meeting was adjourned at 5:35 PM.



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Pricing Summary

Item	Qty	Unit Price	Subtotal
OptiPlex Small Form Factor (Plus 7020)	4	\$1,246.00	\$4,984.00
Dell 24 Monitor - P2422H, 60.5cm (23.8")	8	\$179.02	\$1,432.16
Subtotal:			\$6,416.16
Shipping:			\$0.00
Environmental Fees:			\$0.00
Non-Taxable Amount:			\$6,416.16
Taxable Amount:			\$0.00
Estimated Tax:			\$0.00
Total:			\$6,416.16

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BROOKLYN COMMUNITY BOARD #1
FOR THE MONTH ENDING AS OF MARCH 31, 2024
RECONCILIATION FOR FISCAL YEAR 2024

THE REGULAR BUDGET CODE 1000

CODE	DESCRIPTION	BUDGETED AMOUNT	CURRENT BUDGET AMOUNT	SPENT	ENCUMBRANCE	BALANCE
100	SUPPLIES AND MATERIALS	\$ 695.00	\$ 1,594.00	\$ 657.69	\$ 142.31	\$ 794.00
101	PRINTING SUPPLIES AND SERVICES	\$ 146.00	\$ -	\$ -	\$ -	\$ -
105	AUTO SUPPLIES AND MATERIAL	\$ 50.00	\$ 50.00	\$ -	\$ -	\$ 50.00
106	AUTO FUEL SUPPLIES	\$ 700.00	\$ 700.00	\$ -	\$ -	\$ 700.00
10F	INTRA-CITY AUTO FUEL SUPPLIES	\$ -	\$ -	\$ -	\$ -	\$ -
10X	INTRA-CITY STOREHOUSE	\$ 300.00	\$ 300.00	\$ 299.13	\$ -	\$ 0.87
110	FOOD AND FORAGE SUPPLIES	\$ 15.00	\$ 60.00	\$ 56.60	\$ -	\$ 3.40
117	POSTAGE	\$ -	\$ -	\$ -	\$ -	\$ -
170	CLEANING SUPPLIES	\$ -	\$ -	\$ -	\$ -	\$ -
199	DATA PROCESSING SUPPLIES	\$ 259.00	\$ 259.00	\$ -	\$ -	\$ 259.00
302	TELEPHONE EQUIPMENT (PURCHASE)	\$ -	\$ -	\$ -	\$ -	\$ -
314	OFFICE FURNITURE	\$ 200.00	\$ 589.00	\$ -	\$ -	\$ 589.00
315	OFFICE EQUIPMENT	\$ 500.00	\$ 99.00	\$ -	\$ 98.98	\$ 0.02
319	SECURITY EQUIPMENT	\$ 156.00	\$ 264.00	\$ 198.00	\$ 66.00	\$ -
332	PURCHASE OF DATA PROCESSING EQUIP.	\$ -	\$ 1,127.00	\$ 1,024.00	\$ -	\$ 103.00
337	BOOKS AND SUBSCRIPTION	\$ 540.00	\$ -	\$ -	\$ -	\$ -
402	TELEPHONE AND OTHER COMM. (RENTAL)	\$ 700.00	\$ -	\$ -	\$ -	\$ -
403	OFFICE SERVICES	\$ 64.00	\$ -	\$ -	\$ -	\$ -
412	RENTAL OF MISC. EQUIPMENT	\$ 2,000.00	\$ 2,000.00	\$ 718.36	\$ 723.36	\$ 558.28
417	ADVERTISING	\$ -	\$ -	\$ -	\$ 489.28	\$ (489.28)
431	LEASING OF MISC. EQUIPMENT	\$ 451.00	\$ 451.00	\$ 287.91	\$ 95.97	\$ 67.12
451	LOCAL TRAVEL AND INTRA CITY MEALS	\$ 100.00	\$ 100.00	\$ -	\$ -	\$ 100.00
499	OTHER EXPENDITURES-GENERAL	\$ 3.00	\$ -	\$ -	\$ -	\$ -
602	TELECOMMUNICATION MAINTENANCE	\$ 51.00	\$ -	\$ -	\$ -	\$ -
608	MAINTENANCE - GENERAL	\$ 174.00	\$ -	\$ -	\$ -	\$ -
612	OFFICE EQUIPMENT MAINTENANCE	\$ 50.00	\$ -	\$ -	\$ -	\$ -
613	DATA PROCESSING MAINTENANCE	\$ 50.00	\$ -	\$ -	\$ -	\$ -
615	PRINTING SERVICES - CONTRACTUAL	\$ -	\$ -	\$ -	\$ -	\$ -
622	TEMPORARY SERVICES	\$ 540.00	\$ -	\$ -	\$ -	\$ -
624	CLEANING SERVICES	\$ 199.00	\$ -	\$ -	\$ -	\$ -
684	PROFESSIONAL/COMPUTER SERVICES	\$ -	\$ -	\$ -	\$ -	\$ -
	TOTAL OF REGULAR CODE	\$ 7,943.00	\$ 7,593.00	\$ 3,241.69	\$ 1,615.90	\$ 2,735.41
40B-856	INTRA CITY TELEPHONE AND OTHER COMM	\$ 2,256.00	\$ 2,603.00	\$ 1,480.00	\$ 1,123.00	\$ -
414-4000	RENT	\$ 66,543.00	\$ 103,400.00	\$ 28,803.96	\$ 30,208.31	\$ -
42C-856	INTRA-CITY HEAT, LIGHT AND POWER	\$ 8,378.00	\$ 7,644.00	\$ 4,978.19		
	TOTAL OF INTRA-CITY AND RENT CODES	\$ 77,177.00	\$ 113,647.00	\$ 35,262.15	\$ 31,331.31	\$ -

	TOTAL ALL CODES	\$ 85,120.00	\$ 121,240.00	\$ 38,503.84	\$ 32,947.21	\$ 2,735.41
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COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

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COUNCILMEMBER, 34th CD

May 14, 2024

COMMITTEE REPORT Cannabis Review Committee

TO: Chairperson Dealice Fuller and CB1 Board Members

FROM: Mr. William Vega, Committee Chair

RE: Cannabis Review Committee Report from May 1, 2024

The Cannabis Review Committee met on Wednesday, May 1, 2024, at CB1 District Office, 435 Graham Avenue (Corner of Frost Street), Brooklyn, NY 11211 at 6:00 PM.

ATTENDANCE

Present: Vega (Chair), Barros, Cabrera.

Absent: Bachorowski, Foster, Sofer.

Four members constitute a quorum for this committee, a quorum was not reached.

AGENDA:

Committee review of submitted Cannabis Retail Applications:

CANNABIS LICENSES

1. Charles Tavarez, DBA, NYS Cannabis Partners, 1117 Manhattan Avenue, Retail Dispensary. (Applicant failed to appear, Committee recommends OCM - NOT TO APROVE the application).
2. Akindele Mesai Jeffrey-Coker, DBA, Hybrid NYC LLC, 300 Kent Avenue, Retail Dispensary. (Committee recommends TO APROVE application).

3. Jesse O'Neill, DBA, Budies, LLC, 626 Manhattan Avenue, Retail Dispensary. (**Committee recommends TO APROVE application**).

Cannabis Committee reviewed 3 retail dispensary applications.

Committee approved 2 applications.

Committee disapproved 1 application for failure to appear for scheduled meeting.

Committee accepted 0 applicant's withdrawn application.

The next meeting of the Cannabis Review Committee is scheduled as follows:

WHEN:	Wednesday, June 5, 2024
TIME:	6:00 PM (Meeting will end at 9:00 PM)
WHERE:	CB1 District Office
	435 Graham Ave. (Corner of Frost St.)
	Brooklyn, NY. 11211

May 14, 2024

TRANSPORTATION COMMITTEE
REPORT

TO: Chairperson Dealice Fuller
and CB #1 Board Members
FROM: Mr. Eric Bruzaitis, Committee Chair
RE: Committee Report from Thursday, April 18, 2024 Meeting

The Transportation Committee met Thursday, April 18, 2024 (CALLED TO ORDER: 6:38 PM; ADJOURNED: 8:57 PM) at CB1 Office, 435 Graham Ave.

A quorum was met.

ATTENDANCE:

Present: Bruzaitis; Weiser; Argento; Costa; Kelterborn; Klagsbald; Odomirok; Pferd; Talati; Vega;
*Breitner; *Radesky.

Absent: Drinkwater; Goldstein; Itzkowitz.

AGENDA

1. Yerushalayim Car & Limo, Inc. 343 Roebling Street, Brooklyn, NY 11211, (718) 387-4900, NYC TLC Lic B02839 – Request for a letter of support for the TLC.

MOTION: Mr. Austin Pferd Community Board 1 to send a letter of support to NYC TLC to approve the renewal of Yerushalayim Car & Limo, Inc. 343 Roebling Street, Brooklyn, NY 11211, NYC TLC Lic B02839

SECOND: Mr. William Vega.

PASSED unanimously without abstentions

2. Co-Naming Corner of Graham Ave & Broadway “Boricua College Way” in Honor of its 50th Anniversary Serving the Community.

Presented by Mr. William Jusino, Ed.D.

Presentation from Mr. William Jusino, Special Assistant to the President.

Austin Pferd asked for clarification about the exact block (the sign is at the corner of Broadway and Graham) and any impact on the Avenue of Puerto Rico sign (no impact).

William Vega complimented Mr. Jusino on the work of the college.

Simon Weiser asked about the curriculum of the college.

Paul Kelterborn asked if there would be any opposition that he knows of. (No)

MOTION: William Vega moved to approve the co-naming corner of Graham Ave & Broadway as “Boricua College Way”

SECOND: Mr. Costa.

Motion approved unanimously without abstentions.

3. **ASP Changes for McGuinness Blvd between Clay & Ash Streets from Night Cleaning to Day Cleaning.**

Representative from CM Restler's Office TBD.

No one from CM Restler’s office or from Department of Sanitation was present.

Karen Nieves from Evergreen spoke in opposition to the changes. A discussion ensued about parking in the area and the anticipated impact of changing the regulations. Mr. Bruzaitis noted that the area in question is part of the Industrial Business Zone and that although the businesses most adjacent to these blocks have moved out, any new tenants will have an issue if the regulations are change. He also noted that DSNY rarely if ever reverts once regulations have been changed.

Some on the committee agreed that on the West side of McGuinness Blvd, which has become residential, it may be appropriate to change the regulations there, however there needs to be a proper request for the board to take action.

Kevin LaCherra raised the issue of the confusing parking signage on McGuinness.

MOTION: Mr. Simon Weiser, to deny ASP Changes for McGuinness Blvd between Clay & Ash Streets from Night Cleaning to Day Cleaning.

SECOND: Mr. William Vega.

Passed with 8 YES, 0 NO and 2 Abstentions.

4. **Traffic Study Request for the following locations:**

* Harrison Av from Walton to Flushing Av .Since they made the bike lane (and removed a travel lane) the traffic is unbearable . This needs to be rectified .

*Lee ave from Heyward St to Flushing Av - since a left turn light was put in at Lorimer St and Lee Ave the traffic backs up all the time .no difference time of day.

*Intersection Bedford and Flushing ave. Requesting a left turn bay area from Flushing Av into

Bedford ave.

*Daylighting all corners of intersections of Flushing and Bedford ave.

1st Vice Chair Weiser detailed the problems at each of these locations and opened discussion.

Each of these items have been entered in the NYC DOT Portal, and the committee will follow up with DOT for individual ticket numbers.

MOTION: Mr. Simon Weiser Community Board 1 to draft a letter to DOT supporting a traffic study of these road segments with the inclusion of the addition of a protected bicycle lane on Harrison from Walton to Flushing and the daylighting request for Bedford and Flushing.

SECOND: Mr. Austin Pferd.

PASSED unanimously without abstentions.

5. Revocable Consent at 19 Debevoise Street by PETIONER: Greenpoint Hospital Shelter Housing Development Fund Corporation

B2885/L35

MOTION: Mr. Austin Pferd Community Board 1 to inform NYC DOT/DOB its approval of the revocable consent request at 19 Debevoise Street by the petitioner: Greenpoint Hospital Shelter Housing Development Fund Corporation (B2885/L35).

SECOND: Mr. William Vega.

PASSED unanimously without abstentions.

6. 2025 District Needs Statement on Transportation.

Committee will discuss inclusion of proposed new items in the next District Needs Statement.

The committee took up additional items for the District Needs report. They include:

1. Study the closure of Roebling between South 4th and the Williamsburg Bridge to support El Puente's campaign to reconnect to the two parks.
2. Study improvements to the Brooklyn Greenway on Commercial, Quay, West, Kent.
3. Slip Lanes. Study the locations of slip lanes to determine which ones can be closed to improve safety.
4. Safety around Schools and Parks. Study opportunities for applying DOT toolkit items to making safety improvements for children and families traveling to and from schools and parks. This could include enhanced public spaces, daylighting, crosswalks, traffic signals and reduced speed limits, given the passage of Sammy's Law.
5. Neighborhood Loading Zones. Request the addition of loading zones in all commercial corridors and high density residential neighborhoods.

7. Old Business

*Paul Kelterborn asked about the status of the DOT study of Grand/Metropolitan/Morgan after the 3/30/2023 workshop. MOTION: Bronwyn Breitner moved that we write a letter to DOT and all electeds asking for a status report. Mr. Klagsbald seconded. All voted in favor.

*Bronwyn Breitner asked about the status of the McGuinness plan.

MOTION: Ms. Bronwyn Breitner, Community Board 1 to draft a letter to NYC DOT asking that they provide the work plan for the completion of the proposed safety improvements to McGuinness Blvd.

SECOND: Mr. William Vega.

PASSED unanimously without abstentions.

*John Rozmus raised a number of issues regarding the status of the BQX project, a fire hydrant at Banker's Anchor, the Berry Open Street, concern about a left turn from McGuinness to Nassau, and also proposed that Division Street would be a good Open Street.

8. New Business

*William Klagsbald raised the issue of large events and related traffic at Building 293 at the Brooklyn Navy Yard. The committee discussed the best way to try to address this situation. While the Navy Yard does not fall under Community Board 1's jurisdiction, the outflow from the events that have occurred at this location, and have the potential to be a regular nuisance if Building 293 be granted status as a regular event venue will effect the residents of Kent Avenue.

MOTION: Mr. Simon Weiser, Community Board 1 to draft a letter to the President of the Brooklyn Navy Yard expressing its objection to the operations at Building 293 (293 Broadway Group LTD) and any plans to grant the location permanent event space status without a proper security and transportation plan.

SECOND: Mr. Paul Kelterborn seconded.

PASSED unanimously without abstentions.

*Austin Pferd proposed that we write our standard fatality letter regarding the death of 10-year old Yitel Wertzberger after she was struck and killed by the driver of an SUV while in a crosswalk, on 4/16/2024.

MOTION: Mr. Paul Kelterborn, Community Board 1 to draft its standard traffic-related fatality inquiry letter to NYPD Highway Patrol and 90th Precinct, Councilmember Restler, DA Gonzalez, NYC DOT regarding the following victim:

Yitel Wertzberger

Killed April 16, 2024

Location: Corner of Wallabout Street & Wythe Avenue.

SECOND: Mr. Kevin Costa

PASSED unanimously without abstentions

*Monica Holowacz expressed frustration with illegal truck parking by City Swift, in front of 520 Kingsland. She has reached out to the DOT, PD, and filed numerous 311 complaints but there has been no resolution of this issue. A discussion ensued. The committee resolved to request a meeting with the NYPD 94th Precinct, the Department of Sanitation, all elected officials, and the Mayor's office for Heavy Towing to try to resolve this dangerous nuisance. Karen Nieves urged the committee to work on getting the City Council to increase the

amount of the fine for illegal truck parking, which is not currently high enough to be an effective deterrent. Mr. Bruzaitis will work with the district manager to arrange a meeting.

*John Rozmus wished everyone a Happy Passover, Easter, and International Women's Day.

MOTIONS

MOTION: Mr. Austin Pferd Community Board 1 to send a letter of support to NYC TLC to approve the renewal of Yerushalayim Car & Limo, Inc. 343 Roebling Street, Brooklyn, NY 11211, NYC TLC Lic B02839

SECOND: Mr. William Vega.

PASSED unanimously without abstentions

MOTION: William Vega moved to approve the co-naming corner of Graham Ave & Broadway as “Boricua College Way”

SECOND: Mr. Costa.

Passed unanimously without abstentions.

MOTION: Mr. Simon Weiser, to deny ASP Changes for McGuinness Blvd between Clay & Ash Streets from Night Cleaning to Day Cleaning.

SECOND: Mr. William Vega.

Passed with 8 YES, 0 NO and 2 Abstentions.

MOTION: Mr. Simon Weiser Community Board 1 to draft a letter to DOT supporting a traffic study of these road segments with the inclusion of the addition of a protected bicycle lane on Harrison from Walton to Flushing and the daylighting request for Bedford and Flushing.

SECOND: Mr. Austin Pferd.

PASSED unanimously without abstentions.

MOTION: Mr. Austin Pferd Community Board 1 to inform NYC DOT/DOB its approval of the revocable consent request at 19 Debevoise Street by the petitioner: Greenpoint Hospital Shelter Housing Development Fund Corporation (B2885/L35).

SECOND: Mr. William Vega.

PASSED unanimously without abstentions.

MOTION: Ms. Bronwyn Breitner, Community Board 1 to draft a letter to NYC DOT asking that they provide the work plan for the completion of the proposed safety improvements to McGuinness Blvd.

SECOND: Mr. William Vega.

PASSED unanimously without abstentions.

MOTION: Mr. Simon Weiser, Community Board 1 to draft a letter to the President of the Brooklyn Navy Yard expressing its objection to the operations at Building 293 (293 Broadway Group LTD) and any plans

to grant the location permanent event space status without a proper security and transportation plan.

SECOND: Mr. Paul Kelterborn seconded.

PASSED unanimously without abstentions.

MOTION: Mr. Paul Kelterborn, Community Board 1 to draft its standard traffic-related fatality inquiry letter to NYPD Highway Patrol and 90th Precinct, Councilmember Restler, DA Gonzalez, NYC DOT regarding the following victim:

Yitel Wertzberger

Killed April 16, 2024

Location: Corner of Wallabout Street & Wythe Avenue.

SECOND: Mr. Kevin Costa

PASSED unanimously without abstentions



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. 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, 2024

EXECUTIVE BOARD

TO: CB#1 Board Members

FROM: Chairperson Dealice Fuller

RE: Executive Board Meeting Held on April 17, 2024

The Executive Board met on Wednesday, April 17, 2024, at 5:30 PM.

ATTENDANCE: Present: Chairperson Fuller, Barros, Heimlich, Caponegro,
Absent: Weiser, Teague, Iglesias.
(A quorum was present)

1. MEETING CALLED TO ORDER:

Chairperson Fuller opened the Meeting. and asked the committee members to review the agenda presentation requests list (See attached).

2. PREPARATION OF THE AGENDA FOR MAY 14, 2024, COMBINED PUBLIC HEARING & BOARD MEETING.

The Executive Board committee members reviewed the various requests received for the presentation. Chairperson Fuller asked for approval of the agenda and all present approved.

All presentations will be limited to 15 minutes. All the items on the agenda were approved.

The vote was as follows: "YES" Fuller; Barros; Heimlich; Caponegro. 0 "NO", 0 "ABS".

3. **ADDITIONAL DISCUSSION:**

Ms. Janice Peterson was present at the Executive Board Meeting and requested that the Women's Issues Committee Meetings be held at the Senior Center – 211 Ainslie St. The Executive Board informed Ms. Peterson that this subject will be reviewed again at The Executive Board Meeting in May, as of now all Committee Meetings will be held at the CB1 District Office – 435 Graham Ave. **Until further notice.**

Mr. Austin Pferd, talked about the importance of creating a Task Force for orientation of new Board Members. Chair Fuller asked Mr. Pferd to send a proposal to The Executive Board for review. It was discussed that the Task Force would consist of five (5) Members.

Ms. Gina Barros, discussed with the Executive Board the future of the Community Boards that was held at the Borough Board Meeting on April 2, 2024, and will give a full report at the Combined Public Hearing and Board Meeting on May 14, 2024.

The meeting was Adjourned. (6:50 p.m.)

**REVISED-PRESENTATION REQUEST LOG - REQUESTS RECEIVED TO PRESENT AT THE CB #1's COMBINED & PUBLIC HEARING –
04/16/2024**

#	DATE RECEIVED	HOW	REQUEST FROM	PRESENTATION DESCRIPTION	ITEM ON A CLOCK?	CLOCK DETAILS
1.)	04/16/24			CB1 Nominations for Executive Board and Attendance Committee to start at 8:00 p.m.	YES	
2.)	04/16/24	Via Email	New York Connects Brooklyn	They want to present their services and benefits of their program for older adults. Please see information attached. (Previously on the agenda for April 9)	NO	

(04/16/24 4:30 PM)



District Manager's Report

TO: All Board Members

**FROM: Johana P. Pulgarin
District Manager**

RE: APRIL 2024

1. Complaint Tally Sheet for March - April 2024.
2. New Board Members, List prepared by CB#1. Data provided by the Borough Hall President.
3. NYC Department of Health and Mental Hygiene – Cancer awareness and promoting prevention.
4. NYC Department of Health and Mental Hygiene – Notice of Public Hearing and opportunity to comment on proposed amendments to Title 24 of the rules of the City of New York. RE: Added sugar Warning.
5. NYC DOB – RE: Marking construction safety week, dob releases annual construction safety report, highlights lowest building construction-related fatalities in almost a decade.
6. NYC Department of Sanitation – RE: NYC Rat Sightings Continue Historic Decline – as Another Month of Data PROVES that Containerization WORKS!
7. Reminder NYC DOT Division of Bridges, RE: Closure for work on Grand Street Bridge over Newtown Creek.
8. Reminder NYC DOT, RE: Letter informing Plan to upgrade selected painted pedestrian islands on Kent Avenue to concrete.
9. St Nicks Alliance, RE: 211 Ainslie Street Center – HVAC Installation & entrance Redesign.



COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211-8813

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HON. ANTONIO REYNOSO
BROOKLYN BOROUGH PRESIDENT

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COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD



DEALICE FULLER
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MEMBER-AT-LARGE

COMPLAINT TALLY

APRIL 05, 2024 – MAY 03, 2024

COMPLAINT TYPE	TALLY	COMPLAINT TYPE	TALLY
AIR	12	NATIONAL GRID	15
ANIMAL CONTROL	1	NOISE	5
APPLICATION	1	OTHER	
ARCADE / RIDES		PARKING	17
ASSISTANCE	27	PARKS DEPARTMENT	8
BASKET REQUEST		PEST CONTROL	
BUILDINGS DEPARTMENT	2	PLATES	
BULK PICKUP		POLICE DEPARTMENT	12
CATCH BASIN	1	POOLS	
CAVE - IN		POTHOLES	
CODE ENFORCE		PROTECTION	
COLLEGE		PRUNING	
CON-EDISON		PUBLIC ASSISTANCE	
CRIME		REAL ESTATE	
DCA		RECYCLING	
DCAS		REFERRALS	
DEMO		REGULAR PICKUP	
DEP	2	RELOCATION	
DERELICT AUTO /BIKES		RENT CONTROL	
DOCUMENTS		SANITATION	9
DOS		SCHOOL / PS	
DOT	5	SCHOOL REGION	
DRUGS	2	SEAL-UP	
EDUCTAION		SENIOR HOUSING	
ELEVATOR		SERVICE	
ENFORCEMENT	2	SEWER BACKUP	
EQUIPMENT		SEWER BREAK	
FEDERAL		SIDEWALK	
FIRE DEPARTMENT	10	SIGNS	3
FOOD STAMPS		SNOW REMOVAL	
GREEN STREET		SOCIAL SERVICESPRAYING	
HEALTH DEPARTMENT	3	STATE	
HEAT / HOT WATER		STREETLIGHT	
HIGHWAYS		TRAFFIC LIGHTS	
HPD	6	TREE REMOVAL	
HRA		TREE REQUESTS	
HS		TRENCH WORK (& DEP)	
HYDRANT	2	UNSWEPT STREET LIGHTER	4
INFO REQUEST	27	VERIZON / CABLE	
JHS		WATER	
LEGAL			
LICENSE	4		
LOTCLEANING			
LOT CLEANING / BQE			
MEDICAID			
METERS			
MTA		TOTAL	180

**Community Board 1
435 Graham Avenue
Brooklyn, New York 11211
(718) 389-0009**

Chairperson: **Dealice Fuller**

District Manager: **Johana P. Pulgarin**

Council Members: **Lincoln Restler (33), Jennifer Gutierrez (34)**

Expires March 31, 2025

1. Gina Argento	(BP)
2. Bogdan Bachorowski	(BP)
3. Lisa Bamonte	(BP)
4. Philip Caponegro	(BP)
5. Michael Chirichella	(BP)
6. Rosemary Espinal	(BP)
7. Julia Foster	(BP)
8. Dealice Fuller	(BP)
9. Joel Gross	(BP)
10. Katie Denny Horowitz	(BP)
11. Bozena Kaminski	(BP)
12. Toby Moskovits	(BP)
13. Sameer Talati	(BP)
14. Kevin costa	(33)
15. Arthur Dybanowski	(33)
16. Joel Goldstein	(33)
17. Jacob Itzkowitz	(33)
18. William Klagsbald	(33)
19. Michal Mrowiec	(33)
20. Gina Barros	(34)
21. Giovanni D'Amato	(34)
22. Larissa Ho	(34)
23. Sonia Iglesias	(34)
24. Yamillette Lebron	(34)
25. Austin Pferd	(34)

Expires March 31, 2026

26. Erin Drinkwater	(BP)
27. Lloyd Feng	(BP)
28. Moishe Indig	(BP)
29. Robert Jeffery	(BP)
30. Clementine McCoy	(BP)
31. Adam Meyers	(BP)
32. Rabbi David Niederman	(BP)
33. Janice Peterson	(BP)
34. Bella Sabel	(BP)
35. Isaac Sofer	(BP)
36. Del Teague	(BP)
37. William Vega	(BP)
38. Frank Carbone	(33)
39. Stephen Chesler	(33)
40. Rifka Friedman	(33)
41. David Heimlich	(33)
42. Meryl LaBorde	(33)
43. Raffaello Van Couden	(33)
44. Simon Weiser* (2025)	(33)
45. Eric Bruzaitis	(34)
46. Iris Cabrera	(34)
47. Miguelina Duran	(34)
48. Paul Kelterborn	(34)
49. Marie Leanza	(34)
50. Michelle Lopez	(34)

**NOTE: THIS LIST WAS PREPARED BY BROOKLYN COMMUNITY BOARD # 1 WITH INFORMATION
PROVIDED BY THE BROOKLYN BOROUGH PRESIDENT.**

Carol Ann C. Church – Director of Community Boards
BOLD – New appointment

FW: Cancer Awareness

BK01 (CB) <bk01@cb.nyc.gov>

Mon 5/13/2024 4:43 PM

To: BK01 (CB) <bk01@cb.nyc.gov>

From: Tejumade Ajaiyeoba**Subject:** Cancer Awareness

Good morning Community Board member,

Here at the Health Department, our team of public health professionals is dedicated to raising cancer awareness and promoting prevention. Our aim is to enhance life expectancy and health outcomes for New York City residents by advocating for regular screenings. We offer various resources and in upcoming months will be able to host presentations. To spread awareness about these resources, we kindly request that you include the following information in your newsletters and/or district-wide listservs. If you have any inquiries, please don't hesitate to contact any of us in this chain. Thank you and have a wonderful day.

The Citywide Colorectal Cancer Control Center (C5) is a group of public health professionals, partners, and researchers with expertise in colorectal cancer prevention who advise the Department of Health on its mission to prevent and control Colorectal cancer. The C5 also works to provide information and resources, including print materials and presentation on screenable cancers (i.e., breast, lung, prostate, cervical, colorectal) to help your communities understand the importance of cancer prevention.

For more information on these resources and other public facing-materials, please email cancer@health.nyc.gov

You can also access "[10 Ways to Lower Your Cancer Risk Fact Sheet \(nyc.gov\)](#)" and visit the City's main page on [Cancer Prevention and Screening - NYC Health](#)

Tejumade

Tejumade Ajaiyeoba | Executive Director, Community Affairs

NYC Department of Health and Mental Hygiene | Office of External Affairs

Sent from the New York City Department of Health & Mental Hygiene. This email and any files transmitted with it may contain confidential information and are intended solely for the use of the individual or entity to whom they are addressed. This footnote also confirms that this email message has been swept for the presence of computer viruses.

10 Ways To Lower Your Cancer Risk

Cancer is the second-leading cause of death in New York City. It can affect people of all racial and ethnic groups. There are some risk factors for cancer you cannot change, such as your age and family's health history. However, here are 10 things you can do to help lower your cancer risk.

1 If you smoke, try to quit.

- The more you smoke, the higher your cancer risk. If you quit, your risk will lower over time. Quitting increases chances of survival, including in people who have cancer.
- Talk to your health care provider about medication and counseling options. These can help reduce your cravings and double your chances of quitting.
- Visit nysmokefree.com or call 866-NY-QUITS (866-697-8487) to talk to a quit coach and apply for a free starter kit of nicotine medications.



4 Drink less alcohol.

- Eating whole grains, such as whole-wheat bread and pasta, oatmeal, and brown rice, may also lower your risk for some cancers.
- Drinking alcohol can increase your risk for many types of cancer, like liver and breast cancer.
- The more heavily and often you drink, the greater your risk for cancer. All types of alcoholic drinks increase your risk.
- Talk to your provider about how to lower or stop your drinking if you are concerned about your alcohol use.



5 Increase your physical activity.

- Exercising regularly can protect against cancer. It is also good for your health no matter what your weight is.
- Generally, adults should get at least 150 minutes of moderate exercise (like walking or biking) or 75 minutes of vigorous exercise (like swimming laps or jumping rope) every week. The more you exercise, the lower your risk for many cancers.
- You can build more exercise into your day by using the stairs at work, walking with friends, biking to the store or getting off the subway a stop early.



2 Eat fewer processed meats.

- Processed meats are meats that have been salted, cured, fermented or smoked, or have preservatives. Common types include bacon, ham, sausage, deli meat or cold cuts, and jerky.
- Processed meats have been linked to cancer.
- You can eat fewer processed meats by getting protein from plant-based food, such as beans, lentils, tofu, nuts and seeds, instead.



3 Eat more fruits, vegetables and whole grains.

- Eating plenty of fruits and vegetables may lower your risk for some cancers. Add different colored fruits and vegetables, including fresh, frozen or canned varieties, to your plate. Make sure to choose no- or low-sodium products.



6 Try to maintain your weight.

- Weight gain can lead to having overweight or obesity and increase your risk for many cancers.
- Losing weight can be hard, but maintaining your weight and avoiding weight gain can help keep you healthier.
- Talk to your provider about your weight goal and what you can do to achieve it.



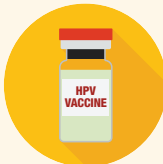
7 Protect your skin from ultraviolet (UV) rays.

- The biggest risk for skin cancer is UV ray exposure. Sources of UV rays include sunlight and indoor tanning.
- Wear protective clothing and sunscreen with a sun protection factor of at least 15 when in the sun.
- A new or changing mole on your body could be a sign of skin cancer. Talk to your provider if you notice any changes in your skin.



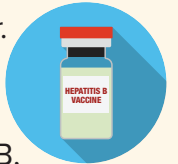
8 Get vaccinated against human papillomavirus (HPV).

- HPV is the most common sexually transmitted infection in the U.S.
- The HPV vaccine protects against HPV infections that can cause cancer. It is recommended for most children starting at age 9 and approved for some adults up to age 45. Ask your provider if and when you should get vaccinated against HPV.



9 Get vaccinated against hepatitis B.

- Hepatitis B can damage your liver. This may lead to liver cancer.
- Ask your provider if you should get vaccinated against hepatitis B, which can help lower your liver cancer risk.



10 Get screened for cancers.

- Screening can help detect cancer early when it is easier to treat and prevent some cancers.
- Ask your provider about your risk for certain cancers and when to get screened. Your provider may recommend earlier or more frequent screening, depending on your risk. Here are some general recommendations:
 - People ages 50 to 80 who have a history of smoking may qualify for a yearly lung cancer screening called low-dose computed tomography.
 - People age 45 or older should get screened for colon cancer with a colonoscopy every 10 years, or a stool-based test every year or three years.
 - Women ages 40 to 49 may choose to start screening for breast cancer. Women ages 50 to 74 should get a mammogram every two years.
 - People ages 21 to 29 should get screened for cervical cancer with a Pap test every three years. People ages 30 to 65 should get a Pap test alone every three years, an HPV test alone every five years, or a combination of a Pap test and HPV test every five years.



For more information, visit nyc.gov/health and search for **cancer prevention and screening**.



