



COMMUNITY BOARD No. 1

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HON. ANTONIO REYNOSO
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HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

September 10, 2026

**COMBINED PUBLIC HEARING
AND BOARD MEETING
211 AINSLIE STREET
SEPTEMBER 8, 2026**

PUBLIC HEARING

ROLL CALL

The meeting was called to order at 6:16 PM by Chair Fuller. There were 27 members who answered the call.

1. **PRESENTATION NYC PARKS UPDATE ON METROPOLITAN POOL:**
Representatives from Public Programs and Construction Division from NYC Parks will provide an update on the work status at the Metropolitan Pool, located at 261 Bedford Avenue. Presenter, NYC Parks, Brooklyn Commissioner Martin Maher. **15 Minutes.**
2. **PRESENTATION MTA WEEKEND SERVICE CHANGE AT MARCY AVENUE:**
The MTA will conduct switch work at Marcy Avenue beginning in mid-October, requiring weekend service changes. MTA representatives will provide an overview of the planned work and anticipated service changes. Presenter: Flynn Megan, NYCT MTA Assistant Director, Government & Community Relations. **10 Minutes.**
3. **PRESENTATION GREEN STREET MUSIC & ARTS LLC, DBA PENDING, 259-277 GREEN STREET:** Green Street Music & Arts LLC, DBA Pending, 259-277 Green Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Venue for the Arts, Live Music: Various, Patron Dancing, Rooftop, Garden/Grounds) This venue will have a capacity of more than 200 patrons. Referred by Mr. Arthur Dybanowski, Chair of the SLA Review & DCA Committee. Presenter: Adrianna Golovatii, Attorney. **5 Minutes.** Applicant requested to present at the next Full Board Meeting on October 13, 2026.

4. **PRESENTATION 184 N 8 LLC, DBA TBD, 184 NORTH 8TH STREET:** 184 N 8 LLC, DBA TBD, 184 North 8th Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern, Live Music: Small Performances, ~1-5 musicians, Patron Dancing, Bakery) 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 Bookman and Phil Dorn, Attorneys. **5 Minutes.**
5. **PRESENTATION RIVER STREET HOSPITALITY LLC AND DOMINO REFINERY LLC, DBA TBD, 300 KENT AVENUE:** River Street Hospitality LLC and Domino Refinery LLC, DBA TBD, 300 Kent Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Cabaret (Musical or Other Entertainment with 600 or More Patron Capacity), Live Music: All Types, Patron Dancing, Third Party Promoters, Patio or Deck) 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 Bookman and Phil Dorn, Attorneys. **5 Minutes.**
6. **COMMENTS ON THE PRELIMINARY BUDGET FISCAL YEAR 2028:** Comments to be received regarding Expense/Capital Budget Priorities for Fiscal Year 2028 and Service Program Priorities. Presenter Mr. Lloyd Feng, Chair – Capital Budget Committee. **No Comments Received.**
7. **PRESENTATION DOT ON THE DRIGGS AVENUE & MCGOLRICK PARK IMPROVEMENTS:** The NYC Department of Transportation (DOT) is proposing additional improvements to benefit the Driggs Ave and McGolrick Park and PS110 communities. These proposals include the redirection of traffic away from the core areas to encourage local road use only, thereby creating a quieter and safer neighborhood. Additional slip lane closures are also proposed as are various standard NYC DOT treatments throughout. Presenter, NYC DOT Senior Project Manager, Melina Lawrence. **15 Minutes. ***FOR INFORMATIONAL PURPOSES ONLY—NO VOTE FROM COMMUNITY BOARD 1 IS REQUIRED.*****
8. **DOT DINING OUT NYC PERMIT APPLICATIONS**
 1. Balera, 422 Graham Ave. App # 20260528030002
 2. Chama Mama, 113 Franklin St. App # 20260615030001
 3. Gloria, 544 Union Ave. App # 20260528030001
 4. My Friend Duke, 90 South 4th St. App # 20260518030001
 5. My Friend Duke, 90 South 4th St. App # 20260518030002
 6. Pine Box Rock Shop, 12 Grattan St. App # 20260414030001
 7. Shiki NYC LLC, DBA Lingo, 27 Greenpoint Ave. App # 20260703030001
9. **LIQUOR LICENSES**
NEW

1. 76 Ainslie OPCO LLC, DBA Ainslie, 76 Ainslie Street, (Method of Operation, Liquor, Wine, Beer & Cider, Rest, Dancing, Rooftop, Sidewalk Cafe)
2. 76 Bushwick, LLC, DBA TFS Burger Works, 76 Bushwick Avenue, (New Application, Wine, Beer & Cider, Rest, Garden/Grounds, Sidewalk Cafe)
3. 148 Noble Restaurant LLC, DBA Pending, 148 Noble Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest, Sidewalk Cafe)
4. 180 Grammi LLC, 326 Graham Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
5. 184 N 8 LLC, DBA TBD, 184 North 8th Street, (New Application, Liquor, Wine, Beer & Cider, Bar/Tavern, Live Music: Small Performances, ~1-5 Musicians, Patron Dancing, Bakery)
6. 211 Reserve LLC, DBA Lovebirds, 211 Nassau Avenue, (Class Change, Liquor, Wine, Beer & Cider, Bar/Tavern, Sidewalk Cafe, DOT Roadway Seating)
7. 290 Meserole Bar Corp., DBA La Sala, 290 Meserole Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern, Live Music: Acoustic Music, Patron Dancing)
8. 315 Meserole Restaurant LLC, DBA Lohi, 315 Meserole Street, 3rd Floor & Rooftop, (Corporate Change, Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern, Rooftop)
9. 658 Driggs Fontainhas LLC, 658 Driggs Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
10. Ando Ando Inc., DBA Ando Patisserie, 174 Conselyea Street, (New Application, Wine, Beer & Cider, Rest)
11. Ants Coffee Williamsburg LLC, 102A-102B Broadway, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern)
12. Ar3na LLC, DBA Loft Story, 748 Manhattan Avenue, (New Application, Liquor, Wine, Beer & Cider, Catering Facility (Private Events Only), Live Music: Bands, Jazz, Rooftop)
13. Atium LLC, DBA Refuge, 55 Meadow Street, (Method of Operation, Liquor, Wine, Beer & Cider, Bar/Tavern, Patio or Deck)
14. Bread & Spread Williamsburg LLC, DBA Bread & Spread, 485 Lorimer Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest, Counter Service)
15. Brooklyn Burj 786 Corp., 327 Stagg Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern, Live Music: Small Bands, Patron Dancing, Rooftop)
16. Chrome 101, Inc., 40 Marcy Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern, Patio or Deck)
17. Chrome Williamsburg Inc., DBA Chrome Williamsburg, 525 Grand Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
18. FC Imports Inc., DBA Football Cafe, 21 Gardner Avenue, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern, Live Music, Patron Dancing)

19. GS Brooklyn LLC, DBA TBD, 34 North 6th Street AKA 44 North 6th Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
20. Hidden Dynasty LLC, DBA TBD, 60 North 11th Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest, Live Music: Cultural Performance Dance, Employee Dancing)
21. Jonathan Erickson GPP Hospitality LLC, DBA Idle Mind Tavern, 623 Manhattan Avenue, (Method of Operation, Liquor, Wine, Beer & Cider, Tavern, Live Music, Patron Dancing, Third Party Promoters)
22. Lady Pho Wsb LLC, 311 Bedford Avenue, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest)
23. Looove LLC, DBA Looove Annex, 238 North 12th Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Recreation Facility/Exhibition Hall, Live Music: Jazz and Improvisational Music, Primary Operation as Cafe & Retail Space)
24. Lucky Bamboo LLC, DBA Rose's R&R Bar, 457 Graham Avenue, (Method of Operation, Alteration, Liquor, Wine, Beer & Cider, Bar/Tavern, Video/Arcade Games, Backyard Seating Area)
25. Maceo Eagle Inc, 116 Havemeyer Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern)
26. Maceo Eagle Inc, 118-120 Havemeyer Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern)
27. Meeker Restaurant Corp., DBA Sunset Diner, 593 Meeker Avenue, Ground Floor Store, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
28. Meeker Restaurant Corp., DBA Sunset Diner, 593 Meeker Avenue, Ground Floor Store, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest)
29. Messy Crab, LLC, 1045 Flushing Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
30. Motek Williamsburg LLC, DBA Pending, 168-170 Wythe Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest, DOT Sidewalk Cafe & Roadway Cafe)
31. Mythily NYC LLC, DBA Mythily, 129 Havemeyer Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest, Sidewalk Cafe, Roadway Seating)
32. Nagi Group Inc, DBA Sushi Nagi, 158 Bedford Avenue, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern, Japanese Omakase)
33. Nowon Lic LLC, DBA TBD, 639 Lorimer Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern, Sidewalk Cafe)
34. Parkside Hospitality LLC, DBA Gloria, 544 Union Avenue, Unit 6, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest)
35. Patricia Drive LLC, 1059 Flushing Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)

36. The Guild of Liquidus Intent LLC, DBA Pine Box Rock Shop, 12 Grattan Street, (Method of Operation, Alteration, Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern, Live Music)
37. The Little Bookshop LLC, 239 Bushwick Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern, Book Bar (Bookshop Themed Bar))
38. Thousand Sunny Inc, DBA Sad Young Boy, 14 Bushwick Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
39. Topsy Doc LLC, DBA Tenders, 318 Bedford Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
40. Wara Sushi Inc, 170 Freeman Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern, Sushi Omakase Restaurant)
41. We Out Here Cafe LLC, DBA Crossroads Cafe and Market/XRoads Cafe/Bar Bivio, 119 Knickerbocker Avenue AKA 1087 Flushing Avenue, Unit 121, (Class Change, Liquor, Wine, Beer & Cider, Rest, Live Music: Jazz/Varied, Poetry/Open Mic)
42. Wu Way LLC, DBA TBD, 145 Borinquen Place, Commercial Unit #3, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern)
43. X-Golf Brooklyn, LLC, 105 North 13th Street, (Corporate Change, Liquor, Wine, Beer & Cider, Bar/Tavern, Live Music: Non-amplified Music, Video/Arcade Games, Golf Simulator)
44. Zum Schneider Corp., 12 Franklin Street, (Request for Letter of No Objection, German Oktoberfest, Dates and Times: September 25th 5 – 10 P.M., September 26th 12 – 10 P.M., September 27th 12 – 8 P.M., October 1st 5 – 10 P.M., October 2nd 5 – 10 P.M., October 3rd 12 – 10 P.M., October 4th 12 – 8 P.M.)

SIDEWALK CAFÉ & ROADWAY CAFÉ:

1. 76 Ainslie OPCO LLC, DBA Ainslie, 76 Ainslie Street
2. Little Dokebi Inc, DBA Little Dokebi, 85 Driggs Avenue
3. Marlow Inc, DBA Diner, 85 Broadway
4. The Guild of Liquidus Intent LLC, DBA Pine Box Rock Shop, 12 Grattan Street

RENEWALS

1. 17 Meadow LLC, DBA The Meadows, 17 Meadow Street, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern, Live Music: Various Types)
2. 23 Meadow LLC, DBA The Monarch, 23 Meadow Street, (Renewal, Liquor, Wine, Beer & Cider, Event Space, Live Music: Various Types, Patron Dancing)
3. 211 Reserve LLC, DBA Lovebirds, 211 Nassau Avenue, (Renewal, Wine, Beer & Cider, Bar/Tavern, DOT Approved Sidewalk + Roadway Cafe)
4. 790 Metro Group Inc., DBA Easy Lover, 790 Metropolitan Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)

5. Anthony Petillo, DBA Brooklyn Safehouse, 120 Franklin Street, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
6. Abuzu Management Corp., DBA Big Wong Restaurant, 135 North 5th Street Suite B, (Renewal, Wine, Beer & Cider, Rest)
7. Area 53 LLC, DBA Area 53, 616 Scholes Street, (Renewal, Wine, Beer & Cider, Recreation Facility, Video/Arcade Games)
8. Barcade LLC, 388 Union Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern, Video/Arcade Games)
9. Best Restaurant Inc, DBA Suzume, 545 Lorimer Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
10. Brooklyn 24 Hrs LLC, DBA Kellogg's, 518 Metropolitan Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest, Patio or Deck)
11. Buns Rest Inc, DBA The Brooklyn Tree, 188 Montrose Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest, Roadway Seating)
12. Bushwick Beer Garden LLC, DBA Rebel Cafe & Garden, 2 Knickerbocker Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest, Yard)
13. China Boricua Inc., 108 Graham Avenue, (Renewal, Wine, Beer & Cider, Rest)
14. Ctrl-A-Concepts LLC, DBA Gator, 105 Norman Avenue, (Renewal, Wine, Beer & Cider, Rest)
15. Don Pancho Villa Restaurant LTD, 189 Borinquen Place, (Renewal, Liquor, Wine, Beer & Cider, Rest)
16. Enerugi Ramen & Co LLC, 1020 Manhattan Avenue, (Renewal, Wine, Beer & Cider, Rest)
17. FMW LLC, DBA Norwinds, 1041 Flushing Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern, Live Music, Rooftop, Garden/Grounds)
18. Frost 64 LLC, DBA Animal, 64 Frost Street, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern, Live Music: Acoustic, Bands, Patron Dancing, Patio or Deck)
19. Frozenbanana LLC, DBA The Palace, 206 Nassau Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern, Live Music, Patron Dancing)
20. Fuzzy Logic LLC, DBA Chino Grande, 253 Grand Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
21. GamerJohansson Inc, DBA DuckDuck Bar, 153 Montrose Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar)
22. Habanero Café Mexican Grill Inc., 715 Flushing Ave., (Renewal, Wine, Beer & Cider, Rest)
23. Ja Tack, DBA Aska, 47 South 5th Street, (Renewal, Liquor, Wine, Beer & Cider, Rest, Garden/Grounds)
24. Juicerie IV LLC, DBA The Butcher's Daughter, 271 Metropolitan Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest, Sidewalk Cafe)
25. Jupiter Disco LLC, DBA Jupiter Disco, 1237 Flushing Ave., (Renewal, Liquor, Wine, Beer & Cider, Rest, Bar/Tavern)

26. Kokomo Restaurant LLC, DBA Same, 65 Kent Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest, Live Music: Acoustic, Patron Dancing, Sidewalk Cafe)
27. Lab Restaurant Inc, DBA Mido Omakase Room, 221 South 1st Street Unit East Store, (Renewal, Wine, Beer & Cider, Rest)
28. Loop De Lou Production Corp, DBA Union Pool, 484-486 Union Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern, Live Music: Jazz, Indie, Rock)
29. Maison Provence Corp, 52 Havemeyer Street, (Renewal, Wine, Beer & Cider, Rest)
30. Mister Blue LLC, DBA The Exley, 520 Union Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern, Backyard)
31. Mori Restaurant Inc, DBA Iwak, 340 Grand Street, (Renewal, Wine, Beer & Cider, Rest)
32. Mr Jimbo Corporation, DBA El Santo Taqueria, 1053 Flushing Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest, Sidewalk Cafe, DOT Outdoor Dining)
33. Nlam Inc, DBA Mole Mexican Bar & Grill, 178 Kent Avenue, (Renewal, Liquor, Wine, Beer & Cider, Patio or Deck)
34. Oh Dumplings of Greenpoint Inc, 56 India Street, (Renewal, Wine, Beer & Cider, Rest)
35. Onysgrand Corp, DBA Mcondo 502, 502 Grand Street, (Renewal, Liquor, Wine, Beer & Cider, Rest, Sidewalk Cafe, DOT Outdoor Dining)
36. Palm Sunrise 53 LLC, DBA 53 Scott, 53 Scott Avenue, 5th and 6th Floor, (Renewal, Liquor, Wine, Beer & Cider, Catering Facility (Private Events Only), Patron Dancing, Rooftop)
37. Red Table Catering, DBA Thompson Brooke, 631 Grand Street, (Renewal, Liquor, Wine, Beer & Cider, Catering Establishment, Garden/Grounds)
38. Rich Mhasarn Inc, DBA Bang Bang Bangkok, 131 Grand Street, (Renewal, Wine, Beer & Cider, Rest)
39. Saint Ellie LLC, DBA Minnows, 167 Nassau Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
40. Scott Avenue Associates Inc., 154 Scott Avenue, Floor 5, (Renewal, Liquor, Wine, Beer & Cider, Club (Members Only Not-For-Profit), Live Music: All Types, Patron Dancing, Rooftop, Pool Deck)
41. Silo Brooklyn LLC, 90 Scott Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern, Live Music: Rock Bands, Acoustic, and Jazz, Patron Dancing)
42. Social House Cafe, LLC, DBA Social House Espresso Bar, 60 Broadway, (Renewal, Wine, Beer & Cider, Bar/Tavern)
43. Somewhere In New York LLC, DBA The Lot Radio Kiosk, 17 Nassau Avenue, (Renewal, Wine, Beer & Cider, Bar/Tavern, Backyard)
44. TCK Management Inc, DBA Pumps Exotic Dancing, 1089 Grand Street, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern, Exotic Dancing, Topless Entertainment)
45. TK Food Concepts LLC, DBA Salt & Charcoal, 171 Grand St., (Renewal, Liquor, Wine, Beer & Cider, Rest)

46. The Brew Inn Corp, 924 Manhattan Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
47. The Hoxton (Williamsburg) LLC; Boka Management Williamsburg LLC & 97th Avenue Brooklyn Management LLC, DBA The Hoxton Williamsburg, The Apartment, K'Far, Jaffa and Laser Wolf, 93-97 Wythe Avenue, (Renewal, Liquor, Wine, Beer & Cider, Hotel with Restaurant, Live Music: Light Jazz, Piano and Acoustic, Rooftop, Courtyard and 2nd Level Mezzanine)
48. The Monarch Theater LLC, DBA The Monarch Theatre, 146 Metropolitan Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest, Rooftop)
49. Tribicha Inc, DBA Pies 'N' Thighs, 66 South 4th Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
50. Tstreet LLC, 279 Grand Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
51. Tum Rub Corp., DBA The Am-Thai, 225 South 1st Street, (Renewal, Wine, Beer & Cider, Rest)
52. View Hospitality LLC, DBA Psaraki, 420 Kent Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest, Patio or Deck)
53. WVH Bar LLC, 94 North 13th Street, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)

10. **CANNABIS LICENSES:**

NEW

1. Eyespot Inc & 2 Spot Ventures Inc, 22 Frost Street, (Retail Dispensary)
OCMCAURD-2022-000684
2. Green of Five, DBA Pending, 685 Manhattan Avenue, (Retail Dispensary)
OCMRETL-2023-002057

RENEWAL

1. Heather Vega, DBA Pacha, 538 Johnson Avenue #112, (Microbusiness)
OCM-MICR-24-000204
2. Hybrid NYC LLC, DBA Gotham Williamsburg, 300 Kent Avenue, (Retail Dispensary)
OCM-CAURD-24-000206
3. Ronald Shen, DBA RNR Dispensary, 287 Harrison Place, (Retail Dispensary)
OCM-CAURD-25-000207

NAME CHANGE

1. Fignolecar Inc, 175 Grand Street, (Retail Dispensary, Removal of DBA Name)
OCM CAURD 2022-000443

BOARD MEETING

MOMENT OF SILENCE- Chair Fuller called for a moment of silence to honor the victims of September 11 and their families.

ROLL CALL – Chair Fuller requested a roll call 36 Members answered the call at 9:05 pm.

APPROVAL OF THE AGENDA- Chair Fuller requested approval of the agenda. Motion made by Ms. Iris Cabrera and seconded by Ms. Meryl LaBorde. The agenda was approved by all the members present.

APPROVAL OF THE MINUTES –Chair Fuller requested approval of the minutes from June 9, 2026

Motion made by Mr. Eric Bruzaitis and seconded by Ms. Bozena Kaminski. The Minutes of June 9, 2026, Board meeting were approved by the members present.

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

Rajeev Advani: Spoke in favor of SLA application River Street Hospitality LLC and Domino refinery LLC DBA, TBD, 300 Kent Avenue.

Emma DiMartini: Spoke against SLA application Topsy Doc LLC, DBA Tenders, 318 Bedford Avenue.

Mairead O’Connor: Spoke against SLA application Topsy Doc LLC, DBA Tenders, 318 Bedford Avenue.

Allie Carney: Spoke in favor of Cannabis application Green of Five, DBA Pending, 685 Manhattan Avenue.

Josh Roseman: Spoke in favor of Looove LLC, DBA Looove Annex, 238 North 12th Street.

Jane Pool: Spoke in favor of SLA application River Street Hospitality LLC and Domino refinery LLC DBA, TBD, 300 Kent Avenue.

Andy McDowell: Spoke about the Metropolitan Pool.

Isaac Clerencia: Spoke in support of presentation dot on the Driggs avenue & McGolrick park improvements.

Wendi Carlock: Spoke in support of presentation dot on the Driggs avenue & McGolrick park improvements.

Jordana Jacobs: Spoke in support of presentation dot on the Driggs avenue & McGolrick park improvements.

Harrison Borges: Spoke in support of presentation dot on the Driggs avenue & McGolrick park improvements.

Brent Bovenzi: Spoke in support of presentation dot on the Driggs avenue & McGolrick park improvements.

Bronwyn Breitner: Spoke in support of presentation dot on the Driggs avenue & McGolrick park improvements.

Aaron Kreiswirth: Spoke in support of presentation dot on the Driggs avenue & McGolrick park improvements.

Carla Yuen: Spoke in support of presentation dot on the Driggs avenue & McGolrick park improvements.

Kevin Costa: Spoke in support of presentation dot on the Driggs avenue & McGolrick park improvements.

Kaylie Abnez: Spoke in support of presentation dot on the Driggs avenue & McGolrick park improvements.

Sam Gehman: Spoke in support of presentation dot on the Driggs avenue & McGolrick park improvements.

Joseph Landis: Spoke in support of presentation dot on the Driggs avenue & McGolrick park improvements.

Vincent Valdman: Spoke in support of presentation dot on the Driggs avenue & McGolrick park improvements.

Christian Long: Spoke in support of presentation dot on the Driggs avenue & McGolrick park improvements.

Sheila McMenamin: Spoke in support of presentation dot on the Driggs avenue & McGolrick park improvements.

Ben Tweedy: Spoke in support of presentation dot on the Driggs avenue & McGolrick park improvements.

Otto Gomez: Spoke in support of presentation dot on the Driggs avenue & McGolrick park improvements.

Michael Murtha: Spoke in support of presentation dot on the Driggs avenue & McGolrick park improvements.

Cara White: Spoke in support of presentation dot on the Driggs avenue & McGolrick park improvements.

Kevin LaCherra: Spoke in support of presentation dot on the Driggs avenue & McGolrick park improvements.

Chris Roberti: Spoke in support of presentation dot on the Driggs avenue & McGolrick park improvements.

Katie Zwizk: Spoke in support of presentation dot on the Driggs avenue & McGolrick park improvements.

John Cornelly: Spoke Against of presentation dot on the Driggs avenue & McGolrick park improvements.

Michael Rochford from St. Nicks Alliance provided an update.

COMMITTEE REPORTS

LAND USE, ULURP, AND LANDMARKS [SUBCOMMITTEE] COMMITTEE – Mr. Ward Dennis, Committee Chair, report as written.

- Mr. Dennis requested a motion: In the matter of Landmarks Application – LPC DOCKET NO. LPC-26-05943 135 Broadway, the former Kings County Savings Bank building, an individual landmark. The application is to modify historic cast-iron balustrades, install new ADA ramp and new gates, installation of new doors at the secondary Bedford Avenue entrance, install new ADA door actuator and install new aluminum-clad wood windows on the upper floors. Presented by Michael Langwell, RAND Engineering.

WHEREAS

a) The application is part of the restoration of the balustrades and base of the building; b) The proposed ADA ramp will be installed behind the balustrade and will require removal of a minimal amount of historic fabric to provide access to the ramp; c) The concrete ramp and simple black-painted metal railings will be largely obscured behind the restored cast-iron balustrade; d) The granite step at the Bedford Avenue entrance will be reset at a new height; e) The proposed new doors will recall historic doors at this location; f) The proposed ADA actuator will require minimal penetrations through the historic granite; g) The proposed windows will match the profile and dimensions of the historic windows and require less maintenance than all-wood windows; h) The proposed windows will match the historic window color based on a paint analysis to be conducted; i) The proposed window muntins could provide a better match to the historic condition.

THEREFORE

The Committee recommends approval on the condition that the applicant restudy the proposed window muntins to better match the historic profile..

A motion was made by Ms. Bozena kaminski and seconded by Mr. Phil Caponegro.

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

Motion Carried.

- Mr. Dennis requested a motion: In the matter of 118 North 11th Street, the former Hecla Iron Works building, is an individual landmark. The application is to establish a master plan for painted wall signs to be installed on the secondary west elevation of the building. The master plan would be implemented by Colossal Media, a company based in CB1. Presented by Jonathan Airis, Colossal Media.

WHEREAS

- a) The master plan would allow installation of painted wall signs on an ongoing basis on the west facade;
- b) The area of the painted wall signs will be limited to 270 square feet and will be set back from the front of the building by 3’;
- c) The master plans conforms to LPC guidelines for signage master plans on similar landmarked buildings in manufacturing districts;
- d) The applicant provided precedents for historic painted wall signs on the Hecla Building;
- e) The applicant provided precedents for historic painted wall signs in Williamsburg;
- f) The applicant will remove graffiti on the west wall of the building and maintain the wall in sound condition for the duration of the lease.

THEREFORE

The Committee recommends approval.

A motion was made by Ms. Bozena kaminski and seconded by Mr. Phil Caponegro.

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

Motion Carried.

- Mr. Dennis requested a motion: In the matter of 123 Milton Street, a contributing building in the Greenpoint Historic District. The application is to construct a non-visible full-height second-story addition at the rear of the building and to replace the historic brick rear wall with a new stucco-clad metal-stud wall. Presented by Arnold Montag, RA and Raul Lara, AMPM Design.

Whereas

- a) The proposed second-story addition will not be visible from the public way;
- b) The proposed new rear wall will not be visible from the public way;
- c) The stucco finish for the rear wall will match the stucco finish installed on the adjacent building (121 Milton Street).

Therefore

The Committee recommends approval.

A motion was made by Ms. Bozena kaminski and seconded by Mr. Phil Caponegro.

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

Motion Carried.

- Mr. Dennis requested a motion: The Committee recommends that the Board send a letter to DCP noting our concerns that a) the ELURP provisions could incentivize applicants to limit projects to less than a 30% increase in floor area and thus result in less affordable housing, and therefore encourages DCP to carefully consider rules to avoid such risk avoidance;
and b) that while the purpose of the Charter revisions is to remove certain projects from the discretion of the City Council, the Committee was concerned that the ELURP process could allow applicants to ignore community concerns regarding issues such as appropriate unit sizes and therefore recommends that DCP carefully consider community input to the extent that it does not reduce overall production of affordable housing.

A motion was made by Ms. Bozena kaminski and seconded by Mr. Phil Caponegro.

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

Motion Carried.

SLA REVIEW COMMITTEE – Mr. Eric Bruzaitis, SLA Review & DCA Committee member, report as written.

- Mr. Bruzaitis requested a motion: to approve report as written.

A motion was made by Ms. Julia Foster and seconded by Ms. Meryl LaBorde.

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

Motion Carried.

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

- Mr. Chesler requested a motion: to recommend the board submit a letter to the NYC OER director and project manager regarding requests and concerning issues with the VCP at 1098 Manhattan Avenue: • Submit to the board and/or post the site document repository daily data reports. • OER should more properly address issues with work and site safety and health. • OER did not acknowledge all of the comments submitted from tenants related to the work on this site (only 3 were) and should. • Another channel of communication must be established for tenants who do not use computing devices. • The investigation report was too cavalier with reporting on the presence of

chromium, petroleum-related chemicals and hot spots. • Lack of attention is being focused on dust from the site entering apartments in neighboring buildings.

A motion was made by Mr. William Vega and seconded by Ms. Meryl LaBorde.

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

Motion Carried.

CHAIRPERSON’S REPORT – As written.

FIRST VICE-CHAIRPERSON’S REPORT – As written.

DISTRICT MANAGER’S REPORT – As written.

PARKS DEPARTMENT MINUTE – As written.

ANNOUNCEMENTS: ELECTED OFFICIALS

Councilmember Lincoln Restler: Provided an update.

Councilmember Jennifer Gutierrez: Provided an update.

Senator Kristen Gonzalez: Provided an update.

Daniel Wiley from Congressmember Nydia Velazquez’s Office provided an update.

Israel Alvarez from Brooklyn Borough President’s Office: Provided an update.

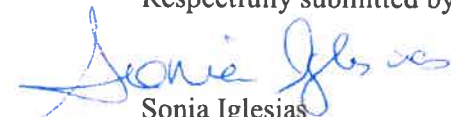
OLD BUSINESS:

NEW BUSINESS:

ADJOURNMENT

The meeting was adjourned at 9:32 pm.

