

435 GRAHAM AVENUE - BROOKLYN, NY 11211-8813

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HON. ANTONIO REYNOSO
BROOKLYN BOROUGH PRESIDENT

DEALICE FULLER CHAIRPERSON HON. LINCOLN RESTLER COUNCILMEMBER, 33rd CD greenpoint —williamsburg

JOHANA PULGARIN DISTRICT MANAGER HON. JENNIFER GUTIERREZ COUNCILMEMBER, 34th CD

SIMON WEISER FIRST VICE-CHAIRMAN

**DEL TEAGUE** SECOND VICE-CHAIRPERSON

GINA BARROS THIRD VICE-CHAIRPERSON

DAVID HEIMLICH

FINANCIAL SECRETARY

SONIA IGLESIAS

RECORDING SECRETARY

PHILIP A. CAPONEGRO MEMBER-AT-LARGE COMBINED PUBLIC HEARING AND BOARD MEETING 211 AINSLIE STREET DECEMBER 19, 2023

# **PUBLIC HEARING**

# **ROLL CALL**

Chairperson Ms. Dealice Fuller opened the meeting and requested a roll call. District Manager Johana Pulgarin announced that 22 Members answered the call.

- 1. PRESENTATION: 90<sup>TH</sup> PRECINCT ADA COMPLIANCE PROJECT Presented by: Tomasz Adach Architect, Architectural Engineering Service Extension of the New York City Police Department. A presentation about the ADA Compliance project located at the 90<sup>th</sup> Precinct: 211 Union Avenue, Brooklyn, NY 11211. This project would include accessibility upgrades as well as minor renovations. (Please see the attached presentation). Ms. Iris Cabrera asked Mr. Adach about how many parking spaces the 90<sup>th</sup> Precinct would have after this project? Mr. Adach replied that they are proposing 2 handicapped parking spaces. Ms. Cabrera mentioned that there is a big problem with parking by the 90<sup>th</sup> Precinct and there are no places to park. Mr. Adach was unable to provide additional updates at this point regarding the parking spaces.
- 2. PRESENTATION: RAT MITIGATION STRATEGIES- The Director of Rodent Mitigation for NYC will present about specific rodent concerns in our district. Presenter: Kathleen Corradi, Director of Rodent Mitigation. 15 Minutes
  This agenda item has been postponed until the January 9, 2024 Public Hearing and Board Meeting.
- 3. PRESENTATION: CITY OF YES: ECONOMIC OPPORTUNITY TEXT

  AMENDMENT N 240010 ZRY AND N 240011 ZRY Presented by: Lucia Marquez

  Reagan Borough Planner, Department of City Planning. A proposal by the New York

  City Department of City Planning (DCP) that would modernize our city's zoning rules so
  that businesses can find space, grow, and adapt to a dynamic economy. These changes
  would support shops, workers, and vibrant neighborhoods. (Please see the attached

presentation and worksheet provided by DCP) Ms. Del Teague asked about home occupations and concern over other building occupants. Would this amendment override the landlord and leases? Ms. Teague mentioned that as with Airbnb you do not know who these people coming in are. It may be alright with one person but with three employees in a residential building issues may arise. Ms. Teague also asked Ms. Marque Reagan about the role of the Community Board. Ms. Marquez Reagan responded that this amendment does not override a landlord or leases. There will be a maximum of three employees allowed for those running a business from their residence. Ms. Teague's concerns are residential and how allowing three employees may increase foot traffic. Ms. Marquez Reagan said that this proposal is intended to nurture entrepreneurs, people start their business from home, grow their business, move into an empty storefront. Chair Fuller asked Ms. Marquez Reagan who will issue these licenses. Ms. Marquez Reagan responded that it depends on the type of license a business is seeking. The size of a business is regulated to half of a person's home. It would be an as-of-right basis. Ms. Iris Cabrera asked if a business is allowed if the landlord says no. Ms. Marquez Reagan responded that if the landlord says no then a business can not operate. Ms. Teague mentioned extra occupants and potential FDNY hazards. Mr. William Vega advised to be cautious regarding craft businesses and to make sure research is done. Ms. Teague asked if there were to be Community Board input for items #8, #9, and #10. Ms. Marquez Reagan responded that right now City zoning is unclear and this amendment is trying to clarify zoning. In regard to #8, CBC special permit, would go through the Community Board for universities and hospitals. In regard to #9, nothing is changing with the permitting process. The Community Board will still have a significant say in places that serve alcohol, whatever the FDNY mandates is what will be allowed. #10 will be as-ofright in C districts with a square footage cap. Ms. Teague said she was concerned about a decrease in Community Board input. Ms. Marquez Reagan said the intention behind the amendment is to clarify the regulations about where businesses can be located.