NEW YORK CITY DEPARTMENT OF HEALTH AND MENTAL HYGIENE

Notice of Public Hearing and Opportunity to Comment on

Proposed Amendments to Title 24 of the Rules of the City of New York

What are we proposing? The Department of Health and Mental Hygiene (“the Department”) is proposing to add a new Chapter 39 (Added Sugar Warning) to Title 24 of the Rules of the City of New York, requiring food service establishments to warn consumers about menu items containing high amounts of added sugar. While the Department invites comment regarding the entire proposal, the Department is particularly seeking comments on the health outcomes included in the proposed warning statement: “Eating too many added sugars can contribute to type 2 diabetes and weight gain”.

When and where is the hearing? The Department will hold a public hearing on the proposed rule. The public hearing will take place from 10:00 a.m. until 12:00 p.m. on Thursday, May 23, 2024. The hearing will be conducted by video conference accessible via internet or telephone:

- **Internet.** To participate in the public hearing, enter to register at this Webex URL: <https://nycdohmh.webex.com/nycdohmh/j.php?MTID=m8c74b6a9c2b8d0ea84ae5eb76a6c259b>
If prompted to provide an event number or password, please enter the following:
Event number: **2349 265 9116**, Password: **Health** (432584 from phones)
- **Phone:** For access, dial: (646) 992-2010 or (408) 418-9388; then please enter the following
Access Code: **234 926 59116**

How do I comment on the proposed amendments? Anyone can comment on the proposed rule by:

- **Website.** You can submit comments to the Department through the NYC Rules website at: <http://rules.cityofnewyork.us>
- **Email.** You can email written comments to: ResolutionComments@health.nyc.gov
- **Mail.** You can mail comments to:
New York City Department of Health and Mental Hygiene
Gotham Center, 42-09 28th Street, CN31
Long Island City, New York 11101-4132
- **Fax.** You can fax written comments to the Department at: (347) 396-6087
- **Speaking at the hearing.** Anyone who wants to comment on the proposed rules at the public hearing must sign up to speak. You can sign up before the hearing by calling Svetlana Burdeynik at 347-396-6078 or by emailing at ResolutionComments@health.nyc.gov before the hearing begins at 10:00 AM on May 23, 2024. While you will be given the opportunity during the hearing to indicate that you would like to comment, we prefer that you sign-up in advance. You can speak for up to three minutes.

Is there a deadline to submit written comments? Written comments must be received on or before 5:00 PM on May 23, 2024.

Do you need assistance to participate in the hearing? You must tell us if you need a reasonable accommodation of a disability at the hearing. You must tell us if you need a sign language interpreter. You can tell us by mail at the address given above. You may also tell us by telephone at 347-396-6078. You must tell us by May 9, 2024.

Can I review the comments made on the proposed rules? You may review the comments made online at <http://rules.cityofnewyork.us/> on the proposed rules by going to the website at <http://rules.cityofnewyork.us/>.

All written comments and a summary of the oral comments received by the Department will be made available to the public within a reasonable period of time by the Department's Office of the General Counsel.

Where can I find the Department's rules? The rules of the Department can be found in Title 24 of the Rules of the City of New York.

What rules govern the rulemaking process? This notice is made according to the requirements of New York City Charter §1043.

Statement of Basis and Purpose of Proposed Rule

Statutory Authority

This amendment to Title 24 of the Rules of the City of New York ("RCNY") is promulgated pursuant to sections 556 and 1043 of the New York City Charter and section 17-199.18 of the Administrative Code.

Background

Local Law 33 of 2022 ("Local Law 33") and Local Law 150 of 2023 ("Local Law 150") amend the Administrative Code of the City of New York ("Administrative Code") by adding a new section 17-199.18, requiring Food Service Establishments ("FSE" or "restaurant") that are part of chains with 15 or more locations across the nation to display added sugar notifications for certain food items displayed and listed on menus or menu boards that contain high levels of added sugar and a warning statement about the harms of high added sugars intake.

Sugar Consumption That Exceeds Dietary Recommendations is Associated with Negative Health Outcomes

The 2020-2025 Dietary Guidelines for Americans ("2020 DGA") recommends limiting consumption of added sugars, starting at age 2 years, to less than 10% of daily caloric intake, the equivalent of 200 calories of added sugars per day for a 2,000-calorie daily diet. The 2020 DGA also recommends children younger than age 2 avoid foods and beverages with added sugars. Despite national recommendations, the average American consumes more than 13 percent of total daily calories from added sugars, about 270 calories. There is an established body of scientific literature demonstrating the health harms of added sugar intake. Regarding excess body weight and type 2 diabetes, the Scientific Report of the 2015 Dietary Guidelines Advisory Committee concluded the following:

"Strong and consistent evidence shows that intake of added sugars from food and/or sugar sweetened beverages are associated with excess body weight in children and adults. The reduction of added sugars and sugar-sweetened beverages in the diet reduces body mass index (BMI) in both children and adults. Comparison groups with the highest versus the lowest intakes of added sugars in cohort studies were compatible with a recommendation to keep added sugars intake below 10 percent of total energy intake."

"Strong evidence shows that higher consumption of added sugars, especially sugar-sweetened beverages, increases the risk of type 2 diabetes among adults and this relationship is not fully explained by body weight."

Type 2 diabetes is among the leading causes of premature deaths in New York City.

Added Sugar is Pervasive in the Food Supply

Restaurants are an important source of food for Americans, with an estimated 35% of adults in the United States consuming food from fast-food restaurants and 28% from full-service restaurants on a given day. Also, added sugar is widespread in the national food supply. More than 60% of packaged foods in the U.S. contain added sugars, making it difficult for individuals to reduce their sugar consumption. Further, most added sugars consumed in the U.S. diet comes from processed and packaged foods.

Sugary drinks are the leading contributor to added sugars in the American diet: nearly 25% of all added sugars consumed comes from sodas, fruit drinks, sports and energy drinks, and other sugar drinks. Just one bottled sugary drink can exceed the daily added sugar limit for adults, for example: a 20 oz. bottle of Coca-Cola, Red Bull and Arizona Iced-Tea contains 65, 64 and 60 grams of added sugar, or the equivalent of approximately 260, 256, and 240 calories of added sugar, respectively. And a 2020 study found that 32% of fast-food or quick-service restaurants (“QSR”) respondents and 21% of full-service restaurant (“FSR”) respondents ordered sugary drinks, including fountain drinks and bottle drinks: at QSR, among those who did so, mean sugary drink caloric contributions was 262 calories, and 71% purchased sugary drinks containing at least 200 calories, or 50 grams of added sugars. At FSR, mean sugary drink calories amounted to 133 calories, and 10% of respondents had 200 or more calories, or 50 or more grams of added sugar, from sugary drinks, among those who purchased one.¹

Foods that are Not Offered Prepackaged but Are Represented as the Same Brand and Product as a Prepackaged Food Item

The U.S. Food and Drug Administration requires disclosure of added sugar content on the Nutrition Facts label of prepackaged foods but does not currently require such disclosure for non-prepackaged food offered by chain restaurants. However, the New York City Administrative Code does require the notification label on chain restaurant’s non-prepackaged food items that are identical to prepackaged food items because foods offered that are non-prepackaged in chain restaurants have essentially the same high sugar content, as the same prepackaged foods sold in retail stores.

When products available in chain restaurants are represented to the public as the same brand and product as a prepackaged food item, the Department can apply the prepackaged food item’s disclosure on the Nutrition Facts label used in retail stores to the food offered in restaurants, enhancing the public’s ability to make informed decisions about chain restaurant food. Identical to prepackaged food items include, but are not limited to, fountain sodas, coffee beverages and salad dressings.

Consumers must be able to easily identify items that exceed nationally recommended limits for daily added sugar consumption to decide whether they want to purchase an item that may harm their health. The proposed warning label would provide this information for prepackaged foods, and items identical to prepackaged foods that mirror formulation of packaged foods and contain exceedingly high amounts of added sugar.

¹ Prasad D, Mezzacca TA, Anekwe AV, Lent M, Farley SM, Kessler K, Angell SY. Sodium, calorie, and sugary drink purchasing patterns in chain restaurants: Findings from NYC. *Prev Med Rep.* 2020 Jan 7;17:101040. doi: 10.1016/j.pmedr.2019.101040. PMID: 32055437; PMCID: PMC7005460.

Proposed Changes

The Department proposes to add a Chapter 39 to Title 24 of the RCNY requiring food service establishments with 15 or more locations nationally to display added sugar warning icons informing consumers about food items for which a serving size contains added sugars in an amount that is equal to or more than the daily value for added sugars (currently 50 grams of added sugar or (200 calories)).

The amendment is as follows:

Underlined language is new.

Section one. Title 24 of the Rules of the City of New York is amended by adding a new Chapter 39 to read as follows:

§39-01 Added Sugar Warning.

(a) Definitions. When used in this section the following words and terms have the following meanings:

(1) *Added sugars* has the meaning set forth in title 21, section 101.9 (c)(6)(iii) of the code of federal regulations, or any successor regulations.

(2) *Covered establishment* means any food service establishment inspected pursuant to the restaurant grading program established pursuant to subdivision a of section 81.51 of the Health Code that is part of a chain with 15 or more locations doing business under the same name and offering for sale substantially the same food items.

(3) *Covered food item with a high added sugar content* means any prepackaged food item and any food item identical to a prepackaged food item for which a serving size contains added sugars in an amount that is equal to or more than the daily value for added sugars.

(4) *Daily value for added sugars* means the daily reference value established in title 21, section 101.9(c)(9) of the code of federal regulations, or any successor regulation, for adults and children aged 4 years and older.

(5) *Food* has the meaning set forth in article 71 of the Health Code.

(6) *Food item on display* means any food item that is visible to the customer before the customer makes a selection.

(7) *Identical to prepackaged food item* means a non-prepackaged food item offered by a food service establishment that has the same product name as a prepackaged food item and is promoted, advertised, or presented as substantially the same as that prepackaged food item as determined by the Department, such as a fountain soda, coffee beverage, salad dressing, or dessert product that is sold under the same brand name, whether in the covered establishment or in other retail locations.

(8) *Menu or menu board* has the meaning set forth in section 81.49 of the Health Code.


(9) *Menu item* means any food item listed on a menu or menu board, as well as any seasonal menu item as defined by the Department and any temporary menu item or variable menu item as defined in section 81.49 of the Health Code.

(10) *Point of purchase* has the meaning set forth in section 81.49 of the Health Code.

(11) *Prepackaged food item* means any food item that is packaged by the manufacturer and required to have a nutrition facts label pursuant to title 21, part 101 of the code of federal regulations, or any successor regulations.


(b) *Required warning icon.* A covered establishment that offers for sale any covered food item with a high added sugar content must display an added sugar warning icon as follows:

(1) The added sugar warning icon must appear on any menu or menu board next to the name of any covered food item with a high added sugar content, and on a tag next to any food item on display that is a

covered food item with a high added sugar content: 

(2) The added sugar warning icon must be a black and white triangle with an image of a spoon bearing a heap of sugar and must be the same size and font and be equal in height to the largest letter in the name of the covered food item with a high added sugar content, as displayed on the menu, menu board, or tag next to any food item on display that is a covered food item with a high added sugar content; and

(c) *Required warning statement.* The following statement must be posted prominently and conspicuously

at the point of purchase of a covered establishment: “Warning:  indicates that the added sugar content of this item is higher than the total daily recommended limit of added sugar for a 2,000 calorie diet (50g). Eating too many added sugars can contribute to type 2 diabetes and weight gain.”

(d) *Sugar density of identical to prepackaged food items.* For the purposes of this chapter, a food item that is identical to a prepackaged food item will be presumed to have the same density of added sugars as is displayed on the nutrition facts panel of the corresponding prepackaged food item, unless the food service establishment demonstrates otherwise to the satisfaction of the Department.

(e) *Effective date.* This section takes effect for prepackaged food items on June 19, 2024 and for identical to prepackaged food items on December 1, 2024.

(f) *Severability.* If any provision of this section, or its application to any person or circumstance, is held invalid by any court of competent jurisdiction, the remaining provisions or application of the section to other persons or circumstances shall not be affected.

**NEW YORK CITY MAYOR’S OFFICE OF OPERATIONS
253 BROADWAY, 10th FLOOR
NEW YORK, NY 10007
212-788-1400**

**CERTIFICATION / ANALYSIS
PURSUANT TO CHARTER SECTION 1043(d)**

RULE TITLE: Rules Relating to High Sugar Warnings on Food Service Establishment Menus

REFERENCE NUMBER: DOHMH-140

RULEMAKING AGENCY: Department of Health and Mental Hygiene

I certify that this office has analyzed the proposed rule referenced above as required by Section 1043(d) of the New York City Charter, and that the proposed rule referenced above:

- (i) Is understandable and written in plain language for the discrete regulated community or communities;
- (ii) Minimizes compliance costs for the discrete regulated community or communities consistent with achieving the stated purpose of the rule; and
- (iii) Does not provide a cure period because the violation cannot be corrected or undone.

/s/ Francisco X. Navarro
Mayor’s Office of Operations

April 19, 2024
Date

**NEW YORK CITY LAW DEPARTMENT
DIVISION OF LEGAL COUNSEL
100 CHURCH STREET
NEW YORK, NY 10007
212-356-4028**

**CERTIFICATION PURSUANT TO
CHARTER §1043(d)**

RULE TITLE: Rules Relating to High Sugar Warnings on Food Service Establishment Menus

REFERENCE NUMBER: 2024 RG 009

RULEMAKING AGENCY: Department of Health and Mental Hygiene

I certify that this office has reviewed the above-referenced proposed rule as required by section 1043(d) of the New York City Charter, and that the above-referenced proposed rule:

- (i) is drafted so as to accomplish the purpose of the authorizing provisions of law;
- (ii) is not in conflict with other applicable rules;
- (iii) to the extent practicable and appropriate, is narrowly drawn to achieve its stated purpose; and
- (iv) to the extent practicable and appropriate, contains a statement of basis and purpose that provides a clear explanation of the rule and the requirements imposed by the rule.

/s/ STEVEN GOULDEN
Acting Corporation Counsel

Date: April 19, 2024



NEW YORK CITY CONSTRUCTION SAFETY REPORT

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MESSAGE FROM THE COMMISSIONER

In bustling New York City, the construction industry remains an ever-present reminder of the strong economic growth throughout the five boroughs. Orange safety netting and hunter green construction fences are a visual cue in our built environment that this City is in fact still rising, our economy is strong, and the “project” of New York City is far from complete.

Each day the Department of Buildings receives hundreds of applications for new development projects and needed building repair campaigns. These projects provide our City with hundreds of thousands of good paying middle-class jobs, add to our City’s housing stock, and make sure that existing buildings remain in good structural condition. Construction activity is undoubtedly a net positive for our city, and I am pleased to say that despite economic headwinds in recent years, the construction industry remains robust.

But all this construction activity comes with a price. It is noisy, it is disruptive to our lives, and it comes with potential dangers if the proper safeguards are not implemented by contractors. Inherent risks have always been a part and parcel of construction work. Working at heights, using heavy machinery, and performing complicated tasks with heavy materials will by definition be potentially hazards to not just the workers on the site, but neighboring members of the public as well. With over 40,000 construction sites dotted around our city in every neighborhood in the five boroughs, promoting safe work practices on these work sites is paramount to promoting the safety of all New Yorkers.

Each year, this Department collects a mountain of data about our built environment and the active construction projects that surround us. In keeping with our longstanding commitment to public transparency, we make this data available on our website and produce these annual construction safety reports all to better inform the public about their own city. For years we have used this data internally to refine our internal enforcement procedures with a goal towards improving public safety. By drawing back the curtain on construction safety incidents, we are providing industry members with this same critical information that can help them improve their own site safety protocols as well.

In 2023, NYC saw that overall construction activity citywide largely remained steady when compared to the previous year, increasing in some areas and decreasing in others. While the amount of activity has remained relatively

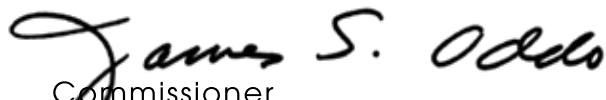
constant, we have seen a welcome drop in building construction-related fatalities, from 11 in 2022 down to 7 in 2023. This is a remarkable year-over-year drop and marks the lowest number of fatalities in our industry in nine years. That trend is encouraging to say the least, as we continue to use every tool at our disposal to push that number closer and closer to zero. Reductions in fatal incidents in this industry is welcome news, but even one death in our industry is unacceptable.

It's not all good news, as this report does show a significant 25% increase in the number of reported worker injuries on building construction work sites. The 692 reported worker injuries in 2023 range from a non-emergency trip to a walk-in urgent care facility for a small cut, to significant life-altering injuries resulting in prolonged hospitalization. Our team at DOB has been taking a close look at these injuries, to get a better understanding of where they are occurring, and why they are happening. This dichotomy between less fatalities and more injuries underscore the complexity of the task before us to help foster a culture of safety in the industry we regulate.

There are 1,600 men and women at the Department of Buildings, who work diligently every day to promote compliant development and improve safety for all New Yorkers. Ultimately, our resources are not without limit, and City inspectors cannot monitor every construction project in the City at all times. That is why it is incumbent upon contractors, site safety professionals, and construction workers to be responsible for adhering to both City and federal OSHA regulations. By analyzing the data we collect every year, and making it public, we hope that we can only further help these industry professionals understand the dangers associated with lax work site safety, and work collaboratively to help prevent construction-related incidents citywide.

Finally, I would like to acknowledge all the staff who work with me at the Department of Buildings. This agency is filled with diligent and dedicated professionals. I am honored to be leading and supporting them.

Regards,

A handwritten signature in black ink that reads "James S. Odello". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Commissioner
New York City Department of Buildings

CONSTRUCTION ACTIVITY



162,220
TOTAL PERMITS

99,787
INITIAL PERMITS

4,819
NEW BUILDING

3,774
FINAL C/O

92,947
PROPOSED
DWELLINGS

54,577,137
NEW FLOOR AREA

CONSTRUCTION ACTIVITY OVERVIEW

In calendar year 2023, our permit data shows mixed indicators on the state of the construction industry here in New York City. Overall activity levels are generally commensurate with construction activity both before and after the pandemic-fueled lows seen in 2020. The large total numbers of applications received and permits issued show that construction activity continues to play a major role in the City's economy.

In signs of growth, the number of permits specifically issued for new building projects saw a major 28% increase, driven primarily by the increase in proposed smaller 1- and 2-family homes. We saw a similar 28% increase in the total amount of new construction floor area permitted in 2023, as many of the proposed projects initially filed in 2022 prior to the effective date of the 2022 NYC Construction Codes and the deadline for state affordable housing tax incentives (Nov. 7, 2022), finally obtained permits and started construction work.

At the same time, the total number of all permits issued in 2023, including renewals, decreased by over 3% compared to the previous year, with the decrease in issued permits being spread across all five boroughs. In addition, we also saw a 2.5% decrease in the number of final certificates of occupancy issued in 2023, compared to the previous year, indicating less building construction projects crossing the finish line in that year. In addition, New York City saw a 7.5% decrease in total full demolition permits issued, which has long been seen as an indicator of future redevelopment projects.

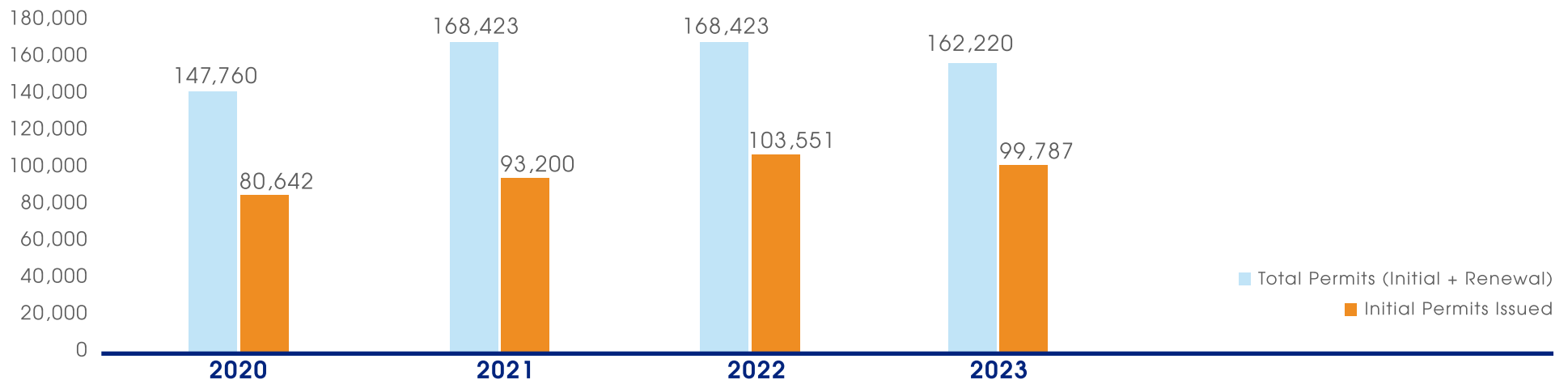
Construction Activity Overview

Year	Total Permits Issued (Initial + Renewal)	Initial Permits Issued	Initial New Building Permits Issued	Final Certificates of Occupancy Issued	Proposed Dwelling Units	New Construction Floor Area
2020	147,760	80,642	1,318	3,745	24,817	32,939,642
2021	168,423	93,200	1,683	3,542	25,581	42,925,470
2022	168,359	103,551	3,746	3,873	63,890	42,652,283
2023	162,220	99,787	4,819	3,774	92,947	54,577,137

Total Permits Issued (Initial + Renewal) by Borough

Year	Manhattan	Bronx	Brooklyn	Queens	Staten Island
2020	57,970	13,526	40,072	28,995	7,197
2021	63,320	16,141	45,849	34,196	8,917
2022	61,827	17,195	46,289	34,121	8,927
2023	59,118	17,056	44,477	32,962	8,607

Construction Permits Issued



New Construction Floor Area Square Footage by Borough

Year	Manhattan	Bronx	Brooklyn	Queens	Staten Island
2020	6,130,949	5,970,034	10,343,220	8,241,962	2,253,477
2021	9,974,870	10,072,123	10,914,039	9,866,354	2,098,084
2022	7,080,403	8,118,528	15,768,476	10,157,555	1,527,321
2023	8,276,009	8,730,992	22,498,843	13,624,150	1,447,143

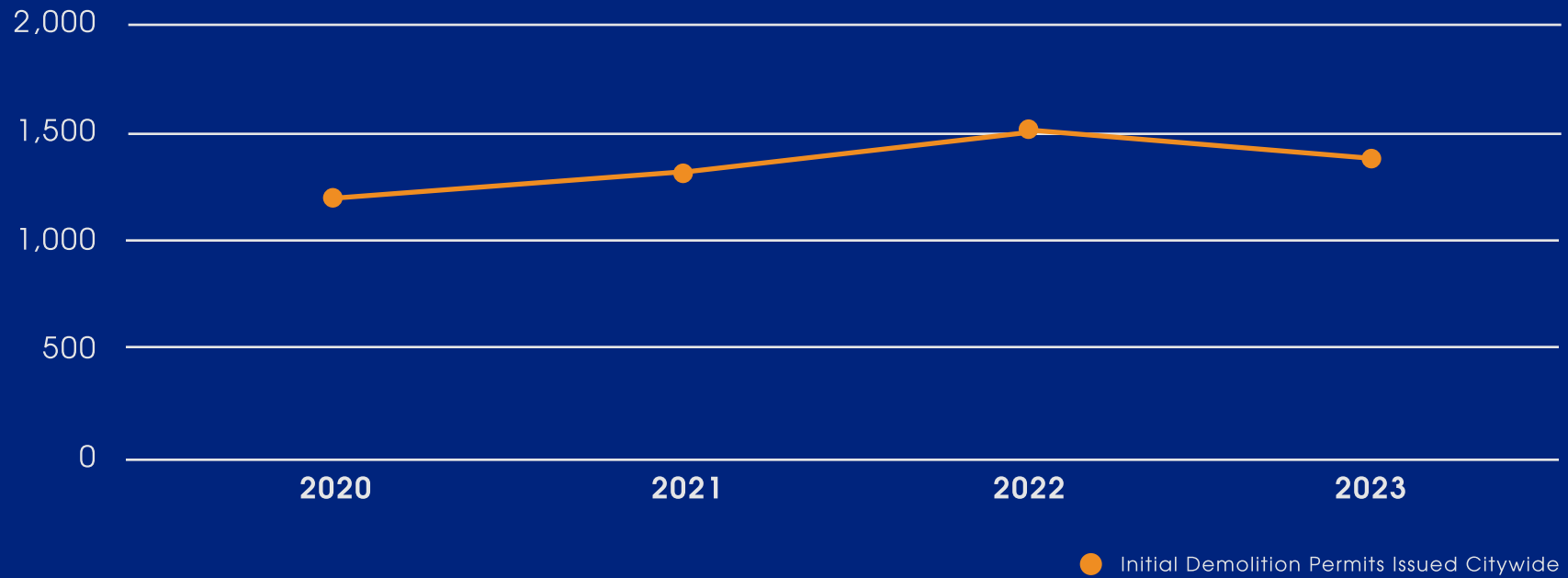
New Buildings Permits by Borough

Year	Manhattan	Bronx	Brooklyn	Queens	Staten Island
2020	53	147	334	442	342
2021	57	181	351	573	521
2022	234	502	1,176	880	954
2023	252	690	1,477	1,324	1,076

Initial Demolition Permits Issued Citywide

Year	Permits
2020	1,205
2021	1,335
2022	1,538
2023	1,419

New York City Demolition 2020 - 2023



Final Certificates of Occupancy Issued by Borough

Year	Manhattan	Bronx	Brooklyn	Queens	Staten Island
2020	326	318	1,119	1,368	614
2021	237	272	1,260	1,174	599
2022	381	253	1,295	1,393	551
2023	329	392	1,194	1,272	587

CONSTRUCTION INCIDENTS

With the overall levels of construction activity throughout the city remaining high, so does the potential for construction-related incidents that result in injuries and fatalities. Despite that potential for hazardous conditions, we have seen a significant decrease in fatalities in the industry. In calendar year 2023, DOB saw a 36% decline in fatal incidents that came as the result of building construction-related activities under the purview of the agency. The seven workers who tragically died as a result of a building construction-related incident in 2023 marks a nine-year low.

While fatalities fortunately decreased from the previous year, 2023 still saw significant increases in both incidents reported to the Department and injuries on building construction sites. DOB counts an injury as any time a worker receives off-site medical attention as a result of an incident, regardless of the severity of the injury. The data shows that in recent years injuries on building construction work sites were lowest in 2020, due in no small part to the slowdown of construction activity related to the COVID-19 pandemic, and a statewide pause on all non-essential construction activity in Spring 2020. Since 2020, as construction activity ramped back up injuries reported to DOB have increased every year and are now up 38% over those three years.

This increase in injuries is of particular concern to the Department, which has been actively combing through the data to get a better understanding of why more workers are getting hurt on the job. Notably, the data shows a large increase in ladder falls, stair falls and tripping incidents. The City has seen an over 17% increase in these types of incidents that are investigated by the Department but did not result in any enforcement actions because no unsafe or illegal conditions were found by our inspectors. Since all required safeguards are found to be in place at the time of the injury, the incident is deemed to be an error on behalf of the worker. This is a troubling trend that the Department is investigating further to determine why these types of incidents are on the rise, and what can be done to address the situation.

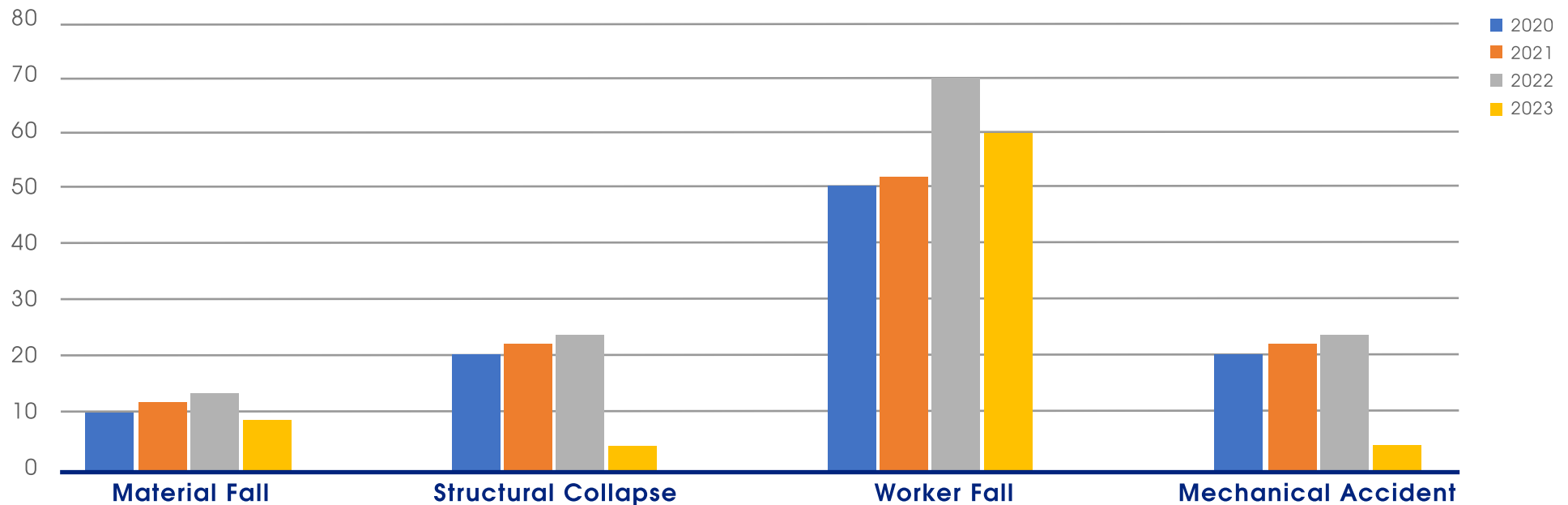
Despite the uptick in construction related incidents and injuries construction generally remains a safer profession today than in years past. 2018 remains the high-water mark for building construction-related injuries at 759. The 692 injuries on building construction work sites that occurred in 2023 is an 8% decrease from this high-water mark five years ago. In context, even the relatively high number of injuries seen in 2018 represents less than one percent of the City's construction industry, which includes hundreds of thousands of construction workers.

Once again, this year worker falls continued to be the leading cause of fatalities and serious injuries on construction sites. Falls from an elevation have long been the most common reason for injuries and fatalities in New York City, as well as across the state and the country. Contractors and safety supervisors must take steps to drastically reduce the risk of worker falls by adhering to DOB and OSHA safety regulations for guardrails, controlled access zones near leading edges, and enforce the use of appropriate fall arrest systems and harnesses.

Construction-Related Incidents, Injuries & Fatalities

Year	Incidents	Injuries	Fatalities
2015	1,011	472	12
2016	1,162	603	12
2017	1,212	671	12
2018	1,193	759	13
2019	960	594	14
2020	796	502	8
2021	712	505	9
2022	752	554	11
2023	841	692	7

Leading Cause of Construction-Related Injuries



Construction-Related Incidents by Borough

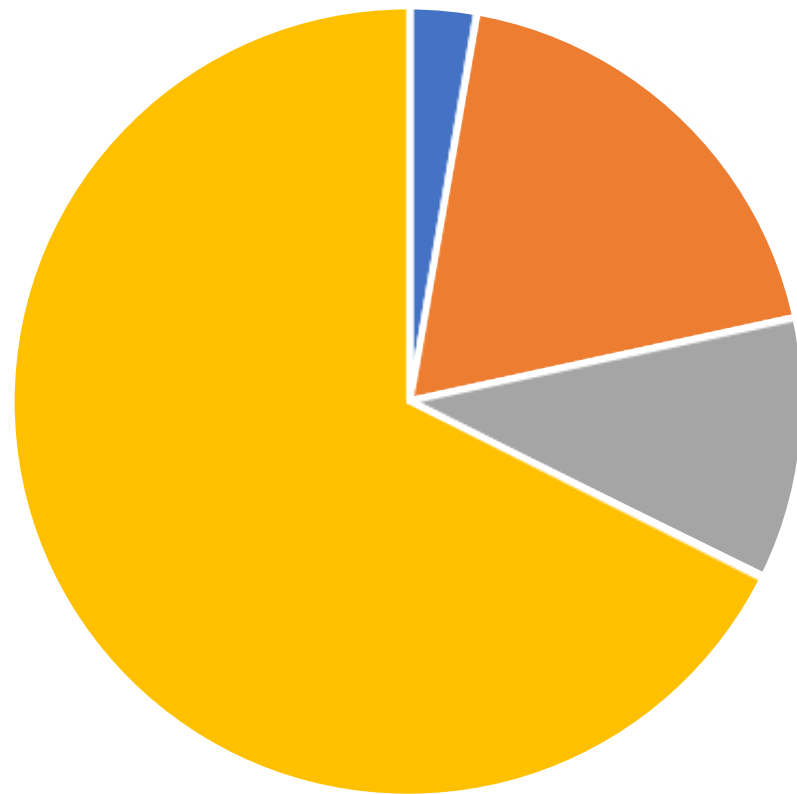
Year	Manhattan	Bronx	Brooklyn	Queens	Staten Island
2020	435	63	187	100	11
2021	395	66	166	73	12
2022	333	87	213	110	9
2023	308	108	278	136	11

Construction-Related Injuries by Borough

Year	Manhattan	Bronx	Brooklyn	Queens	Staten Island
2020	289	43	107	61	2
2021	300	48	105	45	7
2022	255	71	143	79	6
2023	264	91	222	106	9

Construction-Related Fatalities by Borough

Year	Manhattan	Bronx	Brooklyn	Queens	Staten Island
2020	2	0	5	1	0
2021	3	1	3	1	1
2022	2	1	6	2	0
2023	3	1	2	1	0



Leading Cause of Building Construction-Related Fatalities

- Other
- Mechanical Equipment
- Material Fall
- Worker Fall

Construction Incidents Where DOB Found No Unsafe or Non-Code Compliant Conditions

Year	Total Incidents with Injury or Fatality	Incidents with No Enforcement Action Necessary	Percentage of Incidents with Injury or Fatality with No Action Necessary
2021	502	45	9.0%
2022	540	85	15.7%
2023	649	167	25.7%

A construction worker wearing a hard hat, safety vest, and orange shirt is working on a rooftop. The worker is holding a tool and appears to be measuring or marking something. In the background, a dense city skyline is visible under a blue sky with some clouds. The worker is positioned on the left side of the frame, facing right.