Respectfully submitted by


Sonia Iglesias
Recording Secretary



COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

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HON. ANTONIO REYNOSO
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER
FIRST VICE-CHAIRMAN

DENNIS WARD
SECOND VICE-CHAIRPERSON

LLOYD FENG
THIRD VICE-CHAIRPERSON

DAVID HEIMLICH
FINANCIAL SECRETARY

SONIA IGLESIAS
RECORDING SECRETARY

ROSEMARY ESPINAL
MEMBER-AT-LARGE

DEALICE FULLER
CHAIRPERSON

JOHANA PULGARIN
DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

REVISED

August 21, 2026

COMBINED PUBLIC HEARING AND BOARD MEETING NOTICE

TO: Community Board Members and Residents
FROM: Dealice Fuller, Chairperson
RE: Scheduled Combined Public Hearing and Board Meeting
(26 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 --- SEPTEMBER 8, 2026
TIME: * 6:00 PM *****
WHERE: BORINQUEN PLAZA SENIOR CENTER
80 SIEGEL STREET
BROOKLYN, NY 11206

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

PUBLIC HEARING

AGENDA

1. **PRESENTATION NYC PARKS UPDATE ON METROPOLITAN POOL:**
Representatives from Public Programs and Construction Division from NYC Parks will

provide an update on the work status at the Metropolitan Pool, located at 261 Bedford Avenue. Presenter, NYC Parks, Brooklyn Commissioner Martin Maher. **15 Minutes.**

2. **PRESENTATION MTA WEEKEND SERVICE CHANGE AT MARCY AVENUE:** The MTA will conduct switch work at Marcy Avenue beginning in mid-October, requiring weekend service changes. MTA representatives will provide an overview of the planned work and anticipated service changes. Presenter: Flynn Megan, NYCT MTA Assistant Director, Government & Community Relations. **10 Minutes.**
3. ~~**PRESENTATION GREEN STREET MUSIC & ARTS LLC, DBA PENDING, 259-277 GREEN STREET:**~~ ~~Green Street Music & Arts LLC, DBA Pending, 259-277 Green Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Venue for the Arts, Live Music: Various, Patron Dancing, Rooftop, Garden/Grounds) This venue will have a capacity of more than 200 patrons. Referred by Mr. Arthur Dybanowski, Chair of the SLA Review & DCA Committee. Presenter: Adrianna Golovatii, Attorney. **5 Minutes.**~~
4. **PRESENTATION 184 N 8 LLC, DBA TBD, 184 NORTH 8TH STREET:** 184 N 8 LLC, DBA TBD, 184 North 8th Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern, Live Music: Small Performances, ~1-5 musicians, Patron Dancing, Bakery) 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 Bookman and Phil Dorn, Attorneys. **5 Minutes.**
5. **PRESENTATION RIVER STREET HOSPITALITY LLC AND DOMINO REFINERY LLC, DBA TBD, 300 KENT AVENUE:** River Street Hospitality LLC and Domino Refinery LLC, DBA TBD, 300 Kent Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Cabaret (Musical or Other Entertainment with 600 or More Patron Capacity), Live Music: All Types, Patron Dancing, Third Party Promoters, Patio or Deck) 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 Bookman and Phil Dorn, Attorneys. **5 Minutes.**
6. **COMMENTS ON THE PRELIMINARY BUDGET FISCAL YEAR 2028:** Comments to be received regarding Expense/Capital Budget Priorities for Fiscal Year 2028 and Service Program Priorities. Presenter Mr. Lloyd Feng, Chair – Capital Budget Committee.
7. **PRESENTATION DOT ON THE DRIGGS AVENUE & MCGOLRICK PARK IMPROVEMENTS:** The NYC Department of Transportation (DOT) is proposing additional improvements to benefit the Driggs Ave and McGolrick Park and PS110 communities. These proposals include the redirection of traffic away from the core areas to encourage local road use only, thereby creating a quieter and safer neighborhood. Additional slip lane closures are also proposed as are various standard NYC DOT treatments throughout. Presenter, NYC DOT Senior Project Manager, Melina Lawrence.

15 Minutes. *FOR INFORMATIONAL PURPOSES ONLY—NO VOTE FROM COMMUNITY BOARD 1 IS REQUIRED.*****

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

1. Balera, 422 Graham Ave. App # 20260528030002
2. Chama Mama, 113 Franklin St. App # 20260615030001
3. Gloria, 544 Union Ave. App # 20260528030001
4. My Friend Duke, 90 South 4th St. App # 20260518030001
5. My Friend Duke, 90 South 4th St. App # 20260518030002
6. Pine Box Rock Shop, 12 Grattan St. App # 20260414030001
7. Shiki NYC LLC, DBA Lingo, 27 Greenpoint Ave. App # 20260703030001

9. **LIQUOR LICENSES**

NEW

1. 76 Ainslie OPCO LLC, DBA Ainslie, 76 Ainslie Street, (Method of Operation, Liquor, Wine, Beer & Cider, Rest, Dancing, Rooftop, Sidewalk Cafe)
2. 76 Bushwick, LLC, DBA TFS Burger Works, 76 Bushwick Avenue, (New Application, Wine, Beer & Cider, Rest, Garden/Grounds, Sidewalk Cafe)
3. 148 Noble Restaurant LLC, DBA Pending, 148 Noble Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest, Sidewalk Cafe)
4. 180 Grammi LLC, 326 Graham Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
5. 184 N 8 LLC, DBA TBD, 184 North 8th Street, (New Application, Liquor, Wine, Beer & Cider, Bar/Tavern, Live Music: Small Performances, ~1-5 Musicians, Patron Dancing, Bakery)
6. 211 Reserve LLC, DBA Lovebirds, 211 Nassau Avenue, (Class Change, Liquor, Wine, Beer & Cider, Bar/Tavern, Sidewalk Cafe, DOT Roadway Seating)
7. 290 Meserole Bar Corp., DBA La Sala, 290 Meserole Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern, Live Music: Acoustic Music, Patron Dancing)
8. 315 Meserole Restaurant LLC, DBA Lohi, 315 Meserole Street, 3rd Floor & Rooftop, (Corporate Change, Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern, Rooftop)
9. 658 Driggs Fontainhas LLC, 658 Driggs Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
10. Ando Ando Inc., DBA Ando Patisserie, 174 Conselyea Street, (New Application, Wine, Beer & Cider, Rest)
11. Ants Coffee Williamsburg LLC, 102A-102B Broadway, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern)

12. Ar3na LLC, DBA Loft Story, 748 Manhattan Avenue, (New Application, Liquor, Wine, Beer & Cider, Catering Facility (Private Events Only), Live Music: Bands, Jazz, Rooftop)
13. Atium LLC, DBA Refuge, 55 Meadow Street, (Method of Operation, Liquor, Wine, Beer & Cider, Bar/Tavern, Patio or Deck)
14. Bread & Spread Williamsburg LLC, DBA Bread & Spread, 485 Lorimer Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest, Counter Service)
15. Brooklyn Burj 786 Corp., 327 Stagg Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern, Live Music: Small Bands, Patron Dancing, Rooftop)
16. Chrome 101, Inc., 40 Marcy Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern, Patio or Deck)
17. Chrome Williamsburg Inc., DBA Chrome Williamsburg, 525 Grand Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
18. FC Imports Inc., DBA Football Cafe, 21 Gardner Avenue, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern, Live Music, Patron Dancing)
19. GS Brooklyn LLC, DBA TBD, 34 North 6th Street AKA 44 North 6th Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
20. Hidden Dynasty LLC, DBA TBD, 60 North 11th Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest, Live Music: Cultural Performance Dance, Employee Dancing)
21. Jonathan Erickson GPP Hospitality LLC, DBA Idle Mind Tavern, 623 Manhattan Avenue, (Method of Operation, Liquor, Wine, Beer & Cider, Tavern, Live Music, Patron Dancing, Third Party Promoters)
22. Lady Pho Wsb LLC, 311 Bedford Avenue, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest)
23. Looove LLC, DBA Looove Annex, 238 North 12th Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Recreation Facility/Exhibition Hall, Live Music: Jazz and Improvisational Music, Primary Operation as Cafe & Retail Space)
24. Lucky Bamboo LLC, DBA Rose's R&R Bar, 457 Graham Avenue, (Method of Operation, Alteration, Liquor, Wine, Beer & Cider, Bar/Tavern, Video/Arcade Games, Backyard Seating Area)
25. Maceo Eagle Inc, 116 Havemeyer Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern)
26. Maceo Eagle Inc, 118-120 Havemeyer Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern)
27. Meeker Restaurant Corp., DBA Sunset Diner, 593 Meeker Avenue, Ground Floor Store, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)

28. Meeker Restaurant Corp., DBA Sunset Diner, 593 Meeker Avenue, Ground Floor Store, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest)
29. Messy Crab, LLC, 1045 Flushing Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
30. Motek Williamsburg LLC, DBA Pending, 168-170 Wythe Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest, DOT Sidewalk Cafe & Roadway Cafe)
31. Mythily NYC LLC, DBA Mythily, 129 Havemeyer Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest, Sidewalk Cafe, Roadway Seating)
32. Nagi Group Inc, DBA Sushi Nagi, 158 Bedford Avenue, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern, Japanese Omakase)
33. Nowon Lic LLC, DBA TBD, 639 Lorimer Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern, Sidewalk Cafe)
34. Parkside Hospitality LLC, DBA Gloria, 544 Union Avenue, Unit 6, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest)
35. Patricia Drive LLC, 1059 Flushing Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
36. The Guild of Liquidus Intent LLC, DBA Pine Box Rock Shop, 12 Grattan Street, (Method of Operation, Alteration, Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern, Live Music)
37. The Little Bookshop LLC, 239 Bushwick Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern, Book Bar (Bookshop Themed Bar))
38. Thousand Sunny Inc, DBA Sad Young Boy, 14 Bushwick Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
39. Tipsy Doc LLC, DBA Tenders, 318 Bedford Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
40. Wara Sushi Inc, 170 Freeman Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern, Sushi Omakase Restaurant)
41. We Out Here Cafe LLC, DBA Crossroads Cafe and Market/XRoads Cafe/Bar Bivio, 119 Knickerbocker Avenue AKA 1087 Flushing Avenue, Unit 121, (Class Change, Liquor, Wine, Beer & Cider, Rest, Live Music: Jazz/Varied, Poetry/Open Mic)
42. Wu Way LLC, DBA TBD, 145 Borinquen Place, Commercial Unit #3, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern)
43. X-Golf Brooklyn, LLC, 105 North 13th Street, (Corporate Change, Liquor, Wine, Beer & Cider, Bar/Tavern, Live Music: Non-amplified Music, Video/Arcade Games, Golf Simulator)
44. Zum Schneider Corp., 12 Franklin Street, (Request for Letter of No Objection, German Oktoberfest, Dates and Times: September 25th 5 – 10 P.M., September 26th 12 – 10 P.M., September 27th 12 – 8 P.M., October 1st 5 – 10 P.M., October 2nd 5 – 10 P.M., October 3rd 12 – 10 P.M., October 4th 12 – 8 P.M.)

SIDEWALK CAFÉ & ROADWAY CAFÉ:

1. 76 Ainslie OPCO LLC, DBA Ainslie, 76 Ainslie Street
2. Little Dokebi Inc, DBA Little Dokebi, 85 Driggs Avenue
3. Marlow Inc, DBA Diner, 85 Broadway
4. The Guild of Liquidus Intent LLC, DBA Pine Box Rock Shop, 12 Grattan Street

RENEWALS

1. 17 Meadow LLC, DBA The Meadows, 17 Meadow Street, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern, Live Music: Various Types)
2. 23 Meadow LLC, DBA The Monarch, 23 Meadow Street, (Renewal, Liquor, Wine, Beer & Cider, Event Space, Live Music: Various Types, Patron Dancing)
3. 211 Reserve LLC, DBA Lovebirds, 211 Nassau Avenue, (Renewal, Wine, Beer & Cider, Bar/Tavern, DOT Approved Sidewalk + Roadway Cafe)
4. 790 Metro Group Inc., DBA Easy Lover, 790 Metropolitan Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
5. Anthony Petillo, DBA Brooklyn Safehouse, 120 Franklin Street, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
6. Abuzu Management Corp., DBA Big Wong Restaurant, 135 North 5th Street Suite B, (Renewal, Wine, Beer & Cider, Rest)
7. Area 53 LLC, DBA Area 53, 616 Scholes Street, (Renewal, Wine, Beer & Cider, Recreation Facility, Video/Arcade Games)
8. Barcade LLC, 388 Union Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern, Video/Arcade Games)
9. Best Restaurant Inc, DBA Suzume, 545 Lorimer Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
10. Brooklyn 24 Hrs LLC, DBA Kellogg's, 518 Metropolitan Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest, Patio or Deck)
11. Buns Rest Inc, DBA The Brooklyn Tree, 188 Montrose Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest, Roadway Seating)
12. Bushwick Beer Garden LLC, DBA Rebel Cafe & Garden, 2 Knickerbocker Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest, Yard)
13. China Boricua Inc., 108 Graham Avenue, (Renewal, Wine, Beer & Cider, Rest)
14. Ctrl-A-Concepts LLC, DBA Gator, 105 Norman Avenue, (Renewal, Wine, Beer & Cider, Rest)
15. Don Pancho Villa Restaurant LTD, 189 Borinquen Place, (Renewal, Liquor, Wine, Beer & Cider, Rest)
16. Enerugi Ramen & Co LLC, 1020 Manhattan Avenue, (Renewal, Wine, Beer & Cider, Rest)
17. FMW LLC, DBA Norwinds, 1041 Flushing Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern, Live Music, Rooftop, Garden/Grounds)

18. Frost 64 LLC, DBA Animal, 64 Frost Street, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern, Live Music: Acoustic, Bands, Patron Dancing, Patio or Deck)
19. Frozenbanana LLC, DBA The Palace, 206 Nassau Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern, Live Music, Patron Dancing)
20. Fuzzy Logic LLC, DBA Chino Grande, 253 Grand Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
21. GamerJohansson Inc, DBA DuckDuck Bar, 153 Montrose Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar)
22. Habanero Café Mexican Grill Inc., 715 Flushing Ave., (Renewal, Wine, Beer & Cider, Rest)
23. Ja Tack, DBA Aska, 47 South 5th Street, (Renewal, Liquor, Wine, Beer & Cider, Rest, Garden/Grounds)
24. Juicerie IV LLC, DBA The Butcher's Daughter, 271 Metropolitan Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest, Sidewalk Cafe)
25. Jupiter Disco LLC, DBA Jupiter Disco, 1237 Flushing Ave., (Renewal, Liquor, Wine, Beer & Cider, Rest, Bar/Tavern)
26. Kokomo Restaurant LLC, DBA Same, 65 Kent Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest, Live Music: Acoustic, Patron Dancing, Sidewalk Cafe)
27. Lab Restaurant Inc, DBA Mido Omakase Room, 221 South 1st Street Unit East Store, (Renewal, Wine, Beer & Cider, Rest)
28. Loop De Lou Production Corp, DBA Union Pool, 484-486 Union Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern, Live Music: Jazz, Indie, Rock)
29. Maison Provence Corp, 52 Havemeyer Street, (Renewal, Wine, Beer & Cider, Rest)
30. Mister Blue LLC, DBA The Exley, 520 Union Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern, Backyard)
31. Mori Restaurant Inc, DBA Iwak, 340 Grand Street, (Renewal, Wine, Beer & Cider, Rest)
32. Mr Jimbo Corporation, DBA El Santo Taqueria, 1053 Flushing Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest, Sidewalk Cafe, DOT Outdoor Dining)
33. Nlam Inc, DBA Mole Mexican Bar & Grill, 178 Kent Avenue, (Renewal, Liquor, Wine, Beer & Cider, Patio or Deck)
34. Oh Dumplings of Greenpoint Inc, 56 India Street, (Renewal, Wine, Beer & Cider, Rest)
35. Onysgrand Corp, DBA Mcondo 502, 502 Grand Street, (Renewal, Liquor, Wine, Beer & Cider, Rest, Sidewalk Cafe, DOT Outdoor Dining)
36. Palm Sunrise 53 LLC, DBA 53 Scott, 53 Scott Avenue, 5th and 6th Floor, (Renewal, Liquor, Wine, Beer & Cider, Catering Facility (Private Events Only), Patron Dancing, Rooftop)
37. Red Table Catering, DBA Thompson Brooke, 631 Grand Street, (Renewal, Liquor, Wine, Beer & Cider, Catering Establishment, Garden/Grounds)
38. Rich Mhasarn Inc, DBA Bang Bang Bangkok, 131 Grand Street, (Renewal, Wine, Beer & Cider, Rest)

39. Saint Ellie LLC, DBA Minnows, 167 Nassau Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
40. Scott Avenue Associates Inc., 154 Scott Avenue, Floor 5, (Renewal, Liquor, Wine, Beer & Cider, Club (Members Only Not-For-Profit), Live Music: All Types, Patron Dancing, Rooftop, Pool Deck)
41. Silo Brooklyn LLC, 90 Scott Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern, Live Music: Rock Bands, Acoustic, and Jazz, Patron Dancing)
42. Social House Cafe, LLC, DBA Social House Espresso Bar, 60 Broadway, (Renewal, Wine, Beer & Cider, Bar/Tavern)
43. Somewhere In New York LLC, DBA The Lot Radio Kiosk, 17 Nassau Avenue, (Renewal, Wine, Beer & Cider, Bar/Tavern, Backyard)
44. TCK Management Inc, DBA Pumps Exotic Dancing, 1089 Grand Street, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern, Exotic Dancing, Topless Entertainment)
45. TK Food Concepts LLC, DBA Salt & Charcoal, 171 Grand St., (Renewal, Liquor, Wine, Beer & Cider, Rest)
46. The Brew Inn Corp, 924 Manhattan Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
47. The Hoxton (Williamsburg) LLC; Boka Management Williamsburg LLC & 97th Avenue Brooklyn Management LLC, DBA The Hoxton Williamsburg, The Apartment, K'Far, Jaffa and Laser Wolf, 93-97 Wythe Avenue, (Renewal, Liquor, Wine, Beer & Cider, Hotel with Restaurant, Live Music: Light Jazz, Piano and Acoustic, Rooftop, Courtyard and 2nd Level Mezzanine)
48. The Monarch Theater LLC, DBA The Monarch Theatre, 146 Metropolitan Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest, Rooftop)
49. Tribicha Inc, DBA Pies 'N' Thighs, 66 South 4th Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
50. Tstreet LLC, 279 Grand Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
51. Tum Rub Corp., DBA The Am-Thai, 225 South 1st Street, (Renewal, Wine, Beer & Cider, Rest)
52. View Hospitality LLC, DBA Psaraki, 420 Kent Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest, Patio or Deck)
53. WVH Bar LLC, 94 North 13th Street, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)

10. **CANNABIS LICENSES:**

NEW

1. Eyespot Inc & 2 Spot Ventures Inc, 22 Frost Street, (Retail Dispensary)
OCMCAURD-2022-000684
2. Green of Five, DBA Pending, 685 Manhattan Avenue, (Retail Dispensary)
OCMRETL-2023-002057

RENEWAL

1. Heather Vega, DBA Pacha, 538 Johnson Avenue #112, (Microbusiness)
OCM-MICR-24-000204
2. Hybrid NYC LLC, DBA Gotham Williamsburg, 300 Kent Avenue, (Retail Dispensary)
OCM-CAURD-24-000206
3. Ronald Shen, DBA RNR Dispensary, 287 Harrison Place, (Retail Dispensary)
OCM-CAURD-25-000207

NAME CHANGE

1. Fignolecar Inc, 175 Grand Street, (Retail Dispensary, Removal of DBA Name)
OCM CAURD 2022-000443

BOARD MEETING

MOMENT OF SILENCE

ROLL CALL

APPROVAL OF THE AGENDA

APPROVAL OF THE MINUTES – Combined Public Hearing and Board Meeting of June 9, 2026

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

COMMITTEE REPORTS

CHAIRPERSON’S REPORT – As written.

FIRST VICE-CHAIR’S REPORT – As written.

DISTRICT MANAGER’S REPORT – As written.

PARKS REPORT – As written

ANNOUNCEMENTS: ELECTED OFFICIALS

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

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



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



ATTENDANCE SHEET

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

DATE: 09-08-2026

BOARD MEETING AND PUBLIC HEARING

KARINA AGUILAR <i>Karina Aguil</i>	DAVID HEIMLICH <i>David Heimlich</i>
BOGDAN BACHOROWSKI	LARISSA HO
LISA BAMONTE <i>Lisa Bamonte</i>	MORDECHAI HOFFMAN <i>Mordechai Hoffman</i>
GINA BARROS <i>Gina Barros</i>	KATIE DENNY HOROWITZ <i>Katie Denny Horowitz</i>
TEON BROOKS	SONIA IGLESIAS <i>Sonia Iglesias</i>
ERIC BRUZAITIS <i>Eric Bruzaitis</i>	MATHEW ISAACS <i>Mathew Isaacs</i>
IRIS CABRERA <i>Iris Cabrera</i>	JACOB ITZKOWITZ <i>Jacob Itzkowitz</i>
PHILIP CAPONEGRO <i>Phil Caponegro</i>	BOZENA KAMINSKI <i>Bozena Kaminski</i>
FRANK CARBONE <i>Frank Carbone</i>	CAITLIN KAWAGUCHI <i>Caitlin Kawaguchi</i>
STEPHEN CHESLER <i>Stephen Chesler</i>	WILLIAM KLAGSBALD <i>William Klagsbald</i>
MIKE CRUZ <i>Mike Cruz</i>	MERYL LABORDE <i>Meryl Laborde</i>
GIOVANNI D'AMATO <i>Giovanni D'Amato</i>	MARIE LEANZA <i>Marie Leanza</i>
TAMARA DAVILA <i>Tamara Davila</i>	JODIE LOVE <i>Jodie Love</i>
WARD DENNIS <i>Ward Dennis</i>	MICHAL MROWIEC <i>Michal Mrowiec</i>
ERIN DRINKWATER	RABBI DAVID NIEDERMAN <i>Rabbi David Niederman</i>
MIGUELINA DURAN <i>Miguelina Duran</i>	AUSTIN PFERD <i>Austin Pferd</i>
ARTHUR DYBANOWSKI	BELLA SABEL <i>Bella Sabel</i>
ROSEMARY ESPINAL <i>Rosemary Espinal</i>	ISAAC SOFER <i>Isaac Sofer</i>
LLOYD FENG	SAMEER TALATI
JULIA AMANDA FOSTER <i>Julia A. Foster</i>	DEL TEAGUE <i>Del Teague</i>
RIFKA FRIEDMAN <i>Rifka Friedman</i>	ALBERTO VALENTIN <i>Alberto Valentin</i>
DEALICE FULLER <i>Dealice Fuller</i>	RAFFAELLO VANCOUTEN <i>Raffaello Vancouten</i>
JOEL GOLDSTEIN	WILLIAM VEGA <i>William Vega</i>
JOSEPH GREENFELD <i>Joseph Greenfeld</i>	SIMON WEISER <i>Simon Weiser</i>
JOEL GROSS	BARBARA WILLIAMS <i>Barbara Williams</i>

Council Member
Lincoln Restler

LL NA

Council Member
Jennifer Gutierrez

Jennifer Gutierrez

DATE: SEPTEMBER 8, 2026

COMBINED BOARD MEETING

	NAME	ROLL CALL 1ST	ROLL CALL 2ND	ROLL CALL 3RD	ROLL CALL 4TH	ROLL CALL 5TH
1	KARINA AGUILAR	☒	☒	☐	☐	☐
2	BOGDAN BACHOROWSKI	☐	☐	☐	☐	☐
3	LISA BAMONTE	☐	☒	☐	☐	☐
4	GINA BARROS	☒	☒	☐	☐	☐
5	TEON BROOKS	☐	☐	☐	☐	☐
6	ERIC BRUZAITIS	☐	☒	☐	☐	☐
7	IRIS CABRERA	☒	☒	☐	☐	☐
8	PHILIP CAPONEGRO	☒	☒	☐	☐	☐
9	FRANK CARBONE	☐	☒	☐	☐	☐
10	STEPHEN CHESLER	☒	☒	☐	☐	☐
11	MIKE CRUZ	☐	☒	☐	☐	☐
12	GIOVANNI D'AMATO	☐	☐	☐	☐	☐
13	TAMARA DAVILA	☒	☐	☐	☐	☐
14	WARD DENNIS	☒	☒	☐	☐	☐
15	ERIN DRINKWATER	☐	☐	☐	☐	☐
16	MIGUELINA DURAN	☐	☒	☐	☐	☐
17	ARTHUR DYBANOWSKI	☐	☐	☐	☐	☐
18	ROSEMARY ESPINAL	☒	☒	☐	☐	☐
19	LLOYD FENG	☒	☒	☐	☐	☐
20	JULIA AMANDA FOSTER	☒	☒	☐	☐	☐
21	RIFKA FRIEDMAN	☒	☒	☐	☐	☐
22	DEALICE FULLER	☒	☒	☐	☐	☐
23	JOEL GOLDSTEIN	☐	☐	☐	☐	☐
24	JOSEPH GREENFELD	☐	☐	☐	☐	☐
25	JOEL GROSS	☐	☐	☐	☐	☐
26	DAVID HEIMLICH	☒	☒	☐	☐	☐
27	LARISSA HO	☐	☐	☐	☐	☐
28	MORDECHAI HOFFMAN	☐	☐	☐	☐	☐
29	KATIE DENNY HOROWITZ	☒	☒	☐	☐	☐
30	SONIA IGLESIAS	☒	☒	☐	☐	☐
31	MATTHEW ISAACS	☒	☒	☐	☐	☐
32	JACOB ITZKOWITZ	☐	☐	☐	☐	☐
33	BOZENA KAMINSKI	☒	☒	☐	☐	☐
34	CAITLIN KAWAGUCHI	☐	☒	☐	☐	☐
35	WILLIAM KLAGSBALD	☐	☒	☐	☐	☐
36	MERYL LABORDE	☒	☒	☐	☐	☐
37	MARIE LEANZA	☐	☐	☐	☐	☐
38	JODIE LOVE	☒	☒	☐	☐	☐
39	MICHAL MROWIEC	☐	☒	☐	☐	☐
40	RABBI DAVID NIEDERMAN	☐	☐	☐	☐	☐
41	AUSTIN PFERD	☒	☒	☐	☐	☐
42	BELLA SABEL	☒	☒	☐	☐	☐
43	ISAAC SOFER	☐	☒	☐	☐	☐
44	SAMEER TALATI	☐	☒	☐	☐	☐
45	DEL TEAGUE	☒	☒	☐	☐	☐
46	ALBERTO VALENTIN	☒	☒	☐	☐	☐
47	RAFFAELLO VAN COUTEN	☒	☒	☐	☐	☐
48	WILLIAM VEGA	☒	☒	☐	☐	☐
49	SIMON WEISER	☒	☒	☐	☐	☐
50	BARBARA WILLIAMS	☒	☒	☐	☐	☐
TOTAL:		26	26			
TIME:		6:16PM	9:05PM			



COMMUNITY BOARD NO. 1
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ENVIRONMENTAL PROTECTION COMMITTEE MOTION: to recommend the board submit a letter to the NYC OER director and project manager regarding requests and concerning issues with the VCP at 1098 Manhattan Avenue:

●Submit to the board and/or post the site document repository daily data reports. ●OER should more properly address issues with work and site safety and health. ●OER did not acknowledge all of the comments submitted from tenants related to the work on this site (only 3 were), and should. ●Another channel of communication must be established for tenants who do not use computing devices. ●The investigation report was too cavalier with reporting the presence of chromium, petroleum-related chemicals and hot spots. ●Lack of attention is being focused on dust from the site entering apartments in neighboring buildings.

Motion made by:

Vega, William

Seconded by:

Laborde, Meryl

DATE:

9/8/2026

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

TIME:

9:15 PM

TALLY:

34

YES

☐

NO

☐

ABS

☐

RECUSAL



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LAND USE, ULURP & LANDMARKS [SUBCOMMITTEE] COMMITTEE MOTION: In the matter of 118 North 11th Street, the former Hecla Iron Works building, is an individual landmark. The application is to establish a master plan for painted wall signs to be installed on the secondary west elevation of the building. The master plan would be implemented by Colossal Media, a company based in CB1. Presented by Jonathan Airis, Colossal Media.

WHEREAS

- a) The master plan would allow installation of painted wall signs on an ongoing basis on the west facade;
b) The area of the painted wall signs will be limited to 270 square feet and will be set back from the front of the building by 3'; c) The master plans conforms to LPC guidelines for signage master plans on similar landmarked buildings in manufacturing districts; d) The applicant provided precedents for historic painted wall signs on the Hecla Building; e) The applicant provided precedents for historic painted wall signs in Williamsburg; f) The applicant will remove graffiti on the west wall of the building and maintain the wall in sound condition for the duration of the lease.

THEREFORE

The Committee recommends approval.

Motion made by:

Bozena Kaminski

Seconded by:

Phil Caponegro

DATE:

9/8/2026

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

TIME: 9:07 PM

TALLY:

33

YES

0

NO

0

ABS

1

RECUSAL



COMMUNITY BOARD NO. 1
435 GRAHAM AVENUE – BROOKLYN, NY 11211
PHONE: (718) 389-0009
FAX: (718) 389-0098
Email: bk01@cb.nyc.gov
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LAND USE, ULURP & LANDMARKS [SUBCOMMITTEE] COMMITTEE MOTION: In the matter of 123 Milton Street, a contributing building in the Greenpoint Historic District. The application is to construct a non-visible full-height second-story addition at the rear of the building and to replace the historic brick rear wall with a new stucco-clad metal-stud wall. Presented by Arnold Montag, RA and Raul Lara, AMPM Design.