# 4. PRESENTATION: SAINT JANE LLC, DBA TBD, 312 LEONARD STREET — Presented by: Danow McMullan & Panoff PC. (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider) This new venue will have a capacity of more than 200 patrons. Referred by Mr. Arthur Dybanowski, Chair of the SLA Review & DCA Committee. The presenter did not show.

 PROPOSED CALENDAR FOR 2024-2025 COMBINED PUBLIC HEARING AND BOARD MEETING – DRAFT of Meeting Dates for Brooklyn Community Board No. 1's Combined Public Hearing and Board Meetings.

Chair Fuller requested a motion to approve the proposed calendar for 2024-2025.

A motion to approve the calendar meeting dates for Brooklyn Community Board No. 1's Combined Public Hearing and Board Meetings for 2024-2025 was made by Mr. Adam Meyers, it was seconded by Ms. Cory Kantin.

The vote was: 25 "YES", 0 "NO"; 0 "ABSTENTIONS"; 0 "RECUSALS."

### **Motion Carried.**

### 6. <u>LIQUOR LICENSES</u>

Chairperson Fuller asked all to review the list. Any comments or concerns may be directed to the SLA Review & DCA Committee.

### **NEW**

- 1. 2 Guys and Diner Inc, DBA Three Decker Diner, 695 Manhattan Avenue (Method of Operation [Change Nightly Closing Hours From 2:00 AM to 4:00 AM, 7 Days A Week], Liquor, Wine, Beer & Cider, Restaurant)
- 2. 23 Meadow LLC, DBA The Monarch, 23 Meadow Street (All Night Permit on New Year's Eve for the hours of 8 AM)
- 3. 54N11BK LLC, DBA TBD, 60 North 11<sup>th</sup> Street (All Night Permit on New Year's Eve)
- 4. 260 Meserole Rest Corp, DBA 3 Dollar Bill, 260 Meserole Street (All Night Permit on New Year's Eve from 12/31/2023 01/01/2023)
- 5. 689 Woodward Ave LLC, DBA N/A, 45 Broadway (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern)
- 6. All About The Dough LLC, DBA Dollops Pizza Parlor, 558 Driggs Avenue (New Application, Wine, Beer & Cider, Pizzeria)
- 7. Aura Cocina & Bar Inc, DBA Aura, 315 Meserole Street (All Night Permit on New Year's Eve)
- 8. Bogart House LLC, DBA Bogart House, 230 Bogart Street (All Night Permit for January 1, 2024)
- 9. Charlotte Patisserie Inc, DBA N/A, 596 Manhattan Avenue (Class Change, Liquor, Wine, Beer & Cider, Restaurant)
- 10. Don Pancho Villa Restaurant Ltd, DBA N/A, 189 Borinquen Place (All Night Permit on New Year's Eve)
- 11. Flower Cat LLC, DBA Same, 837 Manhattan Avenue, Suite 2 (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Café)
- 12. Fulgurances La Cave, DBA Same, 138 Franklin Street (New Application and Temporary Retail Permit, Wine, Beer & Cider, Restaurant)
- 13. Gorkhali Restaurant Brooklyn Inc, DBA N/A, 160 Havemeyer Street, Store #3 (New Application and Temporary Retail Permit, Wine, Beer & Cider, Restaurant)
- 14. Gus & Marty's WB LLC, DBA Pending, 232 North 12<sup>th</sup> Street (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Restaurant)
- 15. M & M Sports Bar Corp, DBA The Garden Bar & Grill, 140 Graham Avenue (All Night Permit on New Year's Eve for the hours of 4:00 AM to 8:00 AM)
- 16. NY Axe Williamsburg LLC, DBA NY Axe, 98 North 11<sup>th</sup> Street aka 97 North 10<sup>th</sup> Street (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern)
- 17. Propped NY LLC, DBA Hello Meadow BK, 20 Meadow Street (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Catering Facility [Private Events Only])