FATAL CONSTRUCTION INCIDENTS

In 2023, seven workers tragically lost their lives in building construction-related incidents under the jurisdiction of the NYC Department of Buildings. Four of the seven fatal incidents were the result of worker falls, which continues to be the number one danger construction workers face on the work site. Worker falls can happen on sites of any size, and even a relatively short fall can lead to serious injury or death. Implementing proper fall prevention and work site safeguards must be a top priority for every contractor and site safety professional working in New York City. Below is a review of the fatal building construction incidents that occurred in 2023.



Worker Crushed by Collapsing Wall in SoHo *126 Lafayette Street, Manhattan*

Tuesday, March 7 at approximately 12:55 pm, DOB was called to respond to reports that an exterior wall at an active and permitted building demolition site had collapsed and fallen on several workers. At the scene, DOB personnel determined that while workers were conducting permitted demolition operations on the three-story building, a section of the building collapsed onto four workers, burying them in debris. One worker died of the injuries sustained in the incident. DOB's investigation revealed that prior to the collapse, floor joists had been removed from the top of a wall, creating an unsupported free-standing wall which became overloaded with debris, collapsing onto the second-story floor and the workers below. This incident remains under active investigation, and DOB enforcement actions against the responsible parties are still pending.



Worker Falls 20 Feet in Midtown East *270 Park Avenue, Manhattan*

Friday, March 24 at approximately 7:30 am, DOB personnel were called to the new 57-story tower project after receiving reports that a worker had fallen. At the scene, DOB personnel determined that guardrails had been removed around a shaft on the 12th floor to install studs as part of the ongoing construction project. A worker employed by a sub-contractor, was on top of a baker scaffold near this open shaft at the site which was missing required outriggers and guardrails. The baker's scaffold wheels were also not locked in place. The worker lost their footing and fatally fell approximately 20 feet through the unprotected shaft opening onto the 11th floor mezzanine below. DOB's investigation found that the contractor had failed to properly safeguard the site and failed to provide adequate safety information to workers during the pre-shift safety meeting. As a result, DOB issued a Full Stop Work Order for the project and 11 OATH/ECB summonses to the contractor.



Unreported Worker Fall in Bed-Stuy

853 Marcy Avenue, Brooklyn

Wednesday, April 12, workers were on scene at a two-family residential building installing a supported scaffold around the structure for a minor façade repair job. Two workers climbed atop a nearby stair rail near the building’s entrance stairway, in order to place wood planks on the scaffold above. While this operation was ongoing, one of the workers slipped off the stair rail and fell three feet, hitting their head on the concrete steps below. The worker was transported to a local area hospital in critical condition, and later died of their injuries while still hospitalized on May 14. DOB was not immediately notified of this incident by the contractor, as is legally required of the property owners and the contractor, and only became aware of the incident the following day after receiving a complaint from the public. As a result, DOB issued multiple violations to the contractor for failure to safeguard the work site, and for failure to notify DOB of the incident.



Worker is Cut by Circular Saw in Queensboro Hills

142-34 56th Road, Queens

Thursday, July 6, at approximately 11 am, DOB was called to respond to reports of a worker injury at a permitted major alteration and enlargement of an existing single-family home. Investigators found a worker in the garage area of the building with a fatal cut to the neck, and a gas-powered rotary saw next to him. The other workers at the scene informed DOB that they did not witness what happened. It was determined that the worker was using the rotary saw to cut joists in the building, when incorrect use of the tool caused it to kick back, causing the fatal injury. As a result, DOB issued a Full Stop Work Order at the scene, and violations to the contractor for their failure to institute proper safety measures resulting in the fatal injury.



Worker Falls Through Hole in Roof in Boerum Hill *275 Atlantic Avenue, Brooklyn*

Wednesday, September 13, at approximately 7 am, DOB personnel were alerted that a worker had fallen from an 11-story building where active demolition work was ongoing. The location is the Brooklyn Detention Center. At the scene, DOB inspectors determined that a worker was on the roof carrying materials for the installation of plastic weatherproofing protection that was to be installed on the roof, when they began walking backwards. While moving backwards they inadvertently kicked away planking that was covering a hole opening on the roof, lost their footing, and fell approximately eighteen feet to the floor below. The worker was taken to a local hospital with broken ribs and a head injury that resulted from the fall. The worker died at the hospital from their injuries several days later on September 16. Further investigation revealed that the planking covering the hole on the roof was not properly secured in place, and

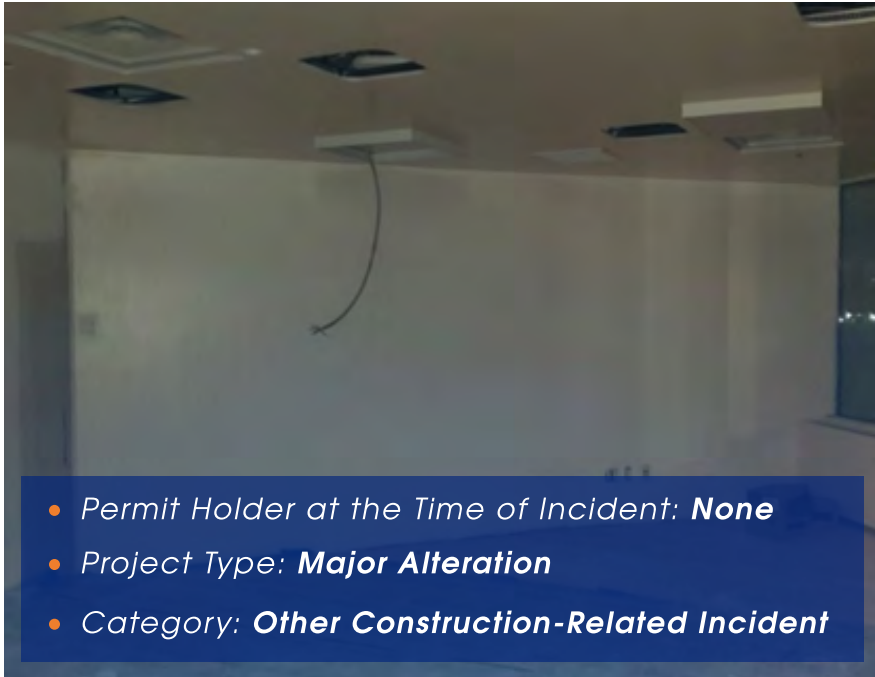
and that there were no other safeguards around the hole, such as guardrails or markings. Furthermore, the required pre-shift safety meeting for workers held the morning of the incident did not properly address the scope of the day's work. As a result, DOB issued a Stop Work Order at the site and multiple violations to the contractor.



Worker Fall in Belmont Heights *16 Wade Square, Bronx*

Saturday, November 11 at approximately 9 am, workers were conducting construction operations on fifth floor working deck of an eight-story new building development project, when one of the workers fell. DOB's investigation revealed that the worker was adjusting an exterior curtain wall panel on the fifth floor, when they lost their footing and fell to a setback at the first floor. It was determined that the worker was not wearing a harness and was not otherwise tied off to a fall prevention system, despite working close to a leading edge. It was also determined that there were no guardrails at site where required, the approved site safety plan was not kept on site, and there was no record to indicate that the

workers had participated in a pre-shift safety meeting before they began work that day, all requirements for work sites of this size. As a result, DOB issued a Full Stop Work Order at the site, and multiple violations to the contractor pre-shift safety meeting for workers held the morning of the incident did not properly address the scope of the day's work. As a result, DOB issued a Stop Work Order at the site and multiple violations to the contractor.



Worker Dies by Electrocution in the Financial District *175 Water Street, Manhattan*

Tuesday, November 21, at approximately 10:10 am, an electrician was found unconscious on the 23rd floor of the building, face down on the ground near a ladder with burn marks on his hands. The electrician, who worked for the company MC Electrical, was brought to a local area hospital in cardiac arrest and was unable to be revived. The preliminary medical examiners findings from the scene indicated that the electrician died of an electrical shock. DOB electrical inspectors on scene the day of the incident found a significant amount of electrical work had been performed without permits, including new wiring, new ceiling lighting, new electrical boxes. As a result, DOB issued a Stop Work Order at the site, and violations for the illegal unpermitted work and for failure to institute safety measures at the work site.



NEAR MISSES & MAJOR NON-FATAL INCIDENTS 2023

The Department investigated hundreds of other construction-related incidents in 2023 that could have also easily ended in a life-threatening injury, but thankfully did not, despite having all the makings of a potentially fatal incident. Reviewing these incidents shows that even non-fatal incidents on construction sites can have serious consequences, resulting in severe injuries, work stoppages and costly repairs. Below is a review of several notable potentially fatal near misses of 2023.



Tower Crane Collapse in Midtown West

550 10th Avenue, Manhattan

Wednesday, July 26, at approximately 7:45 am, construction crews were lifting a load of concrete to the 36th floor of a new building construction project with assistance of the tower crane, when a fire broke out on the machine deck at the top of the crane. After the fire broke out, construction contractors at the scene took immediate action to clear the street below, blocking off vehicular and pedestrian traffic. There was a fire in the cab of the tower crane and the 180-foot-long boom struck the top floors of the neighboring tower at 555 10th Avenue, before falling to the street. This catastrophic failure caused major damage to both the construction site and the neighboring tower, sending thousands of pieces debris all across 10th Avenue. Miraculously, the 11 people that were hurt in this collapse only suffered minor injuries. DOB's investigation into what led to the fire and collapse is still ongoing.



Excavation Work Causes Partial Building Collapse in Bushwick

1580 DeKalb Avenue, Brooklyn

Thursday, February 23, at approximately 1 pm, DOB was alerted that while workers were conducting excavation work on a new building project, an approximately 40-foot by 15-foot section of a wall collapsed from a neighboring building directly adjacent to the site. Fortunately, no injuries were reported from this incident, however the significant amount of debris from the incident could have easily severely injured a worker had they been working in the excavation site. In the interest of public safety and due to the severe extent of the damage, the Department issued a Full Stop Work Order on the excavation work and a Full Vacate Order on the affected property.



- Permit Holder at the Time of Incident: **A&M Warshaw PLBG & HTG**
- Project Type: **Boiler Repairs**
- Category: **Other Incident**

Carbon Monoxide Poisoning on Work Site in the Upper East Side

593 Park Avenue, Manhattan

Wednesday, March 1, at approximately 2:50 pm, inspectors from DOB's Boiler Unit were called to a work site in the Upper East Side where two workers became unconscious after it was determined that they inhaled dangerous levels of carbon monoxide. The workers in question were conducting work on a boiler and using a pneumatic drill with an oxygen compressor inside of the building's cellar without proper ventilation, causing the enclosed space to quickly fill with the toxic gas which reached dangerous levels. The workers were transported to an area hospital for treatment while the Department issued a Stop Work Order until the dangerous conditions could be remediated. DOB personnel also issued violations for the contractor's failure to institute proper safety measures on the site.



- Permit Holder at the Time of Incident: **MDG Design & Construction LLC**
- Project Type: **Façade Repairs**
- Category: **Worker Fall**

Safety Harness Saves a Life in Chelsea

640 Riverside Drive, Manhattan

Thursday, April 13, at approximately 10:25 am, construction workers were performing façade and fire escape repairs at the 12-story apartment building. One of the workers on the 3rd floor of the fire escape slipped and fell off the side. Fortunately, the worker was wearing a fall protection harness and was securely tied off, so he did not fall to the ground below. Other construction workers were able to pull the fallen worker by his lifeline and bring him back up onto the fire escape. A full inspection of the work site found that all required safety measures and fall prevention systems were in place, and that all of the workers had proper site safety training cards and a pre-shift safety meeting had been conducted. Thanks to these safety measures, this worker was able to avoid a potentially life-altering fall. This incident underscores the life-saving potential of a properly used safety harness.



- Permit Holder at the Time of Incident: **Pavarini McGovern**
- Project Type: **New Building**
- Category: **Worker Fall**

Worker Falls Through Hole in Windsor Terrace

11 Ocean Parkway, Brooklyn

Friday, July 7, at approximately 7:30 am, a worker fell through an approximately 4-foot by 2-foot hole on the building's 13th floor and fell approximately 10 feet to the floor below. The hole had previously been covered by a piece of plywood, however another worker had removed the cover without the knowledge of their coworkers. The worker who fell was taken to the hospital for treatment from an incident that could have proven fatal. During the subsequent DOB inspection, it was determined there were no safety measures in place around the hole, such as guardrails or signage, to safeguard workers from the known hazardous condition. It was also determined that the pre-shift worker safety meeting conducted at the site that morning was inadequate and failed to communicate the potential hazards at the site that day.



- Permit Holder at the Time of Incident: **Red Brick Property Management**
- Project Type: **New Building**
- Category: **Excavation/Soil Work**

Worker Gets Buried During Excavation in Williamsburg

659 Flushing Avenue, Brooklyn

Tuesday, July 18, at approximately 10 am, a worker employed by a plumbing subcontractor was digging an excavation trench in the rear of the property, approximately 8 feet deep, in order to install plumbing pipes at the foundation wall. While work was ongoing, the side of the trench collapsed, sending soil cascading into the hole, pinning the worker up against the foundation wall, and burying them up to their waist. Excavation collapses like this are extremely dangerous, as even just one cubic yard of dirt can weigh as much as a car and can cause severe injuries. First responders were able to dig out the worker and transport them to a local hospital in stable condition. It was determined that the contractors failed to install any shoring or bracing against the side of the excavation trench, nor were any other safeguards implemented to prevent a hazardous collapse.



- Permit Holder at the Time of Incident: **AARCO Contracting LLC**
- Project Type: **Façade Repairs**
- Category: **Worker Fall**

A Harness Saves a Life in Chelsea

145 West 15 Street, Manhattan

Tuesday, November 21, at approximately 2 pm, workers were in the process of installing a supported pipe scaffolding in preparation for a façade restoration project at the 7-story building. One of the workers on the fifth floor of the supported scaffold slipped and fell off the edge. Fortunately, the worker was wearing a harness that was properly tied off. The harness caught the worker, preventing them from falling to the ground below. First responders were able to pull the worker back up onto the scaffold and bring them to a local area hospital. This properly utilized fall prevention system prevented serious injury or death in this case.

A photograph of four construction workers in profile, looking towards the right. They are wearing hard hats and high-visibility safety vests. The worker in the center has a black jacket with 'BUILDINGS' written on the back. The worker on the far right has a white hard hat with 'MIRA' and 'OSHA' logos. The background is a construction site with a chain-link fence.

CONSTRUCTION SAFETY ENFORCEMENT

Adherence to city and federal construction safety regulations is the most important factor when working to make a site safe. When contractors ignore their legal duties and responsibilities to comply with these important regulations, they fail to provide safe working environments for their employees. As a result these contractors face strong enforcement actions from the Department of Buildings and our partners at OSHA.

The enforcement tools at the Department of Building's disposal are first and foremost used as a deterrence to unsafe practices on construction sites, as well as to compel compliance with the City's extensive building regulations. When violations and Stop Work Orders are issued by the Department, it is an indication that contractors were not safely complying with our Codes, rules and regulations. If the goal is to promote public safety on construction sites throughout the City, then increases in issued enforcement actions cannot be seen as a metric for success, but rather an indication that bad actors increasingly think they can get away with cutting corners.

In 2023, the Department conducted over 370,000 total field inspections of buildings and construction sites across the five boroughs. This represents the highest total inspections conducted by the Department since it began keeping track. An achievement to be sure, but even that number is small considering the more one million buildings and 40,000 active construction sites. This imbalance highlights the importance of the role contractors and safety personnel play as the first line of defense when it comes to safeguarding the work site. It is their consistent day-in and day-out oversight of ongoing work at construction sites that is the most important factor in reducing construction site hazards.

For the third straight year, the number of Stop Work Orders issued by DOB has declined, as we continue to find less issues on work sites that necessitate a stop to the construction work. The Department believes that the 32% drop in the total number of Stop Work Orders issued in 2023 can be attributed in part, to the implementation of initiatives that put more focus on safety education. Of note, the Department continues to issue and distribute guidance to the construction industry on the specific reasons why a Stop Work Order might be issued, to educate contractors on the proactive steps they can take to implement the required safeguards at their sites and prevent costly work stoppages. For public transparency, the Department also created a new online [Stop Work Order Map](#).

The decrease in OATH summonses can also be contributed to industry's greater compliance with the City's safety regulations, as well as the implementation of the homeowner relief program, which is designed to help small property owners of one- and two-family homes avoid these types of enforcement actions, when violating conditions are found.

The Department also continues use its arsenal of tools to hold licensees and other construction professionals accountable when it finds egregious behavior that puts New Yorkers at risk. These include the issuing of violations for serious conditions, suspension/revocation of licenses, probation, fines, the loss of filing privileges, and supporting criminal prosecution.

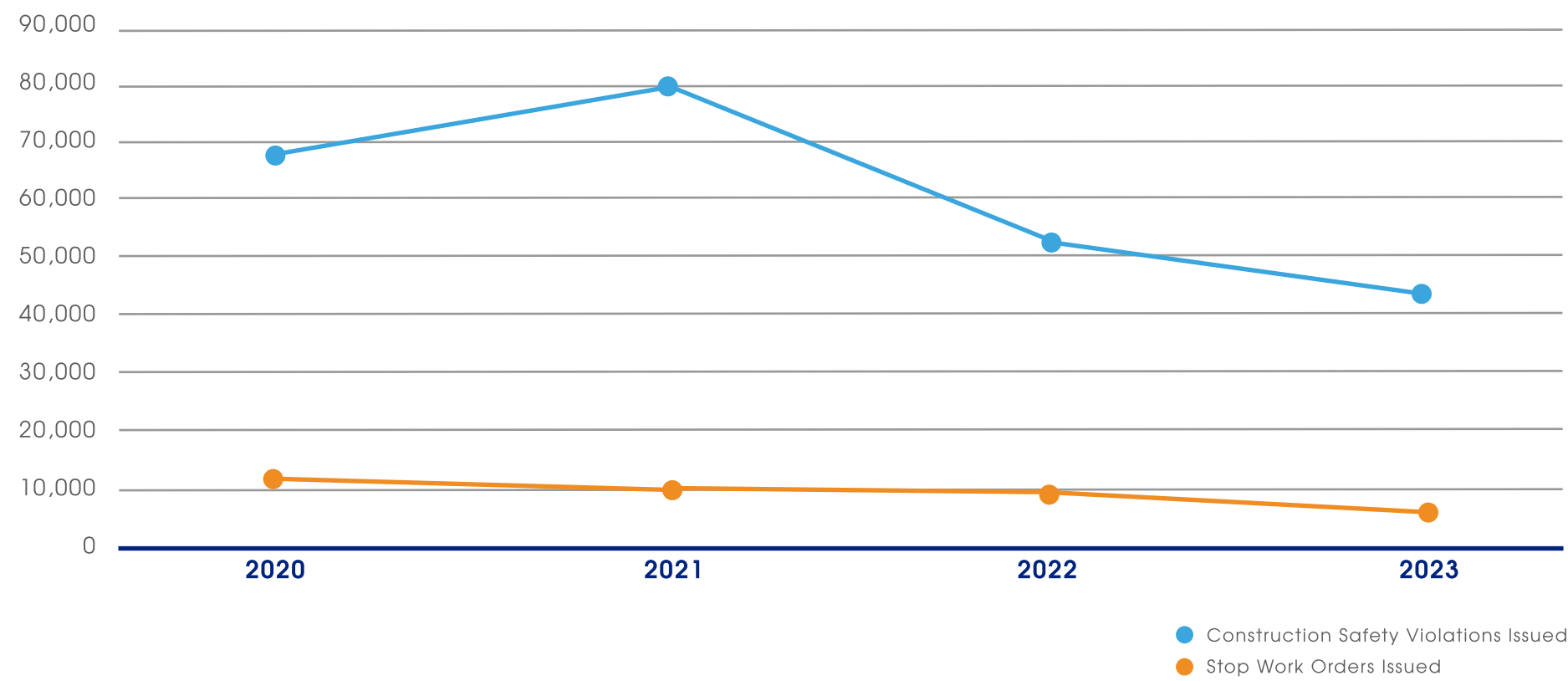
Construction Enforcement Overview

Year	OATH Violations Issued	Stop Work Orders Issued
2020	68,496	10,306
2021	80,460	9,467
2022	52,514	8,868
2023	42,824	5,969

Disciplinary Actions Taken Against Licensees & Other Construction Professionals

Year	Disciplinary Actions
2020	57
2021	53
2022	53
2023	43

DOB Enforcement Actions



Average Time for DOB to Respond to Complaints (Days)

Year	Priority A Complaints	Priority B Complaints
2020	0.23	12.51
2021	0.21	10.62
2022	0.18	9.71
2023	0.24	11.67

OATH Violations Issued by Class

Year	Class 1	Class 2	Class 3
2020	32, 640	34,164	1,692
2021	34, 949	43,818	1,693
2022	21, 902	29,216	1,396
2023	16, 408	24,368	2,048
<i>Class 1 - Immediately Hazardous Class 2 - Major Class 3 - Minor</i>			

Total OATH Violations by Borough

Year	Manhattan	Bronx	Brooklyn	Queens	Staten Island
2020	17,353	10,647	23,944	14,373	2,179
2021	19,751	13,052	27,041	17,915	2,701
2022	12,454	8,637	18,826	11,108	1,489
2023	10,491	7,765	14,924	8,386	1,261

Total Stop Work Orders by Borough

Year	Manhattan	Bronx	Brooklyn	Queens	Staten Island
2020	2,394	1,018	4,326	2,262	306
2021	2,400	907	3,645	2,217	298
2022	1,853	3,761	4,236	2,069	271
2023	1,220	805	2,293	1,517	234

STRATEGIES TO STRENGTHEN CONSTRUCTION SAFETY IN NYC

The NYC Department of Buildings is committed to continuing the strong enforcement of existing safety regulations related to construction sites in New York City, while exploring new ways to promote a culture of safety within the development industry.


Winter Construction Safety Campaign

In late December 2022, the Department announced the start of a new winter construction safety campaign aimed at spreading awareness of the potential for serious injuries while on the job if safety regulations are ignored. The safety campaign, which ran through the winter and spring months into 2023, includes citywide enforcement sweeps and educational outreach to active building construction work sites, regardless of size. This campaign was launched in response to four tragic construction fatalities that occurred in separate building construction-related incidents in the months of November and December of 2022, and concluded after DOB successfully visited every construction site throughout New York City.





A key component to this campaign was the emphasis on the importance of *Tool Box Talks*, which are pre-shift safety meetings that are a legal requirement for all of the City's larger and more complex work sites. These *Tool Box Talks* are an important refresher on safety best practices on the work site, as they provide a full rundown of all activities and tasks that are scheduled to be performed during the shift, including specific safety concerns or risks associated with the work.

STAY SAFE

WHILE ON THE WORKSITE



ESSENTIAL SAFETY TIPS

<h4>STAY ALERT</h4> <p>Be alert and aware of your surroundings as well as other workers.</p> 	<h4>ALWAYS USE THE PROPER TOOLS</h4> <p>To protect your safety, use proper equipment such as ropes, harnesses, good boots, and bright clothing.</p> 
<h4>CHECK YOUR EQUIPMENT FOR SAFETY</h4> <p>Before entering an elevated location, double-check your lanyards, rope and harness to ensure they are secure.</p> 	<h4>MAINTAIN YOUR SST CARD</h4> <p>If you are working on a larger construction site, make sure your Site Safety Training card is up to date.</p> 
<h4>PROTECT YOUR</h4>	<h4>MAINTAIN PROPER</h4>



DOB Takes Action to Prevent Fatal Overdoses in the Construction Industry

Following a disturbing survey released by the NYC Department of Health and Mental Hygiene revealing that construction workers led occupational groups in overdose deaths, the City's Health and Buildings Departments took action to help alert to City's construction industry about the potentially fatal dangers associated with substance abuse, along with tools they can utilize to prevent fatal overdoses.

In a campaign launched during Substance Abuse Awareness Month in October, staff from both Departments as well as our partners at OSHA distributed educational material and visited construction workers to discuss substance abuse issues, the dangers of fentanyl, how to use Naloxone to prevent a fatal overdose, as well as work site safety, giving critical information directly to workers on how to stay safe both on and off the construction site.

We know that an injury on the construction site is sometimes just the first chapter of a tragedy and DOB is committed to letting the industry know that help is available.

Year-Round Safety Education Initiatives

To promote safe work practices on construction sites in our City, the Department conducts year-round construction safety outreach events, to reinforce the preeminence of safety considerations above all else on the work site.

In early May 2023, Department staff once again fanned out to construction sites across the five boroughs to disseminate construction safety information for our annual **Construction Safety Week** campaign. For this year's festivities, we brought back our popular construction safety-branded food truck for a five-borough work site tour during Construction Safety Week, to hand out free food, coffee, and multi-lingual safety information to workers.



In July 2023, DOB also held its annual **build safe | live safe Conference**, for the second time in-person since COVID-19 pandemic restrictions had been eased, bringing together hundreds of industry professionals in Lower Manhattan to talk about safety on the work site, and give educational presentations on construction regulations and site safety requirements. In addition to the Department's own construction safety conference, agency staff also participate in construction safety events and conferences held by outside organizations throughout the year.

To reach New Yorkers from all walks of life, throughout the year DOB continued to produce and disseminate construction safety literature, construction safety advertisements on subways, and public service announcements videos for the construction industry on our social media accounts.



The Future of Trash

Waste Containerization Models and Viability in New York City



sanitation

April 2023

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Letter from the Commissioner

Fellow New Yorkers,

Cities in Europe, Asia, and South America have spent the past 15 years innovating around how they handle waste, moving to containerize much of it prior to collection. New York City, however, has not even studied it. It is time for us to change that.

As part of the Adams Administration's commitment to long-term strategic planning that improves quality of life and creates an equitable, healthy, and resilient future, the New York City Department of Sanitation has spent the past six months studying the viability of waste containerization in New York City. This complex work included surveying best practices from dozens of peer cities across the globe, building a detailed model of waste generation in tonnage and volume at the block level, and performing analysis of market conditions for new fleet and equipment that would be required to make containerization a reality. This report is the distillation of the work that was performed by a cross-functional team from across the Department of Sanitation with support from peers in government and outside consultants.

In short, waste containerization *is feasible* in many parts of New York City. Like many good things, it will not come easily, but there is no doubt that it can be done.

This report is the beginning, not the end. We will need to continue to build on the foundation of this report and test, in practice, how any waste containerization solution affects DSNY's operations, public spaces, communities, and New Yorkers. Citywide waste containerization requires extensive changes to our City's streets and public spaces – potentially some of the largest changes in a generation.

New Yorkers deserve clean, safe, and vibrant neighborhood streets. We deserve the best waste management system in the world, but it has to be done right. This report is the first serious step toward that goal.

A handwritten signature in dark ink, appearing to read "Jessica Tisch". The signature is fluid and cursive, with the first name "Jessica" and last name "Tisch" clearly distinguishable.

Jessica Tisch
Commissioner, New York City Department of Sanitation

Acknowledgements

This report was prepared by the New York City Department of Sanitation. The report draws from the Department’s decades of experience collecting and processing 24 million pounds of refuse, recycling, and compostable material in New York City daily. The drafting of this report was a collaborative effort that required hundreds of hours of work by an interdisciplinary group of civilian and uniform DSNY personnel.

DSNY’s report team was led by Francesca Haass, Gregory Anderson, and Neil Eisenberg.

The following DSNY Commissioners and staff have provided invaluable input and subject matter expertise:

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Sam Eisenberg

This report relied on significant support from the New York City Department of Transportation and McKinsey & Company. It was informed by the work published in the Adams Administration’s 2023 *PlaNYC: Getting Sustainability Done*, as well as decades of research conducted by advocates and information provided by public servants working in cities around the world.

Executive Summary

This report is the outcome of a detailed study of New York City's waste generation, collection operations, international waste containerization practices, equipment options, and the challenges New York City would face in containerizing its daily waste.

What is Containerization?

For the purposes of this report, containerization is defined as the storage of waste in sealed, rodent-proof receptacles rather than in plastic bags placed directly on the curb. Containerization is intended to mechanize waste collection, reduce the visibility of garbage set out in public spaces, and reduce the presence of vermin.

Municipal containerization models, such as those broadly used across Europe, take different forms depending on density:

- **Individual bins** are optimal in many low-density neighborhoods and provide one set of bins for each customer or waste generator.
- **Shared containers** within close reach of all residential addresses are appropriate in higher-density neighborhoods. Shared containers may be wheeled or stationary, and are commonly standardized in size, shape, and color.

Cities across Europe use a combination of both individual bins and shared containers to meet their residents' containerization needs. Many cite Barcelona as the pinnacle of waste containerization, with a fleet of uniform, omnipresent shared containers on every residential block. In fact, Barcelona uses both shared containers and individual bins of

various types: hoist-lifted, side-loaded, and rear-loaded. This multifaceted approach is common in cities with containerized waste collection, reflecting the varying needs and physical characteristics of each neighborhood.

In this report, containerization refers to the use of individual bins and shared containers, following this international model.

Key Challenges

Waste containerization is rarely as simple as placing large dumpsters on the street and hoping residents use them properly. There are important considerations around design, operations, infrastructure, reliability, and human behavior, each of which adds a level of complexity to an already challenging proposition.

Some cities have had containers overflow with trash, either on a routine basis as in Rome, or as the result of service disruption, as in the recent Paris garbage strike. Containerization can also create inefficiencies for collection operations, as improperly-placed loose bags may require a separate truck from automated collection trucks, as in Barcelona.

Containerization also highlights the need to appropriately balance the use of space in urban areas – stationary containers occupy curb space that may have been prioritized for other uses. To minimize the number of containers, daily collection is common, such as in Paris and Barcelona.

The implications of these challenges in New York City are illustrated on the next page.

Executive Summary, cont.

New York City has a combination of environmental, operational, and built realities that present significant challenges to rolling out shared containers in neighborhoods where they would be most appropriate. The crux of the issue is that the City produces a high volume of waste in a small area, with little-to-no flexibility to build outside of pedestrian and street lanes (e.g., underground, alleys), and substantial competition for curbside space. These challenges can be managed and overcome; this report assesses mitigation strategies used in other cities and provides an appraisal of requisite public space and infrastructure tradeoffs to realize a generational change in the City’s management of waste.

Population Density

New York City has nearly 30,000 residents per square mile, producing a far greater volume of trash in a smaller area than other cities.



Built Environment

New York City lacks alleyways or anywhere to “hide” containers and cannot utilize underground space due to decades of complex infrastructure development.



Weather

Snow accumulation presents operational challenges to certain models of mechanized collection of containers.



Curb Space

Substantial space along curb lines is already used for fire hydrants, bus stops, outdoor dining, bike and bus lanes, and parking.



Collection Frequency

To reduce the piles of trash to a volume that can fit in a reasonably-sized shared container, the City would need to double collection frequency in some areas – or more...



Fleet

There is no existing truck able to service shared containers that can be deployed *at scale* in the United States without a lengthy development process.



Despite all of these challenges, options for containerization in New York City through both individual bins and shared containers do exist.

Executive Summary, cont.