Whereas

a) The proposed second-story addition will not be visible from the public way; b) The proposed new rear wall will not be visible from the public way; c) The stucco finish for the rear wall will match the stucco finish installed on the adjacent building (121 Milton Street).

Therefore

The Committee recommends approval.

Motion made by: Bożena Kaminski

Seconded by: Phil Caponegro

DATE:

9/8/2026

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

TIME: 9:07PM

TALLY:

33

YES

0

NO

0

ABS

1

RECUSAL



COMMUNITY BOARD NO. 1
435 GRAHAM AVENUE – BROOKLYN, NY 11211
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LAND USE, ULURP & LANDMARKS [SUBCOMMITTEE] COMMITTEE MOTION: In the matter of Landmarks Application – LPC DOCKET NO. LPC-26-05943 135 Broadway, the former Kings County Savings Bank building, an individual landmark. The application is to modify historic cast-iron balustrades, install new ADA ramp and new gates, installation of new doors at the secondary Bedford Avenue entrance, install new ADA door actuator and install new aluminum-clad wood windows on the upper floors.
Presented by Michael Langwell, RAND Engineering.

WHEREAS

a) The application is part of the restoration of the balustrades and base of the building; b) The proposed ADA ramp will be installed behind the balustrade and will require removal of a minimal amount of historic fabric to provide access to the ramp; c) The concrete ramp and simple black-painted metal railings will be largely obscured behind the restored cast-iron balustrade; d) The granite step at the Bedford Avenue entrance will be reset at a new height; e) The proposed new doors will recall historic doors at this location; f) The proposed ADA actuator will require minimal penetrations through the historic granite; g) The proposed windows will match the profile and dimensions of the historic windows and require less maintenance than all-wood windows; h) The proposed windows will match the historic window color based on a paint analysis to be conducted; i) The proposed window muntins could provide a better match to the historic condition.

THEREFORE

The Committee recommends approval on the condition that the applicant restudy the proposed window muntins to better match the historic profile.

Motion made by:

Bozena Kaminski

Seconded by:

Phil Capanegro

DATE:

9/8/2026

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

TIME:

9:07 PM

TALLY:

33

YES

NO

ABS

1

RECUSAL



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LAND USE, ULURP & LANDMARKS [SUBCOMMITTEE] COMMITTEE MOTION: The Committee recommends that the Board send a letter to DCP noting our concerns that a) the ELURP provisions could incentivize applicants to limit projects to less than a 30% increase in floor area and thus result in less affordable housing, and therefore encourages DCP to carefully consider rules to avoid such risk avoidance; and b) that while the purpose of the Charter revisions is to remove certain projects from the discretion of the City Council, the Committee was concerned that the ELURP process could allow applicants to ignore community concerns regarding issues such as appropriate unit sizes, and therefore recommends that DCP carefully consider community input to the extent that it does not reduce overall production of affordable housing.

Motion made by: Bozena Kaminski

Seconded by: Phil Caponegro

DATE:

9/8/2026

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

TIME: _____

TALLY: 33 YES 0 NO 0 ABS 1 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



SLA REVIEW & DCA COMMITTEE MOTION: To approve report as written

Motion made by: Julia Foster

Seconded by: Meryl Laborde

DATE: 9/8/2026

	YES	NO	ABS	REC		YES	NO	ABS	REC
KARINA AGUILAR	☒	☐	☐	☐	DAVID HEIMLICH	☒	☐	☐	☐
BOGDAN BACHOROWSKI	☐	☐	☐	☐	LARISSA HO	☐	☐	☐	☐
LISA BAMONTE	☒	☐	☐	☐	MORDECHAI HOFFMAN	☐	☐	☐	☐
GINA BARROS	☒	☐	☐	☐	KATIE DENNY HOROWITZ	☒	☐	☐	☐
TEON BROOKS	☐	☐	☐	☐	SONIA IGLESIAS	☒	☐	☐	☐
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JOSEPH GREENFELD	☐	☐	☐	☐	SIMON WEISER	☒	☐	☐	☐
JOEL GROSS	☐	☐	☐	☐	BARBARA WILLIAMS	☒	☐	☐	☐

TIME: 9:15 PM

TALLY: 34 YES 0 NO 0 ABS 0 RECUSAL



Metropolitan Recreation Center and Pool

CB1 Update
September 8th, 2026
(updated from March 25, 2026)

Parks



Air Quality, Ozone & Mechanical Equipment

- Ozone is a naturally occurring gas that exists in the atmosphere with elevated levels at ground level and indoor buildings when outdoor temperatures increase and air quality is poor.
- Elevated ozone is a respiratory irritant that can cause coughing, throat irritation, chest pain and breathing difficulties upon extended exposure
- Mechanical equipment filters fresh air and ventilates indoor air to maintain safe ozone levels in facilities.
- Failure of the dehumidification mechanical equipment at Met Recreation Center reduced this systems ability to adequately maintain safe air quality levels.

Metropolitan Pool Timeline

December 2024	Elevated ozone levels detected; facility closed
Summer 2025	Short term, limited upgrades completed; facility failed re-test
Summer 2026	Anticipated start of de-humidifier replacement (work started as planned)
Winter 2026	Anticipated start: filter plant and sidewalk reconstruction (pending contract Registration)
Winter 2027	Anticipated construction completion; rec center reopens (on track)
Spring 2028	Anticipated start: roof reconstruction; rec center to remain open during construction (on track)

Phase 1 – Short-term limited upgrades

Work Scope

- Mobilized in house forces to provide fresh air into the natatorium and adjacent offices.
- Installed a new heat pump air conditioning units in the lobby, exercise room and dance room that improve indoor air temperatures.
- Work **Completed June 2025**

Result

- Improvements did not improve air quality enough to pass July 2025 re-testing. Center remains closed and testing agency will not re-test until larger improvements in Phase 2 are complete.

Phase 2 – Dehumidifier Replacement Fully Funded 2024

Work Scope

- Complete replacement of dehumidifier system.

Current Status

- Pending contract award; anticipated start Summer 2026
- Recreation center can be retested upon completion of capital project
- **Contract in active construction; work pending delivery schedule for November 2026.**

Phase 3 – Pool Filter Plant & Sidewalk Vault Reconstruction

Work Scope

- Replacement of the pool filtration system to ensure uninterrupted operation of the pool.
- Sidewalk vault along Bedford Avenue will be reconstructed to address structural deficiencies identified by Parks Engineers.

Current Status

- Pending contract bid opening; anticipated start winter 2026
- **Pending contract Award; anticipate start winter 2026**
- Anticipated completion late 2027 – Facility Opens!





**Thank You!
Questions?**

Ilan Kutok, Chief of Operations

Parks

Upcoming Service Changes between Myrtle Av and Broad St **M** **J**

Stakeholder Briefing
September 2026



Agenda

1. Project Scope
2. Timeline
3. Alternate Service
4. Communications
5. Q&A

Project Scope

Track Switch Replacement – Marcy Av M J

Over five weekends (10-16-11/23), crews will perform critical track, signal, power and infrastructure improvement at Marcy Av. The work will include the removal and replacement of elevated structure track switches and 39-foot sections of deteriorated railroad tracks. Crews will also address deteriorated track components, signal & third rail equipment and perform necessary maintenance on the elevated infrastructure and the subway.

Benefits to the M J Line:

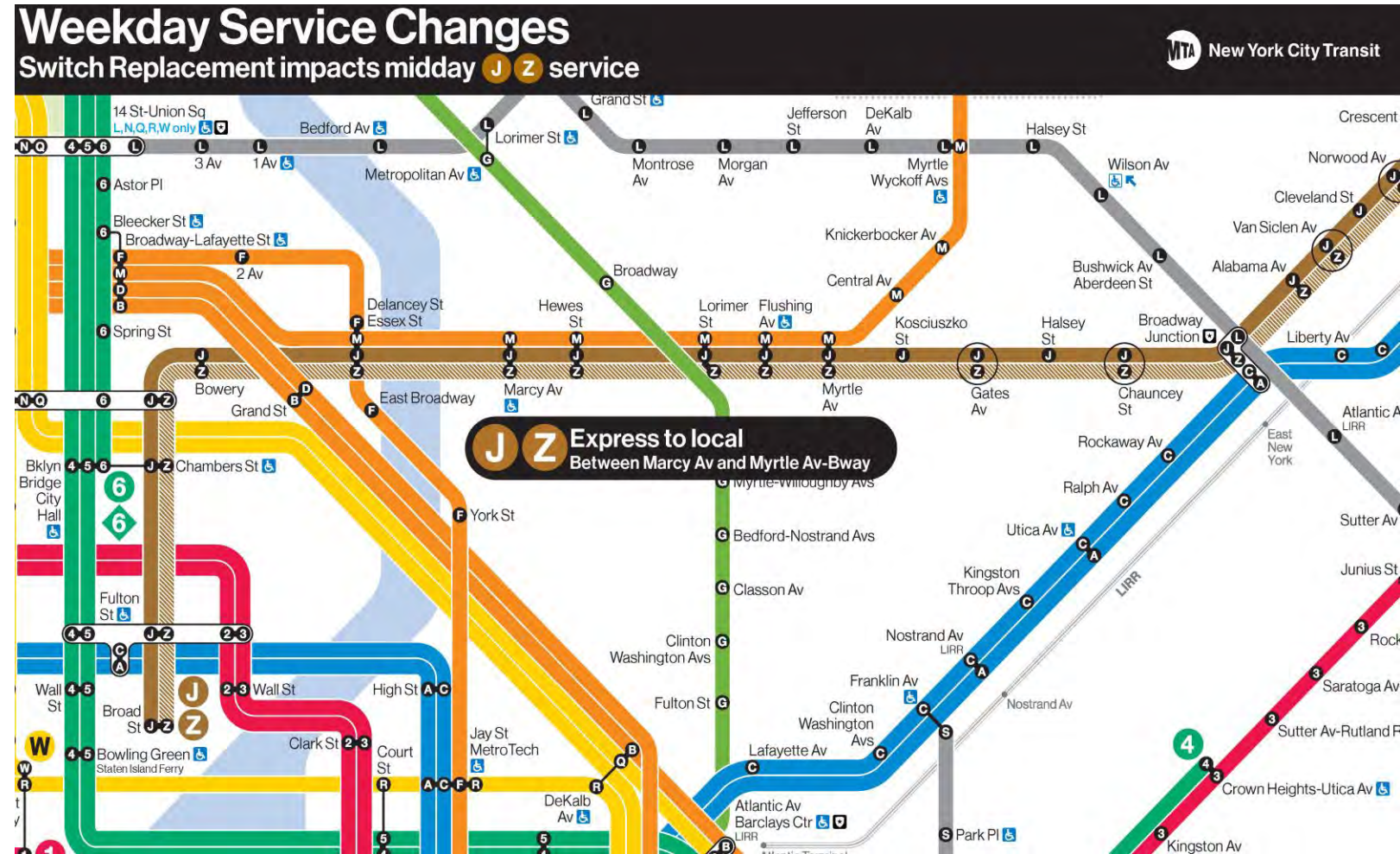
- Proactive replacement allows planned work and outages, reducing the risk of extended emergency repairs due to limited component availability.
- Supports timely rider communication for customers to plan accordingly.
- Improves reliability and ensure more consistent service.
- Switches are 29 years old and at end of useful life.



Weekday Schedule: 10/13—11/20, Mon-Fri, 9:30AM– 3:00PM

J Operates local in both directions between Myrtle Av and Marcy Av over **five weeks** of weekdays 9:30AM to 3:00PM.

- October 13-16
- October 20-23
- November 3-6
- November 10-13
- November 17-20



Weekend Schedule: 10/17—11/23

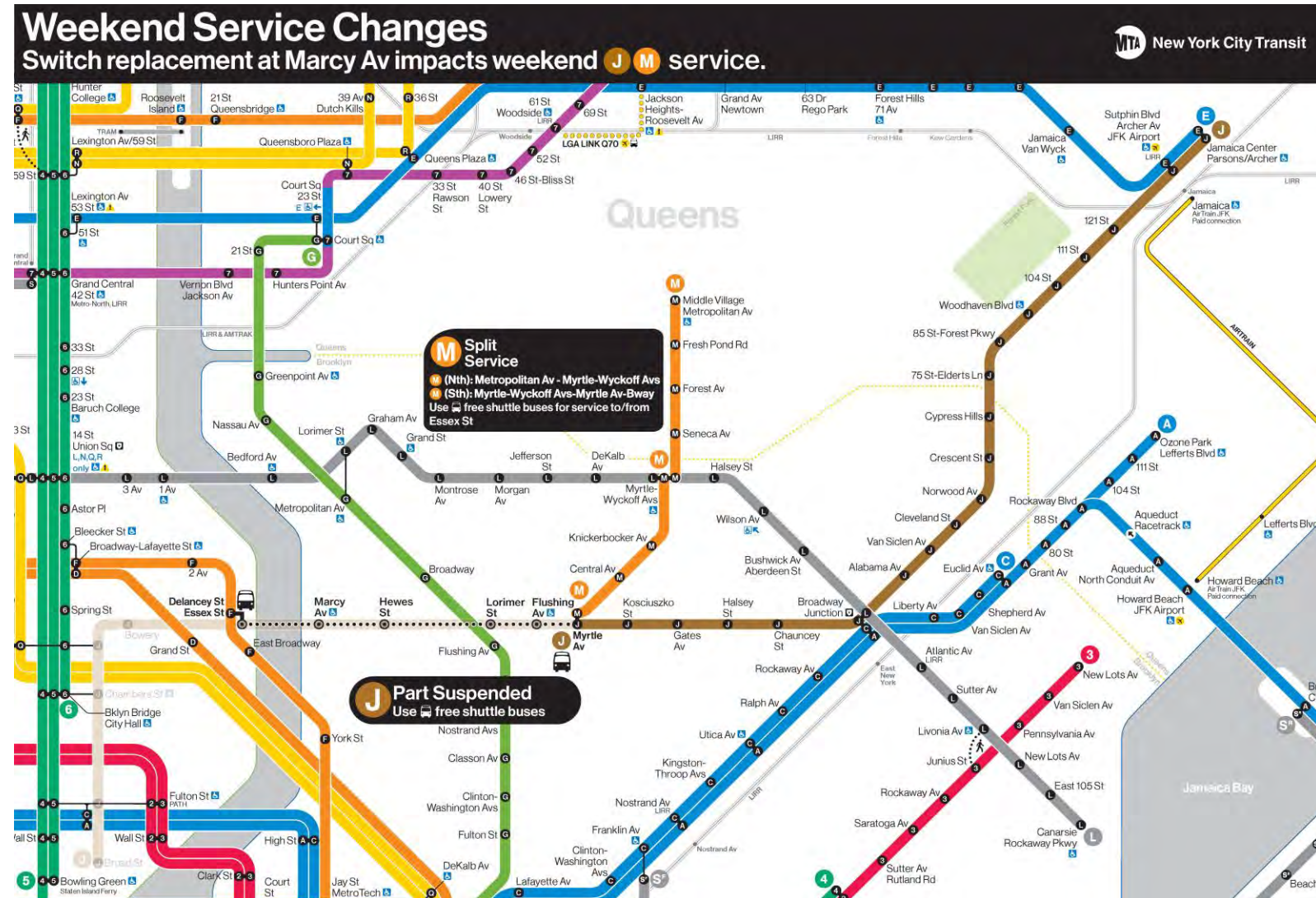
M runs in two sections:

1. Metropolitan Av- Myrtle/Wyckoff Aves
2. Myrtle/Wyckoff Aves- Myrtle Av-Broadway

J is partly suspended, will run from Myrtle Av – Jamaica Center/Parsons/Archer

Free shuttle bus service will replace **J** train service between Myrtle Av and Delancey St/Essex St stations on **5 weekends** in October through November, **excluding NYC Marathon weekend (10/31-11/1)**:

- 3:30 AM Sat Oct 17 – 10 PM Sun Oct 18
- 3:30 AM Sat Oct 24 – 10 PM Sun Oct 25
- 3:30 AM Sat Nov 7 – 10 PM Sun Nov 8
- 11:30 PM Fri Nov 13 – 5 AM Mon Nov 16
- 11:30 PM Fri Nov 20 – 5 AM Mon Nov 23



Upcoming Service Changes

Free shuttle bus service will replace  train service Myrtle Av and Delancey St/Essex St during scheduled weekends. Shuttle operations run on weekends.

OCTOBER 2026						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

NOVEMBER 2026						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

Weekends:

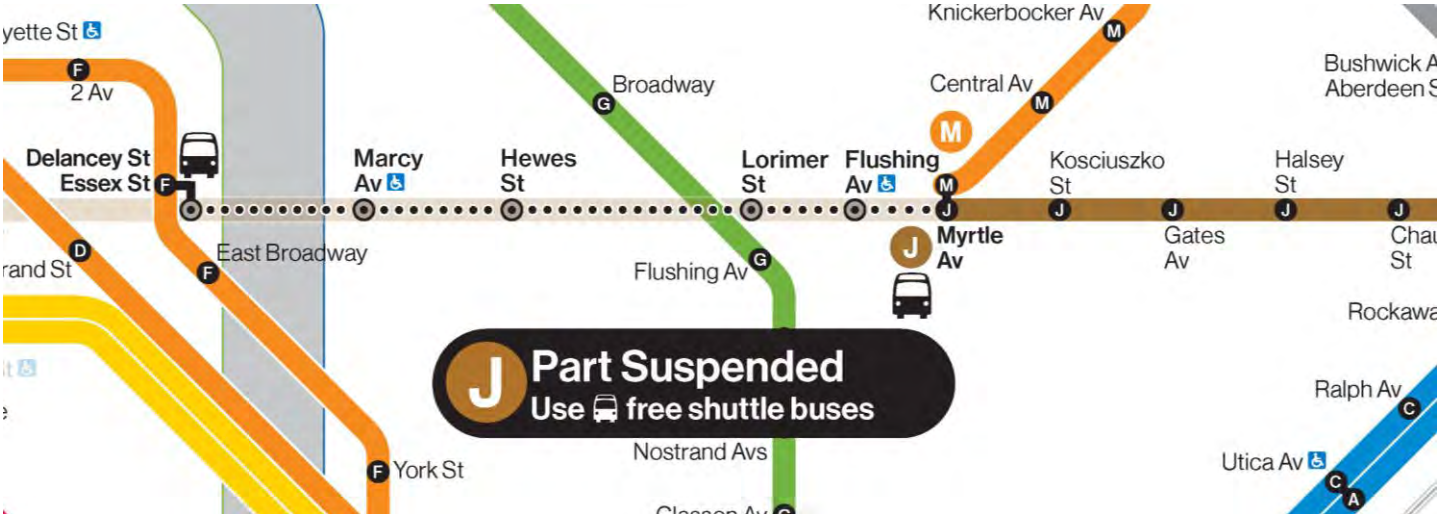
Saturday 3:30 AM through Sunday 10:00PM

Or

Friday 9:30 PM through Monday 5:00 AM

Shuttle Route: Weekends:

Shuttle Bus operations run from Myrtle Av to Delancey St/Essex St stations



To Myrtle Ave

Station	Shuttle Bus Stop
Delancey St	Delancey St at Essex St
Marcy Av	Broadway at Marcy Av
Hewes St	Broadway at Hooper St
Lorimer St	Broadway at Lorimer St
Flushing Av	Broadway at Flushing Av
Myrtle Av	Broadway at Myrtle Av

Shuttle Route: Weekends:

Shuttle Bus operations run from Myrtle Av to Delancey St/Essex St stations



To Delancey St-Essex St:

Station	Shuttle Bus Stop
Myrtle Av	Broadway at Myrtle Av
Flushing Av	Broadway at Flushing Av
Lorimer St	Broadway at Lorimer St
Hewet St	Broadway at Hooper St
Marcy Av	Broadway at Marcy St
Delancey St	Delancey St at Essex St

Customer Support During Service Change

Wayfinding signs and personnel will be at stations to direct customers to shuttle buses during weeknight and weekend service changes.



Planned Work

Weekend

Fri 11:45 PM to Mon 5 AM





will not run between Crescent St and Broadway Junction all weekend



Please take free shuttle buses

Station	Shuttle Bus Stop
Crescent St 	Crescent St at Fulton St
Norwood Av	Atlantic Av at Logan St (to Broadway Junction) Ridgewood Av at Norwood Av (to Crescent St)
Cleveland St	Atlantic Av at Cleveland St (to Broadway Junction) Ridgewood Av at Cleveland St (to Crescent St)
Van Siclen Av	Atlantic Av at Hendrix St (to Broadway Junction) Jamaica Av at Van Siclen Av (to Crescent St)
Alabama Av	Jamaica Av at Broadway (to Broadway Junction) Jamaica Av at Georgia Av (to Crescent St)
Broadway Junction   	Fulton St at Van Sinderen Av






POEY: 4/14/18 11:45 PM to 5:00 AM
 Junction Service: 5:00 PM to 5:00 PM

866.322.8282 • MTA.com



Planned Work

Weekend

Fri 11:45 PM to Mon 5 AM




Free shuttle buses to CRESCENT ST

Station	Shuttle Bus Stop
Broadway Junction A C J L	Fulton St at Van Sinderen Av
Alabama Av	Jamaica Av at Georgia Av
Van Siclen Av	Jamaica Av at Van Siclen Av
Cleveland St	Ridgewood Av at Cleveland St
Norwood Av	Ridgewood Av at Norwood Av
Crescent St J	Crescent St at Fulton St






For more information, visit www.mta.info/planned-work, or contact MTA Customer Service at 800-752-7527.

WK 30_28 19 CM, WeekEnd 1905

Get live notifications about service changes

Service notices are publicly available on our Planned Service Changes webpage:

<https://www.mta.info/alerts>

Service plans including specific dates, times, and alternative travel paths for planned upcoming work can be viewed up to 30 days in advance of work.

Customers can also sign up for MTA service alerts to receive real-time notifications about changes to their most travelled routes:

[Service Alerts](#)

Community Outreach

MTA Government & Community Relations will continue to share information with stakeholders throughout the planned service change:

Government & Community Relations:

Brooklyn:

- Megan Flynn: megan.flynn@mtahq.org

Manhattan:

- Daniel Randell: Daniel.Randell@mtahq.org

Thank you!

Questions?



BUSINESS CONCEPT & OPERATING PROFILE

A BAKERY FIRST.

THE CONCEPT

ALTBAU is an **all-day bakery and community food space** occupying a restored 7,500 SF building on North 8th Street between Bedford and Driggs. The ground floor is a working bakery in full public view. The second floor is a teaching and gathering space — a baking school, a library and showroom, culinary residencies, and private events. Bread and craft are the product; hospitality is how we serve them.

GROUND FLOOR	High-production bakery in open view, retail counter and grab-and-go, coffee bar, and a small market of dry and frozen goods. Open from early morning.
SECOND FLOOR	Baking school led by Chad Robertson, library and showroom, pop-up culinary residencies, and private events.
EVENING SERVICE	Pizza and bread-inspired bites from the same kitchen, served at seated tables — the bakery's own product carried into the evening.
COMMUNITY	Local hiring and training, classes open to the neighborhood, and a street-level space that is active and lit throughout the day.

THE TEAM

Three co-founders whose experience spans baking and food product, hospitality operations, and real estate and regulatory compliance.



Chad Robertson

CO-FOUNDER, HEAD BAKER & HEAD OF PRODUCT

James Beard Award winner and founder of Tartine. Author of the bread book *The New York Times* called the most influential of the century. Leads the baking program, product development, and the baking school.



Dean Elnatan

CO-FOUNDER & HEAD OF OPERATIONS

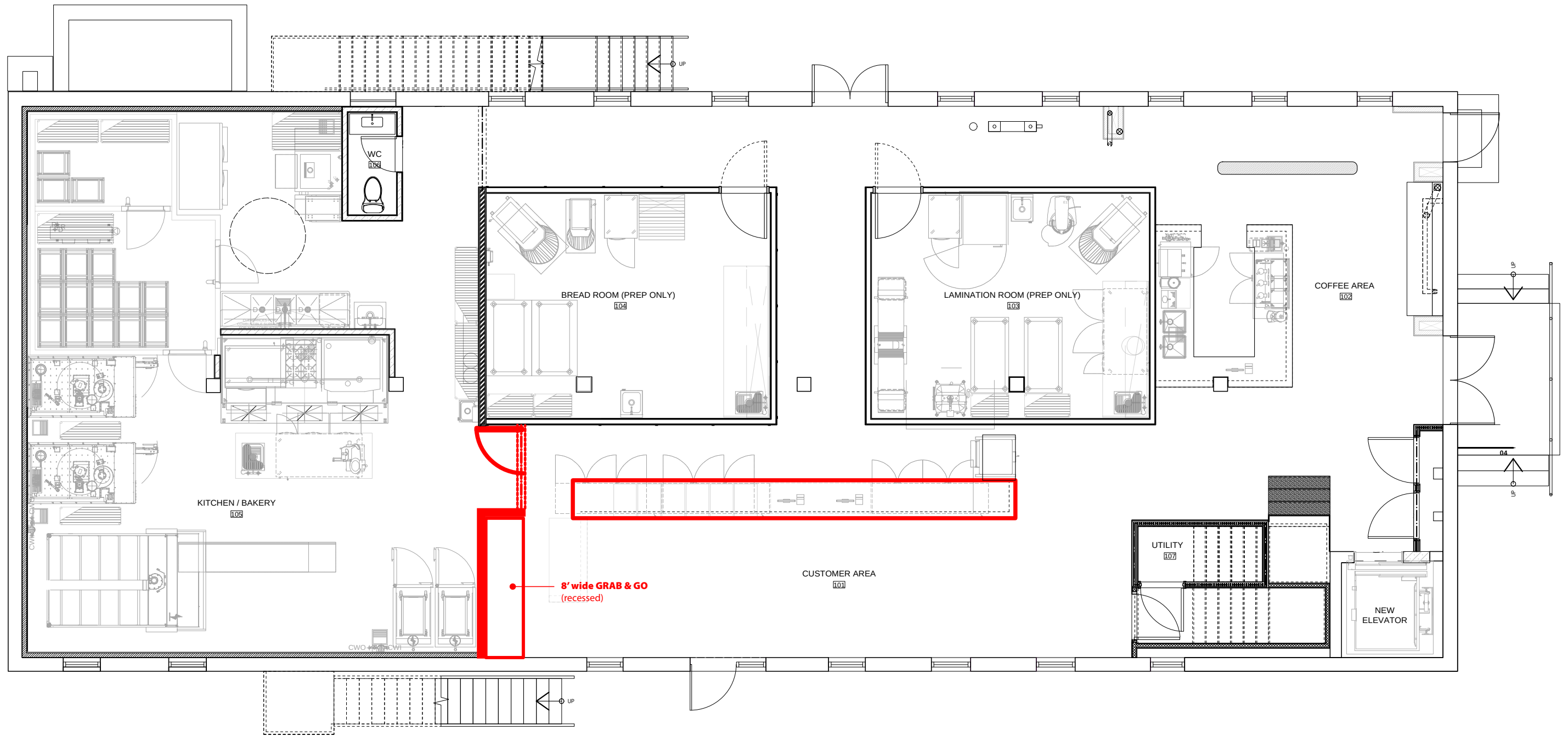
Leads day-to-day operations — staffing and training, service standards, vendor and delivery management, and the systems that keep the bakery and café running as a good neighbor on the block.



Jake Israel

CO-FOUNDER & MANAGING MEMBER

Real estate and transactional attorney. Leads the project's capital structure, build-out, licensing and regulatory compliance, and serves as the applicant's point of contact for the Board.