### RENEWAL

- 1. 7 N 15<sup>th</sup> St Corp, DBA Greenpoint Beer & Ale Co, 1150 Manhattan Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
- 2. 110 Bedford Rest Corp, DBA The Bedford, 110 Bedford Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
- 3. 559 Lorimer Corp, DBA Metropolitan, 559 Lorimer Street (Renewal, Liquor, Wine, Beer & Cider, Night Club)
- 4. Aura Cocina & Bar Inc, DBA Aura, 315 Meserole Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
- 5. Brooklyn Ball Factory Inc, DBA Brooklyn Ball Factory, 95 Montrose Avenue (Renewal, Wine, Beer & Cider, Restaurant)
- 6. Bulbap1 Inc, DBA Bulbap Grill, 646 Manhattan Avenue (Renewal, Wine, Beer & Cider, Restaurant)
- 7. Charlotte Patisserie Inc, DBA N/A, 596 Manhattan Avenue (Renewal, Wine, Beer & Cider, Restaurant)
- 8. Dar 168 Inc, DBA Dar 525, 168 Driggs Avenue (Renewal, Wine, Beer & Cider, Restaurant)
- 9. Demije Group LLC, DBA Basik, 323 Graham Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
- 10. Dutch Concorde Inc, DBA St. Mazie, 345 Grand Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
- 11. Fana Works Inc, DBA Sunshine Laundromat and Cleaners, 860 Manhattan Avenue (Renewal, Wine, Beer & Cider, Tavern/Pinball/Laundromat)
- 12. F & M Industrie Corp, DBA L'Industrie Pizza, 254 South 2<sup>nd</sup> Street (Renewal, Wine, Beer & Cider, Restaurant)
- 13. Forever Thai Inc, DBA N/A, 1031 Flushing Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
- 14. Graham Restaurant LLC, DBA Sage, 299-301 Graham Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
- 15. Grand Street Food & Wine LLC & Night Moves Bar LLC, DBA The Four Horsemen & Night Moves Bar, 295 Grand Street, Southern Store (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
- 16. Norwinds Inc, DBA TBD, 1043 Flushing Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
- 17. Now and Then NYC Inc, DBA Now and Then NYC, 290 Meserole Street (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
- 18. Pigri LLC, DBA Milk and Roses, 1140 Manhattan Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
- 19. Ployperm Corp, DBA Nora Thai, 176 North 9<sup>th</sup> Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
- 20. POD BK F&B LLC & Great Food, Beer and Games LLC as Manager, DBA Clinton Hall, 247 Metropolitan Avenue aka 626 Driggs Avenue (Renewal, Liquor, Wine, Beer & Cider, Hotel)

- 21. Quality Rockets Inc, DBA Hotel Delmano, 82 Berry Street aka 120 North 9<sup>th</sup> Street, 8<sup>th</sup> and North 9<sup>th</sup> Street (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
- 22. Republic Bar and Lounge Inc, DBA Republic Latin Fusion, 470 Driggs Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
- 23. Sauced Rooster LLC, DBA N/A, 331 Bedford Avenue (Renewal, Wine, Beer & Cider, Restaurant)
- 24. Syndicated Bar & Theater LLC, DBA Syndicated, 40-46 Bogart Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
- 25. Tasso Restaurant LLC, DBA Baco & Abbracci, 204 Grand Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
- 26. Zamaan Bar & Restaurant Inc, DBA TBD, 349 Broadway (Renewal, Liquor, Wine, Beer & Cider, Restaurant)

# 7. CANNABIS LICENSES

- 1. Green Dance Inc, 74 Bayard Street, Retail Dispensary
- 2. High City Cannabis LLC, 183 Bedford Avenue, Retail Dispensary
- 3. Exotic Herbals LLC, 276 Bedford Avenue, Retail Dispensary
- 4. Friends NYC, 56 Bogart Street, Retail Dispensary
- 5. Windward Management LLC, 208 Broadway, Retail Dispensary
- 6. Adameskush LLC, 301 Broadway, Retail Dispensary
- 7. NYS Cannabis Partners Inc, 483 Driggs Avenue, Retail Dispensary
- 8. R and R Remedies LLC, 21 Gardner Avenue, Retail Dispensary
- 9. Cannabis Station Corp, 2 Graham Avenue, Retail Dispensary
- 10. Satura Development Group LLC, 65 Graham Avenue, Retail Dispensary
- 11. Green House 101 LLC, 69 Graham Avenue, Retail Dispensary
- 12. 69 Graham Dispensary LLC, 69 Graham Avenue, Retail Dispensary
- 13. DTPFF Enterprises LLC, 69 Graham Avenue, Retail Dispensary
- 14. Graham Gifts & Convenience Inc, 325 Graham Avenue, Retail Dispensary
- 15. Authentic 212 LLC, 343 Grand Street, Retail Dispensary
- 16. Disco Herbatory LLC, 692 Grand Street, Retail Dispensary
- 17. Ghyasuddin K. Masihuddin, 775 Grand Street, Retail Dispensary
- 18. The Higher Path LLC, 775 Grand Street, Retail Dispensary
- 19. Brooklyn Buds Dispensary Inc, 108 Greenpoint Avenue, Retail Dispensary
- 20. Fire Farmers Corporation, 405 Humboldt Street, Retail Dispensary
- 21. Elite Flower Inc, 508 Humboldt Street Unit B, Retail Dispensary
- 22. Greenleaf Cannabis Inc, 538 Johnson Avenue, Retail Dispensary
- 23. Pacha, 538 Johnson Avenue, Microbusiness\*
- 24. RMAN Holdings LLC, 194 Kent Avenue, Retail Dispensary
- 25. Empire Flower Inc, 267 Kent Avenue, Retail Dispensary
- 26. BK Greenery LLC, 611 Manhattan Avenue, Retail Dispensary
- 27. Green Leaf Club LLC, 909 Manhattan Avenue, Retail Dispensary
- 28. Bud Biz LLC, 316 McGuinness Boulevard, Retail Dispensary
- 29. Glass House Farms, 32 Meadow Street, Microbusiness