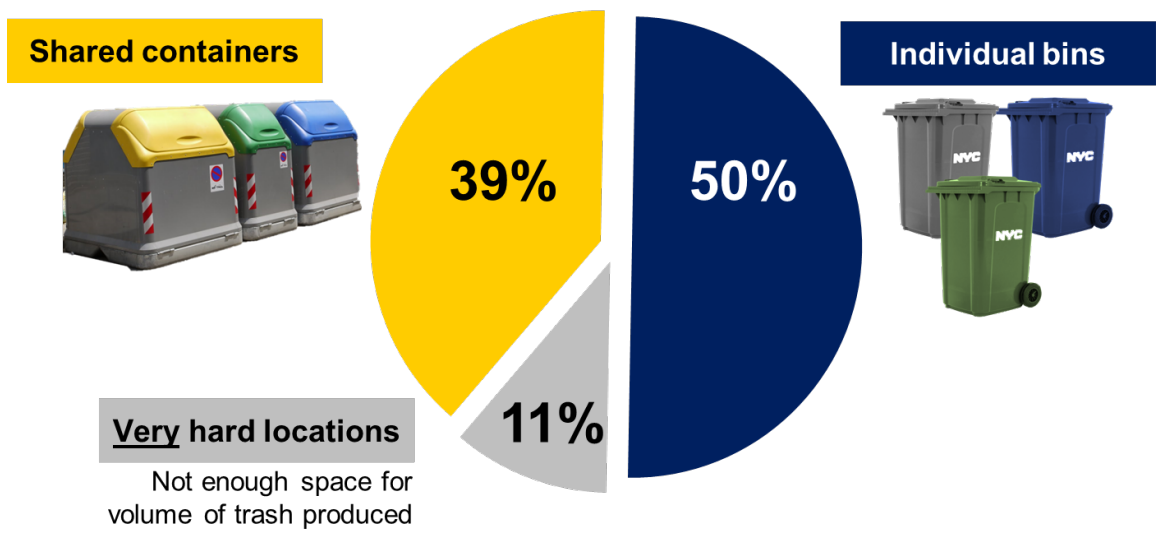
Is Containerization Viable in New York City?

For 80% of residential street segments, containerization is viable without taking more than 25% of available curb space on a given block. With increases in collection frequency or removal of conflicting uses, another 9% of street segments become viable. In total, containerization is viable for 89% of residential street segments comprising 77% of the City’s total residential waste output.



This viability assessment was determined through a months-long analysis that, for the first time ever, projected waste generation volumes at the block level to determine the number and sizing of containers that would be needed to service every block in the city.

For shared stationary containers, this means repurposing up to 10% of curb space on blocks with residential buildings – approximately 150,000 parking spaces total. On some blocks, up to 25% of existing curb space would be occupied by containers, but on most blocks, the share would be far lower.



Of the street segments analyzed, 50% would be appropriate for individual bins without eliminating any curb space uses. These include large areas of Staten Island, eastern Queens, southern Brooklyn, and the northern Bronx.

Another 39% of street segments would be appropriate for shared containers. The remaining 11% present containerization challenges – either the amount of waste is too substantial for the length of the street or other immovable restrictions along the curb, such as bus lanes or moving lanes, prohibit the placement of shared containers.

This report details case studies of each of these categories, along with the operational and infrastructure changes required to implement containerization, including the need to build a modern, European-style truck for the American market.

Introduction

Background & Purpose



Mayor Eric Adams has communicated a commitment to a citywide approach to containerization as part of the Administration's ongoing efforts to "Get Stuff Clean."

Although containerization has been part of the public discourse in New York City for the past decade, scant progress had been made until recently. In the past year, DSNY has taken a number of steps to begin to advance containerization in the City.

Among them:

- Encouraging the use of individual bins through changes to setout rules, allowing New Yorkers to set out their trash at 6 pm, rather than 8 pm, if trash is placed in an individual bin;
- Advancing a five-borough pilot of shared containers for both residential and Business Improvement District use;
- Undertaking a study to determine the feasibility, optimal operational model, and design foundations of a citywide approach to containerization via both individual bins and shared containers, with appropriate strategies for both residential and commercial waste.

DSNY is also changing operations to reduce the amount of time that New Yorkers interact with trash bags. More collection than ever has been moved to the midnight shift, particularly in high-density areas, and 4 pm collection – a practice that left 10% of trash on the curb for

a full 32 hours – has been eliminated entirely. Additionally, the remaining day shift collection has been moved up to 5 am from 6 am, so that more trash is gone before most New Yorkers wake up.

As outlined in the Mayor's Office of Climate and Environmental Justice's 2023 *PlaNYC: Getting Sustainability Done*, containerization is vital to the Adams Administration's vision for an accessible and connected network of open spaces in New York City.¹

The goal is clear: cleaner streets, fewer rats, and a more livable City.

The intent of this report is three-fold:

- Survey best practices from international peer cities;
- Assess the viability of waste containerization in New York City, based on a detailed model of waste tonnage and current operational realities;
- Define the immediate next steps.

What is Containerization?

Containerization refers to the storage of waste in sealed, rodent-proof receptacles rather than in plastic bags. It is intended to mechanize waste collection, reduce the visibility of garbage set out in public spaces, and reduce the presence of vermin.

Municipal containerization models may take different forms, depending on density: in many low-density neighborhoods, individual bins are optimal; in mid- to high-density neighborhoods, shared containers within close reach of all residential addresses are appropriate. Shared containers may be wheeled or stationary, and may be standardized in size, shape, and color.

Containerization has been discussed in New York City going back to the 1970s, but never implemented at scale.



Paris, France



Amsterdam, Netherlands



London, England

Why Containerization Matters

Large piles of trash have become part and parcel of the New York City streetscape, and dodging between mountains of 44 million daily pounds of trash is a standard part of a New Yorker's commute. It's everywhere. Bags of trash are left out on curbs the night before pickup, proliferating the presence of rats, causing a public nuisance of trash mountains on sidewalks, and leaving behind a soiled sidewalk long after bags have been picked up. It hasn't always been this way; New Yorkers were required to use bins until the late 1960s¹, and most Cities in the world do not allow trash bags unfettered access to the streets.

New Yorkers are fed up; "dirty street conditions" are consistently in the top 10 service requests received by 311, with over 200,000 requests received in the past year alone.²

Rats thrive and reproduce based on access to food, which is typically found within 100 feet of their nest.³ In New York City, that food source sits in easily-accessible bags two to three times per week in front of every property: nearly 1/3 of all residential waste is made up of food.⁴ A study conducted by the New York City Department of Health and Mental Hygiene shows that a high volume of garbage is the top determinant of urban rat presence, and reduction in accessible trash is the single most effective intervention to curb rat populations.⁵

Rats



Pedestrian obstruction


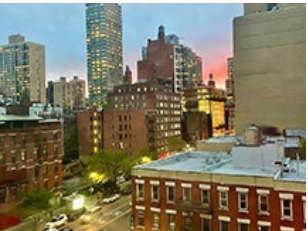
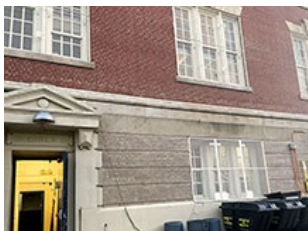

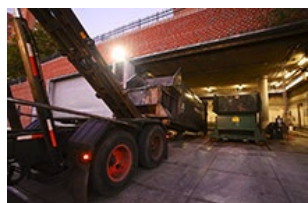


Dirty streets



Pathway to Containerization

Pathway to Containerization

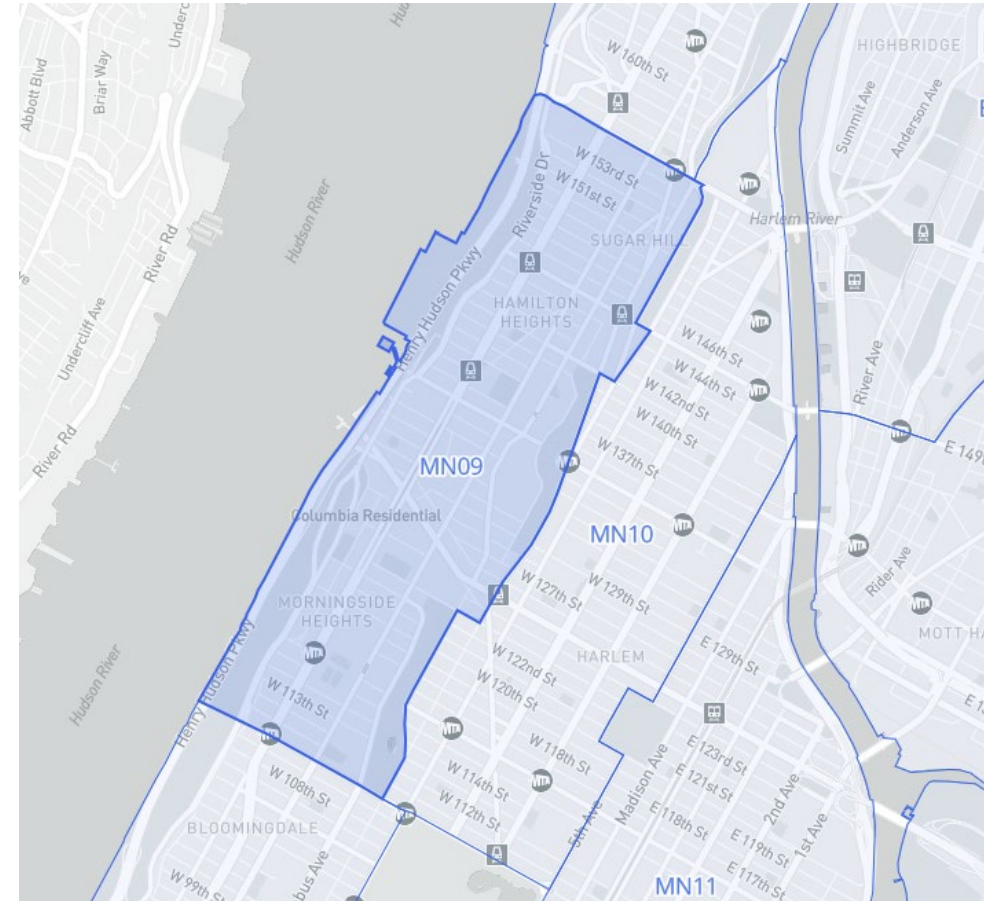
		Immediate next steps <i>(detailed in the next section)</i>	Future vision
Residential		<ul style="list-style-type: none">Conduct a rapidly deployed pilot of wheeled shared containers serviced by retrofitted existing collection trucks.	<ul style="list-style-type: none">Develop a first-of-its-kind stationary shared container and associated collection truck suitable for scaled use in a dense urban environment in the United States.Work with stakeholders through the City's rulemaking process to explore requiring households in lower-density areas not fit for stationary shared containers to use individual bins.
			
Institutional		<ul style="list-style-type: none">Conduct a rapidly deployed pilot of wheeled containers at multiple schools serviced by retrofitted existing collection trucks.	<ul style="list-style-type: none">Expand wheeled containers to all New York City public school buildings and other public institutions.
Commercial		<ul style="list-style-type: none">Work with stakeholders through the City's rulemaking process to explore requiring businesses in industries that produce a significant amount of putrescible waste to use individual bins.	<ul style="list-style-type: none">Work with stakeholders through the City's rulemaking process to explore requiring other businesses to use individual bins.Expand off-street containerization in large commercial buildings by incentivizing or requiring new large commercial developments to include loading docks.
			

Immediate Next Steps

Residential and Institutional

DSNY is planning the first large-scale pilot of mechanized collection of shared containers in New York City. This pilot will include deployment of large wheeled containers on up to 10 residential blocks and at schools in Manhattan Community Board 09 (“MN09”).

This is a critical opportunity to stress test containerization in a real-world setting for residents and institutions. Wheeled shared containers are not being put forward as a residential solution beyond this pilot. The results of this pilot will provide critical information required for future expansion.



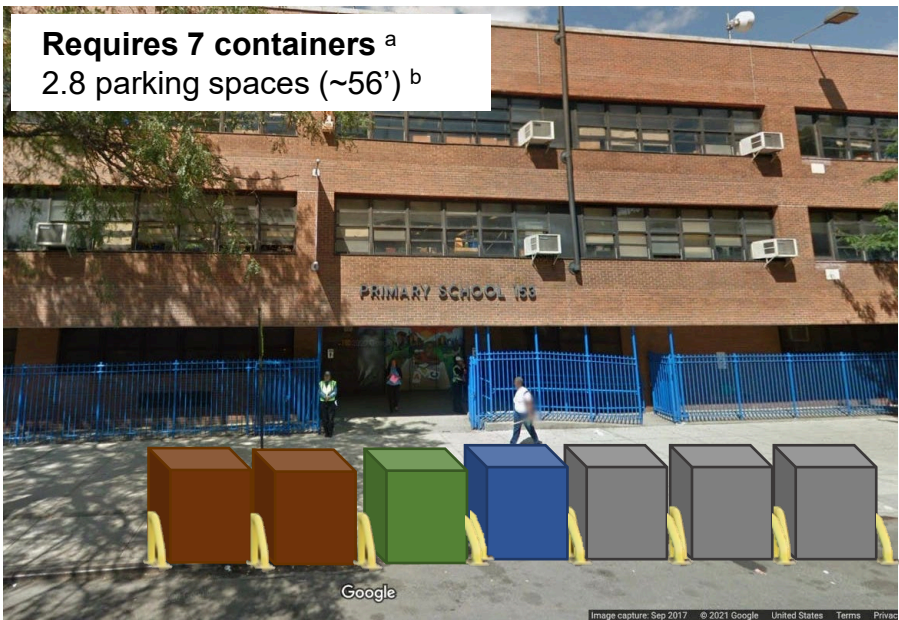
Residential and Institutional, cont.

SCHOOLS

- Pilot will address up to 14 public school buildings in MN09.
- Three yd³ (606 gallon) wheeled shared containers for all waste streams will be placed permanently in the parking lane outside of schools, each taking up ~8 feet. Total number of containers will be determined by existing waste tonnage for each school.
- Collection will occur daily for all streams using a standard rear-loader collection truck retrofitted with mechanized tippers.

Density: 540 students

Weekly waste (yd³): 30 refuse / 1.5 MGP / 8.5 paper / 24.3 organics



^a Assumes 125% waste volume and equal distribution of weight across days.

^b DOT defines each parking space as 20 feet of curb length and this estimates assumes each container occupies 8 feet of curb length.

RESIDENTIAL

- Pilot will address up to a 10-block zone with predominantly 7+ unit buildings in MN09.
- Three yd³ (606 gallon) wheeled shared containers for all waste streams will be placed permanently in the parking lane on each street section in the pilot, each taking up ~8 feet. Total number of containers will be determined by existing waste tonnage for each block.
- Collection will occur daily for all streams using a standard rear-loader collection truck retrofitted with mechanized tippers.

Density: 21 units on 5 floors



Commercial

DSNY rules currently incentivize businesses to use containers by allowing all commercial establishments that use containers to set out their waste and recyclable materials before 8 pm.

Going one step further and requiring businesses to place their trash in sealed containers would limit food sources for rats.

To that end, DSNY will work with stakeholders representing industries that produce a significant amount of food waste to explore requiring the use of individual bins through the rulemaking process.



Appendix

Methodology

Methodology

To conduct an accurate assessment of citywide current viability, all residential buildings were mapped to street sections, waste generation was converted from tonnage to volume, and real available streetscape space was determined by subtracting the area of current on-street hard constraints (e.g., bus lanes, bike lanes) from the total street section area.

Street sections (a single block on a street between two intersections and/or termini) were categorized into archetypes, which entails validating an initial top-down approach with granular bottom-up analysis using land use and residential units data by building, matching buildings to street sections, calculating building type share for all street sections, and then categorizing street sections into archetypes. Because the block face where waste is currently set out for buildings touching multiple street sections is up to the operational discretion of the individual buildings, a conservative assumption of “maximum distribution” was applied evenly across the dataset, which assumes that for buildings touching multiple street faces, the setout could potentially occur on any of them.

Converting waste from tonnage to volume was done based on EPA guidelines and preliminary learnings from DSNY’s Multi-Unit Building Study; the precise volume conversion is not known, given that there is no holistic dataset on the use of in-building cardboard balers and waste compactors. Conservative estimates were used as a precaution.

Study Focus: Residential Waste

Current analysis is focused on potential containerization solutions for residential waste only, on street segments with residential properties:

- Total residential waste accounts for **~41% of total waste** generated in New York City.
- There are approximately **69,000 total residential street sections** in New York City.

Viability Study Assumptions

- **Container size:** 4 cubic yards per container
- **Available curb space:** 25% maximum of available street space occupied
- **Sufficient street width:** 11ft of roadway (per driving lane) and 5 feet of curb space per containerized side of the street.

Fact Base to Assess Containerization Potential

Mapping of all resident buildings to streets	Waste-to-volume conversion by street section	Refining streetscape availability for streets and sidewalks	Utilizing preliminary containerization details
<p>Merge 3 databases to enable mapping of residences to sidewalks to street sections:</p> <p>1. MapPLUTO (2022); 2. NYC OpenData Street Centerline (2022); 3. NYC OpenData Sidewalk (2022).</p> <p>Refine matching of buildings to streets sections¹ to ensure appropriate building-to-street section mapping; multiple iterations to troubleshoot treatment of corner buildings (i.e., reduce mapping to sections most proximate to corner).</p> <p>Refine with common-sense stress testing of top-down archetypes given practical knowledge of city from urban planning perspective.</p> <p>Categorize street sections into archetypes, which entails validating top-down approach with granular bottom-up analysis using land use and residential units data by building, matching buildings to street sections, calculating building type share for all street sections, and then categorizing street sections into archetypes.</p>	<p>Convert DSNY residential tonnage data per sanitation section to granular per-street view by mapping of resident buildings and street sections.</p> <p>Conduct analysis of DSNY Multi-Unit Building Survey (MUBS) data, triangulated with multiple sources of information (e.g., EPA, California, AIA Waste Calculator) to understand current-state waste to volume conversion.</p> <p>Further refine key assumptions (e.g., which buildings have compactors, adjusting for potential false positives / negatives to identify which buildings might have compactors).</p> <p>Utilize “maximum” versus “even” distribution of tonnage and volume for buildings facing multiple streets to assess maximum volume potentially required</p>	<p>Take baseline data on street width and length from LION data on parking lanes, NYC OpenData Street Centerline and Sidewalk databases and refine</p> <p>Overlay with data on hard constraints and soft constraints (e.g., fire hydrants, bus lanes, bus stops); overlays for driveways and other considerations where data is not available to be further investigated</p> <p>Determine street availability factoring in constraints and assumptions, e.g., presence of one parking lane indicates maximum of one available street side for container placement</p> <p>Define further constraints on street availability, e.g., snowplow requirements, clearance given container design & operations</p>	<p>Baseline potential containerization volume and dimensions to inform volumetric exercise using waste management expert interviews and market research (i.e., commercial product catalogs)</p> <p>Assume 150% of waste generated would need to be contained in volumetric exercise to account for peak tonnage (e.g., during snow season, given other delays)</p>

Fact Base to Assess Containerization Potential, *cont.*

	Key steps	Assumptions
Top-down approach	<p>1. Define “common-sense” archetypes for street sections informed by practical residence stratification (e.g., detached 1-2 family, multi-family 50-150 units, high-rise buildings with 150+ units, hybrid)</p> <p>2. Stress-test and refine list of archetypes through working sessions with core team and experts in waste management</p>	<p>Different geographic areas may have varying containerization needs due to waste output and streetscape, which are proxied by residence type</p>
Validate with granular bottom-up analysis (i.e., at street section level) to stress test and refine top-down approach	<p>3. Identify residence type for each building in NYC using number of units and land use type in MapPLUTO (2022) data, and categorize into building types from top-down approach (e.g., detached 1-2 household, multi-family 50-150 units, high-rise buildings with 150+ units)</p> <p>4. Match buildings to street section (i.e., every street any side of a building faces). Building matches are performed by applying a buffer area (1 sidewalk width around sidewalks, 4X sidewalk width + 0.5X street width, using specific respective street and sidewalk width values for each building) to match buildings to sidewalk sections (defined as contiguous sections of streets that are not intersected by any other major roads, streets, etc.), and then sidewalk sections to street sections¹</p> <p>5. Calculate share of residential units on a street section that fall into each building type (e.g., 50% of residential units on a street section are in detached 1-2 family buildings while 50% are in high rises)</p> <p>6. Categorize street sections into archetypes based on thresholds:</p> <p>List of archetypes:</p> <ul style="list-style-type: none">At or near 100% detached 1-2 family homesAt or near 100% 1-6 story row housesAt or near 100% multi-story buildings with 10-50 unitsAt or near 100% multi-story buildings with 50-150 unitsAt or near 100% large high-rise residential buildings (150+ units)Hybrid – Mixed but at least one large high-rise (150+ units)Hybrid – Mixed across residence mixes without a high riseEdge cases, including campus-like development (e.g., Stuyvesant Town, Baychester)	<p>Excluded following building types as not in scope: 100% commercial, institutional buildings (e.g., NYCHA, DOE), buildings serviced by Ro-Ros and EZ-Packs; Averaged total units by number of buildings for aggregated “lots”. “Lots” marked as having 0 units but had > 1 residential unit in PLUTO were assumed to have 1 building</p> <p>For buildings facing multiple streets: applied “maximum” distribution– i.e., all units applied to each street face (e.g., a building facing three streets will be counted three total times)</p> <p>Excluded street sections <61 feet in length (e.g., short alleys) from the analysis</p> <p>Divided sum of units in each building type by the total number of units on that street section</p> <p>“At or near 100%” defined as any street section where 80-100% of the units meet the primary residence mix criteria; 1-2 family homes defined as detached / semi-detached 1-2 family homes in proximity codes 1 and 2 MapPLUTO (2022) data; 1-6 story row-houses identified as attached 1-2 family buildings or multi-family buildings with <10 units; High rises identified as buildings with 150+ units per rules (effective April 1, 2022) requiring buildings with 150+ units to submit waste management plans²; Street sections with at least one high rise assigned to “Hybrid – Mixed but at least one large high-rise (150+ units)” when not already assigned to an “at or near 100%” archetype; Edge cases identified as street sections with large campus-like developments indicated by >8K units; Street sections that do not fall into any of the other archetypes were assigned to “Hybrid – Mixed across residence mixes without a high rise”</p>

Weight-to-Volume Conversion

Adjusted conversion factor for compacted refuse accounts for potential false positives from proposed approach to determining if buildings have compactors, based on the preliminary findings from DSNY’s Multi-Unit Building Study as of November 2022. ¹

Compacted²:

234⁶

288

140⁴ lbs/yd³

+

54⁷

288

81⁵ lbs/yd³

=

129 lbs/yd³

Uncompacted²:

80⁸

620

140 lbs/yd³

+

540⁹

620

81 lbs/yd³

=

89 lbs/yd³
(use 81 lbs/yd³)

1. Incorporates compactor rule performance analysis (e.g., false positives) into weight-to-volume conversion factor calculation

2. Buildings that fit the proposed approach for determining if a building has compactors (built in 1968 or after with 4+ floors and 12+ units) are used as a proxy for determining weight-to-volume conversion for compacted refuse. Buildings that do not fit the proposed approach are used as a proxy for determining weight-to-volume conversion for uncompacted refuse

3. Based on MUBS data analysis and approach assessment, there are buildings that do not fit the proposed approach but still report having compactors. Given sample size considerations, use preliminary value for uncompacted refuse (i.e., lower conversion rates yield higher volume estimations)

4. Preliminary value for the compacted refuse weight-to-volume conversion as outlined in previously discussed step-by-step methodology (see previous pages)

5. Preliminary value for the uncompacted refuse weight-to-volume conversion as outlined in previously discussed step-by-step methodology (see previous pages)

6. The proportion of the 288 respondent MUBS buildings that are captured by the proposed approach that do report having compactors

7. The proportion of the 288 respondent MUBS buildings that are captured by the proposed approach that do not report having compactors

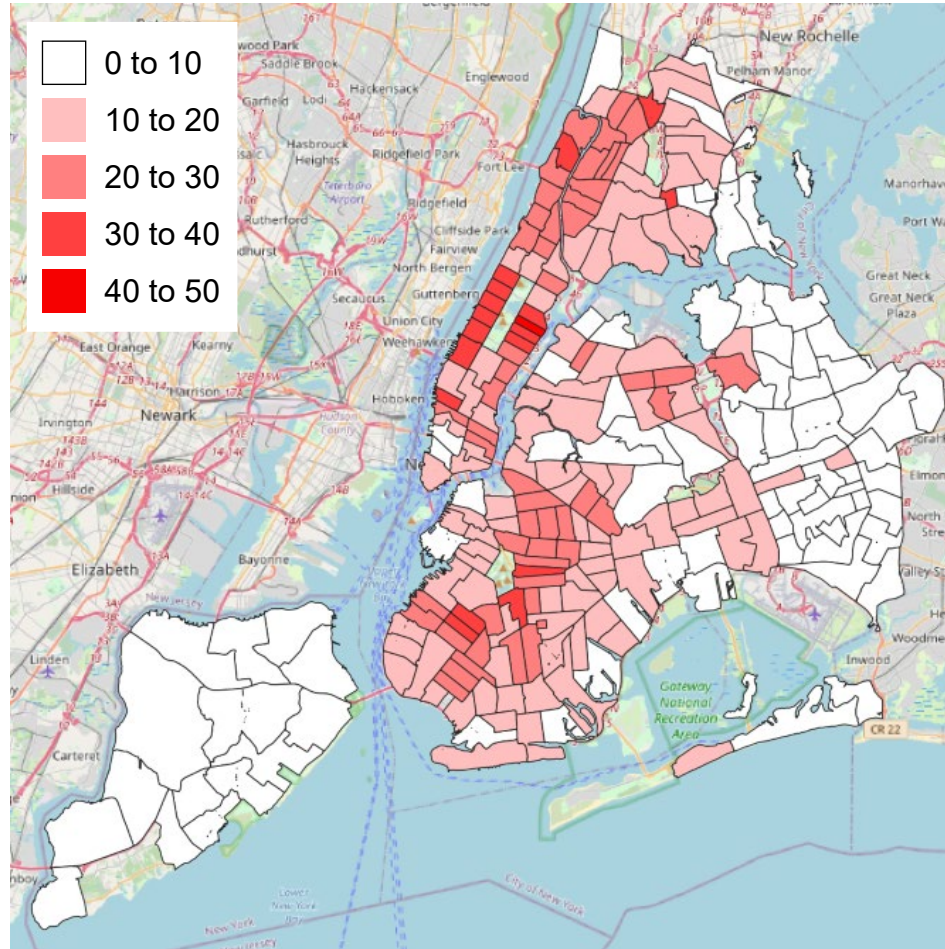
8. The proportion of the 620 respondent MUBS buildings that are not captured by the proposed approach that do report having compactors

9. The proportion of the 620 respondent MUBS buildings that are not captured by the proposed approach that do not report having compactors

84

Waste Output Analysis

Average daily volume per residential street section
Cubic Yards/day



Step-by-step method:

1. Monthly tonnage per sanitation section

Average monthly tonnage over the last 5 years for each sanitation section

2. Monthly tonnage per residential unit by section

For each section, divide (1) by total number of residential units in that sanitation section

3. Monthly tonnage per building

For each section, multiply (2) by the number of residential units in each building for all buildings in the sanitation section

4. Building tonnage by stream

For each building, divide tonnage into streams by composition (e.g., from WCS, OMD)

5. Estimated volume by applying weight-to-volume conversion factors for different streams by building type

Weight-to-volume factors from various sources (e.g., MUBS, EPA)

6. Building waste output by stream

For each stream per building, multiply (4) and (5)

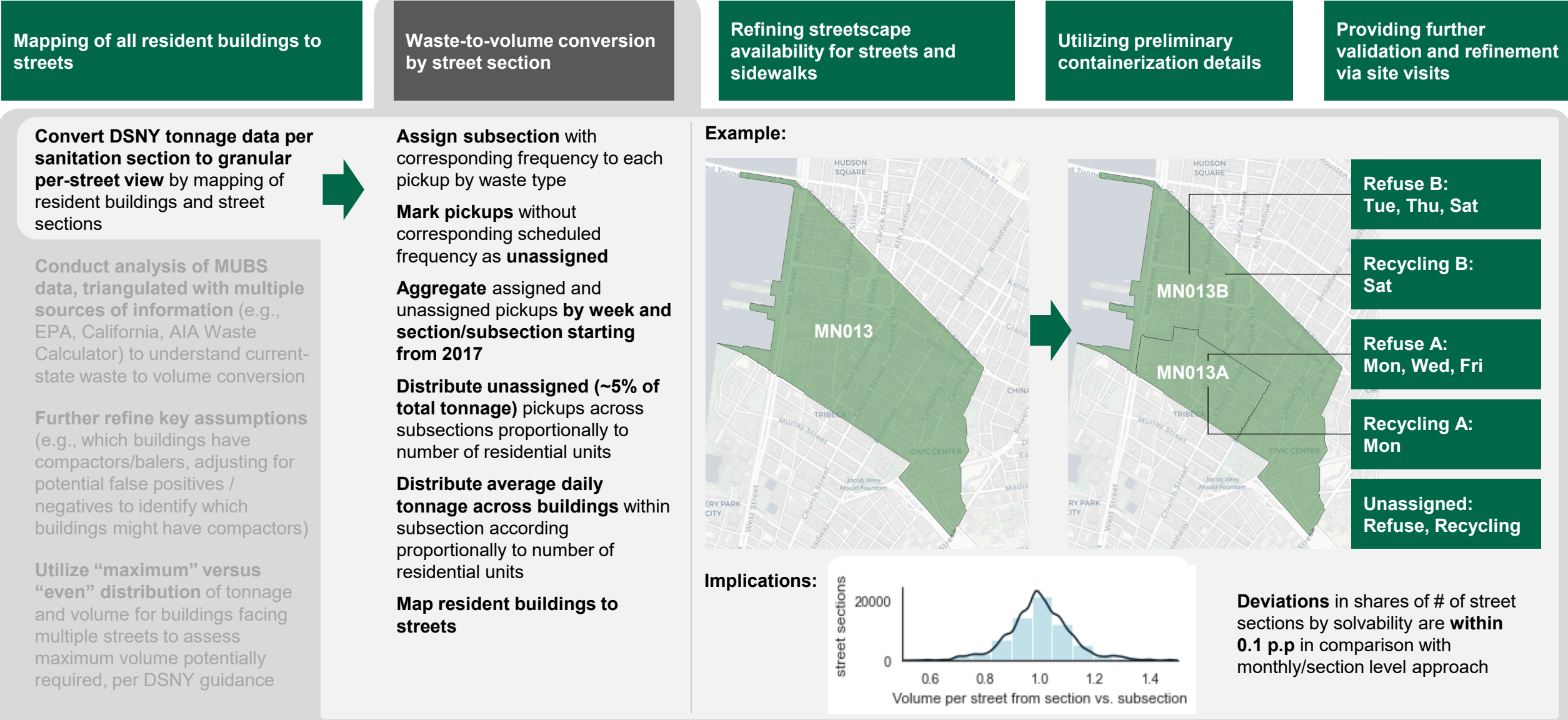
7. Building to street section matching

Apply a buffer to match buildings to sidewalks, and then sidewalks to street sections

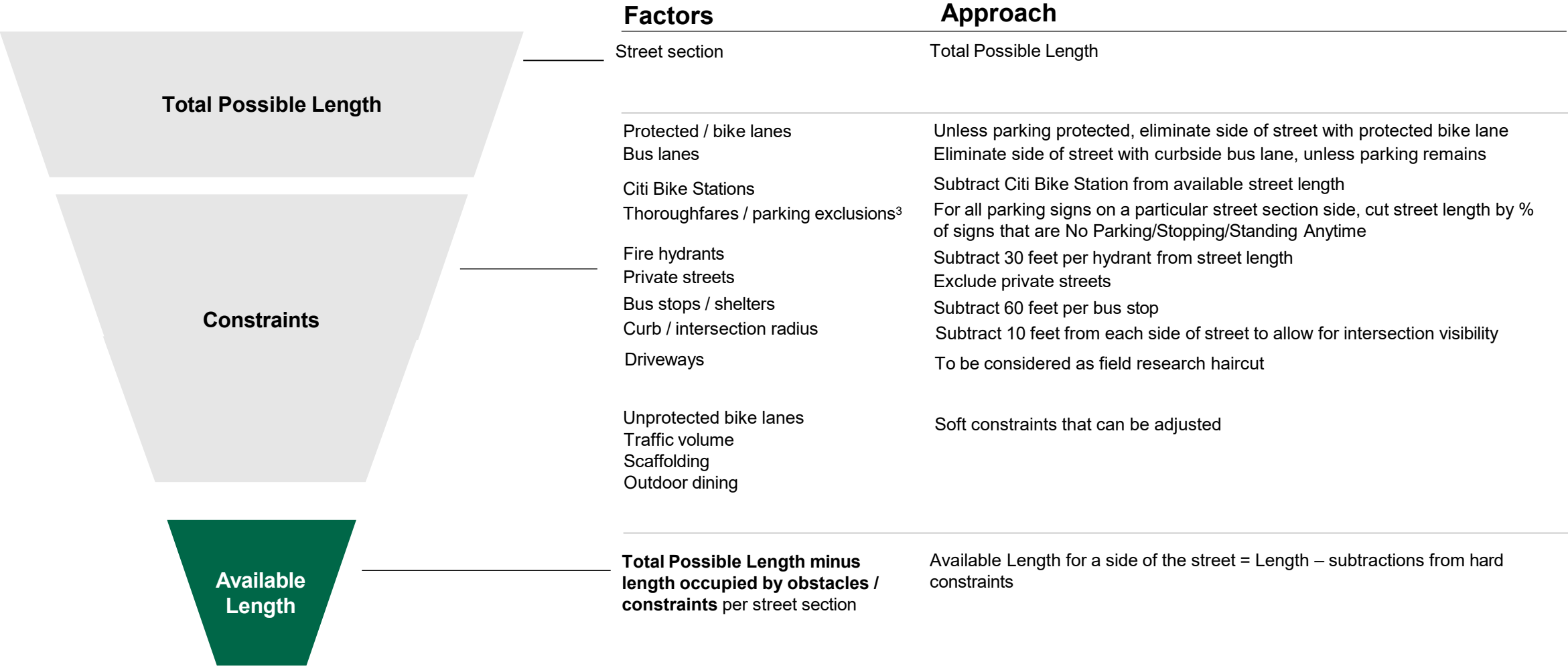
8. Street section waste output volume by stream