Bakery Area



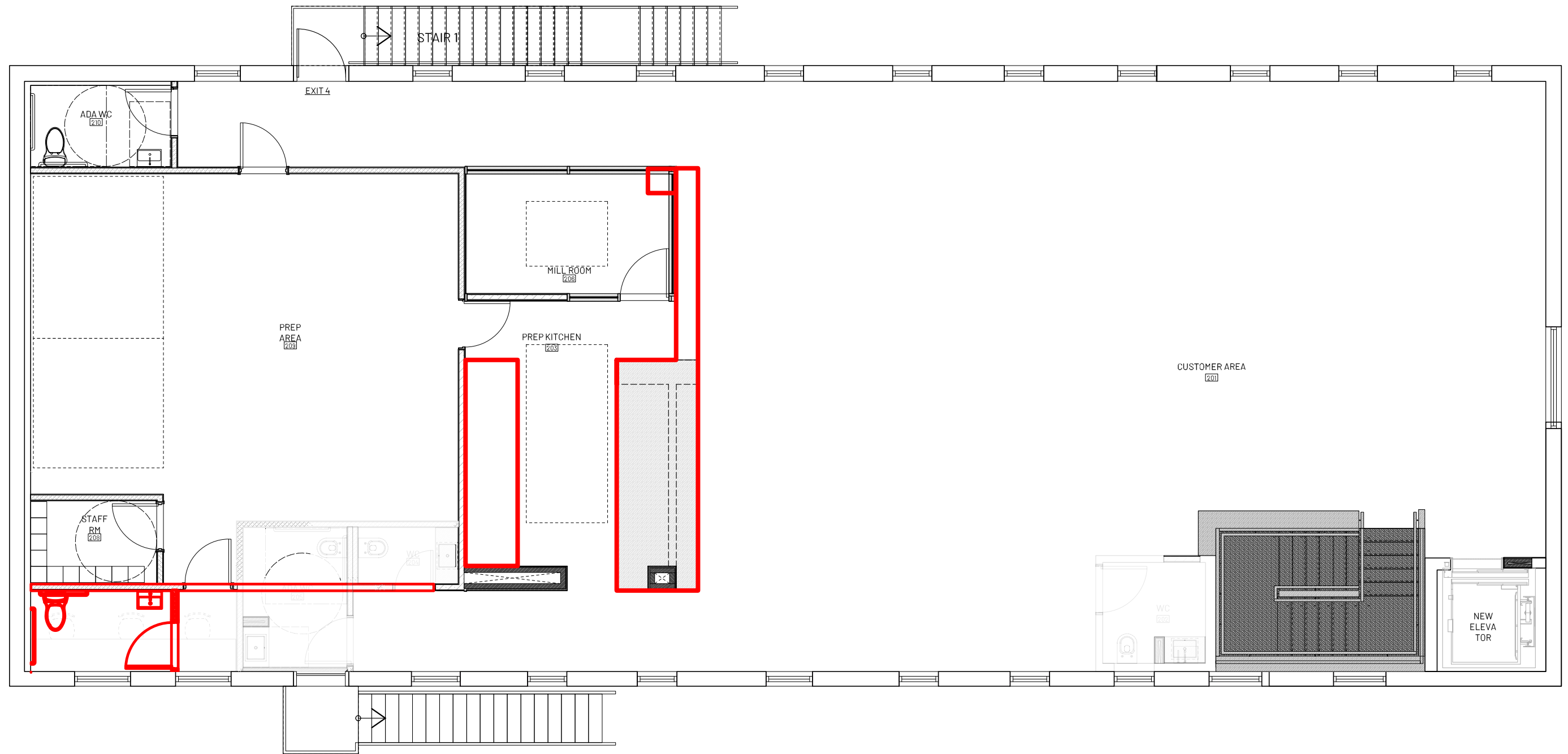
Bakery Area















Domino

COMMUNITY BOARD PRESENTATION

SEPTEMBER 8, 2026

Who we are & what we do

River Street Hospitality brings together two experienced teams in hospitality and live-music venue development.



Development, design, and operation of music venues where food, beverage, and live performance create cultural and economic value.



SATURN



Emerson

Place-led hospitality development across hotels, restaurants, and brand-guiding, guided by a long-term ownership perspective.

Graciela



Together: development, compliance, operations and community stewardship.

What this venue is

Our ambition is to create a lasting cultural institution for Brooklyn.

WHAT WE ARE:

Restaurant + purpose-built live music

Professional, accountable operations

Long-term cultural investment

A long-lasting community venue, with and for the people of Williamsburg.

Programming Overview

Domino is a venue that enthusiastically places itself within the cultural infrastructure of this city.

Domino will present a robust calendar of live performance—including leading touring artists across indie, folk, rock, Latin, jazz, electronic, hip-hop, comedy and more, providing a sought-after stage for rising Brooklyn artists and established performers. seeking an intimate engagement

Equally important will be cultural and community programming that authentically reflects the neighborhood's history, character and diversity:

- Music and arts camps for local children
- Jazz brunches and dance classes
- Daytime family activities and film screenings
- Neighborhood and Community workshops
- Cultural and heritage festivals featuring music, art and food

We are steadfast in our commitment to ongoing community engagement—actively seeking feedback, ideas and collaboration so Domino becomes a beloved institution that reflects the needs and aspirations of those who live here.



Local site visits and support to date

Site visits and workshops with these community stakeholders are key to the collaboration of insights and input we are integrating into the overall operational strategy.

SAFETY – EFFICIENCY – EXPERIENCE

- NYPD – 90th Precinct
- Local elected officials including Senator Julia Salazar, Assemblywoman Emily Gallagher and CM Lincoln Restler, all of whom were positive about the space and our aims.
- Several local civic organizations including North Brooklyn Chamber of Commerce, Los Sures, Peoples Firehouse, Brooklyn Allied Bars and Restaurants (BABAR), North Brooklyn Parks Alliance, North Brooklyn Development Corp and the Domino Park Programming Committee
- Local hiring with St Nicks Alliance and other partners
- Local businesses & residents, including refinery office tenants

A specific request, backed by clear operating commitments

We respectfully request Community Board 1's support for a new cabaret liquor license serving a new cultural venue and wood fired Italian restaurant on the ground level of the Refinery shell.

- Sound containment and daily monitoring
- Layered safety, security, and crowd controls
- Managed arrivals, egress, and transportation
- Ongoing accountability to neighbors and agencies

APPLICANT

River Street Hospitality LLC

LOCATION

292 Kent Ave
Brooklyn, NY 11249

VENUE

750 capacity cultural hub &
Italian restaurant

Iconic places can add culture, jobs and year-round activity

The project combines food, music, and hospitality in a transit-rich location, activating the Refinery while contributing jobs and cultural programming.

150+

Jobs expected at full operational capacity.

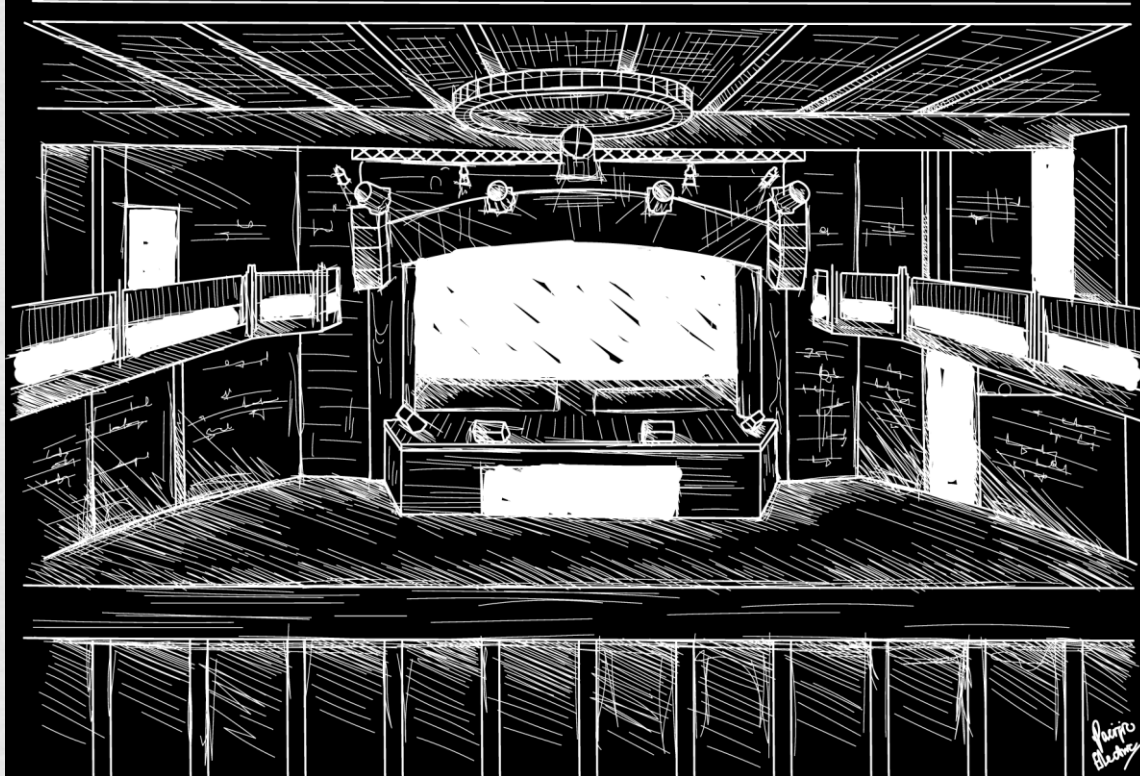
CULTURE

A dedicated music venue and an Italian restaurant.

PLACE

A year-round public-facing use within the Domino Sugar Refinery shell.

Our team has delivered adaptive reuse and ground-up venues



Venue design considers audience experience, back of house operations and acoustic performance from the outset.

PACIFIC ELECTRIC | LOS ANGELES, CA

Adaptive reuse into a 750-capacity music venue with integrated audio-visual systems, bars, and artist facilities.

THE ORION AMPHITHEATER | HUNTSVILLE, AL

Ground-up 8,000-capacity venue developed with the City of Huntsville, supported by a multi-format food-and-beverage campus.

SATURN | BIRMINGHAM, AL

Acquisition of a 500-capacity music venue supported by a karaoke room, cocktail and gaming bar.

Responsible operations are organized around four linked controls:

SOUND

Contain sound by design, monitor it continuously and intervene in real time.

SAFETY

Screen, count, and supervise guests through layered, hospitality-led security procedures.

MOVEMENT

Manage arrivals and egress to reduce neighborhood traffic and noise impacts.

RESPONSE

Use defined command, communications and emergency protocols for every event.

Sound control combines design, validation, and daily operations

World-class consultants, independent analysis and non-overrideable controls create three layers of protection.

DESIGN

Acoustic design with Trinity Consultants, Sound Spaces and tvg; directional loudspeaker and low-frequency control.

VALIDATION

Independent GZA analysis of the nearest sensitive receivers and nearby public spaces.

OPERATION

Automatic monitoring, code-threshold response, external checks and venue-controlled limiters.

Independent modeling finds no exceedances at nearby homes

Table 3 shows the predicted indoor ambient and Site contribution sound levels at the nearest residential units of 280 Kent Avenue. The overall indoor levels show no exceedances of the NYC Commercial Music Noise Code limits.

Table 3 – Calculated Sound Levels Received at 280 Kent Avenue in dB re: 20 µPa

	dB(A)	dB(C)	63 Hz	80 Hz	100 Hz	125 Hz	160 Hz	200 Hz	250 Hz	315 Hz	400 Hz	500 Hz
Model Output	36.7	44.0	35.8	35.5	34.8	39.1	41.3	34.7	35.2	34.2	36.1	35.2

Note: Sound levels are dB re: 20µPa

To account for public parks and right of ways, three more receptors were analyzed for the general NYC Noise Code. A summary of overall A-weighted levels are shown in **Table 4**. All levels are below the 7 dB(A) increase over ambient limit for nighttime hours.

Table 4 – Calculated Sound Levels Received at Public Spaces in dB(A) re: 20 µPa

Receiver	Floor	Overall Model Output	Model Output and Ambient Combined	Increase Over Ambient
1: Domino Park	GF	51.9	62.8	0.4
2: Right of Way N	GF	56.9	63.5	1.1
3: Right of Way South	GF	59.2	64.1	1.7
Noise Code				
Maximum Allowable Increase Over Ambient	7			

Predicted indoor ambient + venue contribution levels at the nearest residential units remain within the referenced NYC commercial music limits.

Modeled increases at three public-space receivers: 0.4 to 1.7dBA

Daily controls catch and correct sound issues in real time

The operating system keeps venue management – not performers – in control of the sound levels.

NON-OVERRIDABLE LIMITER

Venue-set decibel limits cannot be bypassed by performers.

AUTOMATED MONITORING

Integrated sensors monitor levels and trigger response at established thresholds.

EXTERNAL CHECKS

Management monitors sound outside during shows and adjusts dynamically.

ZONED PATIO AUDIO

Restaurant patio audio is separately controlled at ambient levels.

Acoustic analysis reflects the neighborhood's mixed land uses

- The site is bordered by park space, active construction and mixed commercial-residential blocks across from Kent Avenue.
- GZA evaluated the nearest sensitive receivers, including the mixed-use building at 280 Kent Avenue, and modeled public-space receivers around Domino Park.



LEGEND

300 KENT AVENUE
400' STUDY AREA

LAND USE

ONE & TWO FAMILY BUILDINGS
MULTIFAMILY WALKUP BUILDINGS
MULTIFAMILY ELEVATOR BUILDINGS
MIXED COMMERCIAL/RESIDENTIAL BUILDINGS
COMMERCIAL/OFFICE BUILDINGS

INDUSTRIAL/MANUFACTURING BUILDINGS
TRANSPORTATION/UTILITY
OPEN SPACE
PARKING FACILITIES
VACANT LAND

Source excerpt: GZA land-use and receiver analysis produced independently.

Safety begins before entry and continues through dispersal

Hospitality-led security combines screening, ingress / egress & occupancy control, surveillance and age-compliance procedures.

- OpenGate screening, enhanced CCTV and ticketing controls.
- Real time automated capacity counting with independent verification.
- 40+ interior and exterior surveillance cameras.
- Event security staffing aligned to 1:75 best-practice ratio.
- All-ages event controls, with 21+ entry for selected late format events.
- Highly controlled egress, people dispersal mechanisms and external neighborhood sweeps.

Proven operators established in alcohol management and safety-first operational procedures.

Safe alcohol service is paramount to our operations with proven Liquor License compliance management in NYC at Graciela and Eataly.



Extensive suite of established operating procedures & training programs, prioritizing safety-

- Crisis Management / Crisis Comms
- Terrorism
- Drugs
- Incidents & Accidents
- Emergency Procedures – Evacuation / Lockdown, Shelter in Place
- Dispersal
- Sound Management
- CCTV & Body Worn Cameras
- Prevention of Theft
- Safeguarding – Women’s Safety (Angel Shot Protocol) / Children & Vulnerable Adults
- Security Hospitality

Transit access and managed egress reduce neighborhood impacts

Guests have multiple subway options within a 12 to 20-minute walk, supported by lighting and a dedicated dispersal plan.

Bedford Ave | L line – 12 minutes

Marcy Ave | J/m Line – 14 Minutes

Metropolitan Aves | G Line – 20 minutes

Data based, dedicated egress protocols

Independently produced GZA study informs all traffic management plans.

Enhanced pedestrian lighting along routes to transit, off-street parking and ride-share areas. Consistent post egress clean-up.

Traffic guards and security manage peak dispersal to reduce noise, congestion and environmental impact. Egress measures begin BEFORE dispersal.

Table 4: Assumed Patron Modal Split by Analysis Condition

Travel Mode	Design (arrivals; departures before 10 PM)	Egress (departures from 10 PM onward)
Subway (J/M/Z, L)	32%	22%
For-hire vehicle (TNC / taxi)	28%	38%
Walk	17%	17%
Private auto (park)	11%	11%
Bicycle / Citi Bike	7%	7%
Bus / ferry	5%	5%
Total	100%	100%

Collectively, non-auto modes (transit, walk, bicycle, ferry) account for roughly 61% of design trips and about 51% of late-night egress trips, confirming that the great majority of patrons will not arrive or depart by private car.

Source excerpt: GZA traffic & parking assessment produced independently.

Comparable venues adapt operations to local challenges

Each site's operating plan accommodates the neighborhood – designed to minimize disturbance and maximize safety.

THE ORION

Hotels and residential towers

Acoustic design, directional control and traffic protocols

THE SOCIAL

Dense residential context

Managed ingress, smoking capacity, and local-authority coordination

PACIFIC ELECTRIC

High-volume arrivals

Defined queues and geo-fenced ride share strategy

Accountability continues after opening

Operating plans are monitored, reviewed, and refined using real-world conditions and stakeholder feedback.

REVIEW

Structured post-event and post-shift reviews across operating teams.

REFINE

Adjust procedures using operating data and community feedback.

Feedback & ideas already received following community & local stakeholder tours:

“We have Second City for improv but no really good standard Comedy venues (I miss Hannibal Buress’s shows at the knitting factory), Cocktail Magique type shows, events like Cocktail making classes, cooking classes (if possible with a collab with the restaurant), etc. Jazz shows (in addition to brunch), dance classes (can be one time or every now and again events)”

“Daytime/weekends, there are plenty of opportunities for kid related things. We go to BK Bowl for the kid shows a lot and are always looking for more things especially on weekends especially once the weather gets colder. You already identify a number of great ideas – kid art activities, music camps or even shows with musicians (Guster once did a kid show at BK Bowl and there are some well known kid bands out there; we even saw Raffi 2 years ago).

Halloween/Holiday party themed ideas (the old Frolic playspace used to do these and they were great community events). Love the jazz brunch idea”

**SUPPORT A
RESPONSIBLE
VENUE THAT IS
DESIGNED TO
COEXIST WITH
ITS NEIGHBORS.**



Supporting materials referenced by the application

- State Liquor Authority application materials
- GZA traffic study
- GZA acoustic study
- Detailed operating, security, and emergency procedures.



THANK YOU.



Driggs Avenue & McGolrick Park Improvements

Brooklyn Community Board 1
September 8, 2026



Project Context

Eastern Greenpoint

Driggs Ave is an important connector in North Brooklyn:

- Williamsburg Bridge → Kosciuszko Bridge
- McGolrick Park → McCarren Park
- PS 110 and St. Stans

Eastern Greenpoint is adjacent to the North Brooklyn Industrial Business Zone:

- Close access to Greenpoint Ave Bridge and K-Bridge leads to cut-thru truck traffic in residential neighborhood



Driggs & McGolrick Park

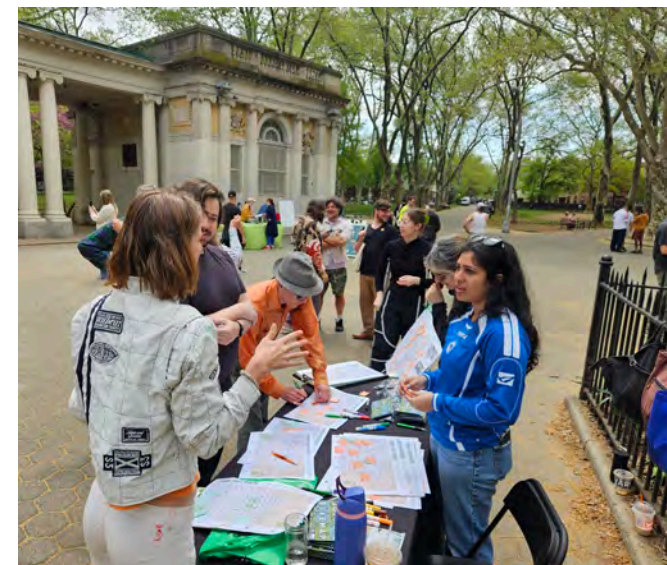
Ongoing Outreach

4/18: Outreach @ McGolrick Park

What We Heard:

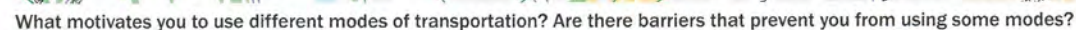
- Safer pedestrian and bike connections within and between neighborhoods
- Reduced cut-thru and truck traffic
- Upgraded bike facilities
- Safer connections to K-Bridge and around BQE
- Universal daylighting & traffic calming
- More public space in the neighborhood

...building on lots of outreach and requests from PS110 and surrounding community!

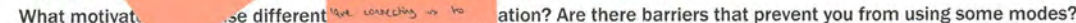


Outreach

1. How did you get here today? How do you
2. What modes of transportation do you use
3. Do you have any traffic safety concerns



1. How did you get here today? How do you usually get around the neighborhood?
2. What modes of transportation do you use for each part of your route?
3. Do you have any traffic safety concerns along your route?



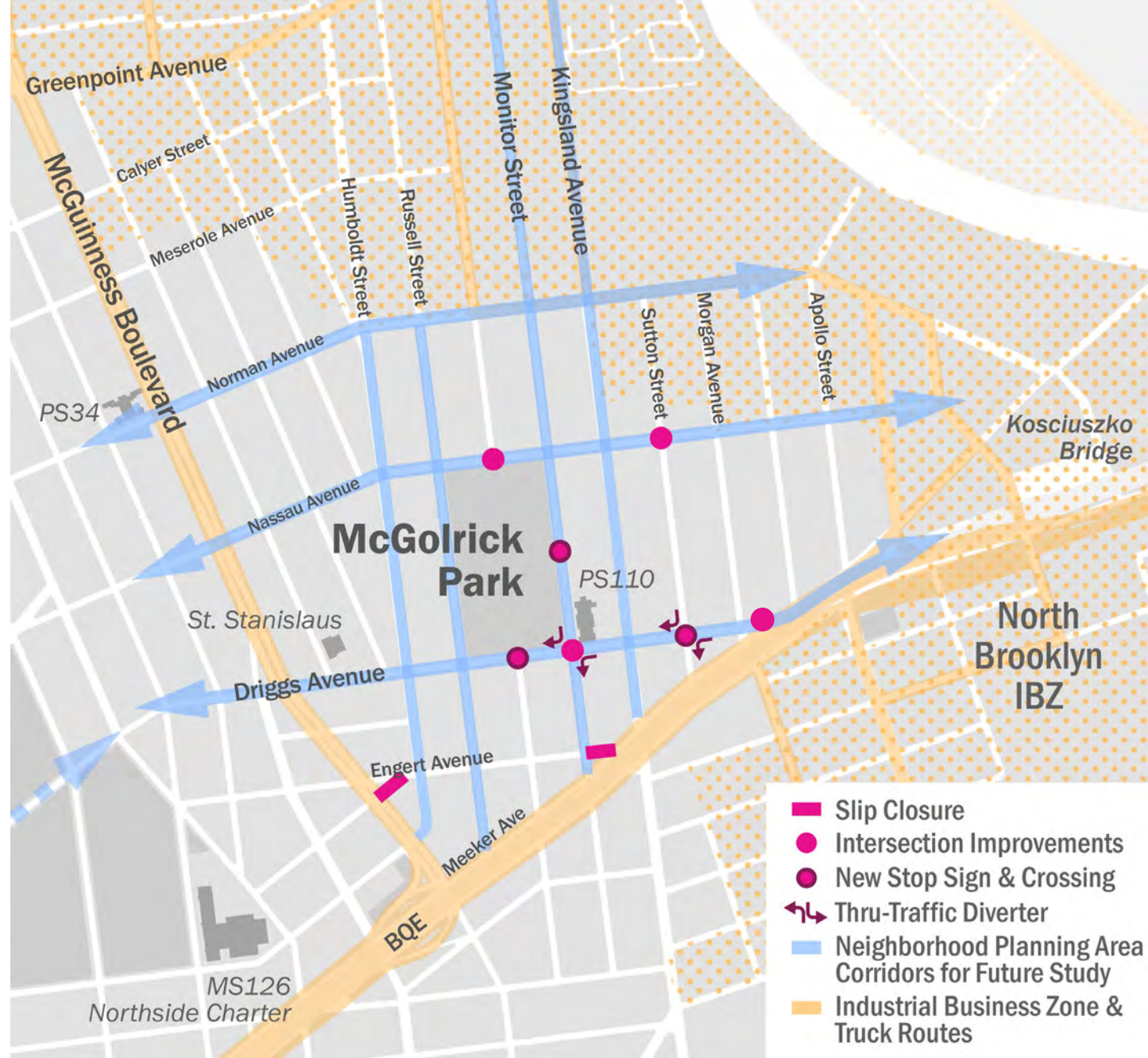
Driggs & McGolrick Park

Project Scope & Goals

- Prioritize pedestrians and cyclists
- Limit thru & truck traffic but maintain necessary local access
- Enhance safety around schools, McGolrick Park, and on residential streets
- Create safer, more comfortable pedestrian and cyclist connections

Future

- Strengthen bridge-to-bridge and park-to-park connections by improving 2-way cycling



Driggs & McGolrick Park

Toolkit



Traffic Diverters & Modal Filters



New Crossings



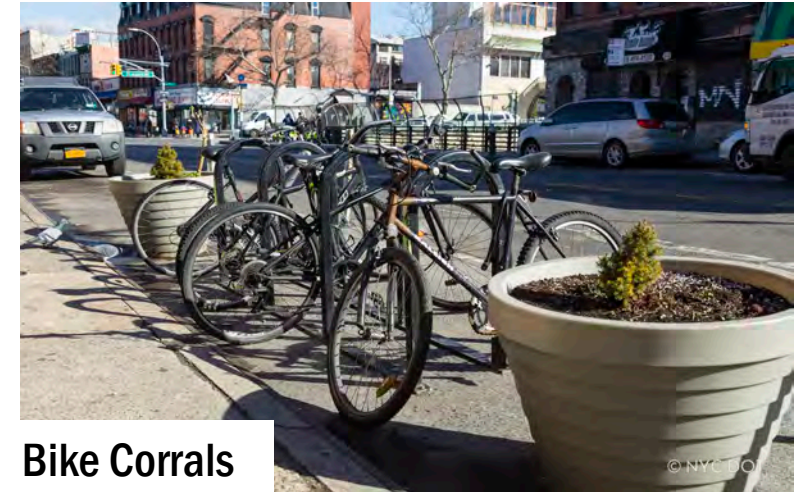
Slip Closures



Daylighting + Street Furniture



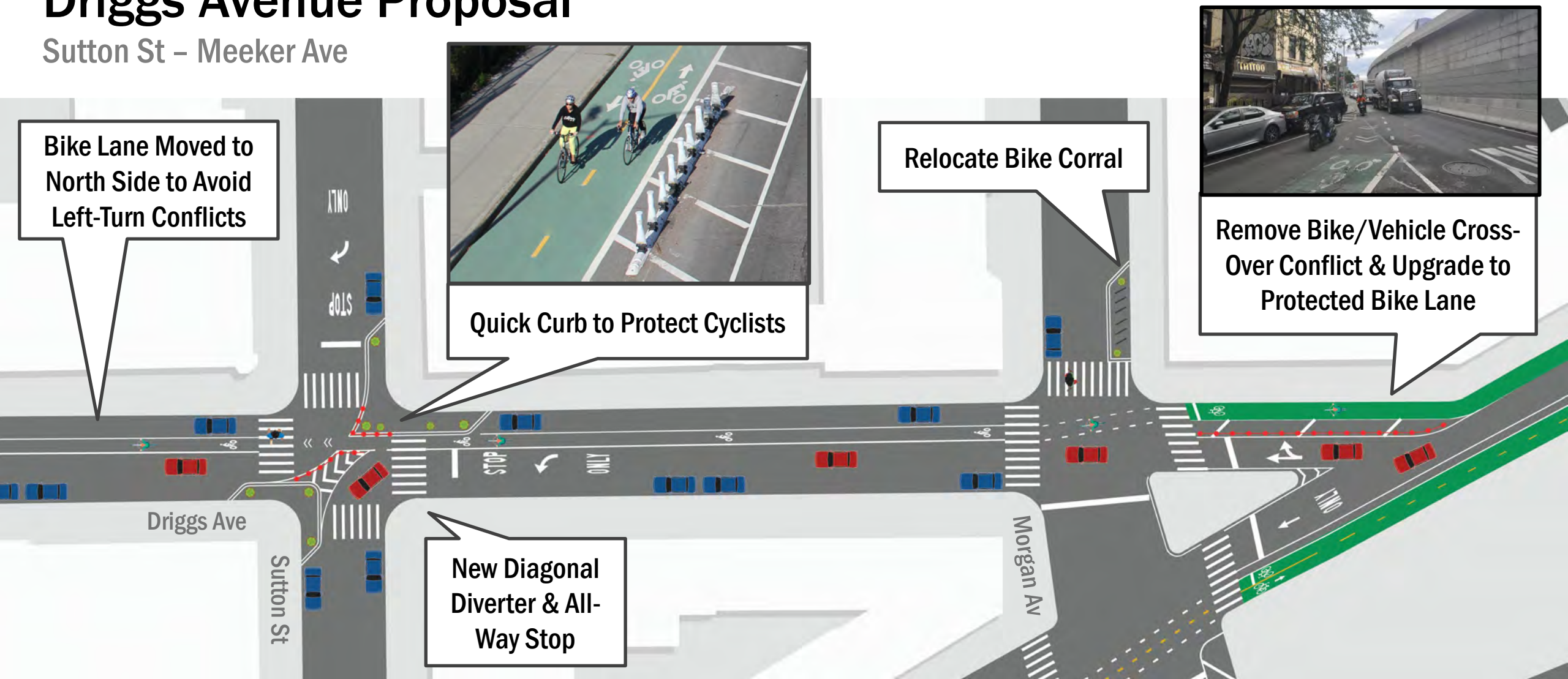
Curb Extensions



Bike Corrals

Driggs Avenue Proposal

Sutton St – Meeker Ave



Driggs Avenue Proposal

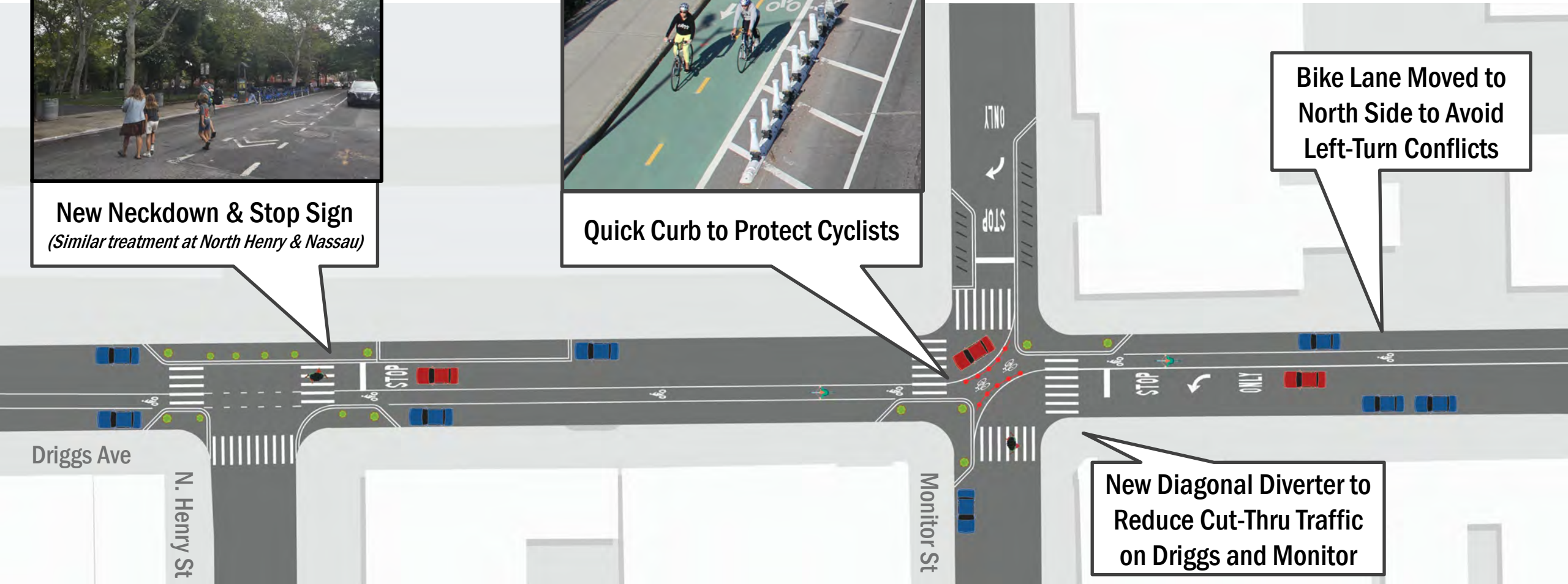
North Henry St – Monitor St



New Neckdown & Stop Sign
(Similar treatment at North Henry & Nassau)



Quick Curb to Protect Cyclists



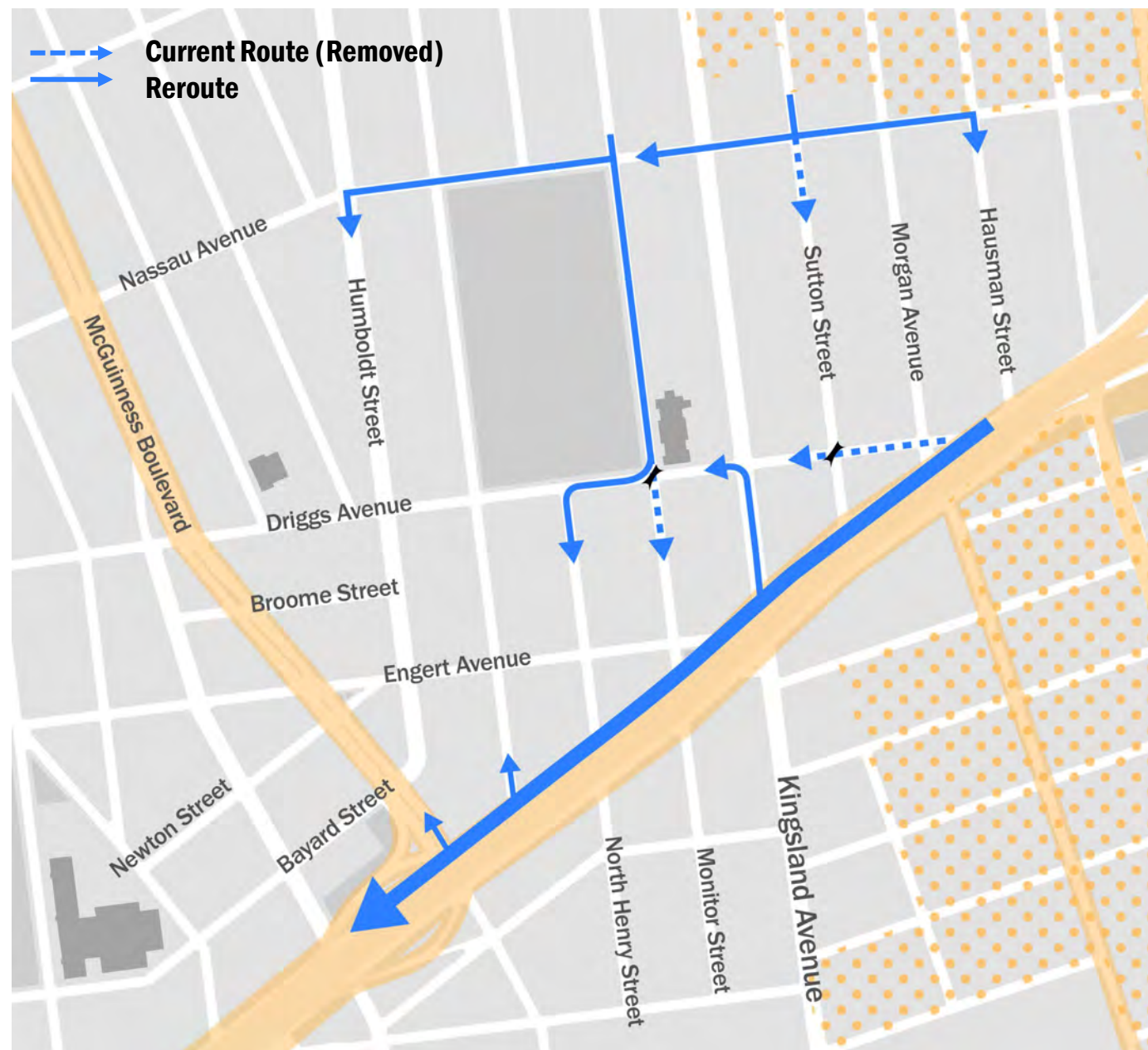
Bike Lane Moved to North Side to Avoid Left-Turn Conflicts

New Diagonal Diverter to Reduce Cut-Thru Traffic on Driggs and Monitor

Driggs Avenue

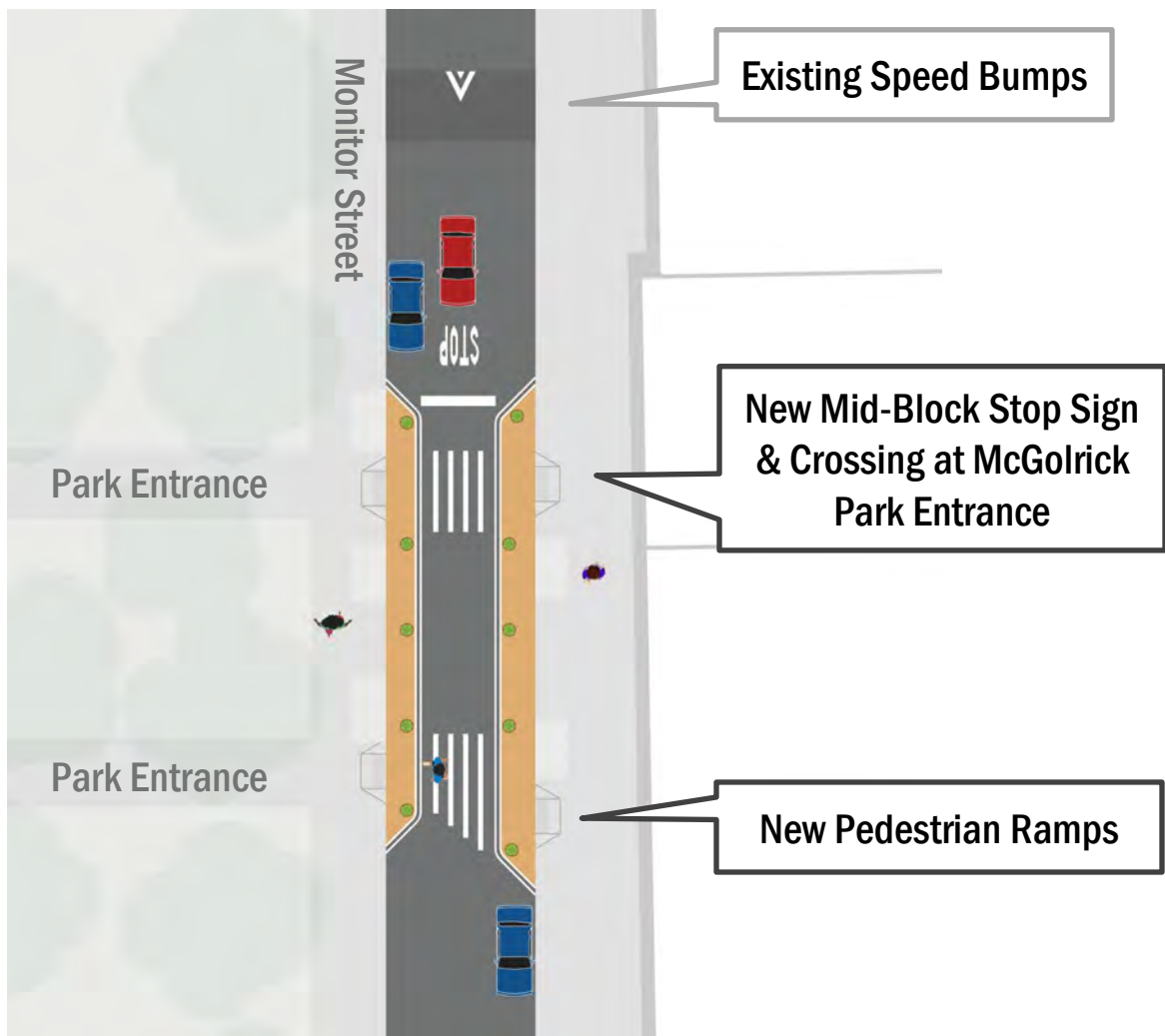
Traffic Changes

- Origin-Destination analysis showed **over 50% of vehicles that use the Driggs slip are cut-thru traffic**, staying on Driggs past McGuinness Blvd
- Expect vehicle volumes on Driggs to decrease and queue/back-up on Kingsland to improve
- Anticipate most vehicles using Driggs slip (~140 AM / 200 PM) will reroute to Meeker
 - Current Meeker volumes are ~450 AM / 650 PM

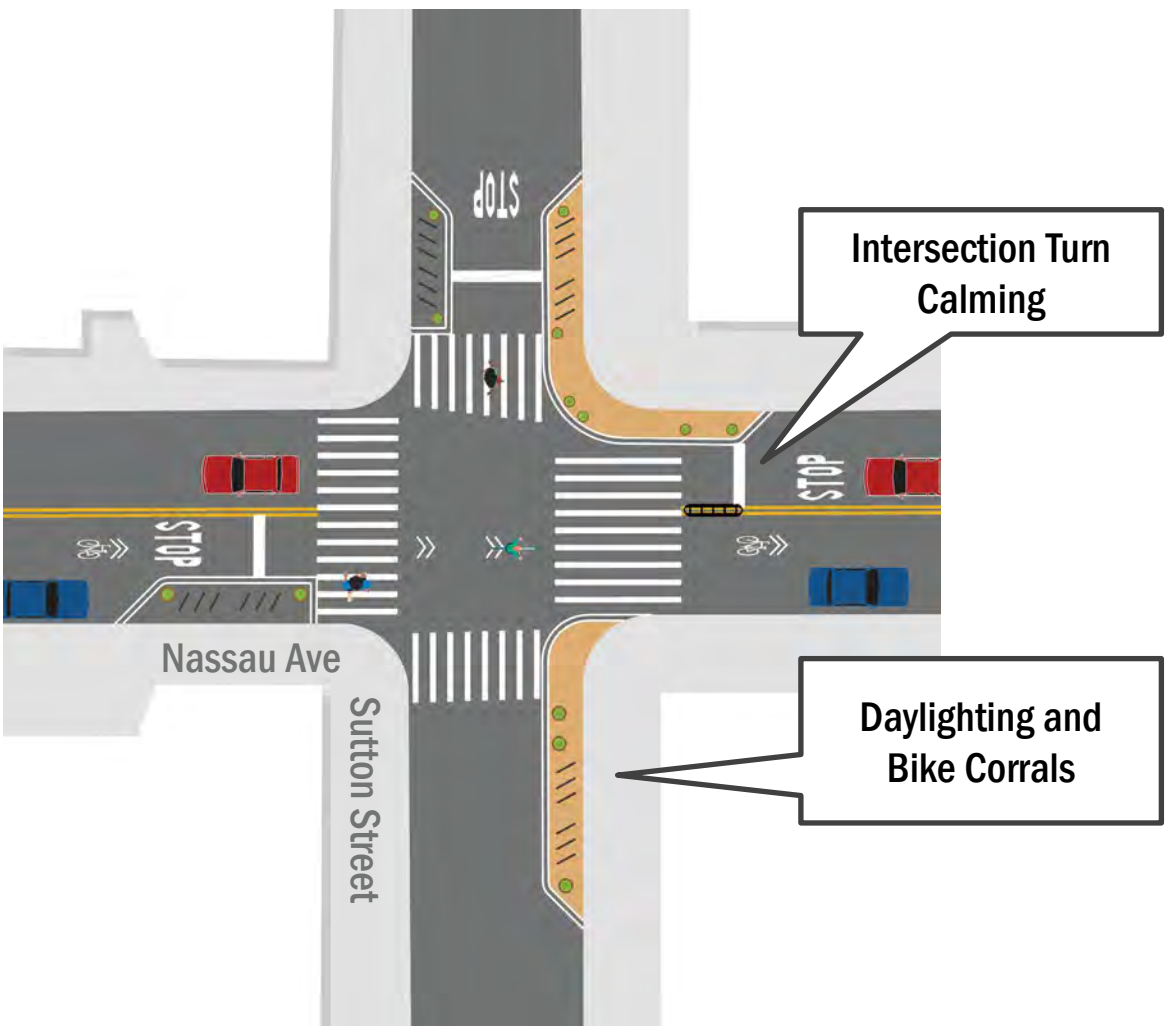


Safety Improvements

Monitor Street (Mid-Block)

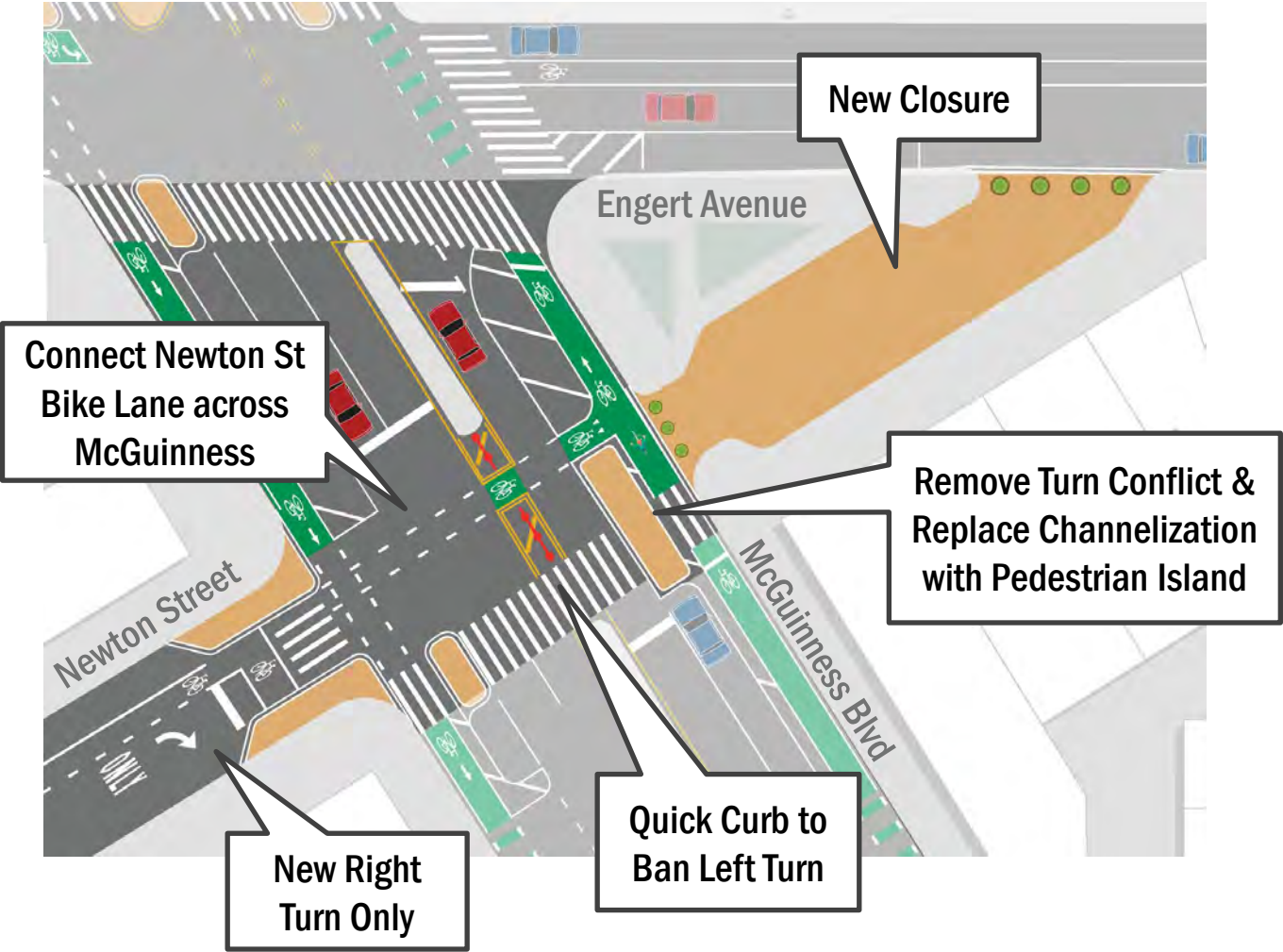


Nassau Avenue & Sutton Street

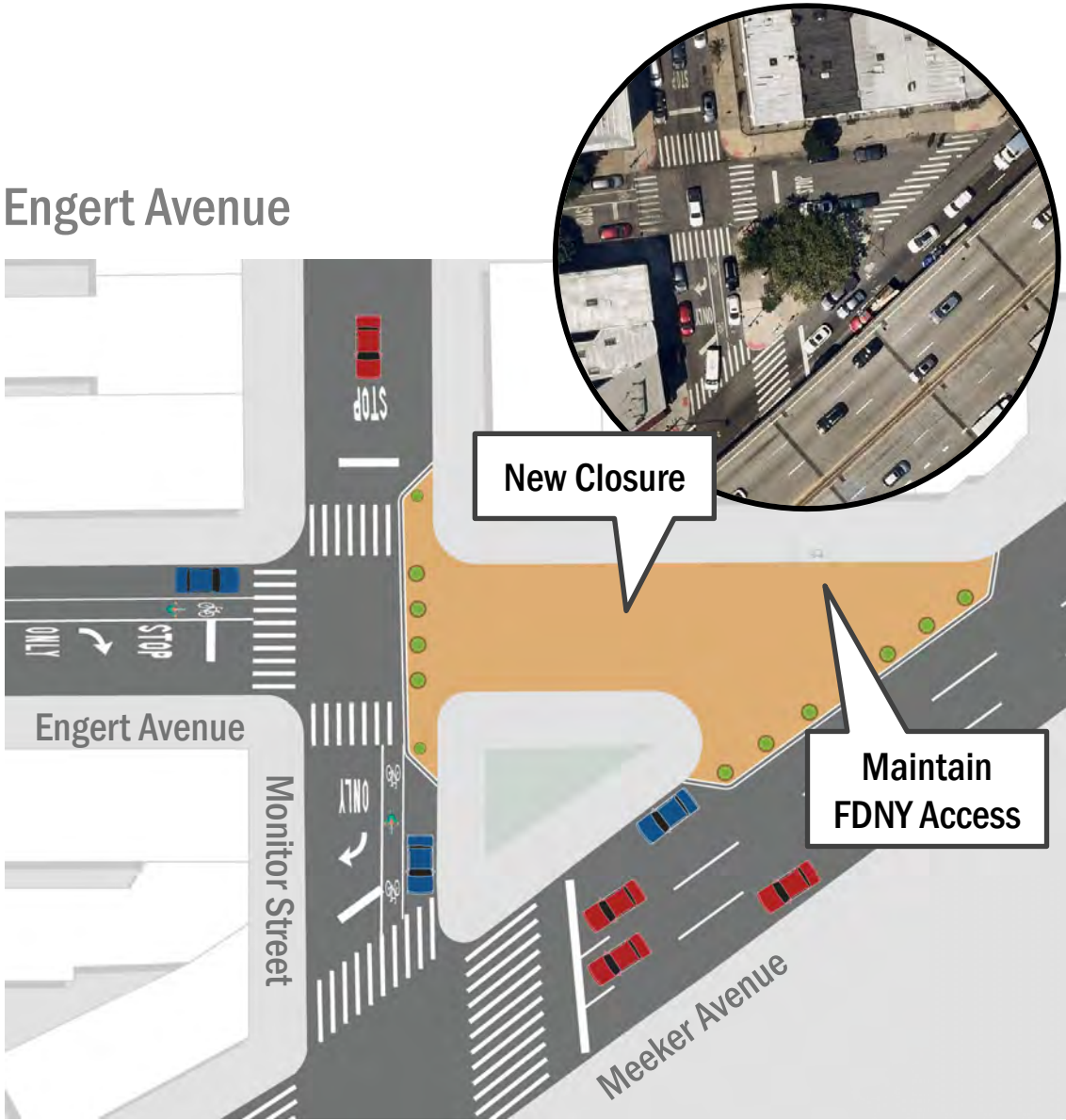


Slip Closures

Newton Street



Engert Avenue



Slip Closures

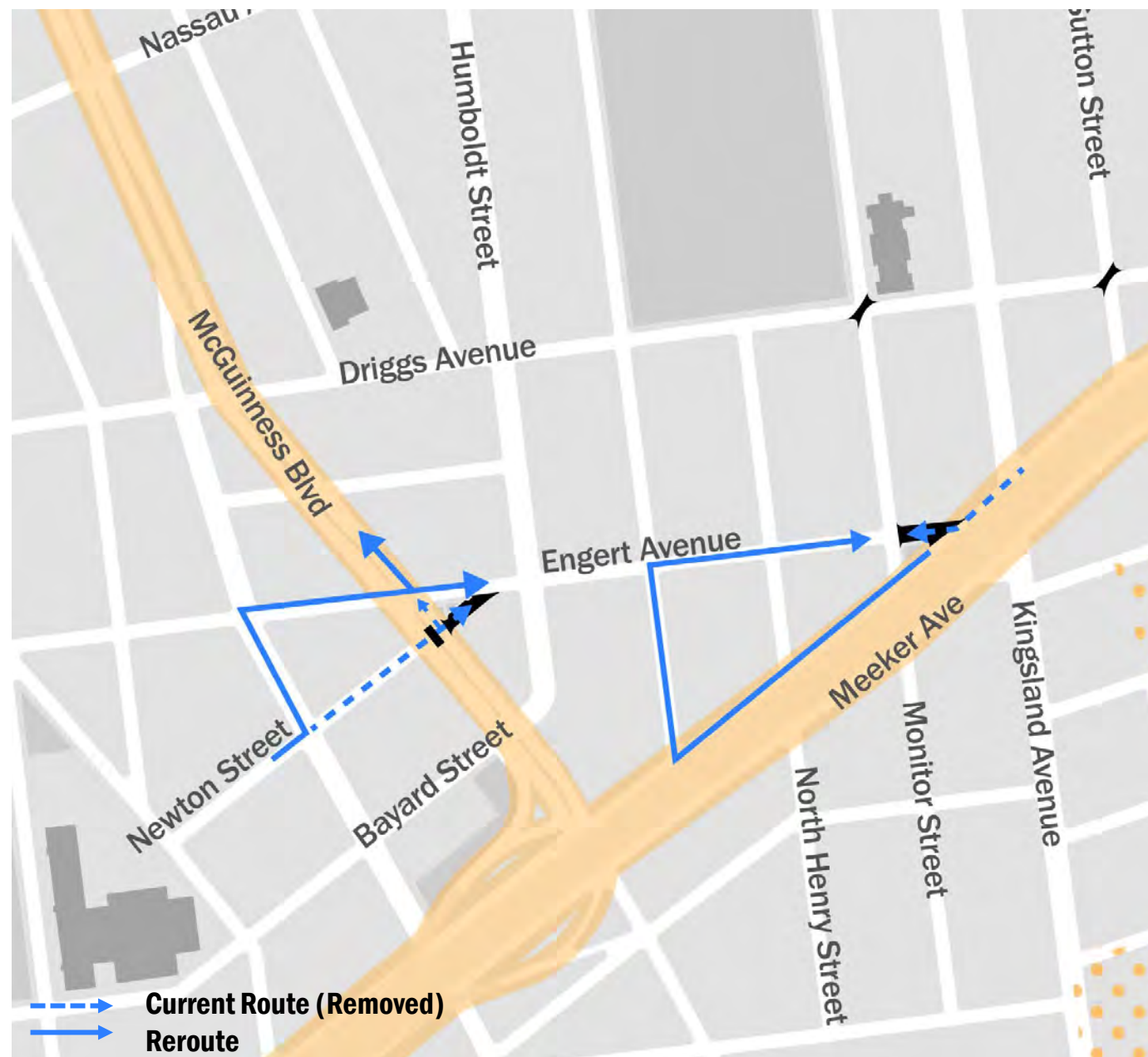
Traffic Changes

Newton Street:

- Through movement rerouted to Engert via Graham Ave
 - +1 vehicle per signal cycle
- Including left-turn ban onto McGuinness due to limited vehicle storage space between Newton and Engert

Engert Ave:

- Slip currently loops back onto Meeker Avenue
- Less than 15 vehicles using the slip in AM peak hour



Next Steps & Project Schedule

2026	Winter	Design Development & Traffic Analysis
	Spring	Outreach at McGolrick Park
	Summer	Elected Briefing Stakeholder Meetings CB1 Presentation
	Fall	Project Implementation
2027	Winter	Project Evaluation
	Spring	Outreach for NBK Planning effort (tentative)

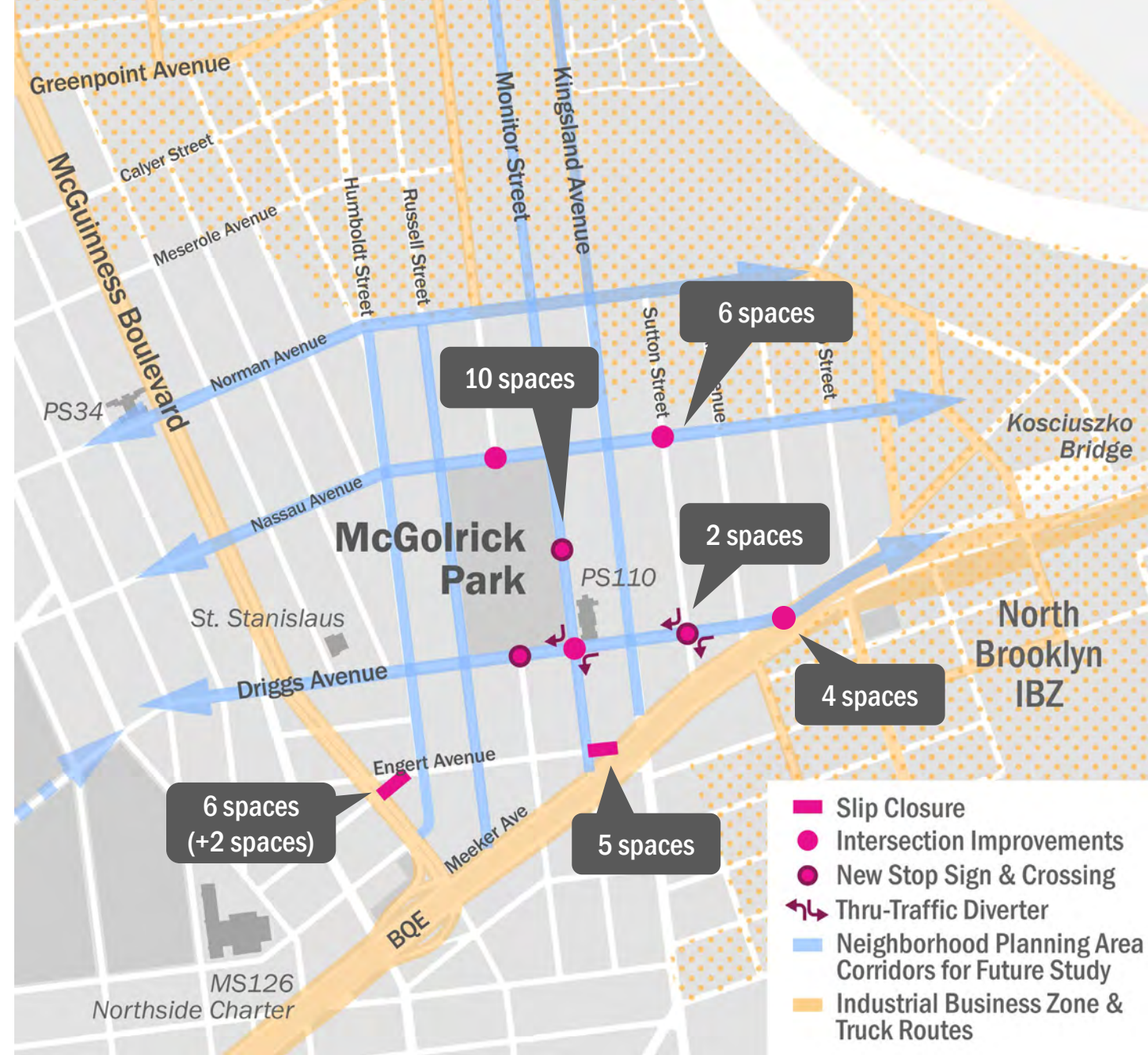
Curb Reallocation

Slip Closures:

- ~9 spaces (+2 spaces)

Intersection Improvements & Diagonal Diverters:

- ~22 spaces



Truck Traffic





COMMUNITY BOARD No. 1

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COUNCILMEMBER, 34th CD

September 8, 2026

COMMITTEE REPORT

SLA REVIEW AND DCA COMMITTEE

TO: Chairperson Dealice Fuller
And CB#1 Board Members

FROM: Arthur Dybanowski, Chair
SLA Review & DCA Committee

RE: Committee Meeting June 15, 2026

The SLA Review & DCA Committee met at Swinging Sixties Senior Center, 211 Ainslie Street (Corner of Manhattan Ave) at 6:30 pm on June 15, 2026, Representatives of the Community Board and other Community Board members participated in the discussion and review of the applications. Applicants were advised that the meeting was to end at 9:00 pm and those applications not reached would be postponed to the next Committee meeting. Prior to the meeting, the List of New and Renewal applications that had been posted at the Public Hearing was provided to the 90 and 94 Precincts of the NYPD for their review.