For each street section, sum over (6) for all buildings on that street section and divide by 30 to reach a daily approximation

Refinement of Fact Base to Assess Containerization Potential



Assumptions Regarding Constraints for Container Placement on Street

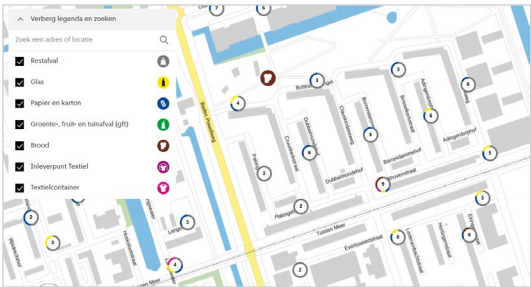


International City Case Studies

Case Study: Amsterdam



City	Implications	Description
Amsterdam	Container placement prioritized by stream	<p>Approach to container placement: For denser locations using underground containers, city prioritizes placing higher-use waste stream containers closer to residents (i.e., refuse within ~100-150 meters), over lesser-use waste stream containers (e.g., textiles within ~250 meters)</p> <p>For more residential areas, bins must be stored on resident’s private property out of public sight until collection day</p>
	Incentivizing resident behavior through design and placement	<p>Encouraging resident behavior: City has explored improving the aesthetics of container areas (e.g., adding flower beds) and placing containers in areas that are visible to the pedestrians (i.e., increasing social pressure) to encourage residents to place bags inside of the containers.</p> <p>The city has implemented other programs such as “Adopt a Container” to increase accountability and a publicly available map to find the nearest waste container site</p>
	Dynamic collecting pilot suspended for all public trash bins	<p>Approach to routing: In 2014, the city added weighing mechanisms to collection trucks, installed 400 fill-level sensors in public trash bins to attempt to understand when underground containers were ready for collection, and experimented with dynamic routing.</p> <ul style="list-style-type: none">• The city still experienced overflowing containers and dynamic collection was ultimately suspended
	Balance between maintaining efficient fleet and overspecializing	<p>Implications on fleet: City uses hoist truck with top-loader for underground containers, however given the high number of loose bags on the street, the city maintains rear-loading trucks which are used to manually collect bags before the hoist trucks conduct their routes. Neighborhoods may see double runs of the same route due to lack of flexible trucks (hoist and manual); potential overspecialization in hoist trucks</p>
	Balance between maintaining efficient fleet and overspecializing	<p>Under and overground infrastructure: City has access to and leverages a comprehensive database which includes all underground wires when determining locations for containers, created in collaboration across private Dutch engineering and construction companies.</p>



Amsterdam publicly available map of all waste container sites





City	Implications	Description
Barcelona	Model design informed by neighborhood needs	Approach to model selection: Models determined at the zone level (city has 4 zones); <ul style="list-style-type: none">City primarily uses stationary multi-use containers (~80% of city's waste) differentiated by stream, but leverages a variety of other containerization models (e.g., implemented a pneumatic system when it redeveloped a neighborhood for the 1992 Olympics; uses mobile containers moved at different times of day for areas with limited street/sidewalk space; manually collects bags in denser areas where trucks cannot fit)
	Proximity and choice to increase resident engagement	Approach to container placement: Prioritizes having recycling locations within ~100 meters of all residents to increase ease of disposal Encouraging resident behavior: Scheduling challenges remain as residents are supposed to take out trash at 8pm but often take out at other times
	Mismatch between disposal items and design may contribute to overflow	Encouraging resident behavior: Shape of bins may account for variation in size/design of recyclables – items may sit outside of the bin or be improperly disposed of as waste if they do not fit in bins
	Balance between maintaining efficient fleet and overspecializing	Implications on fleet: Operating the variety of containers in Barcelona requires a heterogenous fleet <ul style="list-style-type: none">Fleet includes trucks for mobile containers, small electric trucks for mountainous area of the city, and both hoist and side-load trucks to service stationary shared containersOverflow challenges require the city to send multiple trucks on the same route (a secondary shift required to collect the trash left behind during the day)



Hoist truck



City	Implications	Description
Paris (1/2)	Small rolling bins and high collection frequency may introduce efficiency challenges where volume of waste is larger	<p>Approach to model selection: Uses primarily rolling containers; stationary for glass</p> <ul style="list-style-type: none">Size of containers depends on whether it is a landed property or apartment building; building managers take bins to streetRolling containers are color-coded: recycling (yellow lids) and general waste (blue); stationary shared containers are used for glassContainer size varies from 20 to 200 gallon bins (~1 cubic yard or less). Each building has one bin for waste and one for recycling; residents often complain that bins fill quickly <p>All apartment buildings provide containers for refuse; only 85% of buildings provide containers for recycling</p> <ul style="list-style-type: none">Residents without recycling containers in their building may use public recycling enclosures (e.g., Tri'lib) <p>High collection frequency: Daily for waste (morning or night), and 2-3 days/week for recycling in most parts of the city. Parked cars can obstruct hauling of containers and Individual bin may not hold larger recyclables, resulting in overflow</p>
	Potential trade-off between cleanliness of public space and efficiency	<p>Approach to routing: According to experts, routing is not optimized for full-container retrieval as city planners prioritize cleanliness of public space over efficiency. Per expert, each container can be up to ~25% empty when collected</p>



Overflowing individual bin





Implications

Paris (2/2)

More limited roll-outs to stress test operationalization have been valuable mechanism for testing containerization before scale

Approach to container placement: In 2016, introduced Trilib as new recycling container to address lack of storage space within buildings and low recycling rates

- Four to six modules and up to five streams: metal and plastic packaging, paper and small cardboard, glass, textiles and large cardboard; each are color-coded with their own type of opening
- Foot pedal-operated openings on the sidewalk and street-facing doors for sanitation crew to remove wheeled shared containers
- After rolled out, the city saw challenges of overflowing due to improper items in large cardboard openings and noise due to lack of insulation for glass – repaired by narrowing slot for cardboard and adding noise insulation in glass containers

After the pilot’s success for a few years, procured 1,000 stations with greater capacity to reduce collection frequency

Standardized design of fleet may assist in regular upkeep/ modernization

Implications for fleet: Entire fleet is comprised of rear-load trucks, which are often modern (renewed every ~5 years)

- Streamlined fleet may be possible due reliance on rolling bins
- Mechanized nature of trucks requires truck drivers to operate the vehicle and loaders to manually place bins in rear of truck
- Some buildings pay for the operators to collect containers inside the building as an added service; in standard service, building managers roll bins to the curb where operators collect

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Ydanis Rodriguez, Commissioner

Grand Street Bridge over Newtown Creek

Community Board

K1, Q5

Brooklyn, Queens

May 2024

Important Notice

The NYCDOT Division of Bridges will conduct routine monthly testing of the Grand Street Bridge over Newtown Creek. As a result, intermittent 30-minute closures will take place on **Wednesday, May 15th from 10:00 a.m. until 2:00 p.m.**

Testing requires a **complete closure** of the bridge to all vehicular and pedestrian traffic during lifts.

**All travel lanes will reopen after 2:00 p.m.
Metropolitan Avenue may be used as an alternate route.**



Intermittent 30-Minute Full Bridge Closures
Wednesday, May 15th
10:00 a.m. - 2:00 p.m.

All travel lanes will reopen after 2:00 p.m.

Joannene Kidder from the Office of Community Affairs is available to provide information about this operation at 917-682-1982 or at jkidder@dot.nyc.gov. For all NYC non-emergency services, including inquiries dial 311.



May 3, 2024

To Whom It May Concern,

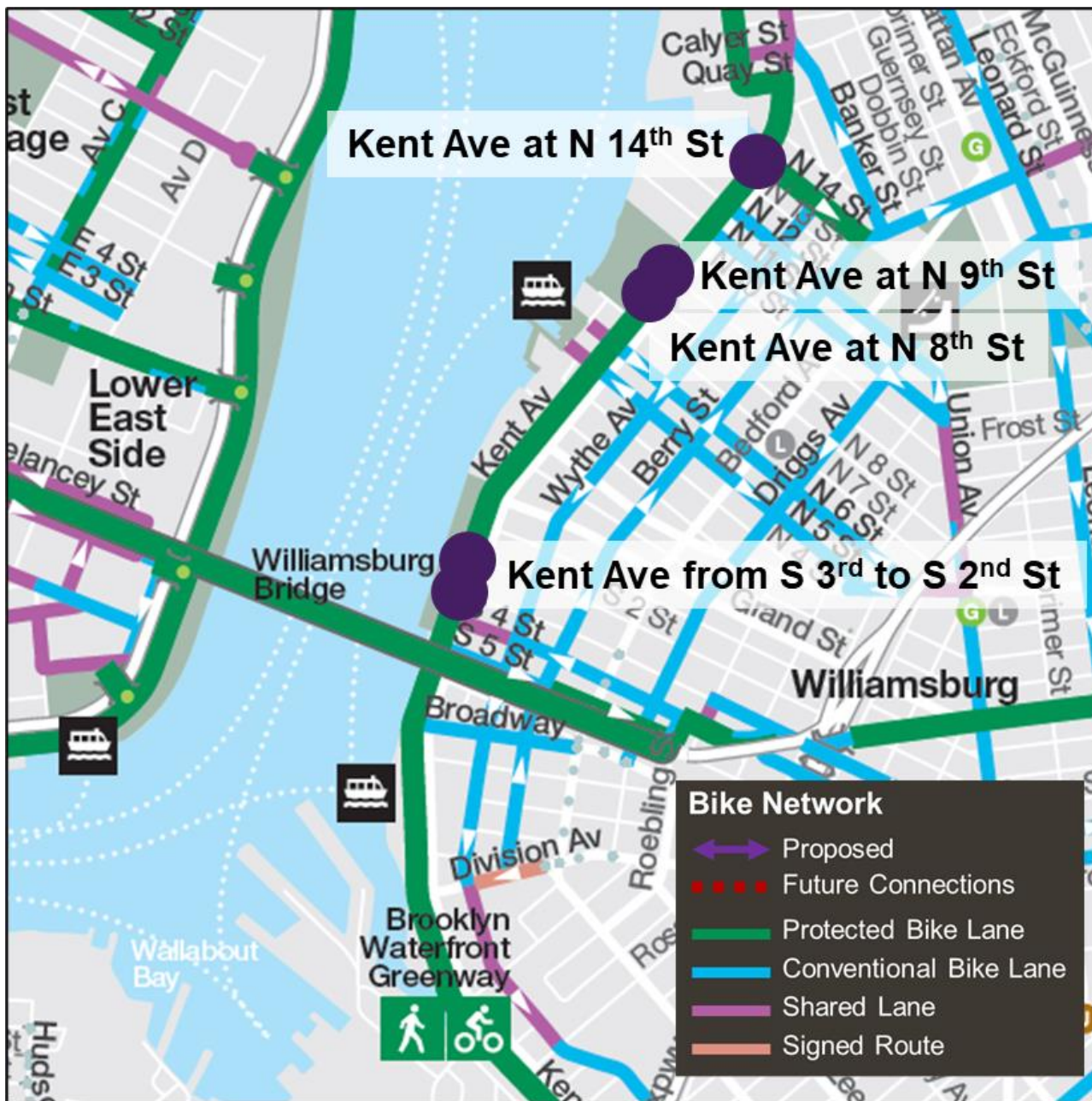
I am writing to inform Brooklyn Community Board 1 of the New York City Department of Transportation's (NYC DOT) plan to upgrade selected painted pedestrian islands on Kent Ave to concrete. The design at N 3rd St to N 2nd St will include islands at the intersections and a continuous concrete strip that connects them via the channelized space between the bike lane and the floating parking. The design for the concrete at N 8th St, N 9th St, and N 14th St will be similar to the existing painted spaces. There will be no changes to travel lanes or parking as part of this project.

The specific locations that will be upgraded are as follows:

- West side of Kent Ave between S 3rd St and S 2nd St
- Southwest corner of Kent Ave and N 8th St
- Northwest corner of Kent Ave and N 8th St
- West side of Kent Ave at N 9th St
- Southwest corner of Kent Ave and N 14th St

The project will facilitate the safe movement of people walking, biking, and driving by further defining the dedicated space for each on the roadway. Concrete islands provide a safe refuge for pedestrians crossing the street while also organizing bicycle and vehicle movements in the intersection. Please reach out to me if you need additional information about this project and its implementation.

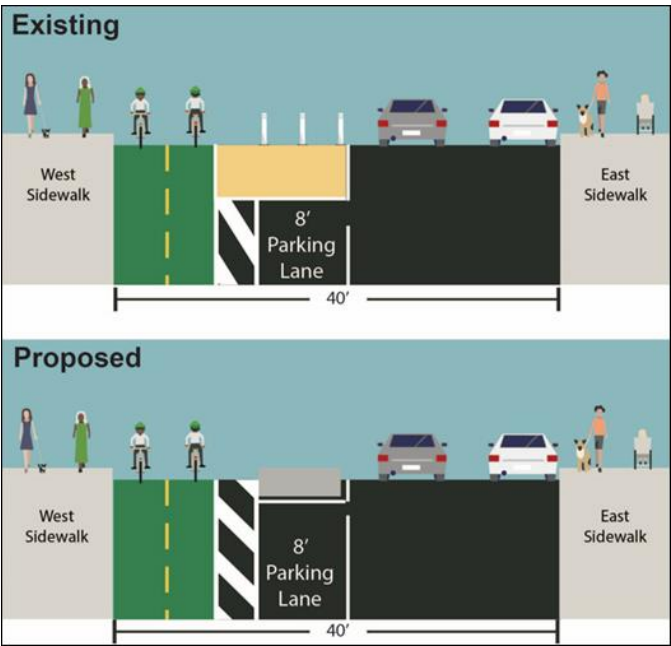
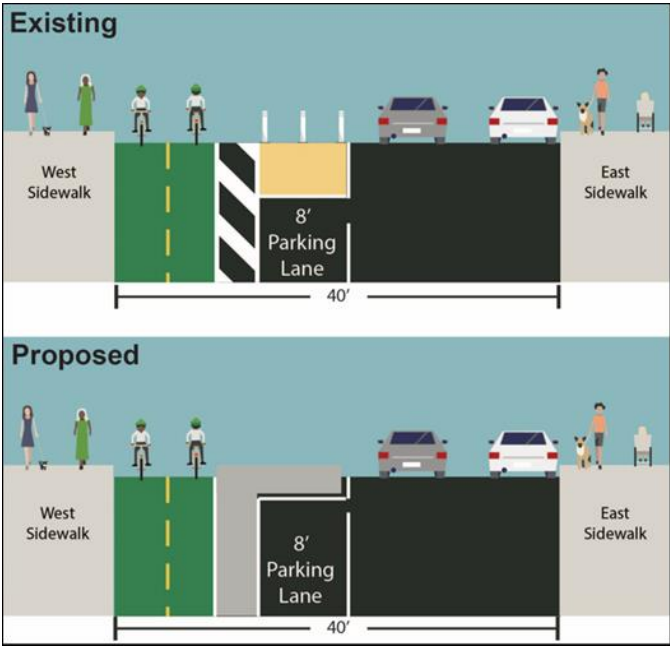
Project Map





Project Cross Section – S 3rd St to S 2nd St

Project Cross Section – N 8th St, N 9th St, N 14th St



Sincerely,

Keith Bray
Brooklyn Borough Commissioner

211 Ainslie Street Center

TO: Parents, Seniors, CB #1 Members and All
FROM: Phil Caponegro, Chair, CSBA, Michael Rochford ED, & Frank Lang, Dep. Exe. Director of Housing
RE: **HVAC Installation & Entrance Redesign**

St. Nicks Alliance (SNA) and Conselyea Street Block Association (CSBA) are excited to announce that we are now ready to move ahead to improve the building systems at the 211 Ainslie Street Center. Other recent past improvements include refurbishing the elevator, expanded the capacity of the Small World early childhood and plumbing corrections. The next phase of improvements is expected to include:

- HVAC Replacement: The 40-year-old hot water boiler system and window air conditioner units are being replaced with a building wide HVAC zonal system to provide both heat and air conditioning.
- New Ground floor entrance: A proposed redesign will address the lack of handicapped access and create a gracious entry space that provides security, universal access and allows all activities in the facility to operate without hindrance.

Renovation Work beginning in Spring 2025

We have planned this work to minimize disruption to facility use. Thanks to the elected officials listed below Thus, the project is currently being scheduled to begin in the Spring of 2025 and continue through the summer of 2025. The selected contractor is aware of the constraints that the different activities have and we are taking the following actions to address and create a new project development schedule to complete it in phases. Once a new schedule is finalized we will have more information to share with the community on any impact to the activities at the 211 Ainslie Center

Temporary Space

We are currently looking for alternate space for children, seniors and Community Board #1 meetings during the summer of 2025 which will ensure continued access to services.

Project Funding

We are so appreciative of our visionary elected officials for supporting this timely improvement. The funding for the improvement is being provided by the elected officials named below and as well as substantial resources from St. Nicks Alliance. Please thank all elected officials for supporting the capital improvements.

- Senator Julia Salazar
- Senator Brian Kavanagh
- Assembly member Maritza Davila
- Assembly member Emily Gallagher
- Councilwoman Jennifer Gutierrez



Image of Revised Entrance Lobby



NYC Parks

Community Board 1 Monthly Parks Update – May 2024

Beaches Opening Memorial Day Weekend

Happy almost summer! Beaches are open from Memorial Day weekend through September 8, 2024. During beach season, lifeguards are on duty daily, from 10:00 a.m. to 6:00 p.m. Swimming is prohibited when lifeguards are not on duty and in closed sections. Closed sections are marked with signs and/or red flags. All of our beaches are free and open to the public. To find out more information about our beaches, or for more information about beaches around NYC go to:

<https://www.nycgovparks.org/facilities/beaches>

Become a Lifeguard!

Do you have the courage to answer the call? We're looking for dedicated, mission-driven individuals to play a critical role in keeping a close watch on our pools and beaches, making summer happen for millions of New Yorkers. If you or someone you know has the skills, register via the link below:

<https://www.nycgovparks.org/opportunities/jobs/lifeguards>

Partnerships for Parks volunteer projects – Outreach Coordinator

Adrian Kalinowski is your new Partnerships for Parks Outreach Coordinator for park properties within Brooklyn Community Board 1. Please contact Adrian at 347.244.2890 (cell) or adrian.kalinowski@parks.nyc.gov.

CB1 currently has the following projects under construction:

- Box Street Park –EDC contractors have begun on site work.
- Bushwick Inlet Park: Motiva –construction estimated began March 11, 2024 and will be complete fall 2025.
- Cooper Park Comfort station –construction began spring 2023 and will be complete fall 2024.
- Frost Playground – construction began summer 2023 and will be complete summer 2024.
- McCarren Recreation Center – reconstruction of roof and exterior masonry walls began spring 2022 and will be completed fall 2024.
- Sarah J.S. Tompkins Garnet Playground – construction began fall 2023 and is expected to be complete fall 2024.

We have several projects awaiting construction start:

- Berry Playground – This project is currently in the procurement phase. Park work is estimated to begin spring 2025.
- Ericsson Playground – in design.
- McCarren Park natural turf softball fields –construction anticipated to begin fall 2024 and completed fall 2025.

MAYOR ADAMS HAS CUT \$58.3 MILLION IN LIBRARY FUNDING

**SCAN ME TO SAVE
YOUR LIBRARY**



**GET MORE INFORMATION AT
[HTTPS://WWW.BKLYNLIBRARY.ORG/STANDUP](https://www.bklynlibrary.org/standup)**

From: [Emily DeLora](#)
To: [BK01 \(CB\)](#)
Subject: [EXTERNAL]
Date: Friday, May 17, 2024 1:51:20 PM

You don't often get email from emilyannedelora@gmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Forward suspect email to phish@oti.nyc.gov as an attachment (Click the More button, then forward as attachment).

Hello,

I missed the May 14th hearing on Tao Group opening a nightclub at 25 Franklin Street and another nightclub on 1 Meserole. I am testifying these establishments from obtaining their liquor license. They are in very close proximity to residential homes and opening until 4 am with a capacity of 1,000 people will definitely cause noise violations.

Please confirm this testimony.

Emily DeLora,

From: [Adam Jubert](#)
To: [BK01 \(CB\)](#)
Subject: [EXTERNAL] 25 Franklin St. & 1 Meserole Ave
Date: Friday, May 17, 2024 1:06:36 PM

You don't often get email from jubert.adam@gmail.com. [Learn why this is important](#)

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Good afternoon,

My name is Adam Jubert and I'm a longtime Greenpoint resident living at .

I'm writing out of concern due to the businesses planning on opening at 25 Franklin St. and 1 Meserole Ave ("Tao" and "Deuces", respectively). My neighbors and I feel like their presence will hurt the neighborhood by negatively impacting crime levels, pedestrian safety, and noise levels, especially late at night.

What can we do to make sure our voices are heard with regards to these venues obtaining permits, liquor licenses, etc?

Thanks,
Adam

Adam Jubert

From: [Erin Rickerson](#)
To: [BK01 \(CB\)](#)
Subject: [EXTERNAL] Anti Tao Group @ 25 Franklin St Greenpoint
Date: Friday, May 17, 2024 1:10:22 PM

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Dear Brooklyn Committee,

Please note this is a formal complaint about the possibility of allowing the Tao group a liquor license at 25 Franklin St in Greenpoint Brooklyn. The area is far too residential and it would cause a major disturbance to the peace in the small quaint neighborhood. Allowing the Tao Group a 1,000-person nightclub open until 4 am would not allow local residents the peace and safety they long for.

Best,

Erin Rickerson

From: [Mackenzie Carro](#)
To: [BK01 \(CB\)](#)
Subject: [EXTERNAL] Greenpoint nightclubs
Date: Thursday, May 16, 2024 9:48:41 AM

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To whom it may concern:

I am not sure if this is the correct contact for this but I've just learned that two nightclubs, including Tao, plan to open on Franklin Street in Greenpoint. This would be a terrible mistake. I do not think anyone in the community wants this to happen for about a million reasons: noise and insane traffic and congestion being two big ones. No one wants a big name nightclub here and I do not think Tao will have the community's interests in mind AT ALL.

Thanks,

Mackenzie

Sent from my iPhone

From: [Anna Forgach](#)
To: [BK01 \(CB\)](#)
Subject: [EXTERNAL] Greenpoint
Date: Tuesday, May 21, 2024 4:37:42 PM

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We do not want Tao in Greenpoint. Please do not let their claws pry into our neighborhood.

From: [Emery Olson](#)
To: [BK01 \(CB\)](#)
Subject: [EXTERNAL] Liquor Licenses at 1 Meserole Ave and 25 Franklin St
Date: Friday, May 17, 2024 1:37:14 PM

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Hi there,

I saw the Greenpointers article about the following locations applying for liquor licenses. As a CB1 resident, I do not think this is a good idea to provide liquor licenses to these venues.

The Tao Group applying for a license at 25 Franklin St has a reputation of exclusion, through how they manage their front door and in their price range. As a neighborhood, things are increasingly expensive and hard to join in on as Greenpoint evolves.

The Tao Group also has a horrible time managing their traffic, I've often been caught on 58th street trying to get home but have to wait for the people being dropped off at Tao Uptown to clear. Franklin Street is an important street for locals to use to get home on multiple bus lines and also access for emergency vehicles. It would be a shame for these services to get delayed late at night (when buses are already running less often) due to Tao having 1000 people at their potential venue.

As for the venue at 1 Meserole ave, it may be slightly more manageable with 300 people capacity, but you also see backed up traffic through Williamsburg when event spaces like Schimanski or the Williamsburg hotel have events also catering to house and dance music.

As businesses north of Meserole Ave on Franklin St are still struggling to keep open, it does not seem wise to put additional competing liquor licenses into circulation. We should be supporting preexisting businesses that have committed to our neighborhood rather than new ones that are disruptive and exclusionary.

Thank you for taking the time to read this email.

Best,

From: [Samer Masri](#)
To: [BK01 \(CB\)](#)
Subject: [EXTERNAL] New nightclub licenses
Date: Thursday, May 16, 2024 12:49:05 AM

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Dear Community Board,

Two years ago, I had the great pleasure to move to greenpoint, my favorite neighborhood, as part of the housing lottery at . My primary issue since moving here has been noise. Noise so bad I have lost significant weight due to sheer lack of sleep. There is construction around me, which is unavoidable, but for a while the nightclub at 25 Franklin st. made things far far worse, as the speakers were so loud that my double paned windows simply couldn't block anything, and things I, along with many neighbors, laid in bed listening to base beats until 4am or later. Furthermore, the area around the club was a complete traffic hazard due to a glut of illegal parking, and I was actually hit by a car on my bicycle trying to get around all the double parked cars in the bike lane.

Tao has proven to be a company that forges no community ties, and breaks the rules to make money. Things will only be worse. I urge you not to grant this liquor license, for the love of god.

Sincerely,
Greenpoint resident
Samer Masri

From: [nmodi](#)
To: [BK01 \(CB\)](#)
Subject: [EXTERNAL] Nightclub on Franklin St in Greenpoint
Date: Friday, May 17, 2024 9:55:38 AM

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Hello there,

As a longtime Greenpoint resident, I read with alarm today in Greenpointers about the proposed opening of two nightclubs on Franklin Street. While nightlife in general is something I appreciate and believe plays an important part in any city's fabric, this is perhaps the worst idea I can imagine for this neighborhood. Even the west side of Greenpoint is now primarily residential, and the idea of bass music being audible across the neighborhood until 4am throughout the area is horrifying- there are kids who need sleep for school, adults who get up just a few hours after the club would close in order to work. Furthermore, Franklin Street is already struggling with traffic. I ride my bike along there frequently and the congestion is already bad enough. I have seen numerous accidents and near-accidents take place, the street is narrow and poorly organized. I can only imagine what a hellscape it would become if Ubers, cabs, town cars etc were coming from all parts of the city (and even from outside it) to go to the clubs here. And unfortunately Tao is especially known all through the city for being a magnet for the most entitled and thoughtless clients. These are people who don't live in Greenpoint and won't care about what their effect is upon a primarily residential neighborhood. The noise that will result from the club's music, as well as the associated traffic, is a prospect that will fill any resident here with absolute dread.

Greenpoint doesn't have the wide open spaces and industrial areas anymore to support this kind of nightlife. It is already bursting at the seams with new residents, especially in the new towers along Franklin and West. The community is already challenged in adjusting to this. The idea of turning it into a center of nightlife is horrifying and unthinkable. I really do humbly implore anyone who has the power to stop this from being approved.

Kind regards,

Nissar Modi
Brooklyn NY 11222

From: [Lily Meyer](#)
To: [BK01 \(CB\)](#)
Subject: [EXTERNAL] No new nightclubs in greenpoint
Date: Saturday, May 18, 2024 5:04:34 PM

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As a resident of greenpoint, I oppose the Tao group and any other nightclub opening on Meserole. There are many neighborhoods in this city for the rowdy late night party scene- a scene that is non-inclusive and promotes drug use and assault. Let these clubs stay in williamsburg and Bushwick and leave us alone.

Sincerely,
Lily Meyer
Sent from Mobile Lily

From: [Sonia Allahdad](#)
To: [BK01 \(CB\)](#)
Subject: [EXTERNAL] No Tao in Greenpoint
Date: Wednesday, May 15, 2024 11:36:07 PM

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Please do not let the Tao group open a nightclub in greenpoint. I love nightclubs but Tao is not the vibe for this amazing neighborhood. Don't ruin Greenpoint.

Thanks,
Sonia

From: [Ava Sholl](#)
To: [BK01 \(CB\)](#)
Subject: [EXTERNAL] No to Tao Group
Date: Friday, May 17, 2024 1:11:42 PM

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I am vehemently opposed to Tao Group opening a 1000 person venue in our neighborhood.

What can I do to make my voice heard on this matter?

Sent from my iPhone

From: [Libby Brennan](#)
To: [BK01 \(CB\)](#)
Subject: [EXTERNAL] No to Tao in Greenpoint
Date: Thursday, May 16, 2024 8:24:36 AM

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Hi,

I wanted to express my concern of hearing that Tao intends to open a nightclub open until 4am with a capacity for 1,000 in Greenpoint. Greenpoint cannot sustain the amount of traffic, noise, and general poor behavior that comes with a Tao nightclub. Their clear lack of concern for the neighborhood would make them an unfit addition to the community.

Tao usually operates in large city centers, not quiet neighborhood streets. They are not a good fit for Greenpoint, and I urge you to say no to their proposal.

Libby Brennan
e:

From: [Libby Brennan](#)
To: [BK01 \(CB\)](#)
Subject: [EXTERNAL] NO TO TAO
Date: Friday, May 17, 2024 12:49:30 PM

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Hi,

I wanted to express my concern of hearing that Tao intends to open a nightclub open until 4am with a capacity for 1,000 in Greenpoint as a Greenpoint resident. Greenpoint cannot sustain the amount of traffic, noise, and general poor behavior that comes with a Tao nightclub. Their clear lack of concern for the neighborhood would make them an unfit addition to the community.

Tao usually operates in large city centers, not quiet neighborhood streets. They are not a good fit for Greenpoint, and I urge you to say no to their proposal.

Libby Brennan
e:

From: [Hailey Donaldson](#)
To: [BK01 \(CB\)](#)
Subject: [EXTERNAL] Objection against Tao Group and Deuces on Franklin Street, Greenpoint
Date: Tuesday, May 21, 2024 6:27:27 AM

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Hello,

I was out of town and missed the May 14th meeting where it was discussed the occupation of the former A/D art space to be bought and operated by the Tao Group. I write to you to object this - thinking it will bring great harm to the community and atmosphere of greenpoint.

As a 10 year resident of Greenpoint , the beauty of this neighborhood is its quaint and vibrant atmosphere that is a haven for small businesses. Bringing in a group like Tao will have a rippling impact on the community pushing rent up higher, small bars out of business, and bringing in visitors who will not respect noise pollution limits, litter, and disrespect the area. We do not live in Greenpoint for bottle service, we live here to be surrounded by artists, restaurateurs, and have a peace of mind living in a community of like minded people.

Please let me know how to elevate my opposition of Tao coming in to destroy the amazing neighborhood that has become my home. It will harm our community in a million ways and does not align with the values that make this place so special.

Best,
Hailey Donaldson

Sent from my iPhone

From: [Kevin Gagnon](#)
To: [BK01 \(CB\)](#)
Subject: [EXTERNAL] Opposition to New Clubs in Greenpoint by Tao Establishment
Date: Friday, May 17, 2024 2:19:55 PM

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Dear Brooklyn Community Board 1,

I hope this email finds you well. My name is Kevin Gagnon, and I am a resident of Lorimer Street in Brooklyn. I am writing to express my strong opposition to the proposed opening of new clubs in Greenpoint by the Tao establishment. As a long-time resident of this community, I have seen firsthand the impact that nightlife establishments can have on the neighborhood. While I understand the economic benefits that such businesses can bring, the negative effects on the quality of life for residents must also be considered. Increased noise levels, late-night disturbances, and heightened traffic congestion are just a few of the concerns that many of us share. Greenpoint is a unique and vibrant community with a rich history and a diverse population. It is crucial to preserve the character and tranquility of our neighborhood. The introduction of new clubs by a large entity like Tao has the potential to disrupt the daily lives of residents, create safety concerns, and strain local resources. I urge the Board to consider the voices of the residents who will be directly affected by this decision. Our community deserves to be heard, and our concerns should be given significant weight in the decision-making process. I respectfully request that the Board vote against the approval of these new clubs in Greenpoint. Thank you for your attention to this matter. I look forward to your response and hope that the interests of the community will be prioritized.

Sincerely,
Kevin Gagnon
Lorimer Street Resident
Brooklyn, NY

From: [Vincent Le](#)
To: [BK01 \(CB\)](#)
Subject: [EXTERNAL] Proposed Greenpoint Nightclubs
Date: Friday, May 17, 2024 2:04:57 PM

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Hello,

I wanted to write in against the proposed nightclubs mentioned in this article:
<https://greenpointers.com/2024/05/15/two-new-nightclubs-including-tao-plan-to-open-across-from-each-other-on-franklin-street/>

I'm particularly concerned about the Brooklyn waterfront greenway. I regularly bike along the greenway, and I'm worried that it will become regularly obstructed and/or dangerous with these nightclubs.

More specifically, I'm concerned about trash (clothes, food/beverage containers), lots of people standing in or crossing the bike lanes, and cars that could both park in bike lanes and congest Franklin St and Quay St.

This would especially be a concern late at night—visibility will be lower and people may be drunk/less aware of their surroundings. To add to this, some bikers don't use lights and this route is already a popular route for food delivery drivers.

While I don't support nightclubs in Greenpoint in general, these proposed locations seem particularly problematic.

Thanks for your time,
Vincent

From: [Jennie Ross](#)
To: [BK01 \(CB\)](#)
Subject: [EXTERNAL] Protest against TAO group applications
Date: Thursday, May 16, 2024 5:27:21 PM

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Hello all,

I'm emailing to issue my protest against the approval of two club openings in my home of Greenpoint. I moved to Greenpoint because it's a place for families, community, and a place where one can truly usher in their stable adult life in the heart of Brooklyn.

While the neighborhood bars here have proven to be pillars of the community, I feel two massive clubs open until 4 AM will attract an element that nobody in the neighborhood is interested in. This includes cabs and Ubers clogging up Franklin, drunks wandering the streets at all hours of the night, and people who don't live here coming in to do whatever they want in our neighborhood and simply leave it.

I'm happy that our neighborhood attracts people all over the city for the best Polish food, donuts, cafes, parks, and contained nightlife but an all out club culture is not something Greenpoint, with all its children and elderly residents, is at all suited for.

One last point: we do not have the public transit needed to see so many visitors coming in and out of Greenpoint every night successfully. The G train remains the only transport at night able to transfer a good amount of people in and out and it's arrivals are few and far between in the late night hours. Therefore, this guarantees that we will have our streets clogged at all hours of the night with cabs and ride sharing to accommodate the large scale of these clubs which will then create unnecessary noise pollution while Greenpoint residents are resting for the following day's work or children are resting for the following school day.

We cannot allow club openings on 25 Franklin Street by Tao and 1 Meserole by Deuces as it will bring nothing of worthwhile value to Greenpoint and dramatically decrease the quality of life for existing residents. If these applications are accepted, I assure you that the people of Greenpoint will not take kindly to the construction of these clubs and protest will continue.

Thank you,
Jennie Ross

From: [Cobey C.B](#)
To: [BK01 \(CB\)](#)
Subject: [EXTERNAL] Protest Against Tao Group/Deuces Club Applications
Date: Thursday, May 16, 2024 1:10:14 PM

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While the neighborhood bars here have proven to be pillars of the community, I feel two massive clubs open until 4 AM will attract an element that nobody in the neighborhood is interested in. This includes cabs and Ubers clogging up Franklin, drunks wandering the streets at all hours of the night, and people who don't live here coming in to do whatever they want in our neighborhood and simply leave it.

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Thank you,
Cobey Brown

From: [Nick Ross](#)
To: [BK01 \(CB\)](#)
Subject: [EXTERNAL] Request to deny approval for Tao Nightclub in Greenpoint
Date: Friday, May 17, 2024 1:18:21 PM

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To whom it may concern,

I am writing to express my concern over the planned nightclub at 25 Franklin Street in Greenpoint, and respectfully request that they not be allowed to move forward with the planned establishment.

The size and location of the planned venue would be a major disruption to the community. Franklin Street is not equipped to handle such a level of traffic. Greenpoint itself is a family friendly, quiet and peaceful neighborhood, and a venue of that size is antithetical to the culture.

Thank you for your consideration.

Nick Ross
Brooklyn, NY 11222

From: [Amanda Browder](#)
To: [BK01 \(CB\)](#)
Subject: [EXTERNAL] Request to Deny Liquor License Application for Proposed Clubs: 1 Meserole Ave Corp, DBA Deuces Nightlife and Tao - Franklin BK Hospitality LLC, 11-25 Franklin Street) in Greenpoint
Date: Friday, May 17, 2024 5:15:22 PM

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Request to Deny Liquor License Application for Proposed Clubs: 1 Meserole Ave Corp, DBA Deuces Nightlife and Tao - Franklin BK Hospitality LLC, 11-25 Franklin Street) in Greenpoint

From: Amanda Browder
Brooklyn, NY 11222

Date: May 17th, 2024

COMMUNITY BOARD No. 1 - 435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813
RE: Objection to Liquor License Application for Proposed Club at 1 Meserole Ave and
11-25 Franklin Street.

Dear Chairperson Ms. Dealice Fuller,

I am writing to express my strong opposition to the applications for the liquor licenses for a proposed clubs located at 1 Meserole Ave, and 11-25 Franklin Street in Greenpoint, Brooklyn. This area, particularly the residences surrounding the proposed location on Franklin and Meserole, is mere blocks from a thriving community with many families and young children.

This addition of the two late-night establishments would have a detrimental impact on the character and quality of life for residents in the immediate vicinity and throughout Greenpoint. Many who have just moved to the neighborhood on the corner of Quay Street and Franklin Street, a new multi-story development that will be largely affected by the sound and traffic planned for this area.

Here are my specific concerns:

- **Increased Noise and Public Disturbance:** Greenpoint is a primarily residential neighborhood, especially the area surrounding the proposed club on Franklin and Meserole and the side streets feeding into it, including Quay Street, Calyer Street, and West Street. This area boasts many families and young children. Late-night clubs are likely to generate significant noise pollution, including loud music, intoxicated patrons leaving the establishment, and increased traffic late into the night. This would disrupt the peace and tranquility of the neighborhood. We've seen similar issues arise in nearby areas like Williamsburg, where rooftop bars in industrial zones have caused noise pollution that travels for several blocks and disrupts residents in surrounding residential neighborhoods until 4 am. A late-night club in this primarily residential area of Greenpoint would create the same unreasonable noise burden for residents.
- **Safety Concerns near Bushwick Inlet Park:** The highly anticipated Bushwick Inlet Park is slated to be opened soon. The close proximity of late-night establishments with two liquor licenses to the park raises serious safety concerns. Increased foot traffic from potentially intoxicated patrons could create a dangerous environment for park users, especially families with young children. Additionally, the potential for increased litter and waste disposal issues would detract from the enjoyment of the park.
- **Increased Danger for Cyclists and Pedestrians:** Greenpoint has seen a growing number of residents commuting and enjoying the neighborhood by bicycle. A late-night club would create a hazardous environment for cyclists, especially late at night when visibility is reduced. Increased traffic from patrons leaving the establishment, potentially under the influence of alcohol, would make navigating the streets like Franklin dangerous. This concern is further amplified by the existing issue of taxis blocking the bike lane near the Brooklyn Bowl in Williamsburg, creating a similar safety hazard. The addition of both establishments would make cycling a much less viable and safe option in the neighborhood.
- **Parking Issues:** Greenpoint already experiences significant parking congestion. A new club would attract additional patrons who would likely arrive by car, further exacerbating the problem. Residents on streets like Franklin and surrounding areas already struggle to find parking after work, and this would only worsen the situation. Franklin will become a traffic jam on the weekends that will inevitably impact the environmental quality of that area.
-

Negative Impact on Residential Character: The introduction of late-night clubs would not be compatible with the existing character of Greenpoint. Our neighborhood, especially the area around Franklin Street, is known for its family-friendly and creative atmosphere and its mix of small businesses and restaurants.

Therefore, I urge the Community Board No. 1 to deny the application for a liquor license for the proposed clubs at 1 Meserole Ave Corp, DBA Deuces Nightlife and Tao - Franklin BK Hospitality LLC, 11-25 Franklin Street.

I would also like to request the opportunity to appear before the board at a public hearing to further explain my concerns and gather support from other residents who would be negatively impacted.

Thank you for your time and consideration.

Sincerely,

Amanda Browder

From: [Anne Marie Bernhart](#)
To: [BK01 \(CB\)](#)
Subject: [EXTERNAL] SAY NO TO TAO AND DEUCES
Date: Friday, May 17, 2024 1:20:58 PM

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To Whom it May Concern:

As a years long resident of Greenpoint, I am incredibly concerned about the prospect of two nightclubs opening in Greenpoint. Tao in particular carries a certain negative reputation. Opening these nightclubs in our community will changes the fabric of the neighborhood for the worse.

Greenpoint is known for its community, restaurants, and is a fantastic spot to raise a family.

I fear Tao will be the beginning of the end of the very things that make our neighborhood so special.

Tao's reps didn't even bother to prep for their recent community board meeting. They don't care about us.

SAY NO TO TAO AND PROTECT THE INTERESTS OF CB1.

Sincerely,
Concerned Citizen of Greenpoint

From: [Olivia Austin](#)
To: [BK01 \(CB\)](#)
Subject: [EXTERNAL] STOP TAO FROM OPENING A LOCATION IN GREENPOINT
Date: Thursday, May 16, 2024 8:09:35 PM

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Dear Community Board Members,

I am writing to express my deep concern regarding the proposed opening of Tao Nightclub in Greenpoint. As a resident invested in the well-being of our community, I urge you to carefully consider the detrimental effects this establishment could have on our neighborhood.

First and foremost, Greenpoint is already grappling with significant gentrification issues. The introduction of a large-scale nightclub like Tao could exacerbate this problem by attracting a transient crowd and contributing to rising property values, ultimately displacing long-time residents and small businesses. It's crucial that we prioritize the preservation of the unique character of our neighborhood and keep local businesses and longtime residents a priority.

Additionally, the proposed location of Tao near the waterfront raises serious environmental concerns. The noise and disturbances associated with a nightclub operation could disrupt the delicate ecosystems along the waterfront, harming wildlife and detracting from the natural beauty that makes Greenpoint such a special place to live.

Given these concerns, I urge the community board to reject the application for Tao Nightclub to open in Greenpoint. Instead, let us focus on fostering a vibrant and inclusive community that respects our environment and preserves the qualities that make Greenpoint a beloved home for so many.

Thank you for considering my perspective on this important matter.

Sincerely, Olivia

From: [Madeline Simpson](#)
To: [BK01 \(CB\)](#)
Subject: [EXTERNAL] Tao + Greenpoint = N0000000000000000
Date: Tuesday, May 21, 2024 4:43:40 PM

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To whom it may concern:

Please for the love of god, **deny the entry of TAO Group** to the neighborhood of Greenpoint. This is **not the neighborhood for a club behemoth**. Everyone loves the nature of this neighborhood and the fact that is so different than any other neighborhood in NYC. Allowing TAO into our space will **ruin everything** about this place we love so much. **We do not want TAO**. I repeat, we do not want TAO. It will bring traffic here that this neighborhood **cannot sustain**. It will bring people here that the neighborhood cannot sustain.

Please do the right thing.

All my best,
Madeline Simpson

From: [Isaac Bryant](#)
To: [BK01 \(CB\)](#)
Subject: [EXTERNAL] Tao Brooklyn Licensing
Date: Friday, May 17, 2024 1:55:38 PM

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Hello,

I was unable to make the May 14th hearing, but I'm writing to express my testimony against the liquor license for Tao Nightclub on Franklin Street in Brooklyn NY. I live on the corner of Manhattan and Meserole and this opening will create a large influx of traffic, noise and disruption along the block, especially in the quiet and peaceful stretch of Meserole Ave.. Especially with hours open until 4am, this opening is not offering any positive influence to our community. I'm sure that the noise from ubers and crowds will also be exceeding the quiet hour Db limit in the area, and so close to the Greenpoint Historic District.

Thank you for your time.

From: [Mannheimer, Elizabeth](#)
To: [BK01 \(CB\)](#)
Subject: [EXTERNAL] Tao Greenpoint
Date: Friday, May 17, 2024 1:00:39 PM

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Hi there,

I am a Greenpoint resident of many years and am very disappointed to hear Tao may be opening on Franklin. The location is very close to resident's homes who have been in the neighborhood for many years and are being forced to move elsewhere because of noise pollution and increasing rent, which Tao will only contribute to. I also worry for the business health of locally loved small businesses with this opening. I encourage the neighborhood to rethink allowing Tao to open its doors in Greenpoint.

Thank you,
Elizabeth

Elizabeth Mannheimer (she/her)

From: [Ross Anti](#)
To: [BK01 \(CB\)](#)
Subject: [EXTERNAL] Tao Hospitality in Greenpoint
Date: Sunday, May 19, 2024 3:45:51 PM

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Good afternoon,

I am a resident at Banker St in Greenpoint. We are one block from the proposed nightclubs to be opened by Tao Hospitality group. This is incredibly concerning to me considering we live here and do not want what comes with entertainment venues serving alcohol until 4am.

How can I testify against this proposal?

Thank you very much for any help you can provide

--

Ross D. Anti

From: [Sami Alsado](#)
To: [BK01 \(CB\)](#)
Subject: [EXTERNAL] Tao in Greenpoint
Date: Thursday, May 16, 2024 11:21:08 AM

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Please god do not let them move into the neighborhood. Tao is the quintessential magnet for the sleaziest worst members of society. This neighborhood would be greatly transformed by the influx of entitled bros that this will bring. If there is anything I can do to prevent this or speak to the interests of the neighborhood generally I can do so.

Sami Alsado, Esq.
Eagle Street

From: [Mark Glaser](#)
To: [BK01 \(CB\)](#)
Subject: [EXTERNAL] Tao Nightclub - Greenpoint
Date: Friday, May 17, 2024 1:04:07 PM

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Hello,

I'm a resident of Greenpoint on Norman Ave and just heard the news about a potential nightclub opening on 25 Franklin.

I'd like to voice my opposition to this establishment. It's much too close to the homes in the area, and will be a nuisance noise wise to the local community. That area of Greenpoint is not just old warehouses anymore with no residents in the vicinity. There are plenty of old buildings and brand new buildings in that area now.

There is an outdoor club at the William Vale hotel in Williamsburg, which residents of our area can constantly hear the music blaring at all hours of the night. This Tao Nightclub is even closer than that.

Anyway, just wanted to voice my opposition in hopes that this doesn't go through.

--

Mark Glaser

From: [kevin hickey](#)
To: [BK01 \(CB\)](#)
Subject: [EXTERNAL] Tao nightclub coming to Greenpoint
Date: Friday, May 17, 2024 7:19:56 PM

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I object to this coming to our neighborhood and will vote against anyone supporting their attempt to change the area.
-Kevin Hickey, 15 year resident of Greenpoint and tax payer

From: [Dylan Syer](#)
To: [BK01 \(CB\)](#)
Subject: [EXTERNAL] Tao Nightclub Proposal
Date: Thursday, May 16, 2024 12:22:59 AM

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As a resident of Eagle West, I absolutely do not want Tao nightclub or any other nightclub in the vicinity.

Tao brings no substance to the neighborhood and frankly is an embarrassment to the calm, cool and artsy area. Tao has locations all over the world to invest in, Greenpoint is not only not their target market, it will be a colossal fail. We do not need that type of scene in this area, and the foolishness a 4am nightclub would bring. The negatives far outweigh the *potential* positive economic pros.

Sincerely, concerned resident of Greenpoint

Dylan Syer

From: [T.Tt](#)
To: [BK01 \(CB\)](#)
Subject: [EXTERNAL] TAO
Date: Thursday, May 16, 2024 10:12:23 AM

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Hello,

I am a Greenpoint resident writing to you about a potential opening of a TAO nightclub in our neighborhood.

TAO's nightclubs are a nuisance to any area they are in. They attract loud, drunk, poorly behaved people who end up disrupting the residents nearby, littering, using drugs, blocking traffic and creating severe noise pollution. While I understand why they have properties in Manhattan, there is no reason to bring that type of neighborhood disruption to Greenpoint. Greenpoint has plenty of bars, restaurants and entertainment venues, and what makes Greenpoint so special is that it has retained a small town neighborhood feel despite the many changes it has gone through.

Allowing TAO to operate out of our peaceful enclave would be doing a disservice to all the residents who work so hard to keep Greenpoint a nice place to live for all. It is truly shameful that this is even being considered and I hope you will reconsider.

Thank you for reading.

Sent from my iPhone

From: [Danielle](#)
To: [BK01 \(CB\)](#)
Subject: [EXTERNAL] Testifying against liquor license at 25 Franklin St
Date: Friday, May 17, 2024 11:50:11 PM

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To whom it may concern,

While I missed the May 14th hearing, I would like to testify against the liquor license at 25 Franklin St. I am concerned about the impact to the community that such an establishment of this scale would bring. While the noise is certainly a concern, a potentially larger concern is the impact to the community in terms of who this club would attract. The Tao Group has an established history of creating spaces that are non-inclusive and feel unsafe. This would only create a domino effect of similar heteronormative, exclusive establishments in a historically diverse community.

Additionally, Bushwick Inlet is an important space for countless species of migratory birds. An establishment of this scale with the intent of being open until 4 am would undoubtedly impact this habitat.

I appreciate your consideration in this matter and hopefully feel impelled to do the right thing for the community.

Best regards,
Danielle DeJoy
Devoe St

From: [Jessica Rickel](#)
To: [BK01 \(CB\)](#)
Subject: [EXTERNAL] Testifying Against Liquor License
Date: Friday, May 17, 2024 3:08:58 PM

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Dear Community Board,

I missed the hearing but I would like to testify against the liquor license being applied for by Tao Hospitality Group at 25 Franklin St and 1 Meserole Ave.

This group has created environments that are unsafe and non-inclusive. It attracts crowds that are racist, misogynistic, homophobic, and transphobic. Many spaces in Brooklyn provide spaces for non cis straight white men and allowing these clubs will alter the landscape. There is also a lot of evidence that Alcohol increases risks of violence and causes disruption. For example- there were two deaths of Brooklyn mirage attendees that happened outside of the venue.

Nightclubs like these are also associated with an increased likelihood of crimes and harassment against marginalized groups.

Additionally, this disrupts the neighborhood and the people who live nearby and alters the landscape. The neighborhood is already gentrifying and this will do so even more.

Sincerely,

Jessica Rickel

From: [Meghan Barrett](#)
To: [BK01 \(CB\)](#)
Subject: [EXTERNAL] Testimony against Franklin BK Hospitality LLC 11-25 Franklin (Tao)
Date: Tuesday, May 21, 2024 4:23:01 PM

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To whom it may concern,

I was unable to attend the 14th public meeting where the topic of the Tao nightclub to open under Franklin BK Hospitality LLC 11-25 Franklin was reviewed. I plan on attending the postponed meeting on June 18th in person but wanted to express my deep concern this venue will have on the Greenpoint community.

This venue is massive, the 4am time is excessive and we already get noise from neighboring rooftops and the drive in. Noise bounces off the buildings and vibrates much farther than normal..just because this venue is by the water doesn't mean it wont disrupt people any less. Not to mention the drunk crowds that it will bring to a generally quiet and peaceful area - clubgoers looking for rides at 4am will undoubtedly cause disturbance and use up police recourses that are better off used elsewhere.

The inlet park area should be protected as much as possible. This wonderful inlet cleanup project that took years to start and is finally coming to fruition is meant to provide quiet/ escape from the noise of everyday city life - this club would completely dampen what the park has intended and the vibe of our waterfront. The sheer amount of negatives from having this in our community will outweigh the positives.

I am all for a fun spot to dance - the smaller venue also proposed off Meserole seems more tame/ manageable from a size and operating time perspective not to cause too much of a disturbance. Although not ideal in its own ways this venue isn't Tao...

I share the same sentiment as MANY of my community members when I say lets keep Tao out of Greenpoint.

Anything else I can do to support this not happening please let me know.

Best,

Meghan Barrett

From: [Crystal Yam Gmail](#)
To: [BK01 \(CB\)](#)
Subject: [EXTERNAL] Testimony against Liquor License
Date: Friday, May 17, 2024 1:49:13 PM

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Hello,

I missed the May 14th hearing on Tao Group opening a nightclub at 25 Franklin Street and another nightclub on 1 Meserole. I am testifying these establishments from obtaining their liquor license. They are in very close proximity to residential homes and opening until 4 am with a capacity of 1,000 people will definitely cause noise violations.

Please confirm this testimony.

Thanks
Crystal Yam

From: [Marissa Mullen](#)
To: [BK01 \(CB\)](#)
Subject: [EXTERNAL] Testimony Against Tao Liquor License for Tao in Greenpoint
Date: Friday, May 17, 2024 1:51:46 PM

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Hi There,

I was unable to make the May 14th hearing, but I'm writing to express my testimony against the liquor license for Tao Nightclub on Franklin Street in Brooklyn NY. I live at Franklin Street and this opening will create a large influx of traffic, noise and disruption along the block, especially in the quiet and peaceful intersection at Calyer Street. Especially with hours open until 4am, this opening is not offering any positive influence to our community. I'm sure that the noise from ubers and crowds will also be exceeding the quiet hour Db limit in the area. Thank you for your time.

Marissa

From: [Dan Salerno](#)
To: [BK01 \(CB\)](#)
Subject: [EXTERNAL] Testimony against the opening of Tao Nightclub in Greenpoint
Date: Friday, May 17, 2024 1:58:39 PM

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Hi there,

I couldn't attend the May 14th hearing, but I'm writing to express my strong testimony against the liquor license for Tao Nightclub on Franklin Street in Brooklyn NY. I live in Greenpoint on Greenpoint Ave between Franklin Ave and Manhattan Ave and this opening will create a large influx of traffic, noise and disruption along the block, especially at the intersection at Calyer Street. Especially with hours open until 4am, this opening is not offering any positive influence to our community or surrounding local businesses. This is not what the neighborhood needs. Additionally, I strongly believe that the noise from cars and crowds will also be exceeding the quiet hour decibel limit in the area.

Thank you for your time.

Dan Salerno
Greenpoint Ave
Brooklyn, NY 11222

--

Dan Salerno

From: [Danielle Amodeo](#)
To: [BK01 \(CB\)](#)
Subject: [EXTERNAL] Urgent Opposition to TAO's Liquor License Application
Date: Friday, May 17, 2024 3:32:36 PM

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Dear Members of Community Board 1,

I am writing to express my strong opposition to supporting the liquor license application submitted by TAO for their proposed nightclub in our residential neighborhood. As a concerned resident, I urge the board to deny TAO's request for support and to write to the liquor license board in strong opposition to this move.

TAO has demonstrated a blatant disregard for our community. Their lack of research and due diligence is evident in their erroneous belief that our neighborhood is a deserted industrial area, rather than the vibrant community of families and individuals that it truly is. This fundamental misunderstanding underscores their lack of care and respect for our community.

My concerns are numerous and significant:

- **Noise and Operating Hours:** The proposed nightclub has a capacity of 1,000 people and plans to operate until 4 AM. This will inevitably lead to excessive noise, disrupting the peace that our residents value.
- **Traffic and Surge-Pricing:** The influx of patrons will cause traffic congestion and surge pricing for ride-sharing services like Uber and Lyft. This, coupled with the loitering of inebriated individuals, poses serious safety concerns for our community members.
- **Community Engagement:** TAO's superficial attempts at community engagement, such as holding two last-minute meetings, show a clear lack of genuine interest in our neighborhood's well-being. They have not conducted any meaningful outreach or surveys to understand or address our concerns. Their lack of a community advisory board further highlights their unsuitability as neighbors.
- **Pollution and littering:** TAO has given no indication that they will care for the waterfront or surrounding public areas. They made it clear that they are only responsible for what goes on within their walls.

Employment & economic impact: TAO has not shown any intention of hiring from within the community or supporting the economy of our neighborhood in any meaningful way.

- Safety and well-being: In addition to hosting 1000 inebriated people on a regular basis as part of their normal operating model, TAO is known for its relationships with club promoters who groom and take advantage of underage girls. TAO has not committed to or shared a DEAI action plan, nor have they given any indication that they will change their relationships with promoters who take advantage of young people.

I urge Community Board 1 to oppose TAO's liquor license application. We must protect the integrity and safety of our community. Please deny TAO's request for support and advocate strongly against their application to the liquor license board.

Thank you for your attention to this matter,

Danielle Amodeo
Greenpoint Resident

From: [BK01 \(CB\)](#)
Bcc:

Subject: Fw: [EXTERNAL]
Date: Friday, May 17, 2024 3:09:22 PM

From: Emily DeLora
Sent: Friday, May 17, 2024 1:50 PM
To: BK01 (CB) <bk01@cb.nyc.gov>
Subject: [EXTERNAL]

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Hello,

I missed the May 14th hearing on Tao Group opening a nightclub at 25 Franklin Street and another nightclub on 1 Meserole. I am testifying these establishments from obtaining their liquor license. They are in very close proximity to residential homes and opening until 4 am with a capacity of 1,000 people will definitely cause noise violations.

Please confirm this testimony.

Emily DeLora,

From: [BK01 \(CB\)](#)

Bcc:

Fw: [EXTERNAL] 25 Franklin St. & 1 Meserole Ave
Friday, May 17, 2024 1:59:17 PM

Subject:

Date:

From: Adam Jubert

Sent: Friday, May 17, 2024 1:06 PM

To: BK01 (CB)

Subject: [EXTERNAL] 25 Franklin St. & 1 Meserole Ave

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Good afternoon,

My name is Adam Jubert and I'm a longtime Greenpoint resident living at Calyer St.

I'm writing out of concern due to the businesses planning on opening at 25 Franklin St. and 1 Meserole Ave ("Tao" and "Deuces", respectively). My neighbors and I feel like their presence will hurt the neighborhood by negatively impacting crime levels, pedestrian safety, and noise levels, especially late at night.

What can we do to make sure our voices are heard with regards to these venues obtaining permits, liquor licenses, etc?

Thanks,
Adam

Adam Jubert

From: [BK01 \(CB\)](#)

Bcc:

Fw: [EXTERNAL] Anti Tao Group @ 25 Franklin St Greenpoint
Friday, May 17, 2024 2:32:53 PM

Subject:

Date:

From: Erin Rickerson

Sent: Friday, May 17, 2024 1:10 PM

To: BK01 (CB)

Subject: [EXTERNAL] Anti Tao Group @ 25 Franklin St Greenpoint

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Dear Brooklyn Committee,

Please note this is a formal complaint about the possibility of allowing the Tao group a liquor license at 25 Franklin St in Greenpoint Brooklyn. The area is far too residential and it would cause a major disturbance to the peace in the small quaint neighborhood. Allowing the Tao Group a 1,000-person nightclub open until 4 am would not allow local residents the peace and safety they long for.

Best,

Erin Rickerson

From: [LicensesBK01 \(CB\)](#)
To: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Fwd: Anti Tao Group @ 25 Franklin St Greenpoint
Date: Tuesday, May 21, 2024 12:41:17 PM

From: Erin Rickerson <erinrickerson@gmail.com>
Sent: Sunday, May 19, 2024 7:29 PM
To: LicensesBK01 (CB) <LicensesBK01@cb.nyc.gov>
Subject: [EXTERNAL] Fwd: Anti Tao Group @ 25 Franklin St Greenpoint

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> Dear Brooklyn Committee,
>
> Please note this is a formal complaint about the possibility of allowing the Tao group a liquor license at 25 Franklin St in Greenpoint Brooklyn. The area is far too residential and it would cause a major disturbance to the peace in the small quaint neighborhood. Allowing the Tao Group a 1,000-person nightclub open until 4 am would not allow local residents the peace and safety they long for.
>
> Best,
>
> Erin Rickerson

From: [BK01 \(CB\)](#)
Bcc:

Subject: Fw: [EXTERNAL] Greenpoint nightclubs
Date: Thursday, May 16, 2024 4:31:18 PM

From: Mackenzie Carro
Sent: Thursday, May 16, 2024 9:48 AM
To: BK01 (CB)
Subject: [EXTERNAL] Greenpoint nightclubs

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To whom it may concern:

I am not sure if this is the correct contact for this but I've just learned that two nightclubs, including Tao, plan to open on Franklin Street in Greenpoint. This would be a terrible mistake. I do not think anyone in the community wants this to happen for about a million reasons: noise and insane traffic and congestion being two big ones. No one wants a big name nightclub here and I do not think Tao will have the community's interests in mind AT ALL.

Thanks,

Mackenzie

Sent from my iPhone

From: [BK01 \(CB\)](#)

Bcc:

Fw: [EXTERNAL] Greenpoint
Wednesday, May 22, 2024 10:11:47 AM

Subject:

Date:

From: Anna Forgach

Sent: Tuesday, May 21, 2024 4:37 PM

To: BK01 (CB) <bk01@cb.nyc.gov>

Subject: [EXTERNAL] Greenpoint

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We do not want Tao in Greenpoint. Please do not let their claws pry into our neighborhood.

From: [BK01 \(CB\)](#)

Bcc:

Fw: [EXTERNAL] Liquor Licenses at 1 Meserole Ave and 25 Franklin St
Friday, May 17, 2024 2:57:48 PM

Subject:

Date:

From: Emery Olson

Sent: Friday, May 17, 2024 1:36 PM

To: BK01 (CB)

Subject: [EXTERNAL] Liquor Licenses at 1 Meserole Ave and 25 Franklin St

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Hi there,

I saw the Greenpointers article about the following locations applying for liquor licenses. As a CB1 resident, I do not think this is a good idea to provide liquor licenses to these venues.

The Tao Group applying for a license at 25 Franklin St has a reputation of exclusion, through how they manage their front door and in their price range. As a neighborhood, things are increasingly expensive and hard to join in on as Greenpoint evolves.

The Tao Group also has a horrible time managing their traffic, I've often been caught on 58th street trying to get home but have to wait for the people being dropped off at Tao Uptown to clear. Franklin Street is an important street for locals to use to get home on multiple bus lines and also access for emergency vehicles. It would be a shame for these services to get delayed late at night (when buses are already running less often) due to Tao having 1000 people at their potential venue.

As for the venue at 1 Meserole ave, it may be slightly more manageable with 300 people capacity, but you also see backed up traffic through Williamsburg when event spaces like Schimanski or the Williamsburg hotel have events also catering to house and dance music.

As businesses north of Meserole Ave on Franklin St are still struggling to keep open, it does not seem wise to put additional competing liquor licenses into circulation. We should be supporting preexisting businesses that have committed to our neighborhood rather than new ones that are disruptive and exclusionary.

From: [BK01 \(CB\)](#)

Bcc:

Fw: [EXTERNAL] New nightclub licenses
Thursday, May 16, 2024 4:12:39 PM

Subject:

Date:

From: Samer Masri

Sent: Thursday, May 16, 2024 12:48 AM

To: BK01 (CB)

Subject: [EXTERNAL] New nightclub licenses

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Dear Community Board,

Two years ago, I had the great pleasure to move to greenpoint, my favorite neighborhood, as part of the housing lottery at West St. My primary issue since moving here has been noise. Noise so bad I have lost significant weight due to sheer lack of sleep. There is construction around me, which is unavoidable, but for a while the nightclub at 25 Franklin st. made things far far worse, as the speakers were so loud that my double paned windows simply couldn't block anything, and things I, along with many neighbors, laid in bed listening to base beats until 4am or later. Furthermore, the area around the club was a complete traffic hazard due to a glut of illegal parking, and I was actually hit by a car on my bicycle trying to get around all the double parked cars in the bike lane.

Tao has proven to be a company that forges no community ties, and breaks the rules to make money. Things will only be worse. I urge you not to grant this liquor license, for the love of god.

Sincerely,
Greenpoint resident
Samer Masri
West St
11222

From: [BK01 \(CB\)](#)

Bcc:

Fw: [EXTERNAL] Nightclub on Franklin St in Greenpoint
Friday, May 17, 2024 11:11:23 AM

Subject:

Date:

From:

Sent: Friday, May 17, 2024 9:55 AM

To: BK01 (CB)

Subject: [EXTERNAL] Nightclub on Franklin St in Greenpoint

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Hello there,

As a longtime Greenpoint resident, I read with alarm today in Greenpointers about the proposed opening of two nightclubs on Franklin Street. While nightlife in general is something I appreciate and believe plays an important part in any city's fabric, this is perhaps the worst idea I can imagine for this neighborhood. Even the west side of Greenpoint is now primarily residential, and the idea of bass music being audible across the neighborhood until 4am throughout the area is horrifying- there are kids who need sleep for school, adults who get up just a few hours after the club would close in order to work. Furthermore, Franklin Street is already struggling with traffic. I ride my bike along there frequently and the congestion is already bad enough. I have seen numerous accidents and near-accidents take place, the street is narrow and poorly organized. I can only imagine what a hellscape it would become if Ubers, cabs, town cars etc were coming from all parts of the city (and even from outside it) to go to the clubs here. And unfortunately Tao is especially known all through the city for being a magnet for the most entitled and thoughtless clients. These are people who don't live in Greenpoint and won't care about what their effect is upon a primarily residential neighborhood. The noise that will result from the club's music, as well as the associated traffic, is a prospect that will fill any resident here with absolute dread.