Members of the SLA Review & DCA Committee:

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

ATTENDANCE:

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

Absent: Foster.

The quorum was achieved.

LIQUOR LICENSES

NEW

1. 180 West Hospitality LLC, 180 West Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern) **Committee Recommended APPROVAL.**
2. 184 N 8 LLC, DBA TBD, 184 North 8th Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern, Live Music: Small Performances, ~1-5 musicians, Patron Dancing, Bakery) **Committee Recommended APPROVAL for Wine and Beer. Full Liquor License they have to present to the Full Board due to large capacity.**
3. ASMH 127 East 7 LLC, 160 Havemeyer Street Store 5, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern, Beer & Wine Tapas) **Committee recommended DENIAL the applicant did not show.**
4. Ays Don LLC, DBA The Residence of Mr. Motto, 186 Grand Street, (Class Change, Liquor, Wine, Beer & Cider, Rest) **Committee Recommended APPROVAL.**
5. Baiyulan Inc., 188 Grand Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest) **Committee Recommended APPROVAL.**
6. Booth's 1 LLC, DBA Pending, 360 Wythe Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest) **Committee Recommended APPROVAL.**
7. Cafe Miguel Corporation, DBA Cafe Miguel, 636 Grand Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern, Cafe/Restaurant with Electric Kitchen) **Committee Recommended APPROVAL.**
8. Chipotle Mexican Grill of Colorado, LLC, DBA Chipotle Mexican Grill #4927, 885 Manhattan Avenue, (New Application, Wine, Beer & Cider, Rest) **Applicant requested POSTPONEMENT.**
9. Covah USA LLC (Karamjeet Singh), 209 Havemeyer Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Night Club, Live Music: Rock Bands, Jazz, Third Party Promoters, Rooftop) **Committee recommended DENIAL the applicant did not show.**
10. DAR 168 Inc, DBA DAR 525, 168 Driggs Avenue, (One Day Alcohol Event Permit for the World Cup for Following Dates:
June 11, 12, 13, 14, 19, 21, 27, 28
July 4, 5, 10, 11)
Committee Recommended APPROVAL.

11. Dollys Swing & Dive LLC, 101 Kent Avenue, (Corporate Change, Liquor, Wine, Beer & Cider, Bar/Tavern) **Applicant WITHDREW the application.**
12. Dolly's Swing Dive II, LLC, DBA Pending, 146 Wythe Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern) **Committee Recommended APPROVAL.**
13. Eleva Coffee GPL LLC, 7 Bell Slip Space 4 AKA 21 Commercial Street, (Corporate Change, Liquor, Wine, Beer & Cider, Bar/Tavern) **Committee Recommended APPROVAL.**
14. Guisados Marias Corp, 1077 Flushing Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Rest) **Committee Recommended APPROVAL with STIPULATIONS: Sunday to Tuesday 2 A.M. Friday, Saturday 3 A.M.**
15. J&E Peruvian Kitchen Inc, DBA Lima Wok & Bowl, 316 McGuinness Boulevard, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest) **Committee Recommended APPROVAL.**
16. Kuxtal Corp, DBA Limosneros, 366 Union Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest, Patio or Deck, Backyard) **Committee Recommended APPROVAL.**
17. Mamasushi Hooper LLC, DBA Mamasushi, 391 Hooper Street, (Method of Operation Change, Liquor, Wine, Beer & Cider, Rest, Live Music: Acoustic) **Committee Recommended APPROVAL with STIPULATIONS: Soundproof rooftop space, umbrellas. Rooftop hours 10 P.M.**
18. More Foods LLC, DBA TBD, 658 Driggs Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest) **Committee recommended DENIAL the applicant did not show.**
19. Motek Williamsburg LLC, DBA Pending, 168-170 Wythe Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest) **Applicant WITHDREW the application.**
20. Republic Latin Asian Fusion Corp, 181 North 10th Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest) **Applicant WITHDREW the application.**

21. River Street Hospitality LLC and Domino Refinery LLC, DBA TBD, 300 Kent Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Cabaret (Musical or Other Entertainment with 600 or More Patron Capacity), Live Music: All Types, Patron Dancing, Third Party Promoters, Patio or Deck) **Applicant will be presenting at the Full Board meeting on September 8, 2026. Due to large capacity.**
22. Salsamentaria Milagrosa LLC, DBA Salsamentaria La Milagrosa, 112 Harrison Place, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest, Live Music: Live Local Artist, Patio or Deck, Rear Yard Dining Area) **Committee Recommended APPROVAL.**
23. Sailor & Siren 817 Manhattan LLC, 817-A Manhattan Avenue, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern) **Committee Recommended APPROVAL.**
24. Shaking Crab Brooklyn LLC, 1045 Flushing Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest) **Applicant requested POSTPONEMENT.**
25. Sylvia Lochmann, Zum Schneider FC 03, 12 Franklin Street, (One Day Alcohol Event Permit for the World Cup for Following Dates:
June 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22
June 6, 23, 24, 25, 26, 27, 28, 29, 30, July 1, 2, 3
July 4, 5, 6, 7, 9, 10, 11, 14, 15, 18, 19)
Committee Recommended APPROVAL.
26. The Huddle Bklyn Corp, 162 Franklin Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest) **Committee recommended DENIAL the applicant did not show.**
27. Top Star Brooklyn LLC, 46 Norman Avenue, (Applying for World Cup Events on June 11 – June 14) **Committee Recommended APPROVAL.**
28. TRB BK LLC, DBA The right Bank, 409 Kent Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern) **Committee Recommended APPROVAL.**
29. Williamsburg Diner II LLC, DBA Williamsburg Diner, 82 south 4th street., (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest) **Committee recommended DENIAL the applicant did not show.**

30. XTC Bushwick LLC, 1277 Flushing Ave., (New Application and Temporary Retail Permit, Liquor, Wine Beer & Cider, Bar/Tavern)

Committee Recommended APPROVAL with STIPULATIONS: Sunday to Thursday Closing 2 A.M. Friday to Saturday Closing 3 A.M.

SIDEWALK CAFÉ & ROADWAY CAFÉ:

1. Kokomo Restaurant LLC, 65 Kent Avenue
Committee Recommended APPROVAL.
2. Life's a Pink Beach Corp, DBA Fiction, 308 Hooper Street
Committee Recommended APPROVAL.

RENEWALS

1. 105 North 6th Inc, DBA Sweetwater, 105 North 6th Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
2. 732 Townies Inc, DBA Twins Lounge, 732 Manhattan Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
3. Angelvan Corp, DBA L Ange Noir Cafe, 247 Varet Street, (Renewal, Liquor, Wine, Beer & Cider, Live Music: Acoustic)
4. Bistro So Corp, 530 Driggs Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
5. Bright Side Brooklyn LLC, DBA Bright Side, 184 Kent Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
6. Caribbean Sports Bar & Grill, Inc., 244 Grand Street (Ground Floor), (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
7. Chef Kelseay Dukae LLC, DBA Kinoko Brooklyn, 179 Meserole Avenue, (Renewal, Wine, Beer & Cider, Rest)
8. Flower Cat LLC, DBA Same, 837 Manhattan Avenue, Suite 2, (Renewal, Wine, Beer & Cider, Bar/Tavern, Live Music: Acoustic Jazz – Once a Month, Poetry Readings)
9. Gorkhali Restaurant Brooklyn Inc., 160 Havemeyer Street, Store 3, (Renewal, Wine, Beer & Cider, Rest)
10. Hard Eight Restaurant Company LLC, DBA The Whiskey Brooklyn, 44 Berry Street, (Renewal, Liquor, Wine, Beer & Cider)
11. Killowen Inc, DBA Keg & Lantern, 95-97 Nassau Avenue, (Renewal, Liquor, Wine, Beer & Cider, Restaurant Brewer, Patio or Deck)
12. KNR Partners LLC, DBA Bushniwa, 250 Varet Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
13. Le Bird LLC, DBA Les Deux Chats, 1 Dunham Place AKA 27 Broadway, (Renewal, Liquor, Wine, Beer & Cider, Rest)
14. Meane Joe Greene LLC, DBA The Grand National, 524 Grand Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)

15. Misi Domino LLC, DBA Misipasta, 325 Kent Avenue, Retail 8, (Renewal, Liquor, Wine, Beer & Cider, Rest)
16. New Christinas Polish Rest Corp, 853 Manhattan Avenue, (Renewal, Wine, Beer & Cider, Rest)
17. Newtown BK LLC, DBA Newtown, 55 Waterbury Street, (Renewal, Wine, Beer & Cider, Rest, Live Music: Monthly Jazz)
18. NY Axe Williamsburg LLC, DBA NY Axe, 98 North 11th Street, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern, Axe Throwing)
19. Paulie Gee's New York Slice LLC, DBA Paulie Gee's Slice Joint, 110 Franklin Street, (Renewal, Wine, Beer & Cider, Rest)
20. Pizza Pasta Salad LLC, 40 Clifford Place, (Renewal, Wine, Beer & Cider, Rest)
21. Polish and Slavic Center Inc, 177 Kent Street, (Renewal, Wine, Beer & Cider, Not for Profit Club with Food and Beverages, Live Music: Disco & Rock Music, Patron Dancing)
22. Raheny Tavern Corp, DBA Connie O's, 158 Norman Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Pub)
23. Stand Up A La Mode LLC, DBA Flop House Comedy Club, 362 Grand Street, (Renewal, Wine, Beer & Cider, Bar/Tavern, Comedy Club)
24. The West Cafe LLC, 379 Union Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
25. UP 640 LLC & MDW Hospitality LLC as mgr, DBA Upside Pizza, 640 Manhattan Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
26. X-Golf Brooklyn, LLC, 105 North 13th Street, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern, Live Music: Non-amplified Music, Video/Arcade Games, Golf Simulator)

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

ITEMS PREVIOUSLY POSTPONED

1. 1122 Events Venue Corp., 141 Meserole Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Catering Facility (Private Events Only) **Applicant requested POSTPONEMENT.**
2. Agency Sixty Five Inc., DBA TBD, 361 Metropolitan Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern, Live Music: Soft Indie, Patron Dancing) **Committee Recommended APPROVAL.**

3. Hidden Dynasty LLC, DBA TBD, 54 North 11th Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest, Live Music: Cultural Performance Dance, Employee Dancing) **Committee recommended DENIAL the applicant did not show.**
4. Bark Barbecue Corp., 25 Thames Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest, Live Music: Merengue Tipico Bands, Patio or Deck) Applicant will be presenting at the Full Board meeting on June 9, 2026. Due to large capacity. **Committee Recommended APPROVAL with STIPULATIONS: Soft Background music outdoor till 10 P.M.**
5. Family Group Enterprises Inc., DBA Patrizia Pizza & Pasta, 35 Broadway, (Class Change, Liquor, Wine, Beer & Cider, Rest) **Committee Recommended APPROVAL with STIPULATIONS: Sunday to Thursday 10 P.M. Friday, Saturday 12 A.M. No Tables and Chairs on the sidewalk. Community Board 1 must receive a notarized letter from the applicant's attorney, signed by the applicant, stating that there will be no tables, chairs, or other seating on the sidewalk at Broadway and Dunham Place.**
6. Green Street Music & Arts LLC, DBA Pending, 259-277 Green Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Venue for the Arts, Live Music: Various, Patron Dancing, Rooftop, Garden/Grounds) **Applicant will be presenting at the Full Board meeting on September 8, 2026. Due to large capacity**

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

WHEN: Wednesday, September 16, 2026
TIME: 6:30 P.M .
WHERE: Polish & Slavic Center
176 Java Street
Brooklyn, NY 11222
(AUDITORIUM)



COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

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HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

September 8, 2026

COMMITTEE REPORT

Women's Issues Committee

TO: Chairperson Dealice Fuller and CB1 Board Members
FROM: Dr. Karina D. Aguilar, Committee Chair
RE: Women's Issues Committee Report from June 22, 2026

The Women's Issues Committee met Monday, June 22, 2026, at the Neighborhood Women's House at 249 Manhattan Avenue (Entrance on Power Street, Ground Floor), Brooklyn, NY 11211 at 6:00 P.M.

ATTENDANCE

Present: Aguilar, Chair; Pool* (*) *Non-Board Member*

Absent: Bamonte; Carbone; Horowitz; Kaminski; Leanza; Sabel; Brunschwiler*; Raymond*; Spiroff* (*) *Non-Board Member*

Six members constitute a quorum for this committee; a quorum was not achieved.

AGENDA

1. WELCOME/INTRODUCTIONS:

The Women's Issues Committee held its inaugural meeting under the leadership of Committee Chair Aguilar. The meeting focused on community engagement, sexual assault prevention and reporting, women's health initiatives, public safety, and equitable access to recreational resources. Committee members, community advocates, and residents participated in discussions aimed at identifying priorities and developing future initiatives.

Chair Karina Aguilar introduced her vision for the committee, emphasizing community advocacy, inclusion, and increased resident participation. Attendees shared their

backgrounds and discussed opportunities for collaboration on issues affecting women and families throughout the district.

2. **NORTH BROOKLYN SEXUAL ASSAULT TASK FORCE UPDATE:** Jane Pool, Neighborhood Women

Sexual Assault Prevention and Reporting

The North Brooklyn Sexual Assault Task Force continues their efforts to improve sexual assault reporting, survivor support services, and data collection. Members discussed barriers to reporting incidents such as fear of retaliation, distrust of law enforcement, language and cultural barriers, lack of awareness about reporting processes, and stigma associated with certain types of incidents. Members emphasized the need for stronger partnerships among hospitals, law enforcement agencies, schools, libraries, and community organizations.

Women's Health Outreach

Committee members discussed breast cancer awareness initiatives and plans to coordinate a mammogram outreach event to increase access to preventive healthcare services within the community.

Metropolitan Pool and Women's Swim Hours

The committee reviewed concerns regarding the reduction of women-only swim hours at Metropolitan Pool. Members discussed the importance of maintaining these programs to accommodate gender, cultural, religious, and community needs while balancing access for all residents. It was shared that CB1 Chairperson Dealice Fuller requested that Brooklyn Parks Commissioner Martin Maher have NYC Parks lead the task that will discuss the Metropolitan Pool environmental issues and the division of hours to be used by laps, women, children, and family. Our committee will follow up and participate in all committees to maintain situational awareness and express our membership concerns.

Lifeguard Shortage and Water Safety

Participants highlighted the ongoing lifeguard shortage and its impact on public swimming programs. The committee discussed opportunities to support recruitment efforts and noted new citywide water safety initiatives designed to provide swimming instruction and drowning prevention education for young children.

Action Items

- Support and promote a community mammogram outreach event provided with services from The American Italian Cancer Foundation.
- Organize a screening of the film Metropolitan Avenue and notify committee members once details are finalized.

- Partner with elected officials and community organizations to provide sexual assault prevention training for nightlife establishments.
- Explore educational programming for youth related to healthy relationships, online safety, and sexual assault prevention.
- Develop and distribute an annual Women's Issues Committee meeting calendar.
- Monitor developments regarding Metropolitan Pool reopening plans and women's swim programming.
- Continue outreach to encourage community participation in Community Board committees.

Next Steps

The committee will continue developing partnerships with community organizations, government agencies, and local institutions to address women's health, public safety, and equity concerns. Future meetings will focus on advancing identified priorities and monitoring progress on committee initiatives.



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SONIA IGLESIAS
RECORDING SECRETARY

PHILIP A. CAPONEGRO
MEMBER-AT-LARGE

DEALICE FULLER
CHAIRPERSON

JOHANA PULGARIN
DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

REVISED

September 8, 2026

COMMITTEE REPORT Cannabis Review Committee

TO: Chairperson Dealice Fuller and CB1 Board Members

FROM: Mr. William Vega, Committee Chair
Mr. Raffaello VanCouten, Committee Co-Chair

RE: Cannabis Review Committee Report from June 22, 2026

The Cannabis Review Committee met on Monday, June 22, 2026, at CB1 District Office, 435 Graham Avenue, Brooklyn, NY 11211 at 6:00 PM.

ATTENDANCE

Present: Love; Valentin.

Absent: Vega (Chair); VanCouten (Co-Chair); Cabrera; Kaminski; Sofer; Abbott* (* *Non-board committee member*)

Five members constitute a quorum for this committee; a quorum was not achieved.

AGENDA:

RENEWAL

1. Disco Herbatory, DBA The Flowery, 692 Grand Street, (Retail Dispensary) CAURD-24-000158
Upon District Office receipt of applicant's license renewal application, we contacted OCM, NYPD 90 pct, the Sheriff's Office, the CB1 District Office and the Grand St BID, no complaints were received regarding 692 Grand Street.

On June 22, 2026, Disco Herbatory was scheduled to meet with the Cannabis Application Review Committee. Applicant failed to appear at the appointed date, place and hour, the application for renewal was rejected for failure to respond to scheduled meeting.

The committee voted unanimously **TO REJECT** the renewal Cannabis application. We recommend to OCM not to renew Disco Herbatory, DBA The Flowery (CAURD-24-000158) retail cannabis license for failure to attend the scheduled license review meeting.

Cannabis Committee reviewed one Cannabis Retail Dispensary Renewal Application. Committee Rejected the renewal application.

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

WHEN: Monday, September 14, 2026
TIME: 6:00 PM
WHERE: CB1 District Office
435 Graham Avenue
(Corner of Frost Street)
Brooklyn, NY 11211



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

WARD DENNIS
SECOND VICE-CHAIRPERSON

LLOYD FENG
THIRD VICE-CHAIRPERSON

DAVID HEIMLICH
FINANCIAL SECRETARY

SONIA IGLESIAS
RECORDING SECRETARY

ROSEMARY ESPINAL
MEMBER-AT-LARGE

DEALICE FULLER
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JOHANA PULGARIN
DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

September 8, 2026

COMMITTEE REPORT Transportation Committee

TO: Chairperson Dealice Fuller and CB1 Board Members

FROM: Mr. Eric Bruzaitis, Committee Chair

RE: Transportation Committee Report from June 25, 2026

The Transportation Committee met Thursday, June 25, 2026 (CALLED TO ORDER: 6:41PM; ADJOURNED: 8:40 PM) at Community Board 1 Office, 435 Graham Avenue, Brooklyn 11211.

Members of the Transportation Committee

(Bruzaitis, Chair; Kelterborn, Co-Chair; Drinkwater; Espinal; Goldstein; Itzkowitz; Kaminski; Klagsbald; LaBorde; Pferd; Sabel; Talati; Vega; Weiser; Breitner*; Radezky*. (*Non-Board Member)

(9 members constitute a quorum for this committee)

ATTENDANCE

Present: Bruzaitis; Espinal; Goldstein; LaBorde; Weiser; *Breitner.

Absent: Drinkwater; Goldstein; Itzkowitz; Kaminski; Klagsbald; Pferd; Sabel; Talati; Vega; Radesky*. (*Non-Board Member)

(A Quorum was met)

AGENDA

1. **DOT DINING OUT NYC PERMIT APPLICATIONS: For public comment only.**

1. Bang Bang Bangkok, 131 Grand St. App# 20260529030002
2. Eckhart Beer Co., 545 Johnson Ave. App# 20260415030001
3. Johnny's, 642 Lorimer St, App# 20260504030001
4. Turkey's Nest Inc, 94 Bedford Ave, App# 2026041830001

No comments.

2. **NYC DOT: PROPOSED POP-UP PLAZA INITIATIVE AT JACKSON AVENUE BETWEEN MEEKER AVENUE AND UNION AVENUE (JACKSON PLAZA / EXLEY).**

Presentation by Mr. James Clay Grable, NYC DOT. Presentation attached.

Committee raised concerns about the reroute to North 8th St to access Southbound Union Ave which would add additional time and traffic on Havemeyer St, especially at North 9th Street.

It was noted that there are turnoffs at Withers and Frost Streets that could better facilitate access to left turns on Union without causing significant backups.

DOT stated that this is a pilot pop-up, and they will assess volume and adjust as necessary. Mr. Weiser asked for actual car and pedestrian counts from the DOT study. DOT will follow up but noted that usage was deemed "low volume"

Mr. John Rozmus asked about surveys and money going to North Brooklyn Parks Alliance and sanitation concerns.

DOT stated that no money was exchanged or is ever exchanged between NBPA and the city. NBPA is the maintenance partner and DSNY has a regular cleaning schedule.

3. **DISCUSSION: ENGINE 229/LADDER 146 - 75 RICHARDSON STREET - RESPONSE DELAYS DUE TO TRAFFIC CONGESTION ON ADJACENT STREETS.**

Presentation by Captain Arthur J Markarian, FDNY, Tower Ladder 146

Withdrawn by FDNY

4. **PRESENTATION: THE QUEENSLINK PROPOSAL EXTENDS THE M TRAIN TO THE ROCKAWAYS, ALLOWING THE G TRAIN TO BE EXTENDED BACK TO FOREST HILLS.**

Presentation by Josh Brewer and Franklin Tang. Presentation attached.

The committee commended QueensLink for their very thoughtful and detailed presentation. They were encouraged to reach out to CM Restler's office since he has made G Train service improvements a goal for his office. The committee generally agreed that while the plan does not immediately effect BK01, it seemed clear that their proposal would aid North Brooklyn commuters that currently transit into Queens.

QueensLink plans to present to the full board this fall, as they have already done so at QN02, 08, 14, 06 & 10.

5. **DISCUSSION: REVIEW OF OUTSTANDING TRANSPORTATION ITEMS FOR FALL 2026.**

6. **DISCUSSION: DISTRICT NEEDS STATEMENT, TRANSPORTATION SEGMENT.**

Committee will pick up on old items in the fall.

7. **OLD BUSINESS.**

Ms. LaBorde and Ms. Breitner expressed their disappointment at the failure of the Berry St plan at the full Board meeting earlier in the month after its approval by the committee in May. They were particularly critical of Chair Bruzaitis for withdrawing his support before the vote.

8. **NEW BUSINESS.**

DM Pulgarin informed the committee there is a bike rack proposal for North 7th & Driggs.

There is interest in renewing the call for bike lanes on Kingsland Ave and Monitor St.



© NYC DOT

Jackson Street Pop-Up Plaza

Community Board 1 Transportation Committee
June 25, 2026



Agenda

- Introduction
- NYC Plaza Program Overview
- Project Proposal
 - Background, Outreach, and Timeline
 - Pop-Up Plaza Concept
 - Maintenance and Operations
- Project Schedule and Next Steps
- Questions

NYC Plaza Program



Program Overview

- DOT pedestrian plazas are reclaimed streets transformed into vibrant, social, public spaces for all
- Plazas enhance safety, walkability, and access to public transit while supporting community, commerce, and culture
- Plaza amenities include furniture, greenery, public art, lighting, and more
- Many plazas offer public programming, markets, and other events
- Plaza proposals accepted through proposal process open April 1 – June 30 annually



Pop-Up Plaza Toolkit





Project Overview and Proposal

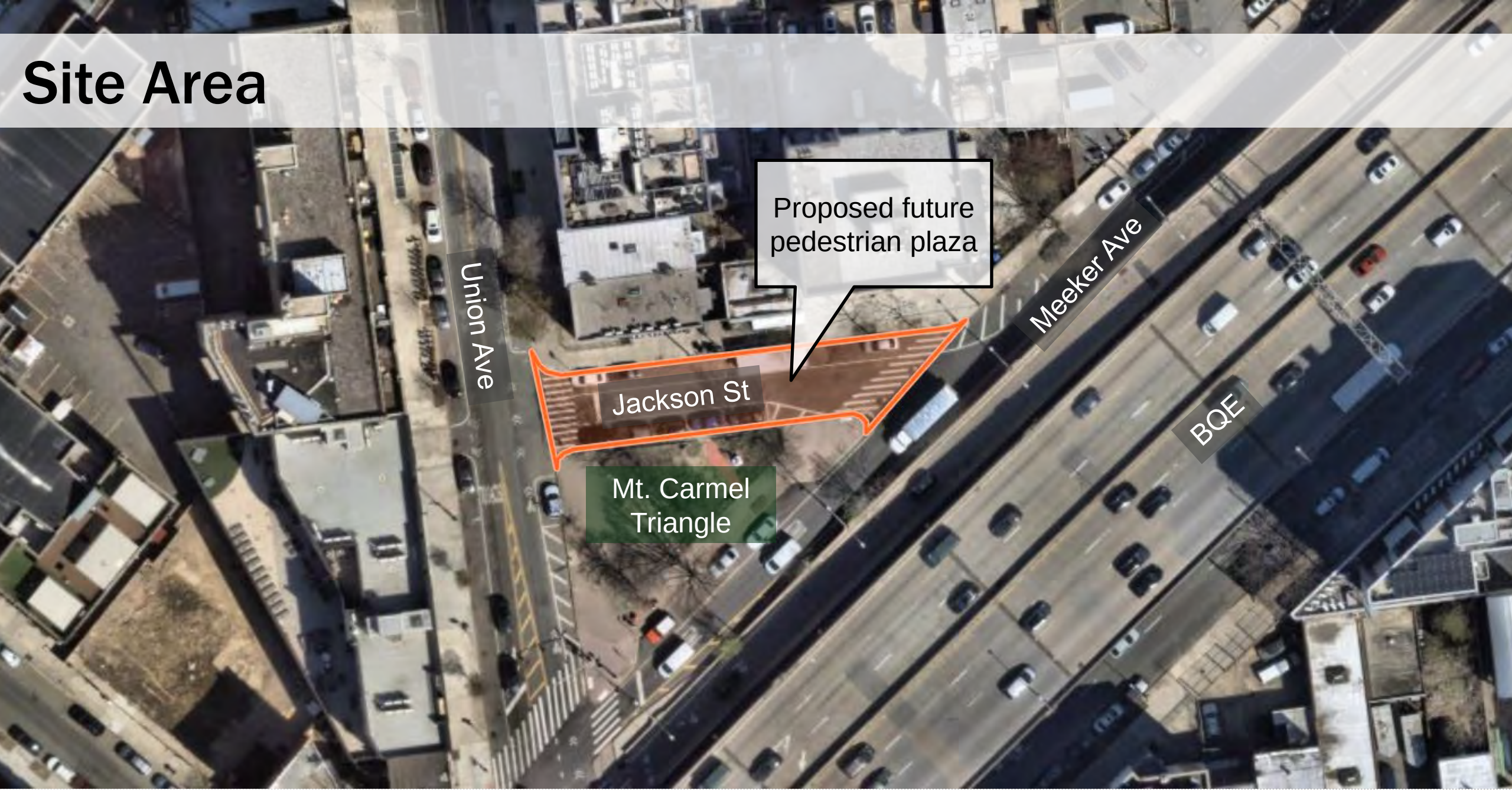
Background, Outreach, and Timeline

- North Brooklyn Parks Alliance applied to NYC Plaza Program in Spring 2025, application accepted in Fall 2025
- NBPA has completed direct outreach to residents, businesses and property owners, many signing letters of support
- Pop-Up Plaza planned as first phase of project and will be 24/7, year-round pedestrian space
- Further pedestrian plaza improvements planned for this location in 2027



Banker's Anchor Plaza, implemented 2023 following application by NBPA in 2021

Site Area



Existing Conditions



View from Union Ave looking
east along Jackson St

Existing Conditions

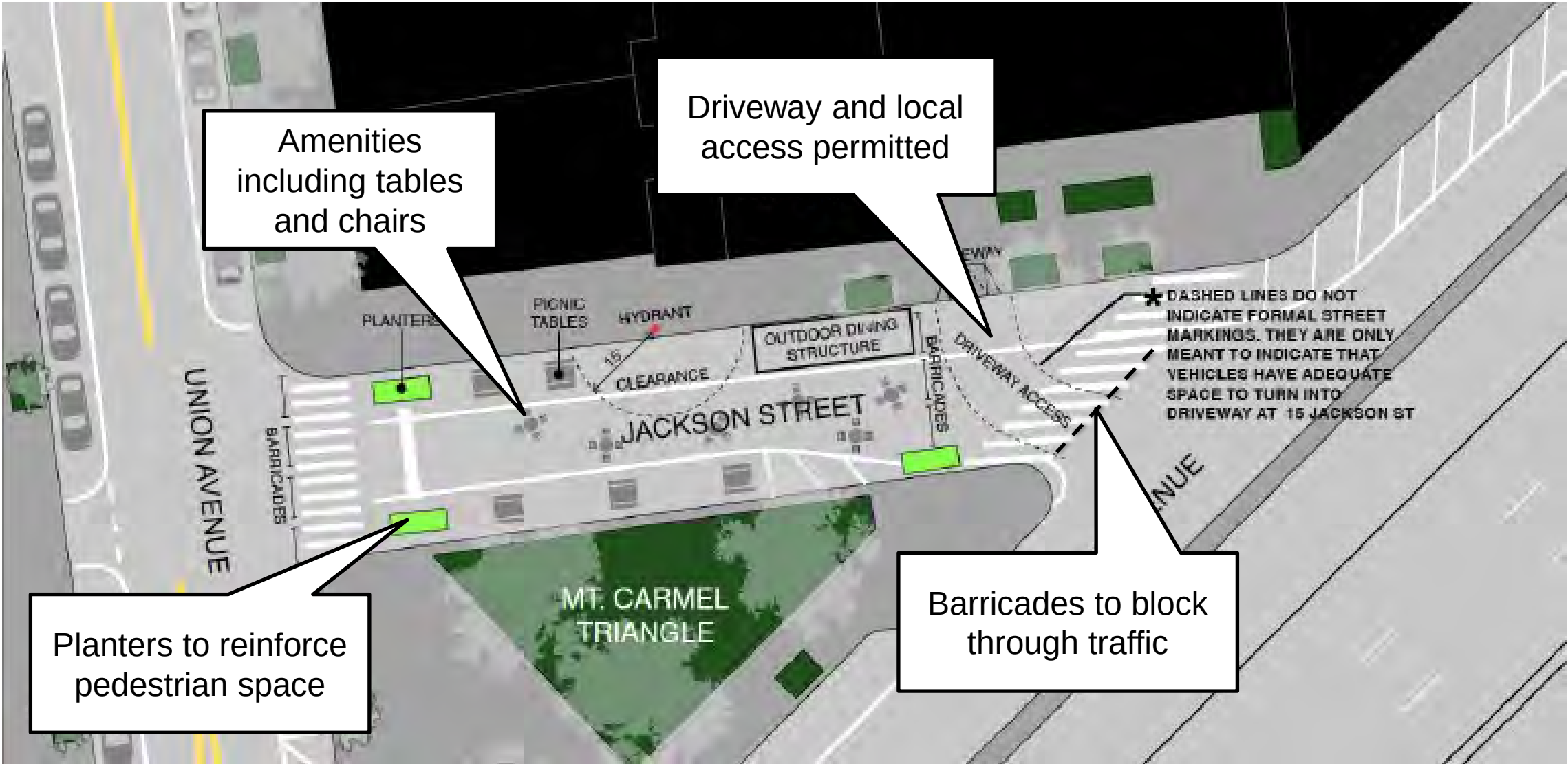


View from Meeker Ave
looking west along Jackson St

Pop-Up Plaza Proposed Design



Pop-Up Plaza Proposed Design



Pop-Up Plaza Example: Little 6th Ave



Pop-Up Plaza Example: Audubon Ave





Operations and Maintenance

Maintenance and Operations Partner

- North Brooklyn Parks Alliance will be the maintenance partner and point of contact with NYC DOT.
- NBPA will perform year-round daily tasks including furniture and barrier operations as well as sweeping, litter picking, maintaining planters and other tasks as needed.