Greenpoint doesn't have the wide open spaces and industrial areas anymore to support this kind of nightlife. It is already bursting at the seams with new residents, especially in the new towers along Franklin and West. The community is already challenged in adjusting to this. The idea of turning it into a center of nightlife is horrifying and unthinkable. I really do humbly implore anyone who has the power to stop this from being approved.

From: [BK01 \(CB\)](#)

Bcc:

Fw: [EXTERNAL] No new nightclubs in greenpoint
Monday, May 20, 2024 11:32:42 AM

Subject:

Date:

From: Lily Meyer

Sent: Saturday, May 18, 2024 5:04 PM

To: BK01 (CB) <

Subject: [EXTERNAL] No new nightclubs in greenpoint

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As a resident of greenpoint, I oppose the Tao group and any other nightclub opening on Meserole. There are many neighborhoods in this city for the rowdy late night party scene- a scene that is non-inclusive and promotes drug use and assault. Let these clubs stay in williamsburg and Bushwick and leave us alone.

Sincerely,
Lily Meyer

Sent from Mobile Lily

From: [BK01 \(CB\)](#)
Bcc:

Subject: Fw: [EXTERNAL] No Tao in Greenpoint
Date: Thursday, May 16, 2024 4:13:05 PM

Subject: Fw: [EXTERNAL] No Tao in Greenpoint

From: Sonia Allahdad
Sent: Wednesday, May 15, 2024 11:35 PM
To: BK01 (CB)
Subject: [EXTERNAL] No Tao in Greenpoint

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Please do not let the Tao group open a nightclub in greenpoint. I love nightclubs but Tao is not the vibe for this amazing neighborhood. Don't ruin Greenpoint.

Thanks,
Sonia

From: [BK01 \(CB\)](#)
Bcc:

Subject: Fw: [EXTERNAL] No to Tao Group
Date: Friday, May 17, 2024 2:35:53 PM

From: Ava Sholl
Sent: Friday, May 17, 2024 1:10 PM
To: BK01 (CB)
Subject: [EXTERNAL] No to Tao Group

I am vehemently opposed to Tao Group opening a 1000 person venue in our neighborhood.

What can I do to make my voice heard on this matter?

Sent from my iPhone

From: [BK01 \(CB\)](#)
Bcc:

Subject: Fw: [EXTERNAL] NO TO TAO
Date: Friday, May 17, 2024 1:42:30 PM

From: Libby Brennan
Sent: Friday, May 17, 2024 12:49 PM
To: BK01 (CB) <
Subject: [EXTERNAL] NO TO TAO

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Hi,

I wanted to express my concern of hearing that Tao intends to open a nightclub open until 4am with a capacity for 1,000 in Greenpoint as a Greenpoint resident. Greenpoint cannot sustain the amount of traffic, noise, and general poor behavior that comes with a Tao nightclub. Their clear lack of concern for the neighborhood would make them an unfit addition to the community.

Tao usually operates in large city centers, not quiet neighborhood streets. They are not a good fit for Greenpoint, and I urge you to say no to their proposal.

Libby Brennan

From: [BK01 \(CB\)](#)

Bcc:

Fw: [EXTERNAL] Objection against Tao Group and Deuces on Franklin Street, Greenpoint
Tuesday, May 21, 2024 11:55:38 AM

Subject:

Date:

From: Hailey Donaldson

Sent: Tuesday, May 21, 2024 6:27 AM

To: BK01 (CB)

Subject: [EXTERNAL] Objection against Tao Group and Deuces on Franklin Street, Greenpoint

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Hello,

I was out of town and missed the May 14th meeting where it was discussed the occupation of the former A/D art space to be bought and operated by the Tao Group. I write to you to object this - thinking it will bring great harm to the community and atmosphere of greenpoint.

As a 10 year resident of Greenpoint , the beauty of this neighborhood is its quaint and vibrant atmosphere that is a haven for small businesses. Bringing in a group like Tao will have a rippling impact on the community pushing rent up higher, small bars out of business, and bringing in visitors who will not respect noise pollution limits, litter, and disrespect the area. We do not live in Greenpoint for bottle service, we live here to be surrounded by artists, restaurateurs, and have a peace of mind living in a community of like minded people.

Please let me know how to elevate my opposition of Tao coming in to destroy the amazing neighborhood that has become my home. It will harm our community in a million ways and does not align with the values that make this place so special.

Best,
Hailey Donaldson

Sent from my iPhone

From: [BK01 \(CB\)](#)

Bcc:

Fw: [EXTERNAL] opposing Tao group / nightclubs on Franklin
Friday, May 17, 2024 2:30:54 PM

Subject:

Date:

From: Allyn Wong

Sent: Friday, May 17, 2024 1:04 PM

To: BK01 (CB)

Subject: [EXTERNAL] opposing Tao group / nightclubs on Franklin

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Hello,

I'm writing in response to the information that 25 Franklin St and 1 Meserole Ave are being turned into nightclubs - and I'd like to know how to formally help oppose this from happening.

I've lived in the neighborhood since 2012 (currently on Meserole/Leonard), and even own a business here - Greenpoint Pilates Studio - but am increasingly disillusioned with the neighborhood as more businesses like this come in and make it a harder place to live and play.

Due to the changes in the neighborhood over the last several years, it is much harder these days to feel safe, make a living, and contribute to other small businesses... that are owned by others who probably also like to sleep at night.

Please let me know the correct avenue to go down if there's still space to oppose this - and how I can get on the community board email so that I can attend the CB meetings in the future.

Thanks so much,
Allyn

--

Allyn Wong

From: [BK01 \(CB\)](#)

Bcc:

Fw: [EXTERNAL] Opposition to New Clubs in Greenpoint by Tao Establishment
Friday, May 17, 2024 4:09:07 PM

Subject:

Date:

From: Kevin Gagnon

Sent: Friday, May 17, 2024 2:19 PM

To: BK01 (CB)

Subject: [EXTERNAL] Opposition to New Clubs in Greenpoint by Tao Establishment

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Dear Brooklyn Community Board 1,

I hope this email finds you well. My name is Kevin Gagnon, and I am a resident of Lorimer Street in Brooklyn. I am writing to express my strong opposition to the proposed opening of new clubs in Greenpoint by the Tao establishment. As a long-time resident of this community, I have seen firsthand the impact that nightlife establishments can have on the neighborhood. While I understand the economic benefits that such businesses can bring, the negative effects on the quality of life for residents must also be considered. Increased noise levels, late-night disturbances, and heightened traffic congestion are just a few of the concerns that many of us share. Greenpoint is a unique and vibrant community with a rich history and a diverse population. It is crucial to preserve the character and tranquility of our neighborhood. The introduction of new clubs by a large entity like Tao has the potential to disrupt the daily lives of residents, create safety concerns, and strain local resources. I urge the Board to consider the voices of the residents who will be directly affected by this decision. Our community deserves to be heard, and our concerns should be given significant weight in the decision-making process. I respectfully request that the Board vote against the approval of these new clubs in Greenpoint. Thank you for your attention to this matter. I look forward to your response and hope that the interests of the community will be prioritized.

Sincerely,
Kevin Gagnon
Lorimer Street Resident
Brooklyn, NY

From: [BK01 \(CB\)](#)

Cc:

Fw: [EXTERNAL] Proposed Greenpoint Nightclubs
Friday, May 17, 2024 3:18:58 PM

Subject:

Date:

From: Vincent Le

Sent: Friday, May 17, 2024 2:04 PM

To: BK01 (CB)

Subject: [EXTERNAL] Proposed Greenpoint Nightclubs

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Hello,

I wanted to write in against the proposed nightclubs mentioned in this article:

<https://greenpointers.com/2024/05/15/two-new-nightclubs-including-tao-plan-to-open-across-from-each-other-on-franklin-street/>

I'm particularly concerned about the Brooklyn waterfront greenway. I regularly bike along the greenway, and I'm worried that it will become regularly obstructed and/or dangerous with these nightclubs.

More specifically, I'm concerned about trash (clothes, food/beverage containers), lots of people standing in or crossing the bike lanes, and cars that could both park in bike lanes and congest Franklin St and Quay St.

This would especially be a concern late at night—visibility will be lower and people may be drunk/less aware of their surroundings. To add to this, some bikers don't use lights and this route is already a popular route for food delivery drivers.

While I don't support nightclubs in Greenpoint in general, these proposed locations seem particularly problematic.

Thanks for your time,
Vincent

From: [BK01 \(CB\)](#)

Bcc:

Fw: [EXTERNAL] Protest against TAO group applications
Friday, May 17, 2024 10:45:53 AM

Subject:

Date:

From: Jennie Ross

Sent: Thursday, May 16, 2024 5:27 PM

To: BK01 (CB)

Subject: [EXTERNAL] Protest against TAO group applications

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Hello all,

I'm emailing to issue my protest against the approval of two club openings in my home of Greenpoint. I moved to Greenpoint because it's a place for families, community, and a place where one can truly usher in their stable adult life in the heart of Brooklyn.

While the neighborhood bars here have proven to be pillars of the community, I feel two massive clubs open until 4 AM will attract an element that nobody in the neighborhood is interested in. This includes cabs and Ubers clogging up Franklin, drunks wandering the streets at all hours of the night, and people who don't live here coming in to do whatever they want in our neighborhood and simply leave it.

I'm happy that our neighborhood attracts people all over the city for the best Polish food, donuts, cafes, parks, and contained nightlife but an all out club culture is not something Greenpoint, with all its children and elderly residents, is at all suited for.

One last point: we do not have the public transit needed to see so many visitors coming in and out of Greenpoint every night successfully. The G train remains the only transport at night able to transfer a good amount of people in and out and it's arrivals are few and far between in the late night hours. Therefore, this guarantees that we will have our streets clogged at all hours of the night with cabs and ride sharing to accommodate the large scale of these clubs which will then create unnecessary noise pollution while Greenpoint residents are resting for the following day's work or children are resting for the following school day.

We cannot allow club openings on 25 Franklin Street by Tao and 1 Meserole by Deuces as it will bring nothing of worthwhile value to Greenpoint and dramatically decrease the quality of life for existing residents. If these applications are accepted, I assure you that the people of Greenpoint will not take kindly to the construction of these clubs and protest will continue.

Thank you,
Jennie Ross

From: [BK01 \(CB\)](#)

Bcc:

Fw: [EXTERNAL] Protest Against Tao Group/Deuces Club Applications
Thursday, May 16, 2024 4:42:49 PM

Subject:

Date:

From: Cobey C.B

Sent: Thursday, May 16, 2024 1:09 PM

To: BK01 (CB)

Subject: [EXTERNAL] Protest Against Tao Group/Deuces Club Applications

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Hello all,

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will bring nothing of worthwhile value to Greenpoint and dramatically decrease the quality of life for existing residents. If these applications are accepted, I assure you that the people of Greenpoint will not take kindly to the construction of these clubs and protest will continue.

Thank you,
Cobey Brown

From: [BK01 \(CB\)](#)

Bcc:

Fw: [EXTERNAL] Request to deny approval for Tao Nightclub in Greenpoint
Friday, May 17, 2024 2:44:12 PM

Subject:

Date:

From: Nick Ross

Sent: Friday, May 17, 2024 1:17 PM

To: BK01 (CB)

Subject: [EXTERNAL] Request to deny approval for Tao Nightclub in Greenpoint

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To whom it may concern,

I am writing to express my concern over the planned nightclub at 25 Franklin Street in Greenpoint, and respectfully request that they not be allowed to move forward with the planned establishment.

The size and location of the planned venue would be a major disruption to the community. Franklin Street is not equipped to handle such a level of traffic. Greenpoint itself is a family friendly, quiet and peaceful neighborhood, and a venue of that size is antithetical to the culture.

Thank you for your consideration.

Nick Ross
Clay St, Brooklyn, NY 11222

From: [BK01 \(CB\)](#)
Bcc:

Fw: [EXTERNAL] Request to Deny Liquor License Application for Proposed Clubs: 1 Meserole Ave Corp, DBA Deuces Nightlife and Tao - Franklin BK Hospitality LLC, 11-25 Franklin Street) in Greenpoint
Friday, May 17, 2024 5:32:55 PM

Subject:

Date:

From: Amanda Browder

Sent: Friday, May 17, 2024 5:15 PM

To: BK01 (CB)

Subject: [EXTERNAL] Request to Deny Liquor License Application for Proposed Clubs: 1 Meserole Ave Corp, DBA Deuces Nightlife and Tao - Franklin BK Hospitality LLC, 11-25 Franklin Street) in Greenpoint

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Request to Deny Liquor License Application for Proposed Clubs: 1 Meserole Ave Corp, DBA Deuces Nightlife and Tao - Franklin BK Hospitality LLC, 11-25 Franklin Street) in Greenpoint

From: Amanda Browder

Java Street, Apt 3

Brooklyn, NY 11222

Date: May 17th, 2024

COMMUNITY BOARD No. 1 - 435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

RE: Objection to Liquor License Application for Proposed Club at 1 Meserole Ave and 11-25 Franklin Street.

Dear Chairperson Ms. Dealice Fuller,

I am writing to express my strong opposition to the applications for the liquor licenses for a proposed clubs located at 1 Meserole Ave, and 11-25 Franklin Street in Greenpoint, Brooklyn. This area, particularly the residences surrounding the proposed location on Franklin and Meserole, is mere blocks from a thriving community with many families and young children.

This addition of the two late-night establishments would have a detrimental impact on the character and quality of life for residents in the immediate vicinity and throughout Greenpoint. Many who have just moved to the neighborhood on the corner of Quay Street and Franklin Street, a new multi-story development that will be largely affected by the sound and traffic planned for this area.

Here are my specific concerns:

- **Increased Noise and Public Disturbance:** Greenpoint is a primarily residential neighborhood, especially the area surrounding the proposed club on Franklin and Meserole and the side streets feeding into it, including Quay Street, Calyer Street, and West Street. This area boasts many families and young children. Late-night clubs are likely to generate significant noise pollution, including loud music, intoxicated patrons leaving the establishment, and increased traffic late into the night. This would disrupt the peace and tranquility of the neighborhood. We've seen similar issues arise in nearby areas like Williamsburg, where rooftop bars in industrial zones have caused noise pollution that travels for several blocks and disrupts residents in surrounding residential neighborhoods until 4 am. A late-night club in this primarily residential area of Greenpoint would create the same unreasonable noise burden for residents.
- **Safety Concerns near Bushwick Inlet Park:** The highly anticipated Bushwick Inlet Park is slated to be opened soon. The close proximity of late-night establishments with two liquor licenses to the park raises serious safety concerns. Increased foot traffic from potentially intoxicated patrons could create a dangerous environment for park users, especially families with young children. Additionally, the potential for increased litter and waste disposal issues would detract from the enjoyment of the park.
- **Increased Danger for Cyclists and Pedestrians:** Greenpoint has seen a growing number of residents commuting and enjoying the neighborhood by bicycle. A late-night club would create a hazardous environment for cyclists, especially late at night

when visibility is reduced. Increased traffic from patrons leaving the establishment, potentially under the influence of alcohol, would make navigating the streets like Franklin dangerous. This concern is further amplified by the existing issue of taxis blocking the bike lane near the Brooklyn Bowl in Williamsburg, creating a similar safety hazard. The addition of both establishments would make cycling a much less viable and safe option in the neighborhood.

- **Parking Issues:** Greenpoint already experiences significant parking congestion. A new club would attract additional patrons who would likely arrive by car, further exacerbating the problem. Residents on streets like Franklin and surrounding areas already struggle to find parking after work, and this would only worsen the situation. Franklin will become a traffic jam on the weekends that will inevitably impact the environmental quality of that area.
- **Negative Impact on Residential Character:** The introduction of late-night clubs would not be compatible with the existing character of Greenpoint. Our neighborhood, especially the area around Franklin Street, is known for its family-friendly and creative atmosphere and its mix of small businesses and restaurants.

Therefore, I urge the Community Board No. 1 to deny the application for a liquor license for the proposed clubs at 1 Meserole Ave Corp, DBA Deuces Nightlife and Tao - Franklin BK Hospitality LLC, 11-25 Franklin Street.

I would also like to request the opportunity to appear before the board at a public hearing to further explain my concerns and gather support from other residents who would be negatively impacted.

Thank you for your time and consideration.

Sincerely,

Amanda Browder

From: [BK01 \(CB\)](#)

Bcc:

Fw: [EXTERNAL] SAY NO TO TAO AND DEUCES
Friday, May 17, 2024 2:56:10 PM

Subject:

Date:

From: Anne Marie Bernhart

Sent: Friday, May 17, 2024 1:20 PM

To: BK01 (CB)

Subject: [EXTERNAL] SAY NO TO TAO AND DEUCES

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To Whom it May Concern:

As a years long resident of Greenpoint, I am incredibly concerned about the prospect of two nightclubs opening in Greenpoint. Tao in particular carries a certain negative reputation. Opening these nightclubs in our community will changes the fabric of the neighborhood for the worse.

Greenpoint is known for its community, restaurants, and is a fantastic spot to raise a family.

I fear Tao will be the beginning of the end of the very things that make our neighborhood so special.

Tao's reps didn't even bother to prep for their recent community board meeting. They don't care about us.

SAY NO TO TAO AND PROTECT THE INTERESTS OF CB1.

Sincerely,
Concerned Citizen of Greenpoint

From: [BK01 \(CB\)](#)

Bcc:

Fw: [EXTERNAL] STOP TAO FROM OPENING A LOCATION IN GREENPOINT
Friday, May 17, 2024 10:49:15 AM

Subject:

Date:

From: Olivia Austin

Sent: Thursday, May 16, 2024 8:09 PM

To: BK01 (CB)

Subject: [EXTERNAL] STOP TAO FROM OPENING A LOCATION IN GREENPOINT

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Dear Community Board Members,

I am writing to express my deep concern regarding the proposed opening of Tao Nightclub in Greenpoint. As a resident invested in the well-being of our community, I urge you to carefully consider the detrimental effects this establishment could have on our neighborhood.

First and foremost, Greenpoint is already grappling with significant gentrification issues. The introduction of a large-scale nightclub like Tao could exacerbate this problem by attracting a transient crowd and contributing to rising property values, ultimately displacing long-time residents and small businesses. It's crucial that we prioritize the preservation of the unique character of our neighborhood and keep local businesses and longtime residents a priority.

Additionally, the proposed location of Tao near the waterfront raises serious environmental concerns. The noise and disturbances associated with a nightclub operation could disrupt the delicate ecosystems along the waterfront, harming wildlife and detracting from the natural beauty that makes Greenpoint such a special place to live.

Given these concerns, I urge the community board to reject the application for Tao Nightclub to open in Greenpoint. Instead, let us focus on fostering a vibrant and inclusive community that respects our environment and preserves the qualities that make

Greenpoint a beloved home for so many.

Thank you for considering my perspective on this important matter.

Sincerely, Olivia

From: [BK01 \(CB\)](#)
Bcc:

Subject: Fw: [EXTERNAL] Tao + Greenpoint = NOOOOOOOOOOOOOOOOO
Date: Wednesday, May 22, 2024 10:17:49 AM

From: Madeline Simpson
Sent: Tuesday, May 21, 2024 4:43 PM
To: BK01 (CB) <
Subject: [EXTERNAL] Tao + Greenpoint = NOOOOOOOOOOOOOOOOO

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To whom it may concern:

Please for the love of god, **deny the entry of TAO Group** to the neighborhood of Greenpoint. This is **not the neighborhood for a club behemoth**. Everyone loves the nature of this neighborhood and the fact that is so different than any other neighborhood in NYC. Allowing TAO into our space will **ruin everything** about this place we love so much. **We do not want TAO**. I repeat, we do not want TAO. It will bring traffic here that this neighborhood **cannot sustain**. It will bring people here that the neighborhood cannot sustain.

Please do the right thing.

All my best,
Madeline Simpson

From: [BK01 \(CB\)](#)

Bcc:

Fw: [EXTERNAL] Tao Brooklyn Licensing
Friday, May 17, 2024 3:11:53 PM

Subject:

Date:

From: Isaac Bryant

Sent: Friday, May 17, 2024 1:55 PM

To: BK01 (CB)

Subject: [EXTERNAL] Tao Brooklyn Licensing

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Hello,

I was unable to make the May 14th hearing, but I'm writing to express my testimony against the liquor license for Tao Nightclub on Franklin Street in Brooklyn NY. I live on the corner of Manhattan and Meserole and this opening will create a large influx of traffic, noise and disruption along the block, especially in the quiet and peaceful stretch of Meserole Ave.. Especially with hours open until 4am, this opening is not offering any positive influence to our community. I'm sure that the noise from ubers and crowds will also be exceeding the quiet hour Db limit in the area, and so close to the Greenpoint Historic District.

Thank you for your time.

From: [BK01 \(CB\)](#)
Bcc:

Subject: Fw: [EXTERNAL] Tao Greenpoint
Date: Friday, May 17, 2024 1:46:32 PM

From: Mannheimer, Elizabeth
Sent: Friday, May 17, 2024 1:00 PM
To: BK01 (CB) <bk01@cb.nyc.gov>
Subject: [EXTERNAL] Tao Greenpoint

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Hi there,

I am a Greenpoint resident of many years and am very disappointed to hear Tao may be opening on Franklin. The location is very close to resident's homes who have been in the neighborhood for many years and are being forced to move elsewhere because of noise pollution and increasing rent, which Tao will only contribute to. I also worry for the business health of locally loved small businesses with this opening. I encourage the neighborhood to rethink allowing Tao to open its doors in Greenpoint.

Thank you,
Elizabeth

Elizabeth Mannheimer (she/her)

From: [BK01 \(CB\)](#)

Bcc:

Fw: [EXTERNAL] Tao Hospitality in Greenpoint
Monday, May 20, 2024 11:48:57 AM

Subject:

Date:

From: Ross Anti

Sent: Sunday, May 19, 2024 3:45 PM

To: BK01 (CB)

Subject: [EXTERNAL] Tao Hospitality in Greenpoint

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Good afternoon,

I am a resident at Banker St in Greenpoint. We are one block from the proposed nightclubs to be opened by Tao Hospitality group. This is incredibly concerning to me considering we live here and do not want what comes with entertainment venues serving alcohol until 4am.

How can I testify against this proposal?

Thank you very much for any help you can provide

--

Ross D. Anti

From: [BK01 \(CB\)](#)
Bcc:

Subject: Fw: [EXTERNAL] Tao in Greenpoint
Date: Thursday, May 16, 2024 4:36:09 PM

From: Sami Alsado
Sent: Thursday, May 16, 2024 11:21 AM
To: BK01 (CB)
Subject: [EXTERNAL] Tao in Greenpoint

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Please god do not let them move into the neighborhood. Tao is the quintessential magnet for the sleaziest worst members of society. This neighborhood would be greatly transformed by the influx of entitled bros that this will bring. If there is anything I can do to prevent this or speak to the interests of the neighborhood generally I can do so.

Sami Alsado, Esq.
Eagle Street

From: [BK01 \(CB\)](#)

Bcc:

Fw: [EXTERNAL] Tao Nightclub - Greenpoint
Friday, May 17, 2024 1:47:23 PM

Subject:

Date:

From: Mark Glaser

Sent: Friday, May 17, 2024 1:03 PM

To: BK01 (CB) <

Subject: [EXTERNAL] Tao Nightclub - Greenpoint

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Hello,

I'm a resident of Greenpoint on Norman Ave and just heard the news about a potential nightclub opening on 25 Franklin.

I'd like to voice my opposition to this establishment. It's much too close to the homes in the area, and will be a nuisance noise wise to the local community. That area of Greenpoint is not just old warehouses anymore with no residents in the vicinity. There are plenty of old buildings and brand new buildings in that area now.

There is an outdoor club at the William Vale hotel in Williamsburg, which residents of our area can constantly hear the music blaring at all hours of the night. This Tao Nightclub is even closer than that.

Anyway, just wanted to voice my opposition in hopes that this doesn't go through.

--

Mark Glaser

From: [BK01 \(CB\)](#)

Bcc:

Fw: [EXTERNAL] Tao nightclub coming to Greenpoint
Monday, May 20, 2024 11:07:24 AM

Subject:

Date:

From: kevin hickey

Sent: Friday, May 17, 2024 7:19 PM

To: BK01 (CB)

Subject: [EXTERNAL] Tao nightclub coming to Greenpoint

I object to this coming to our neighborhood and will vote against anyone supporting their attempt to change the area.

-Kevin Hickey, 15 year resident of Greenpoint and tax payer

From: [BK01 \(CB\)](#)
Bcc:

Subject: Fw: [EXTERNAL] Tao Nightclub Proposal
Date: Thursday, May 16, 2024 4:11:56 PM

From: Dylan Syer
Sent: Thursday, May 16, 2024 12:22 AM
To: BK01 (CB)
Subject: [EXTERNAL] Tao Nightclub Proposal

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As a resident of 1 Eagle West, I absolutely do not want Tao nightclub or any other nightclub in the vicinity.

Tao brings no substance to the neighborhood and frankly is an embarrassment to the calm, cool and artsy area. Tao has locations all over the world to invest in, Greenpoint is not only not their target market, it will be a colossal fail. We do not need that type of scene in this area, and the foolishness a 4am nightclub would bring. The negatives far outweigh the *potential* positive economic pros.

Sincerely, concerned resident of Greenpoint

Dylan Syer

From: [BK01 \(CB\)](#)
Bcc:

Subject: Fw: [EXTERNAL] TAO
Date: Thursday, May 16, 2024 4:31:53 PM

From: T Tt
Sent: Thursday, May 16, 2024 10:12 AM
To: BK01 (CB)
Subject: [EXTERNAL] TAO

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Hello,

I am a Greenpoint resident writing to you about a potential opening of a TAO nightclub in our neighborhood.

TAO's nightclubs are a nuisance to any area they are in. They attract loud, drunk, poorly behaved people who end up disrupting the residents nearby, littering, using drugs, blocking traffic and creating severe noise pollution. While I understand why they have properties in Manhattan, there is no reason to bring that type of neighborhood disruption to Greenpoint. Greenpoint has plenty of bars, restaurants and entertainment venues, and what makes Greenpoint so special is that it has retained a small town neighborhood feel despite the many changes it has gone through.

Allowing TAO to operate out of our peaceful enclave would be doing a disservice to all the residents who work so hard to keep Greenpoint a nice place to live for all. It is truly shameful that this is even being considered and I hope you will reconsider.

Thank you for reading.

Sent from my iPhone

From: [BK01 \(CB\)](#)

Bcc:

Fw: [EXTERNAL] Testifying against liquor license at 25 Franklin St
Monday, May 20, 2024 11:11:50 AM

Subject:

Date:

From: Danielle

Sent: Friday, May 17, 2024 11:49 PM

To: BK01 (CB)

Subject: [EXTERNAL] Testifying against liquor license at 25 Franklin St

To whom it may concern,

While I missed the May 14th hearing, I would like to testify against the liquor license at 25 Franklin St. I am concerned about the impact to the community that such an establishment of this scale would bring. While the noise is certainly a concern, a potentially larger concern is the impact to the community in terms of who this club would attract. The Tao Group has an established history of creating spaces that are non-inclusive and feel unsafe. This would only create a domino effect of similar heteronormative, exclusive establishments in a historically diverse community.

Additionally, Bushwick Inlet is an important space for countless species of migratory birds. An establishment of this scale with the intent of being open until 4 am would undoubtedly impact this habitat.

I appreciate your consideration in this matter and hopefully feel impelled to do the right thing for the community.

Best regards,
Danielle DeJoy

From: [BK01 \(CB\)](#)
Bcc:

Subject: Fw: [EXTERNAL] Testifying Against Liquor License
Date: Friday, May 17, 2024 4:16:14 PM

From: Jessica Rickel
Sent: Friday, May 17, 2024 3:08 PM
To: BK01 (CB)
Subject: [EXTERNAL] Testifying Against Liquor License

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Dear Community Board,

I missed the hearing but I would like to testify against the liquor license being applied for by Tao Hospitality Group at 25 Franklin St and 1 Meserole Ave.

This group has created environments that are unsafe and non-inclusive. It attracts crowds that are racist, misogynistic, homophobic, and transphobic. Many spaces in Brooklyn provide spaces for non cis straight white men and allowing these clubs will alter the landscape. There is also a lot of evidence that Alcohol increases risks of violence and causes disruption. For example- there were two deaths of Brooklyn mirage attendees that happened outside of the venue.

Nightclubs like these are also associated with an increased likelihood of crimes and harassment against marginalized groups.

Additionally, this disrupts the neighborhood and the people who live nearby and alters the landscape. The neighborhood is already gentrifying and this will do so even more.

Sincerely,

Jessica Rickel

From: [BK01 \(CB\)](#)

Bcc:

Fw: [EXTERNAL] Testimony against Franklin BK Hospitality LLC 11-25 Franklin (Tao)
Wednesday, May 22, 2024 10:02:18 AM

Subject:

Date:

From: Meghan Barrett

Sent: Tuesday, May 21, 2024 4:22 PM

To: BK01 (CB)

Subject: [EXTERNAL] Testimony against Franklin BK Hospitality LLC 11-25 Franklin (Tao)

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To whom it may concern,

I was unable to attend the 14th public meeting where the topic of the Tao nightclub to open under Franklin BK Hospitality LLC 11-25 Franklin was reviewed. I plan on attending the postponed meeting on June 18th in person but wanted to express my deep concern this venue will have on the Greenpoint community.

This venue is massive, the 4am time is excessive and we already get noise from neighboring rooftops and the drive in. Noise bounces off the buildings and vibrates much farther than normal..just because this venue is by the water doesn't mean it wont disrupt people any less. Not to mention the drunk crowds that it will bring to a generally quiet and peaceful area - clubgoers looking for rides at 4am will undoubtedly cause disturbance and use up police resources that are better off used elsewhere.

The inlet park area should be protected as much as possible. This wonderful inlet cleanup project that took years to start and is finally coming to fruition is meant to provide quiet/ escape from the noise of everyday city life - this club would completely dampen what the park has intended and the vibe of our waterfront. The sheer amount of negatives from having this in our community will outweigh the positives.

I am all for a fun spot to dance - the smaller venue also proposed off Meserole seems more tame/ manageable from a size and operating time perspective not to cause too much of a disturbance. Although not ideal in its own ways this venue isn't Tao...

I share the same sentiment as MANY of my community members when I say lets keep Tao out of Greenpoint.

Anything else I can do to support this not happening please let me know.

Best,

From: [BK01 \(CB\)](#)

Bcc:

Fw: [EXTERNAL] Testimony against Liquor License
Friday, May 17, 2024 3:04:53 PM

Subject:

Date:

From: Crystal

Sent: Friday, May 17, 2024 1:48 PM

To: BK01 (CB)

Subject: [EXTERNAL] Testimony against Liquor License

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Hello,

I missed the May 14th hearing on Tao Group opening a nightclub at 25 Franklin Street and another nightclub on 1 Meserole. I am testifying these establishments from obtaining their liquor license. They are in very close proximity to residential homes and opening until 4 am with a capacity of 1,000 people will definitely cause noise violations.

Please confirm this testimony.

Thanks

Crystal Yam

From: [BK01 \(CB\)](#)

Bcc:

Fw: [EXTERNAL] Testimony Against Tao Liquor License for Tao in Greenpoint
Friday, May 17, 2024 3:11:06 PM

Subject:

Date:

From: Marissa Mullen

Sent: Friday, May 17, 2024 1:51 PM

To: BK01 (CB)

Subject: [EXTERNAL] Testimony Against Tao Liquor License for Tao in Greenpoint

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Hi There,

I was unable to make the May 14th hearing, but I'm writing to express my testimony against the liquor license for Tao Nightclub on Franklin Street in Brooklyn NY. I live at Franklin Street and this opening will create a large influx of traffic, noise and disruption along the block, especially in the quiet and peaceful intersection at Calyer Street. Especially with hours open until 4am, this opening is not offering any positive influence to our community. I'm sure that the noise from ubers and crowds will also be exceeding the quiet hour Db limit in the area. Thank you for your time.

Marissa

From: [BK01 \(CB\)](#)

Bcc:

Fw: [EXTERNAL] Testimony against the opening of Tao Nightclub in Greenpoint
Friday, May 17, 2024 3:16:19 PM

Subject:

Date:

From: Dan Salerno

Sent: Friday, May 17, 2024 1:58 PM

To: BK01 (CB)

Subject: [EXTERNAL] Testimony against the opening of Tao Nightclub in Greenpoint

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Hi there,

I couldn't attend the May 14th hearing, but I'm writing to express my strong testimony against the liquor license for Tao Nightclub on Franklin Street in Brooklyn NY. I live in Greenpoint on Greenpoint Ave between Franklin Ave and Manhattan Ave and this opening will create a large influx of traffic, noise and disruption along the block, especially at the intersection at Calyer Street. Especially with hours open until 4am, this opening is not offering any positive influence to our community or surrounding local businesses. This is not what the neighborhood needs. Additionally, I strongly believe that the noise from cars and crowds will also be exceeding the quiet hour decibel limit in the area.

Thank you for your time.

Dan Salerno
Greenpoint Ave
Brooklyn, NY 11222

--

Dan Salerno

From: [BK01 \(CB\)](#)

Bcc:

Fw: [EXTERNAL] Urgent Opposition to TAO's Liquor License Application
Friday, May 17, 2024 5:10:32 PM

Subject:

Date:

From: Danielle Amodeo

Sent: Friday, May 17, 2024 3:32 PM

To: BK01 (CB)

Subject: [EXTERNAL] Urgent Opposition to TAO's Liquor License Application

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Dear Members of Community Board 1,

I am writing to express my strong opposition to supporting the liquor license application submitted by TAO for their proposed nightclub in our residential neighborhood. As a concerned resident, I urge the board to deny TAO's request for support and to write to the liquor license board in strong opposition to this move.

TAO has demonstrated a blatant disregard for our community. Their lack of research and due diligence is evident in their erroneous belief that our neighborhood is a deserted industrial area, rather than the vibrant community of families and individuals that it truly is. This fundamental misunderstanding underscores their lack of care and respect for our community.

My concerns are numerous and significant:

- **Noise and Operating Hours:** The proposed nightclub has a capacity of 1,000 people and plans to operate until 4 AM. This will inevitably lead to excessive noise, disrupting the peace that our residents value.
- **Traffic and Surge-Pricing:** The influx of patrons will cause traffic congestion and surge

pricing for ride-sharing services like Uber and Lyft. This, coupled with the loitering of inebriated individuals, poses serious safety concerns for our community members.

- Community Engagement: TAO's superficial attempts at community engagement, such as holding two last-minute meetings, show a clear lack of genuine interest in our neighborhood's well-being. They have not conducted any meaningful outreach or surveys to understand or address our concerns. Their lack of a community advisory board further highlights their unsuitability as neighbors.
- Pollution and littering: TAO has given no indication that they will care for the waterfront or surrounding public areas. They made it clear that they are only responsible for what goes on within their walls.
- Employment & economic impact: TAO has not shown any intention of hiring from within the community or supporting the economy of our neighborhood in any meaningful way.
- Safety and well-being: In addition to hosting 1000 inebriated people on a regular basis as part of their normal operating model, TAO is known for its relationships with club promoters who groom and take advantage of underage girls. TAO has not committed to or shared a DEAI action plan, nor have they given any indication that they will change their relationships with promoters who take advantage of young people.

I urge Community Board 1 to oppose TAO's liquor license application. We must protect the integrity and safety of our community. Please deny TAO's request for support and advocate strongly against their application to the liquor license board.

Thank you for your attention to this matter,

Danielle Amodeo
Greenpoint Resident



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

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FINANCIAL SECRETARY

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MEMBER-AT-LARGE

DEALICE FULLER
CHAIRPERSON

JOHANA PULGARIN
DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

May 15, 2024

Chair Tremaine Wright
Office of Cannabis Management
59 Maiden Lane
New York, NY 10038

RE: CANNABIS APPLICATIONS

Dear Chair Wright:

Kindly be advised that at the regular meeting of Brooklyn Community Board No. 1 held on May 14, 2024, the Cannabis Review Committee reviewed the report attached, and the various recommendations made. Below are the actions taken:

CANNABIS APPLICATIONS:

1. Charles Tavarez, DBA, NYS Cannabis Partners, 1117 Manhattan Avenue, Retail Dispensary. **(Applicant failed to appear, Committee recommends OCM - NOT TO APPROVE the application).**
The Committee voted unanimously to deny the application.
The board members voted to support the recommendation to **DENY** the application.
The Vote was: 30 "Yes", 2 "No", 1 "Abstentions"
2. Akindele Mesai Jeffrey-Coker, DBA, Hybrid NYC LLC, 300 Kent Avenue, Retail Dispensary. **(Committee recommends TO APPROVE application).**
The Committee voted unanimously to approve the application.
The board members voted to support the recommendation to **APPROVE** the application.
The Vote was: 30 "Yes", 2 "No", 1 "Abstentions"
3. Jesse O'Neill, DBA, Budies, LLC, 626 Manhattan Avenue, Retail Dispensary. **(Committee recommends TO APPROVE application).**
The Committee voted unanimously to approve the application.

The board members voted to support the recommendation to **APPROVE** the application.
The Vote was: 30 "Yes", 2 "No", 1 "Abstentions"

Cannabis Committee reviewed 3 retail dispensary applications.

Committee approved 2 applications.

Committee disapproved 1 application for failure to appear for scheduled meeting.

Committee accepted 0 applicant's withdrawn application.

The next meeting of the Cannabis Review Committee is scheduled as follows:

WHEN: Thursday, September 12, 2024

TIME: 6:00PM

**WHERE: CB1 District Office
435 Graham Ave.
(Corner of Frost Street)
Brooklyn, NY. 11211**

Working for a Better Williamsburg-Greenpoint.

Sincerely,



Dealice Fuller
Chairperson



COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

FAX: (718) 389-0098

Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyncb1

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COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

May 15, 2024

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

RE: SLA APPLICATIONS

Dear Chair Fan:

Kindly be advised that at the regular meeting of Brooklyn Community Board No. 1, held on May 14, 2024, the board members reviewed the SLA Review & DCA Committee Report (attached) and the various recommendations made. Below are the actions taken:

LIQUOR LICENSES:

NEW:

1. 1 Meserole Ave Corp, DBA Deuces Nightlife, 1 Meserole Ave, (New Application and Temporary Retail Permit - Liquor, Wine, Beer & Cider, Night Club) **Postponed the applicant must present to the Full Board Meeting at the May 14.**

The Committee recommended **POSTPONEMENT**.

The Committee voted unanimously to postpone the application.

The Board Members voted to support the recommendation to **POSTPONE** the application.

The Vote was: 36 "YES"; 0 "NO"; 0 "Abstentions".

2. 211 Reserve LLC, 211 Nassau Ave, (New - Wine/Beer/Cider, Bar/Tavern) **Committee recommended DENIAL the applicant did not show, (Opposition present)**
The Committee recommended denying the application.
The Committee voted unanimously to deny the application.
The Board Members voted to support the recommendation to **DENY** the application.
The Vote was: 36 "YES"; 0 "NO"; 0 "Abstentions".
3. An entity to be formed by Happier NYC, 25 Stewart Avenue, (New Application and Temporary Retail Permit - Liquor, Wine, Beer & Cider, Rest) **Committee recommended DENIAL.**
The Committee recommended denying the application.
The Committee voted unanimously to deny the application.
The Board Members voted to support the recommendation to **DENY** the application.
The Vote was: 36 "YES"; 0 "NO"; 0 "Abstentions".
4. Antola Pizzeria Corp, DBA Danny's Pizzeria, 239-241 Bushwick Ave, (Corporate Change - Wine/Beer/Cider, Rest) **Committee recommended DENIAL the applicant did not show.**
The Committee recommended denying the application.
The Committee voted unanimously to deny the application.
The Board Members voted to support the recommendation to **DENY** the application.
The Vote was: 36 "YES"; 0 "NO"; 0 "Abstentions".
5. Born to Lose LLC, 126A Nassau Avenue, (Alteration - Liquor, Wine, Beer & Cider, Bar/Tavern) **Committee recommended DENIAL the applicant did not show, (Big Opposition present, no posting)**
The Committee recommended denying the application.
The Committee voted unanimously to deny the application.
The Board Members voted to support the recommendation to **DENY** the application.
The Vote was: 36 "YES"; 0 "NO"; 0 "Abstentions".
6. Cactus and Co Bk LLC, DBA XOLO, 21 Dunham Place, (Method of Operation - Liquor, Wine, Beer & Cider, Rest) **Committee recommended APPROVAL with conditions (Stipulations liquor license till 1:30 AM).**
The Committee recommended approval with conditions. (Stipulations liquor license till 1:30 AM).
The Committee voted unanimously to approve the application.
The Board Members voted to support the recommendation to **APPROVE** the application.
The Vote was: 36 "YES"; 0 "NO"; 0 "Abstentions".
7. Chita Thai Team, LLC, DBA Chinta, 157 Franklin Street, (New Application and Temporary Retail Permit - Liquor, Wine, Beer & Cider, Rest). **Committee Recommended APPROVAL.**
The Committee recommends approval.
The Committee voted unanimously to approve the application.
The Board Members voted to support the recommendation to **APPROVE** the application.

The Vote was: 36 "YES"; 0 "NO"; 0 "Abstentions".

8. Eat Happier LLC, DBA Sang's, 154 Scott Avenue - Ground Floor, (Class Change and Temporary Retail Permit - Liquor, Wine, Beer & Cider, Tavern) **Committee recommended APPROVAL with conditions (Stipulations liquor license till 2:00 AM).**

The Committee recommended approval with conditions. (Stipulations liquor license till 2:00 AM).

The Committee voted unanimously to approve the application.

The Board Members voted to support the recommendation to **APPROVE** the application.

The Vote was: 36 "YES"; 0 "NO"; 0 "Abstentions".

9. Elsewhere Group Inc, 599 Johnson Ave, (New Application and Temporary Retail Permit - Liquor, Wine, Beer & Cider, Cabaret) **Committee Recommended APPROVAL.**

The Committee recommends approval.

The Committee voted unanimously to approve the application.

The Board Members voted to support the recommendation to **APPROVE** the application.

The Vote was: 36 "YES"; 0 "NO"; 0 "Abstentions".

10. Field Guide LLC, 235 Kent Avenue, (New Application and Temporary Retail Permit - Liquor, Wine, Beer & Cider, Rest) **Committee recommended APPROVAL with conditions (Stipulations more signatures with addresses).**

The Committee recommended approval with conditions. (Stipulations more signatures with addresses).

The Committee voted unanimously to approve the application.

The Board Members voted to support the recommendation to **APPROVE** the application.

The Vote was: 36 "YES"; 0 "NO"; 0 "Abstentions".

11. Isola Sessions LLC, 361 Metropolitan Ave, (New Application and Temporary Retail Permit - Liquor, Wine, Beer & Cider, Bar/Tavern) **Committee recommended DENIAL the applicant did not show.**

The Committee recommended denying the application.

The Committee voted unanimously to deny the application.

The Board Members voted to support the recommendation to **DENY** the application.

The Vote was: 36 "YES"; 0 "NO"; 0 "Abstentions".

12. McCarren Park House LLC, DBA McCarren Parkhouse, 855 Lorimer Street, (Alteration - Liquor, Wine, Beer & Cider, Bar/Tavern) **Committee recommended DENIAL the applicant did not show.**

The Committee recommended denying the application.

The Committee voted unanimously to deny the application.

The Board Members voted to support the recommendation to **DENY** the application.

The Vote was: 36 "YES"; 0 "NO"; 0 "Abstentions".

13. Meyerbrau LLC, DBA Eckhart Beer Company 545 Johnson Ave. (New Application and Temporary Retail Permit - Liquor, Wine, Beer & Cider, Rest) **Committee recommended DENIAL the applicant did not show.**

The Committee recommended denying the application.

The Committee voted unanimously to deny the application.

The Board Members voted to support the recommendation to **DENY** the application.

The Vote was: 36 "YES"; 0 "NO"; 0 "Abstentions".

14. Redds Tavern Inc, 511 Grand Street, (Corporate Change - Liquor, Wine, Beer & Cider, Bar) **Committee Recommended APPROVAL.**

The Committee recommends approval.

The Committee voted unanimously to approve the application.

The Board Members voted to support the recommendation to **APPROVE** the application.

The Vote was: 36 "YES"; 0 "NO"; 0 "Abstentions".

15. Republic Bar and Lounge Inc, DBA Republic Latin Fusion, 470 Driggs Avenue, (Method of Operation, Rest) **Committee recommended DENIAL the applicant did not show.**

The Committee recommended denying the application.

The Committee voted unanimously to deny the application.

The Board Members voted to support the recommendation to **DENY** the application.

The Vote was: 36 "YES"; 0 "NO"; 0 "Abstentions".

16. Saint Jane LLC, 312 Leonard Street, (New Application and Temporary Retail Permit - Liquor, Wine, Beer & Cider, Rest) **Committee recommended DENIAL the applicant did not show.**

The Committee recommended denying the application.

The Committee voted unanimously to deny the application.

The Board Members voted to support the recommendation to **DENY** the application.

The Vote was: 36 "YES"; 0 "NO"; 0 "Abstentions".

17. Salka Food LLC, DBA Copper Mug Coffee, 131 N 4th Street, (New Application - Wine/Beer/Cider, Rest) **Committee Recommended APPROVAL.**

The Committee recommends approval.

The Committee voted unanimously to approve the application.

The Board Members voted to support the recommendation to **APPROVE** the application.

The Vote was: 36 "YES"; 0 "NO"; 0 "Abstentions".

18. Sapporo Ichiban Sushi, Inc. 622 Manhattan Ave. (New Application and Temporary Retail Permit - Wine/Beer/Cider, Rest) **Committee Recommended APPROVAL.**

The Committee recommends approval.

The Committee voted unanimously to approve the application.

The Board Members voted to support the recommendation to **APPROVE** the application.

The Vote was: 36 "YES"; 0 "NO"; 0 "Abstentions".

19. Titi's Empanada's Inc, DBA Titi's Empanadas, 160 Havemeyer Street, (New Application, Wine, Beer & Cider, Rest) **Committee recommended DENIAL the applicant did not show.**
The Committee recommended denying the application.
The Committee voted unanimously to deny the application.
The Board Members voted to support the recommendation to **DENY** the application.
The Vote was: 36 "YES"; 0 "NO"; 0 "Abstentions".
20. TVC15 LLC, DBA Gabriela 90 Wythe Ave, (Alteration - Liquor, Wine, Beer & Cider, Bar/Tavern) **Committee Recommended APPROVAL.**
The Committee recommends approval.
The Committee voted unanimously to approve the application.
The Board Members voted to support the recommendation to **APPROVE** the application.
The Vote was: 36 "YES"; 0 "NO"; 0 "Abstentions".
21. William Vale Hotel, 45-59 Wythe a/k/a, 114 N. 13th Street, (New Application and Temporary Retail Permit - Liquor, Wine, Beer & Cider, Hotel Rest) **Committee recommended DENIAL the applicant did not show.**
The Committee recommended denying the application.
The Committee voted unanimously to deny the application.
The Board Members voted to support the recommendation to **DENY** the application.
The Vote was: 36 "YES"; 0 "NO"; 0 "Abstentions".

RENEWAL

1. 64 Dobbin Street Corp, DBA Dobbin Street, 64 Dobbin Street, (Renewal - Liquor, Wine, Beer & Cider, Catering)
2. 644 Driggs Ave LLC, DBA Woodhul Wine Bar, 644 Driggs Ave, (Renewal - Liquor, Wine, Beer & Cider, Bar)
3. Alula Café Inc, DBA Alula Cafe, 252 Franklin Street, Store 1R, (Renewal - Wine/Beer/Cider, Bar/Tavern)
4. Angel Van Corp, DBA L Ange Noir Café, 247 Varet Street, (Renewal - Liquor, Wine, Beer & Cider, Rest)
5. Bamontes Restaurant Corp, 32 Withers Street, (Renewal - Liquor, Wine, Beer & Cider, Rest)
6. Baoburg Inc, DBA Baoburg, 614 Manhattan Ave, (Renewal - Liquor, Wine, Beer & Cider, Rest)
7. Berry Street Associates LLC, DBA Gran Torino, 131 Berry Street (Renewal - Liquor, Wine, Beer & Cider, Rest)
8. Black Squirrel Crew LLC, DBA Mika, 25 29Thames Street, (Renewal - Wine/Beer/Cider, Bar)
9. Cactus and Co BK LLC, DBA XOLO, 21 Dunham Place, (Renewal - Liquor, Wine, Beer & Cider, Rest)
10. Chingoo Restaurant Corp, 373 Graham Ave, (Renewal - Wine/Beer/Cider, Rest)
11. DOC Wine Bar 1st Ave Inc. DBA DOC Wine Bar, 83 N 7th Street, (Renewal - Liquor, Wine, Beer & Cider, Rest)

12. Domino Park F&B Management LLC, DBA Tacocina, 292 Kent Ave a/k/a 25 River Street, (Renewal - Liquor, Wine, Beer & Cider, Rest)
13. Eris Evolution LLC, 167 Graham Ave, (Renewal - Liquor, Wine, Beer & Cider, Bar/Tavern)
14. Eta 125 Corp DBA Mugs Ale House, 125 Bedford Ave, (Renewal - Liquor, Wine, Beer & Cider, Rest)
15. Gusto Latino Café 1 Corp, 583 Driggs Ave, (Renewal - Wine/Beer/Cider, Rest)
16. Hand Stuff LLC, DBA Nicky's Unisex, 90 S 4th Street, (Renewal - Liquor, Wine, Beer & Cider, Bar/Tavern)
17. Howard Project LLC, DBA Le Fanfare, 1103 Manhattan Ave (Renewal - Liquor, Wine, Beer & Cider, Rest)
18. Jemanya Corp DBA Favela, 57 South 5th Street a/k/a 404 Wythe Avenue, (Renewal - Liquor, Wine, Beer & Cider, Rest)
19. Kanahashi Inc, Kanahashi, 981 Manhattan Ave, (Renewal - Liquor, Wine, Beer & Cider, Rest)
20. La Locanda Inc, 432 Graham Avenue, (Renewal - Liquor, Wine, Beer & Cider, Rest)
21. Mighty Diamond Restaurant Corp, DBA Mother's, 347 Graham Ave, (Renewal - Liquor, Wine, Beer & Cider, Rest)
22. New Esquina del Sabor Corp, DBA New Esquina del Sabor, 572 Grand Street, (Renewal - Liquor, Wine, Beer & Cider, Rest)
23. Nights & Weekends BK Corp, DBA Good Bar, 627 - 631 Manhattan Ave, (Renewal - Liquor, Wine, Beer & Cider, Rest)
24. Pink Metal LLC, DBA Pink Metal, 253 Bushwick Ave, South Store, (Renewal - Liquor, Wine, Beer & Cider, Rest)
25. Santiago & Arlo Corp. DBA Friducha Mexican Restaurant, 946 Manhattan Ave, (Renewal - Liquor, Wine, Beer & Cider, Rest)
26. Tabemen Inc, DBA Wanpaku, 621 Manhattan Ave, (Renewal - Liquor, Wine, Beer & Cider, Rest)
27. Traif LLC, DBA Traif, 229 South 4th Street, (Renewal - Liquor, Wine, Beer & Cider, Rest)
28. Uncle Thien Hospitality LLC, DBA Di An Di, 68 Greenpoint Ave, (Renewal - Liquor, Wine, Beer & Cider, Rest)

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

The board members voted to support the **APPROVAL OF THE RENEWALS**.

The vote was as follows: 36 "Yes"; 0 "No"; 0 "Abstentions."

ITEMS PREVIOUSLY POSTPONED

1. Threes Operations LLC, DBA, Threes Brewing, 113 Franklin St, (New Application and Temporary Retail Permit, Liquor Wine, Beer & Cider, Bar / Tavern) **Committee recommended DENIAL the applicant did not show.**

The Committee recommended denying the application.

The Committee voted unanimously to deny the application.

The Board Members voted to support the recommendation to **DENY** the application.

The Vote was: 36 "YES"; 0 "NO"; 0 "Abstentions".

2. Unknown Baths LLC, DBA, Bathhouse, 103 North 10th St, (New Application and Temporary Retail Permit, Liquor Wine, Beer & Cider, Rest) **Committee recommended APPROVAL with conditions (Stipulations worked with the neighbors, 5 YES, 2 AGAINST).**

The Committee recommended approval with conditions. (Stipulations worked with the neighbors, 5 YES, 2 AGAINST).

The Committee voted unanimously to approve the application.

The Board Members voted to support the recommendation to **APPROVE** the application.

The Vote was: 36 "YES"; 0 "NO"; 0 "Abstentions".

3. Atium LLC, DBA N/A, 55 Meadow Street (New Application, Liquor, Wine, Beer & Cider, Night Club) **Committee recommended APPROVAL with conditions (Stipulations liquor license till 3:00 AM).**

The Committee recommended approval with conditions. (Stipulations liquor license till 3:00 AM).

The Committee voted unanimously to approve the application.

The Board Members voted to support the recommendation to **APPROVE** the application.

The Vote was: 36 "YES"; 0 "NO"; 0 "Abstentions".

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

WHEN: Monday, June 24, 2024
TIME: 6:30 PM (Meeting will end at 9:00 PM)
WHERE: CB1 District Office, 435 Graham Ave.
(Corner of Frost St.)
Brooklyn, NY. 11211

Working for a Better Williamsburg-Greenpoint.

Sincerely,



Dealice Fuller
Chairperson



COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

FAX: (718) 389-0098

Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyncb1

ANTONIO REYNOSO
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER
FIRST VICE-CHAIRMAN

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VACANT
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RECORDING SECRETARY

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MEMBER-AT-LARGE

DEALICE FULLER
CHAIRPERSON

JOHANA PULGARIN
DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

May 20, 2024

Hon. Jennifer Gutierrez
Council Member District 34
244 Union Avenue
Brooklyn, NY 11211

RE: Developers Pre-certification Presentation

Dear Council Member Gutierrez:

Please be advised that at the regular meeting of Community Board No.1 held on May 14, 2024, the board members reviewed the attached report from the Land Use, ULURP Committee.

The Board Members unanimously voted to support sending this letter requesting your proactive support in our desire to have developers give a pre-certification presentation to the Land Use / Landmarks Committee, in order to give the committee and the Full Board advance notice of the proposed development, and to give us and the developers more negotiation time.

The vote was as follows: 34 "YES"; 0 "NO"; 0 "ABSTENTIONS".

Working for a Better Williamsburg-Greenpoint.

Sincerely,

Dealice Fuller
Chairperson



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BROOKLYN BOROUGH PRESIDENT



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SONIA IGLESIAS
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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

May 20, 2024

Hon. Lincoln Restler
Council Member District 33
410 Atlantic Avenue
Brooklyn, NY 11217

RE: Developers Pre-certification Presentation

Dear Council Member Restler:

Please be advised that at the regular meeting of Community Board No.1 held on May 14, 2024, the board members reviewed the attached report from the Land Use, ULURP Committee.

The Board Members unanimously voted to support sending this letter requesting your proactive support in our desire to have developers give a pre-certification presentation to the Land Use / Landmarks Committee, in order to give the committee and the Full Board advance notice of the proposed development, and to give us and the developers more negotiation time.

The vote was as follows: 34 "YES"; 0 "NO"; 0 "ABSTENTIONS".

Working for a Better Williamsburg-Greenpoint.

Sincerely,

Dealice Fuller
Chairperson



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BROOKLYN BOROUGH PRESIDENT



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JOHANA PULGARIN
DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

May 20, 2024

Managing Director David Lombino
Brooklyn Office
Two Trees Management Co. LLC
45 Main Street, 12th Floor
Brooklyn, NY 11201

RE: Two Trees Management Co. LLC.

Dear Managing Director Lombino:

At the regular meeting of Brooklyn Community Board No. 1, held the evening of May 14, 2024, the board members received a report from the Housing & Public Housing Committee (report is attached). Please be advised that the board members voted to support sending this letter.

The Board Members would like to express their gratitude to Two Trees Management Co. LLC. for their report provided to us and for expressing their concern about the new housing percentage that we will receive.

The Board Members also propose that Two Trees Management Co. LLC, hold a meeting with other development companies that build housing in our community so that they can support Community Board # 1 in maintaining the 50% preference for our community.

The vote was as follows: 34 "YES"; 1 "NO"; 0 "ABSTENTIONS".

Working for Safer Williamsburg and Greenpoint.

Sincerely,

Dealice Fuller
Chairperson



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FINANCIAL SECRETARY

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CHAIRPERSON

GERALD A. ESPOSITO
DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

May 20, 2024

Commissioner David Do
NYC TLC
33 Beaver Street
New York, NY 10004

RE: LICENSE # B02839

Dear Commissioner Do:

At Brooklyn Community Board No. 1's regular meeting held on May 14, 2024; the Transportation Committee submitted a written report (attached). The committee has recommended support for the license renewal of TLC base license, **Yerushalayim Car & Limo Inc.** Located at 343 Roebling Street, Brooklyn, NY. 11211. NYC TLC License B02839. Please be advised that the CB#1 board members voted to support the recommendation to approve the license renewal.

The vote of the board was as follows: 33 "YES"; 0 "NO"; 1 "ABSTENTIONS".

Working for a Better Williamsburg-Greenpoint.

Sincerely,

Dealice Fuller
Chairperson



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DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

May 16, 2024

Inspector Sylvester Ge
Commanding Officer, Highway Patrol
New York City Police Department
1 Police Plaza
New York, New York 10038

Captain Joseph J. Wernersbach
Commanding Officer, 90th Pct
New York City Police Department
211 Union Avenue
Brooklyn, New York 11211

District Attorney Eric Gonzalez
350 Jay Street
Brooklyn, New York 11201

RE: Inquiry – Status of Traffic Fatality

Dear Inspector Ge, Captain Wernersbach and District Attorney Gonzalez,

At the regular meeting of Brooklyn Community Board No. 1, held the evening of May 14, 2024, at 211 Ainslie St, the Board Members received a report from the Transportation Committee (report is attached). Please be advised that the board members voted to support sending this letter.

CB# 1 seeks an update regarding the status of the investigation into the traffic fatality of:

- Yitel Werzberger: April 16, 2024, at the corner of Wallabout & Wythe Avenue.

The vote was as follows: 33 “YES”; 0 “NO”; 0 “ABSTENTIONS”.

Working for a Safer Williamsburg-Greenpoint.

Sincerely,

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

Dealice Fuller
Chairperson

cc: Council Member Jennifer Gutierrez
Council Member Lincoln Restler
Brooklyn Borough President Antonio Reynoso
NYC DOT Brooklyn Borough Commissioner Keith Bray



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HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

May 20, 2024

President & CEO Lindsay Greene
Brooklyn Navy Yard
Building 77
141 Flushing Ave. Suite 801
Brooklyn, NY 11205

RE: Objection to the operation at Building 293

Dear CEO Greene:

At the regular meeting of Brooklyn Community Board No. 1, held the evening of May 14, 2024, the board members received a report from the Transportation Committee (report is attached). Please be advised that the board members voted to support sending this letter.

The Board Members voted to send this letter to express our objection to the operations at Building 293 (293 Broadway Group LTD) and any plans to grant the location permanent event space status without a proper security transportation plan.

The vote was as follows: 33 "YES"; 0 "NO"; 1 "ABSTENTIONS".

Working for Safer Williamsburg and Greenpoint.

Sincerely,

Dealice Fuller
Chairperson



COMMUNITY BOARD No. 1

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COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

May 20, 2024

Commissioner Reda Shehata
Brooklyn Office
NYC Department of Buildings
345 Adams Street, 3rd Floor
Brooklyn, NY 11201

RE: 19 Debevoise St. Revocable Consent Approval

Dear Commissioner, Shehata:

At the regular meeting of Brooklyn Community Board No. 1, held the evening of May 14, 2024, the board members received a report from the Transportation Committee (report is attached). Please be advised that the board members voted to support sending this letter.

The Board Members voted to send this letter to approve the Revocable Consent request at 19 Debevoise Street by the petitioner; Greenpoint Hospital Shelter Housing Development Fund Corporation; Block: 2885, Lot: L35.

The vote was as follows: 33 "YES"; 0 "NO"; 1 "ABSTENTIONS".

Working for Safer Williamsburg and Greenpoint.

Sincerely,

Dealice Fuller
Chairperson



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COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

May 20, 2024

Project Manager Ting-Hsin Wang
Office of Cityscape & Franchises
NYC Department of Transportation
16 Court Street
Brooklyn, NY 11241

RE: 19 Debevoise St. Revocable Consent Approval

Dear Ms. Wang:

At the regular meeting of Brooklyn Community Board No. 1, held the evening of May 14, 2024, the board members received a report from the Transportation Committee (report is attached). Please be advised that the board members voted to support sending this letter.

The Board Members voted to send this letter to approve the Revocable Consent request at 19 Debevoise Street by the petitioner; Greenpoint Hospital Shelter Housing Development Fund Corporation; Block: 2885, Lot: L35.

The vote was as follows: 33 "YES"; 0 "NO"; 1 "ABSTENTIONS".

Working for Safer Williamsburg and Greenpoint.

Sincerely,

Dealice Fuller
Chairperson



COMMUNITY BOARD No. 1

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COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

May 15, 2024

The Honorable Jennifer Gutierrez
34th District Council Member, New York City Council
250 Broadway
Suite 1883
New York, New York 10007

**RE: Street Co-Naming Honoring
Boricua College Way (Corner of
Broadway and Graham Ave)**

Dear Council Member Gutierrez,

At the regular meeting of Brooklyn Community Board No. 1, held the evening of May 14, 2024, the Board Members received a report from the Transportation Committee (report is attached). Please be advised that the Board Members voted to support sending this letter.

The vote was as follows: 33 "YES"; 0 "NO"; 1 "ABSTENTIONS".

Brooklyn Community Board No. 1 supports the co-naming of the corner of Broadway and Graham Avenue, honoring Boricua College Way for its 50th Anniversary serving the Community.

Working for a Better Williamsburg-Greenpoint.

Sincerely,

Dealice Fuller
Chairperson

cc: Brooklyn Borough President Antonio Reynoso
NYC DOT Brooklyn Borough Commissioner Keith Bray



COMMUNITY BOARD No. 1

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COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

May 20, 2024

Commissioner Jessica Tisch
Brooklyn Office
NYC Department of Sanitation (DSNY)
59 Maiden Lane, 5th Floor
New York, NY 10038

**RE: Alternative Side Parking Changes for
McGuinness Boulevard**

Dear Commissioner, Tisch:

At the regular meeting of Brooklyn Community Board No. 1, held the evening of May 14, 2024, the board members received a report from the Transportation Committee (report is attached). Please be advised that the board members voted to support sending this letter.

The Board Members voted to send this letter to deny Alternative side Parking Changes for McGuinness Blvd, between Clay & Ash streets, from night cleaning to day cleaning.

The vote was as follows: 33 "YES"; 0 "NO"; 1 "ABSTENTIONS".

Working for Safer Williamsburg and Greenpoint.

Sincerely,

Dealice Fuller
Chairperson



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DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

June 3, 2024

Commissioner Keith Bray
Brooklyn Office
NYC Department of Transportation
16 Court Street
Brooklyn, NY 11241

**RE: Work Plan Request for
McGuinness Blvd.**

Dear Commissioner Bray:

At the regular meeting of Brooklyn Community Board No. 1, held the evening of May 14, 2024, the board members received a report from the Transportation Committee (report is attached). Please be advised that the board members voted to support sending this letter.

The vote was as follows: 33 "YES"; 0 "NO"; 1 "ABSTENTIONS".

Constituents continue to raise concerns about the safety and operations of McGuinness Boulevard north of Calyer Street. The experiences reported reflect that vehicle speeds have not decreased, parking is more difficult (McGuinness is not used for parking), the bike lane is repeatedly blocked by cars and trucks, local businesses do not have the spaces for loading that are needed, and there is a general sense of confusion around the design of the street.

The DOT and City Hall most recently announced last fall that the DOT's design including a permanent reduction in travel lanes, also known as Plan B, would be implemented on McGuinness

Blvd south of Calyer in the Spring of 2024. To date, the community is still in the dark on what DOT plans to accomplish on McGuinness Blvd before the end of this year's marking season.

In addition, MTA's work this summer on the G Train has necessitated McGuinness Blvd to be used for its shuttle bus service. This plan only raises concerns that the promised work to complete the McGuinness Blvd this year may be further delayed. Therefore, we request that you include information on how this will impact the planned completion of the work on McGuinness Blvd.

In the last 10 years McGuinness Blvd has seen 1,690 total crashes with 411 injuries (46 cyclists, 67 pedestrians, 298 motorists) and 2 deaths. That's a crash on average every other day and an injury that is serious enough to cause a police report every 8 days. Last month, footage was released of a violent crash at McGuinness's busiest pedestrian intersection - at Nassau Ave - that sent an SUV crashing into a building. The dangers of McGuinness Blvd are indisputable and safety work needs to be implemented before our community suffers further injury.

We look forward to a timely and thorough response from your team on project schedule for the remainder of the year, and any changes to the current plan.

Working for Safer Williamsburg and Greenpoint.

Sincerely,

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

Dealice Fuller
Chairperson

cc: Council Member Jennifer Gutierrez
Council Member Lincoln Restler
Brooklyn Borough President Antonio Reynoso
DOT Commissioner Ydanis Rodriguez