North Brooklyn Parks Alliance staff maintaining Banker's Anchor Plaza

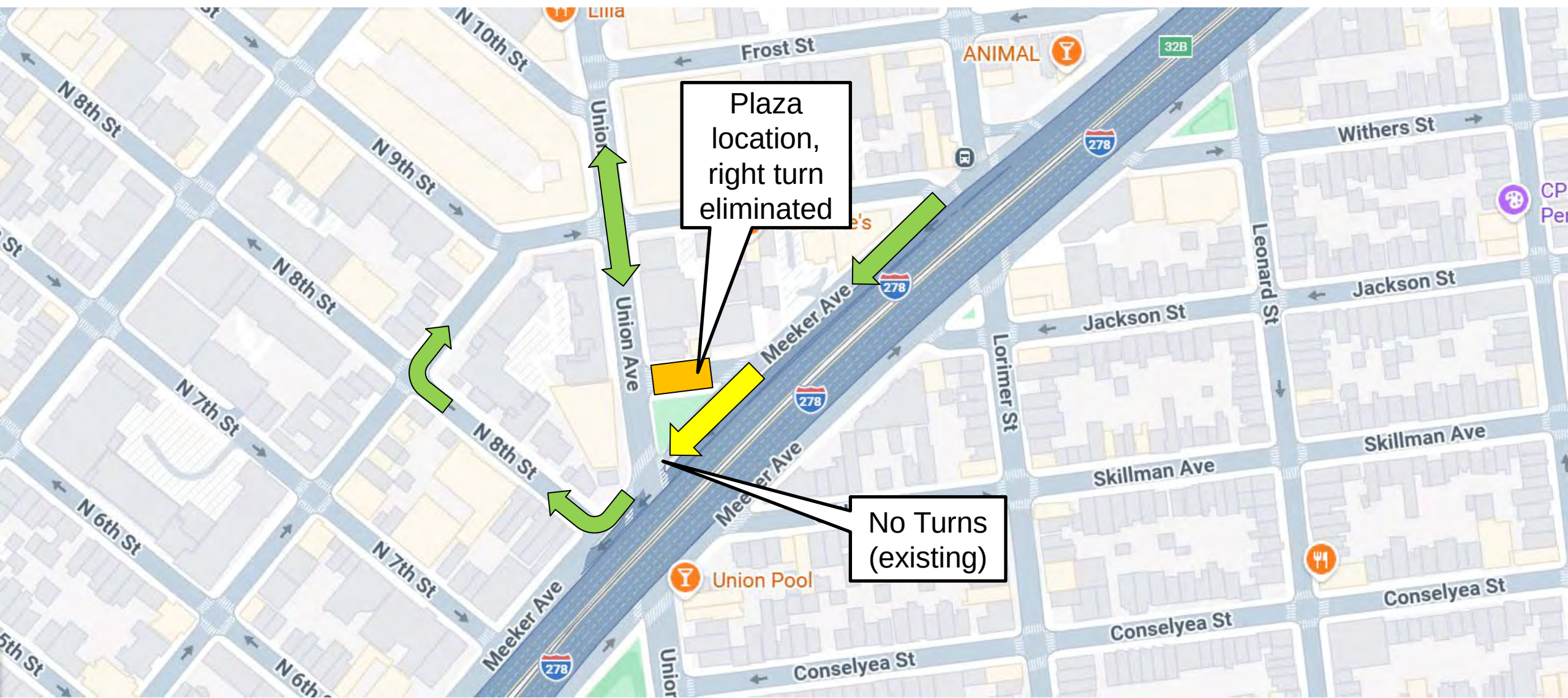
Next Steps & Project Schedule

2025	Spring 2025	North Brooklyn Parks Alliance submits Plaza Program application, DOT coordination begins
2026	Winter-Spring 2026	Stakeholder outreach and project development
	June 2026	CB 1 Transportation Committee presentation, pop-up plaza begins
2027	2027	Interim pedestrian plaza implementation and ongoing operations

Thank You Questions?

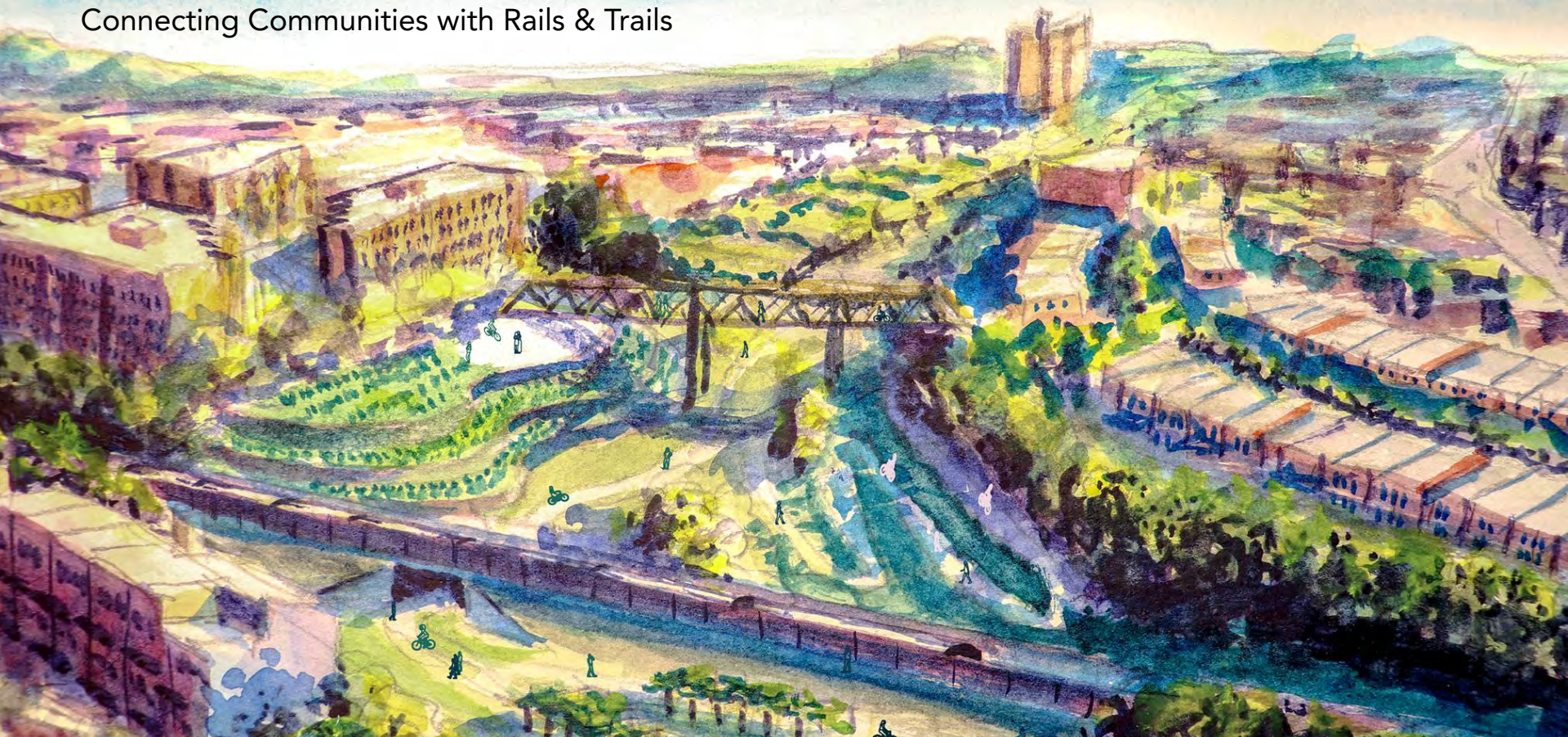


Appendix: Traffic flow updates

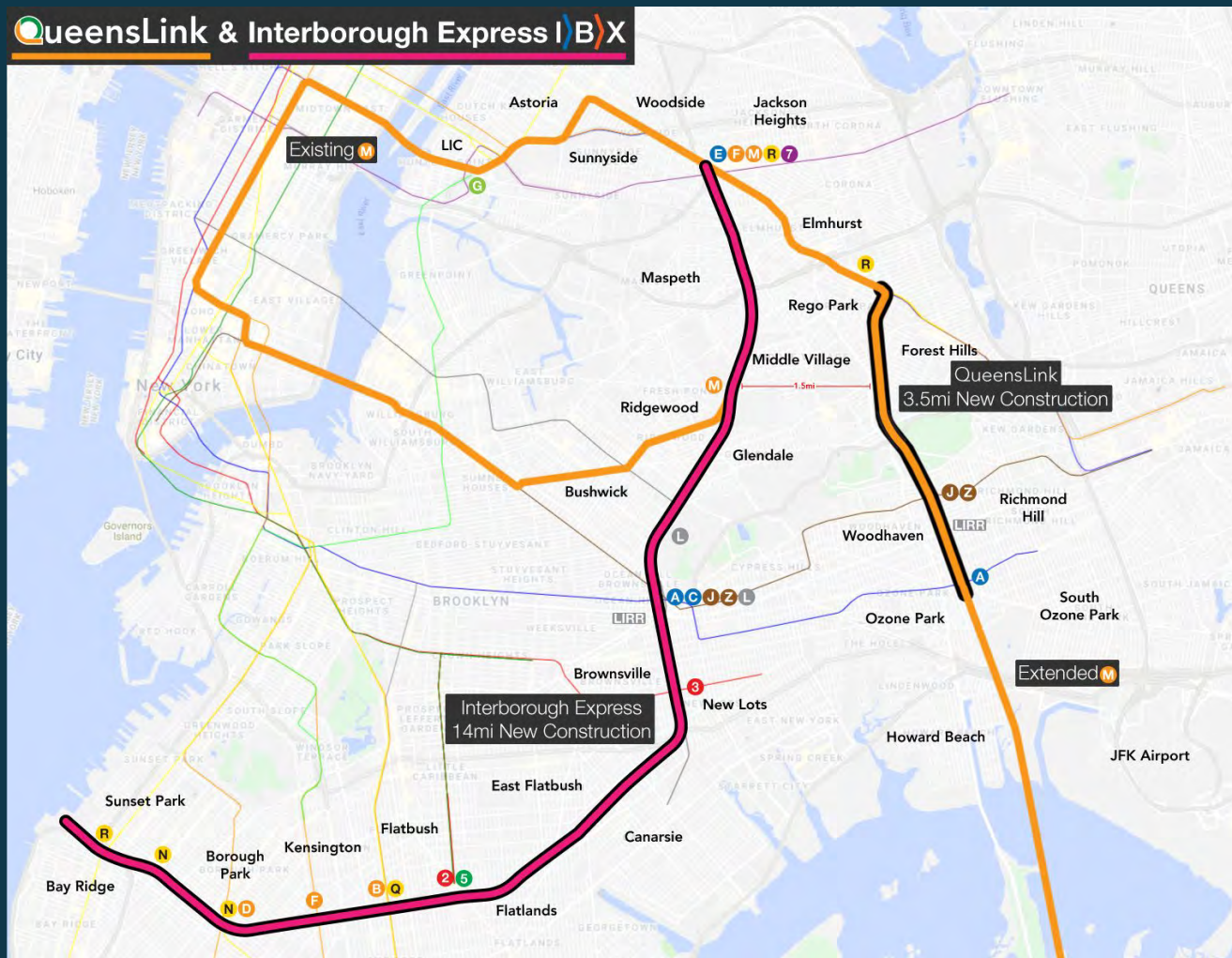


QueensLink

Connecting Communities with Rails & Trails



QueensLink & Interborough Express I/B>X



Who We Are

All volunteer-run 501(c)3 non-profit supported by city discretionary funds, grants, and personal donations.

Plans were developed based on extensive community and political outreach.

Our goal is to have QueensLink in MTA's 2030-2034 Capital Plan.



Introducing QueensLink

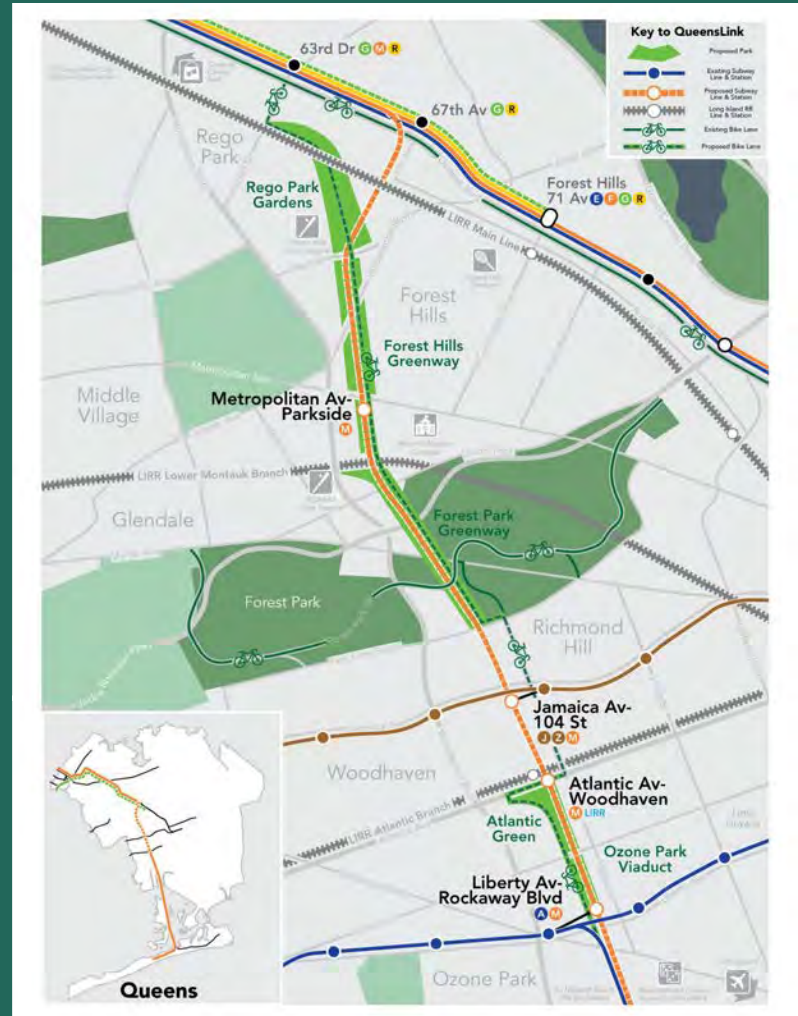
Queen's *first* north-south rail line

- Extends the **M train** from Rego Park to the Rockaways & the **G train** back to Forest Hills

3.5 mile long connection between two ends of the subway network.

QueensLink is *both Rails AND Trails*:

- Creates up to 33 acres of new parks and bike lanes along the ROW



QueensLink Business Case

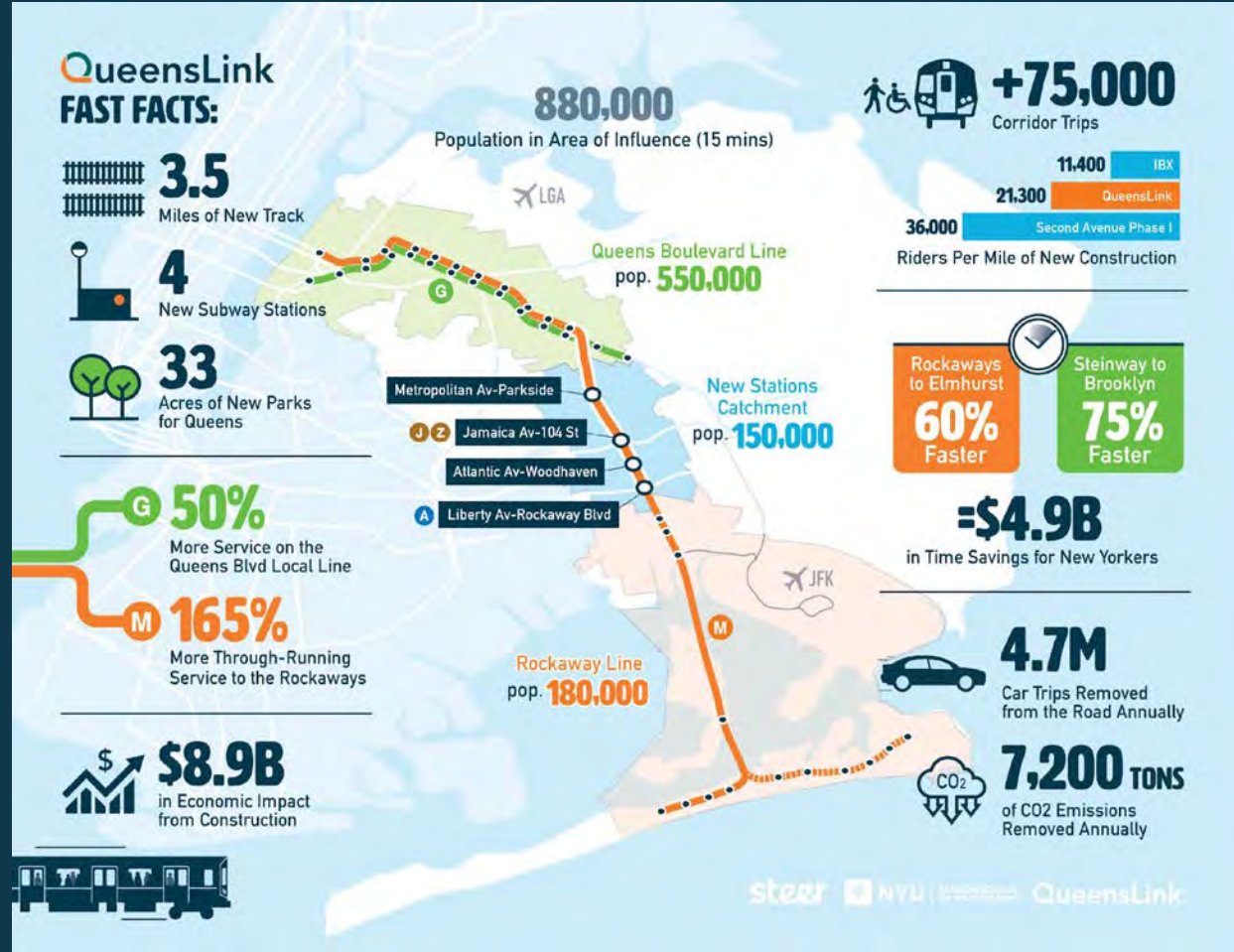
Directly connects Midtown, LIC, JFK Airport, and the Rockaways.

Save up to 40 min a day between southern Queens and Midtown Manhattan.

More service, less crowding on Queens Blvd Subway and 7 train.

Provide more foot traffic to **small businesses** along Metropolitan Ave, Jamaica Ave, and Liberty Ave.

Add 33 acres of new community parks, new, protected bike lanes along the route.

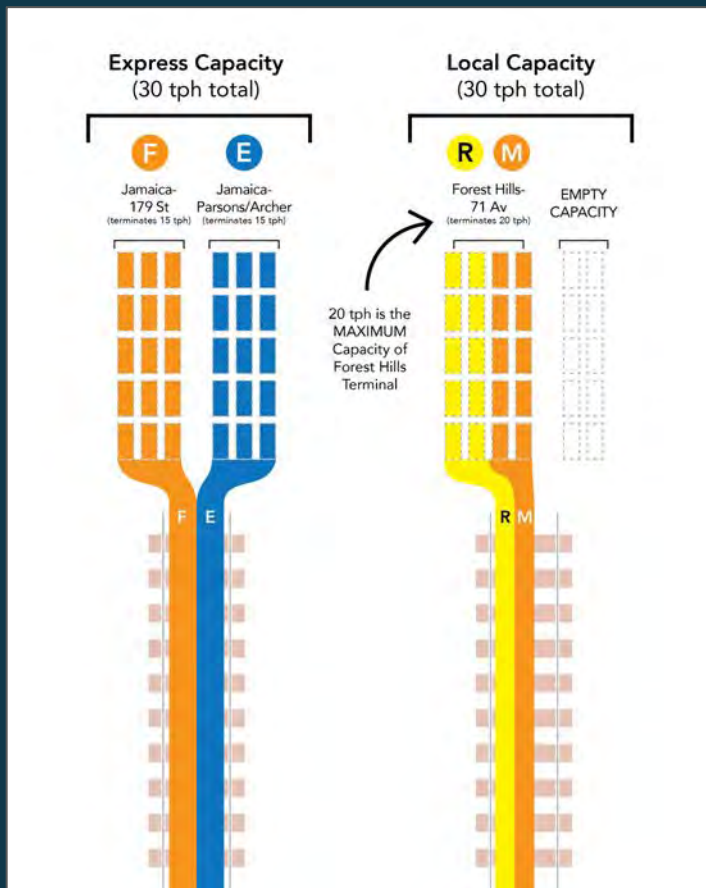


Present

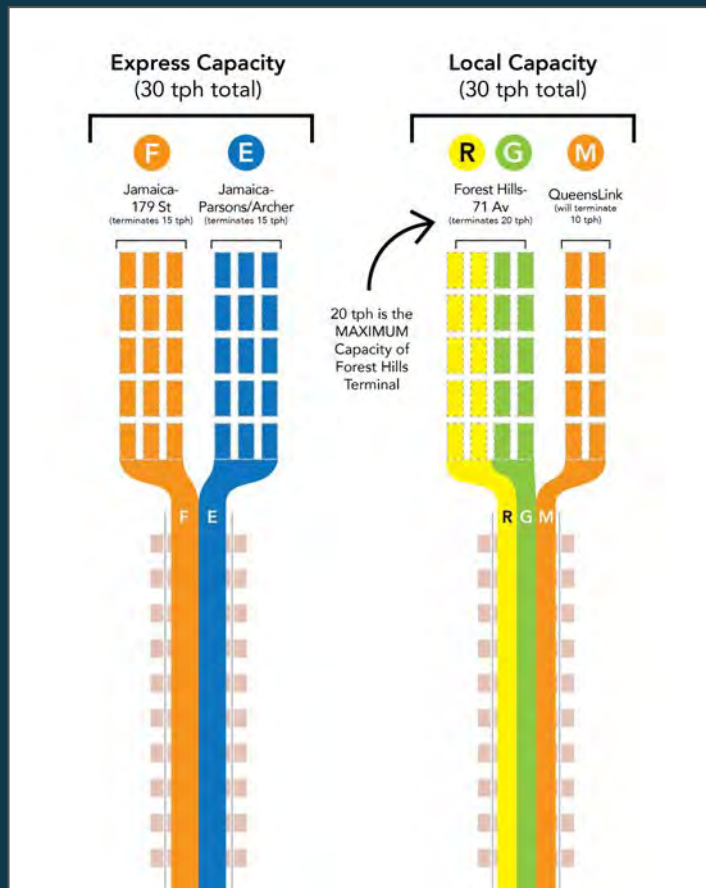
All local Queens Blvd line trains use ONE track to terminate.

This limits capacity by 50%.

QueensLink adds a branch off the local tracks, opening up 50% capacity and space for the G train to return to Forest Hills.



QueensLink



Growth In Queens

Resorts World Casino expansion proposes a \$5.5 billion investment, with up to 14,000 new jobs, thousands of units of housing.

But also 7,000 parking spaces.

City of Yes: new housing allowed near existing transit stations will yield 10s of thousands of new units. Poor subway service will force residents to drive.

Arverne East in Rockaway will bring 1,650 new homes.

Redevelopment along Queens Blvd, including the Innovation QNS, will bring 3,190 new homes along the congested Queens Blvd subway line.

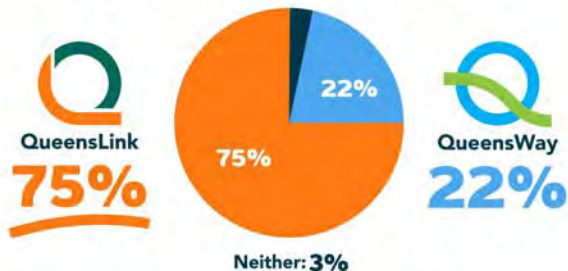


Senator Addabbo's Poll

LANDSLIDE WIN!

The People have spoken in Addabbo's Constituent Poll!

Do you support **QueensLink** or **QueensWay**?



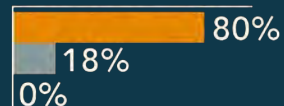
Source: 2024 poll of 523 constituents from 9 neighborhoods...



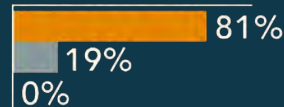
The Results are **IN!**

NY State Senate District 15

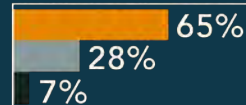
Ozone Park - 11416



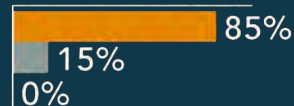
Ozone Park II - 11417



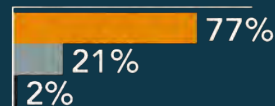
Richmond Hill - 11418



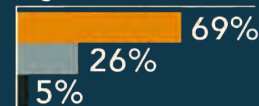
S Richmond Hill - 11419



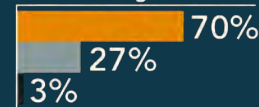
Woodhaven - 11421



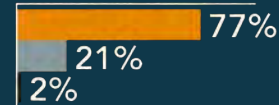
Rego Park - 11374



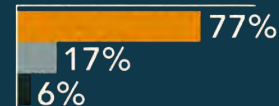
Middle Village - 11379



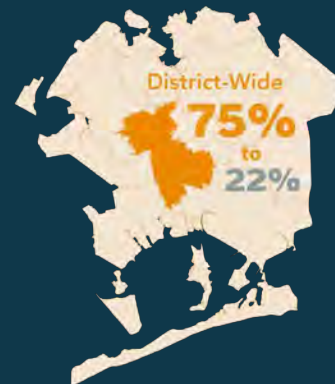
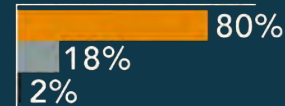
Forest Hills - 11375



Glendale - 11385



Howard Beach - 11414



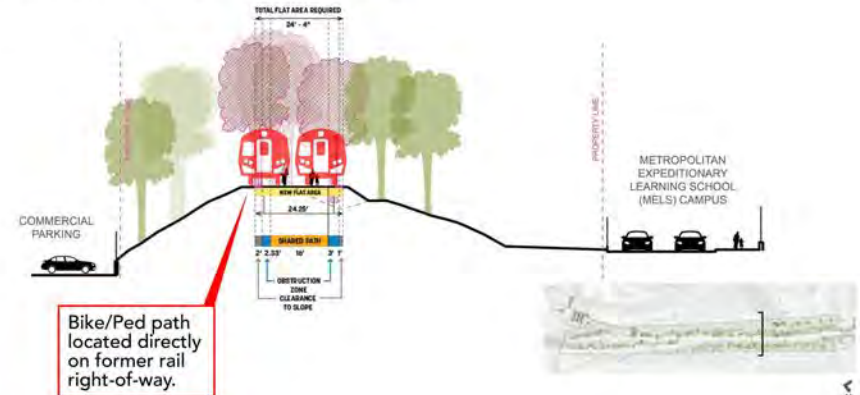
What's going on with the RBB?

Former Mayor Eric Adams funded the first phase of Queensway, “Met Hub” in September 2022, without regard for the transit needs of Queens residents.

If built, QueensWay will block reactivation.

The Mayor and City Council must pause “Met Hub” so that Queens residents can have their rail transportation restored while adding new parkland.

Embankment Section: 16' Shared Path



How QueensWay Met Hub blocks transit



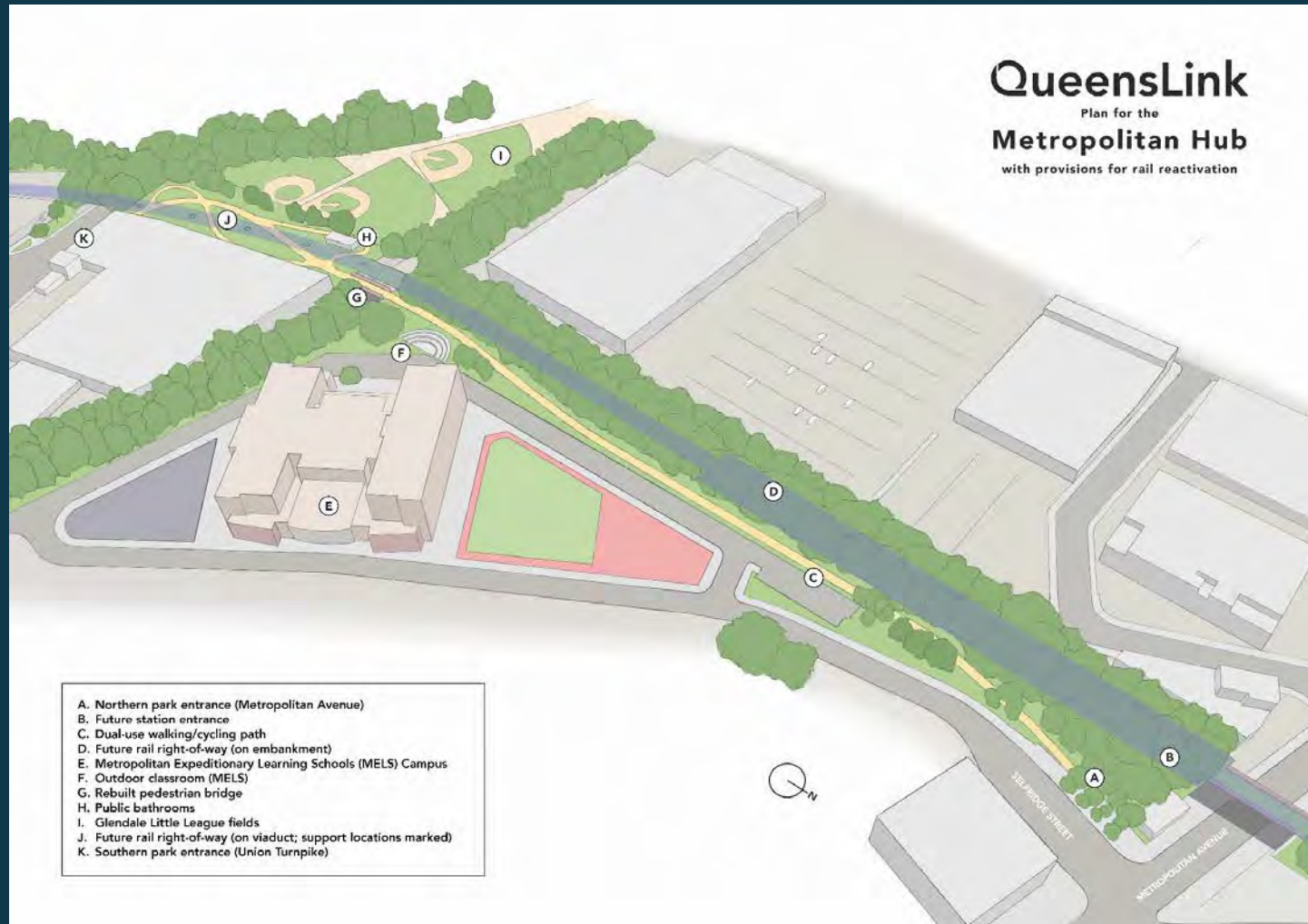
After attending Parks/EDC public scoping meetings, we came up with a proposal that addresses the key things that we heard from the public.

What we heard:

- Space for transit
- Safe access to Forest Park
- Public bathrooms

This property will be transferred to the Parks Dept. Any future transit through here would require park alienation, which will most likely be fought over in court.

A transportation easement must be included in this transfer.



Lawmakers and Orgs Want QueensLink Proposal Studied



Gregory Meeks
United States
Congress, 5th
District



Jumaane Williams
Public Advocate



Brad Lander
Former New York
City Comptroller
(2002-2010)



James Sanders, Jr.
New York State
Senator, District 10



Michael Gianaris
New York State
Senator, District 11



Leroy Comrie
New York State
Senator, District 14



Queens
Community
Board 6



Queens
Community
Board 10



Queens
Community
Board 14



Abundance
New York



Alliance of
South Asian
American
Leaders
(ASAAAL)
Chapter (ASAAAL)



City of
Queens Police
Civilian Patrol



Jessica Ramos
New York State
Senator, District 11



Brad Hoylman-Sigal
New York State
Senator, District 17
(2014-2019)



Joseph Addabbo, Jr.
New York State
Senator, District 13



Julia Salazar
New York State
Senator, District 18



Kristen Gonzalez
New York State
Senator, District 19



Stacy Pheller
Amato
New York State
Assembly, District 31



Community
Boathouse



Diverse
Societies
Initiative



Far Rockaway
Avenue
Neighbors
Coalition



The Institute
for Rational
Urban
Mobility



Joint Transit
Association



KhalSa
Community
Patrol
(Richmond
148)



David Weprin
New York State
Assembly, District 21



Andrew Hevris
New York State
Assembly, District 28



Steve Raga
New York State
Assembly, District 38



Khaseel Anderson
New York State
Assembly, District 31



Claire Valdez
New York State
Assembly, District 34



Jennifer Rajkumar
New York State
Assembly, District 48



Muslim
Entrepreneur
Association



New York Sikh
Council



NYPIRG
New York Public
Interest Research
Group



Open Plans



Our Neighbors
Civic Association of
Queens Park, INC.
ONCA



Permanent
Citizens
Advisory
Committee to
the MTA



Jessica Gonzalez-Rogas
New York State
Assembly, District 31



Diana Moreno
New York State
Assembly, District 36



Zohran K.
Mandani
New York State
Assembly, District 36 (2017-2019)



Ron Kim
New York State
Assembly, District 40



Donovan Richards
Queens Borough
President



Sean Abreu
New York City
Council, District 1



Queens
Climate
Project



Queens Civic
Congress



QEDC



Riders
Alliance



RISE
Rockaway



Rockaway
Civic Association



Nantasha Williams
New York City
Council, District 27



Ty Hankerson
New York City
Council, District 28



Phil Wong
New York City
Council, District 40



Solena Brooks-Powers
New York City
Council, District 33



Joann Ariola
New York City
Council, District 32



Sunrider NYC



South Queens
Women's
March



Sunrise
Movement
NYC



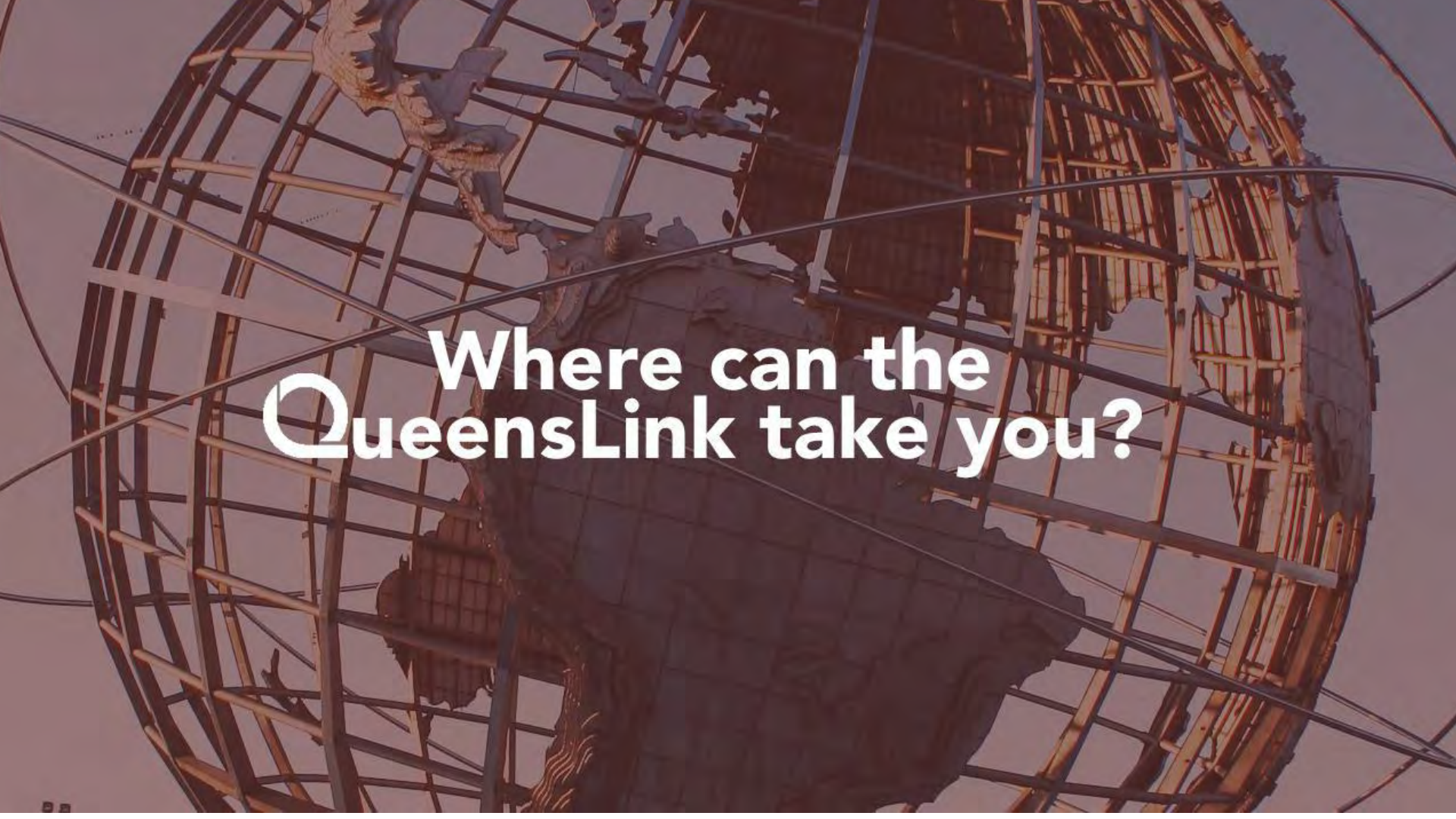
Together We
Serve



Tri-State
Transportation
Campaign



Waterfront
Alliance



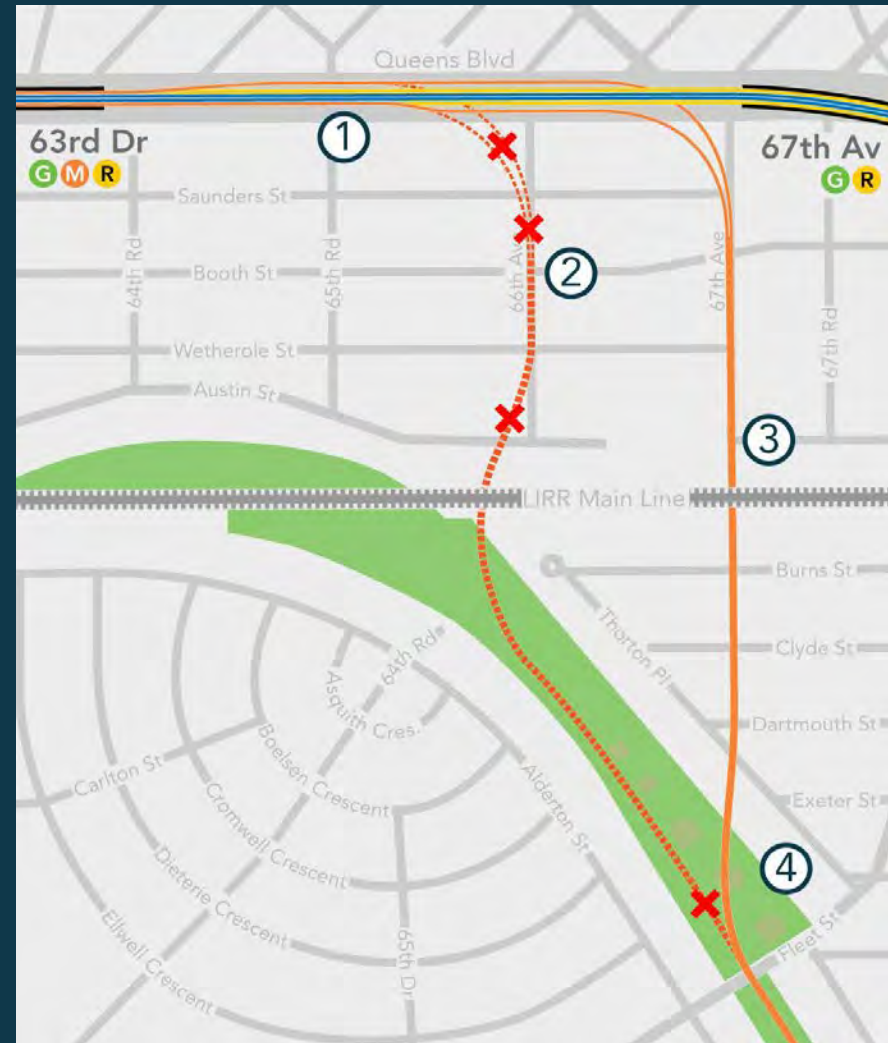
Where can the
QueensLink take you?

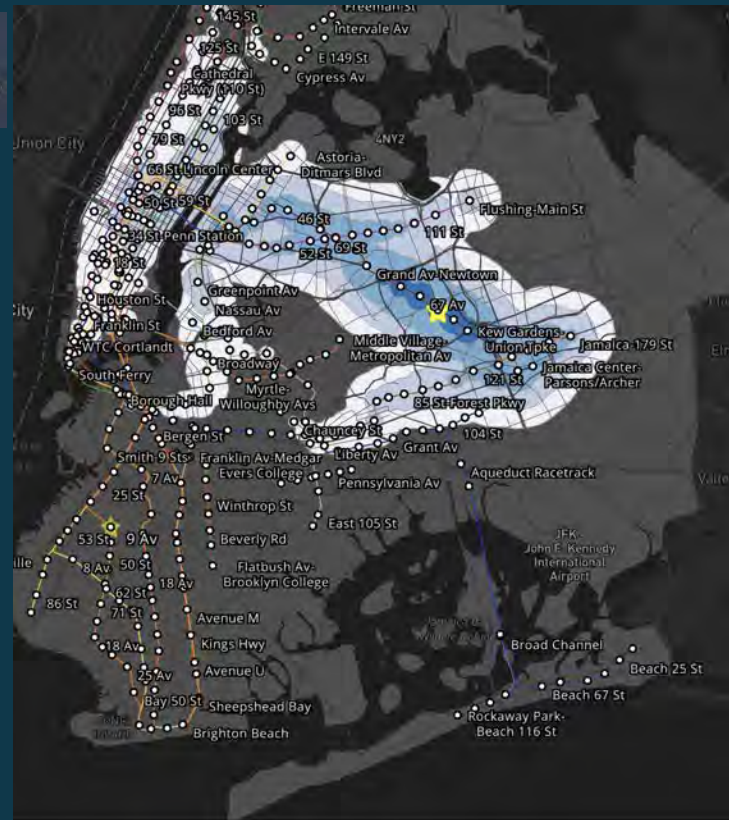
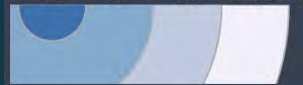
Rego Park Tunnel

MTA plans called for major construction on residential streets, underpinning large buildings, demolishing small ones (2), and destroying a cherished little league ball field for the tunnel portal (4).

Our community developed plan moves the tunnel east (3), eliminating all of these issues, and moving most major construction further south to a commercial district.

This also creates more space on the right-of-way for parks and paths.





Manhattan

LGA Airport

Queens

Penn Station

Woodside

63 Dr-Rego Park

Parkside

Brooklyn Manor

Woodhaven

Ozone Park

Aqueduct

Brooklyn

JFK Airport

Image © 2008 Vexco Imaging US, Inc.

Manhattan

LGA Airport

Queens

Court Sq

63 Dr Rego Park

Forest Hills-71 Av

Brooklyn

Aqueduct

JFK Airport

Manhattan

LGA Airport

Queens

Court Sq

63 Dr Rego Park

Forest Hills-71 Av

Metropolitan Av

Jamaica Av

Atlantic Av

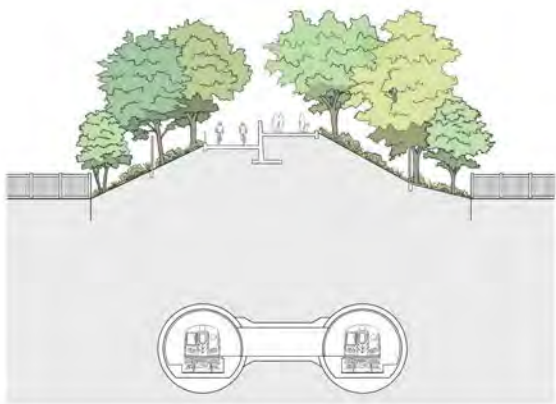
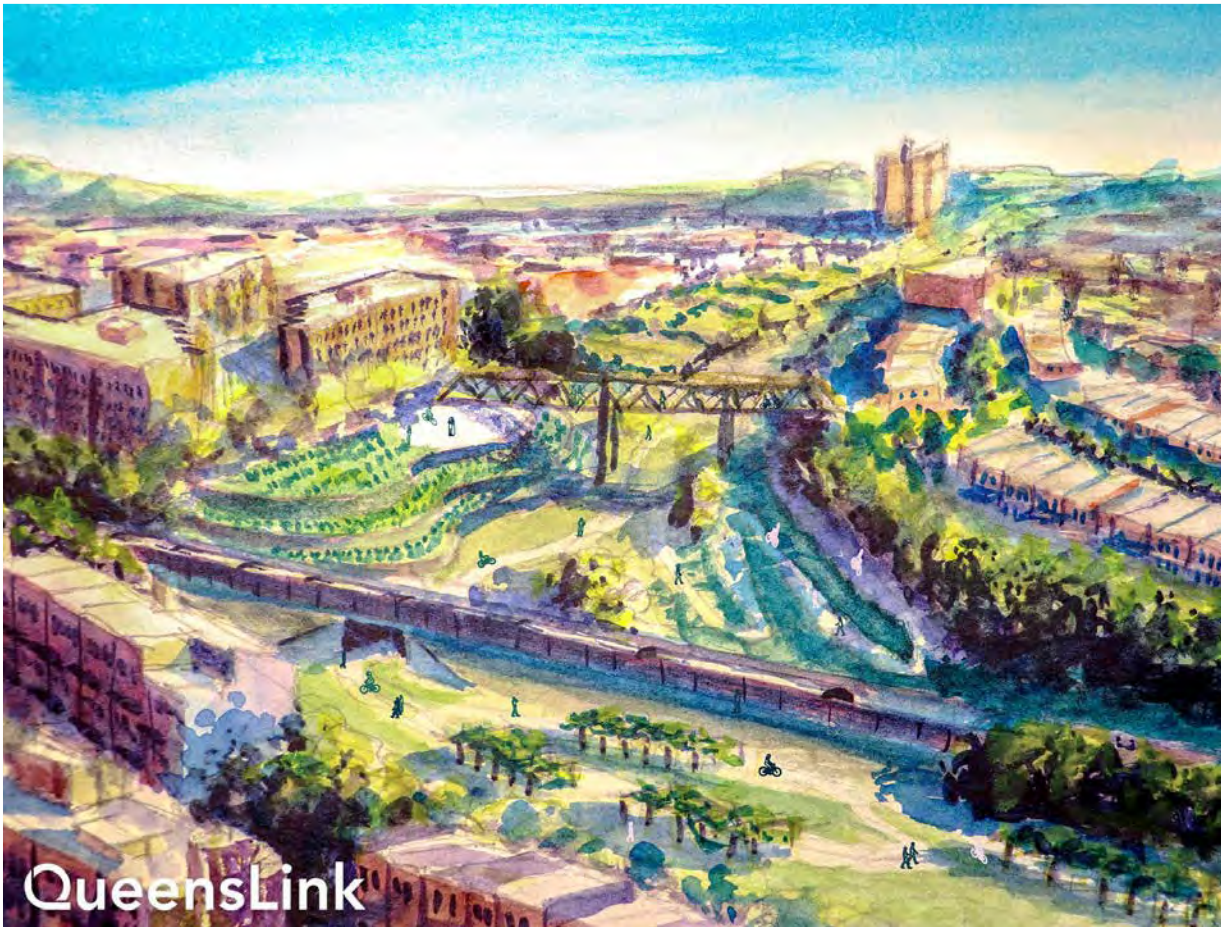
Liberty Av

Aqueduct

Brooklyn

JFK Airport

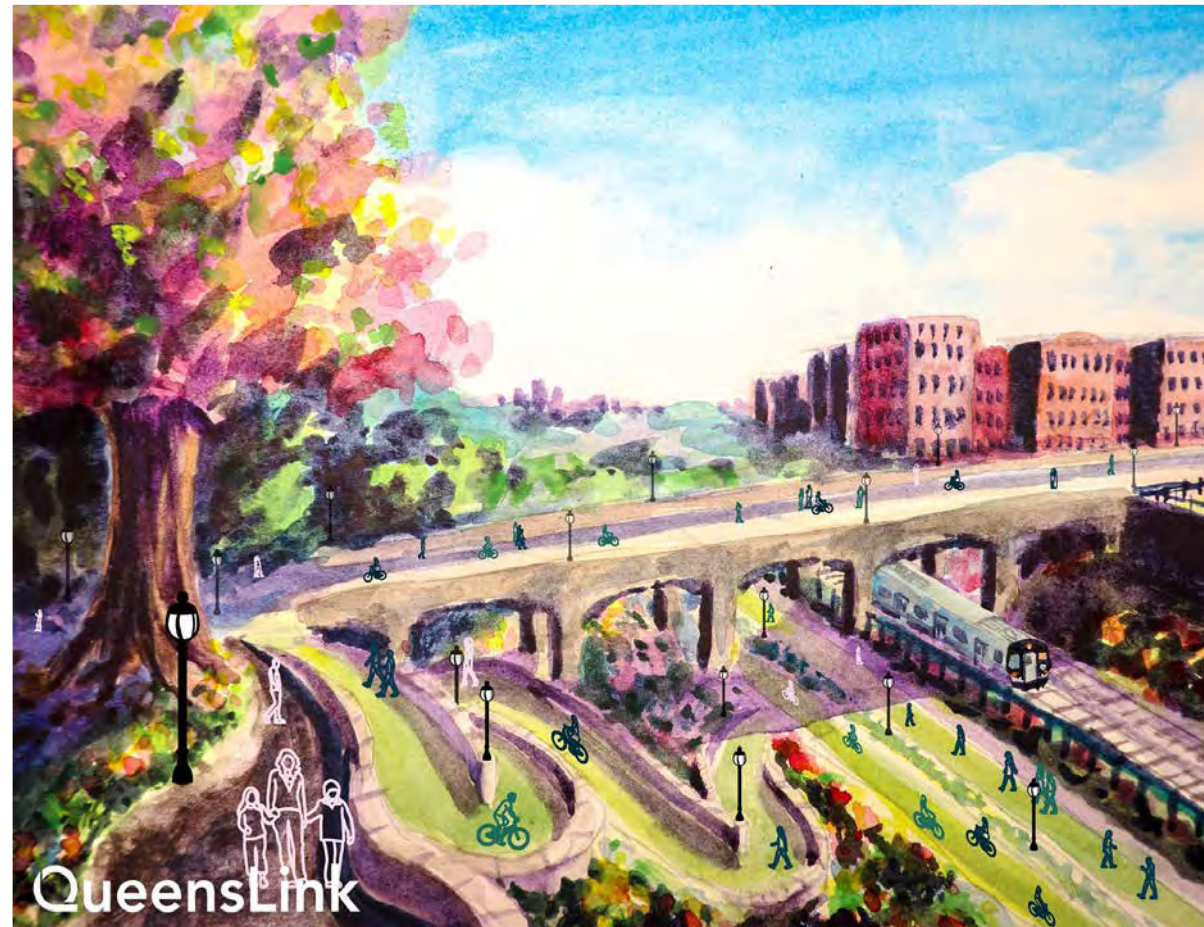
Rego Park Gardens & the Forest Hills Greenway



Metropolitan Ave Station & Overlook Park



Forest Park



Perimeter Fencing

Nine-foot fence along the base of the embankment separates backyards and prevents unauthorized access

Vibration-Absorbent Trackbed

Continuously welded track, damping pads, and a concrete base isolate the vibrations of passing trains

Rebuilt Abutments and Bridge

New abutments support rail trestle bridge and earthen embankments on each side of the road

Passing Peacefully Through Woodhaven and Richmond Hill

Due to the close proximity of neighboring buildings to the Rockaway Beach Branch right-of-way, no park would be possible through Woodhaven and Richmond Hill with QueensLink's plan. Instead, the existing tree-laden setback along the right of way would be used as a natural sound and vibration barrier between the new tracks and adjacent homes and businesses.

Improvements in sound mitigation over the last decade have provided several options to eliminate the vast majority of sound coming from railways. Envisioned here is the permeable sound barrier option, which redirects the sounds of passing trains upwards and adds privacy for local residents with foliage growing directly from the wall.

Living Sound Barrier

Fourteen-foot sound barrier features modular "plant pockets" combining to create a foliage cover. These barriers will not only provide peace and tranquility, but also a layer of privacy to residents along the track

Natural Privacy Setback

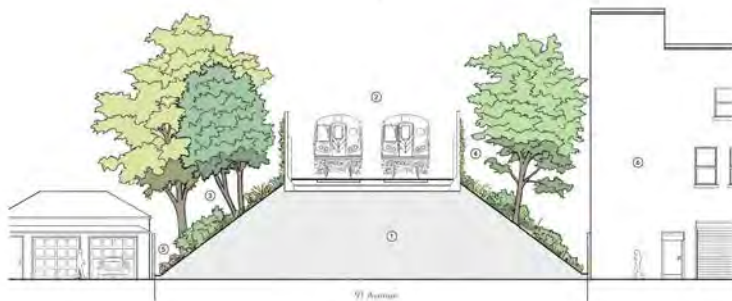
Sloped embankment separates track level from street level with a variety of native trees and plants

Residential Backyards

Backyards of private residences line the track between Atlantic Avenue and Park Lane South

Section at 91st Avenue

1. Existing railway embankment made of compacted soil
2. NYCT right-of-way and maintenance walkways
3. 25' natural sloped setback made up of native trees and plant species
4. 14' permeable sound barriers on each side
5. 9' metal fencing on each side
6. Neighborhood residences and businesses along the right-of-way



Rebuilding the Rockaway Beach Branch Viaduct in Ozone Park

What are QueensLink's values?
How do we tackle a project like the Rockaway Beach Branch?

First, we value a commitment to an open process and continuous engagement with the community. Second, we value a commitment to design that enhances the public realm. Thirdly, we value a commitment to improving the quality of life of Ozone Park residents by expanding access to green transportation.

We envision a sustainable transit corridor that features rail, cycling and pedestrian infrastructure, along with new public plazas, retail space and community parking. This would mean rebuilding the half-mile-long viaduct and working with local businesses below the existing structure. The design of this corridor will be developed in close collaboration with the community.