- 30. Yurplegreene Holdings NY LLC, 195 Morgan Avenue, Retail Dispensary
- 31. North 1<sup>st</sup> Strain LLC, 97 North 1<sup>st</sup> Street, Retail Dispensary
- 32. Edward Dean, 54 North 11th Street, Retail Dispensary
- 33. Entity to be formed by Rob Solano, 53 Scott Avenue, Retail Dispensary
- 34. Neighborhoods Lobby, 380 South 4<sup>th</sup> Street, Retail Dispensary
- 35. Washington Place Dispensary LLC, 400 South 4th Street, Retail Dispensary
- 36. Beer Boutique, 497 Union Avenue, Retail Dispensary

# **BOARD MEETING**

# **MOMENT OF SILENCE**

Chairperson Fuller dedicated the moment of silence to the family of Ms. Theresa Cianciotta, a board member for many years and her dedication to the community as community activist for many years.

**ROLL CALL-** Chair Fuller asked for a roll call; 23 Members answered the call, not a sufficient quorum to conduct the board meeting.

A 3<sup>rd</sup> roll call was conducted at Chair Fuller's request and there was a quorum with 25 Board Members.

# **APPROVAL OF THE AGENDA**

Chairperson Fuller asked for approval of the agenda. Mr. Philip Caponegro made a motion to approve. Ms. Iris Cabrera seconded the motion. The agenda was unanimously approved.

### APPROVAL OF THE MINUTES

Chairperson Fuller asked for approval of the Combined Public Hearing & Board Meeting Minutes of November 14, 2023. Ms. Del Teague made a motion to approve. Ms. Erin Drinkwater seconded the motion, The minutes for November 14, 2023, were unanimously approved.

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

Leah Archibald: Ms. Archibald commented on City of Yes for Economic Opportunity. (Please see the attached testimony).

Tessa Huxley: Against the Liquor License at 45 Broadway.

Trev Huxley: Mr. Huxley representing the Lower Broadway Block Association commented against on the Liquor License at 45 Broadway.

Zina Huxley-Reicher: Ms. Huxley-Reicher commented against on the Liquor License at 45 Broadway.

Noah Solomon: Mr. Solomon representing the Noble Lorimer Block Association (NoLo) commented against on issues regarding Liquor Licenses on Noble Street.

Ingrid Chyata: Ms. Chyata representing Nuestros Ninos Child Development School spoke against two Cannabis Licenses within 500 feet of their facility.

Melissa Frey Tavarez: Ms. Frey Taverez representing Nuestros Ninos Child Development School spoke against two Cannabis Licenses within 500 feet of a children's school.

Angela Dameska: Ms. Dameska introduced herself as an applicant for a licensed cannabis dispensary.

Nick Teodosio: Mr. Teodosio commented on driving, biking, and parking near Morgan Avenue between Flushing Avenue and Grand Street.

Kevin LaCherra: Mr. LaCherra spoke in favor of Universal Daylighting.

Odette Wilkens: Ms. Wilkens representing Wired Broadband Inc. commented on the 5G Towers slated for this district and Historic Preservation Review.

### WRITTEN STATEMENTS WERE RECEIVED VIA EMAIL – SEE ATTACHED.

BOARD VOTE FOR ASSISTANT DISTRICT MANAGER – (Please see the attached Search Committee speech presented by Ms. Gina Barros regarding the Assistant District Manager). Mr. Luis Castrillon was introduced and each Board Member was allotted the opportunity to ask one question of Mr. Castrillon with no repeated questions allowed. Mr. Castrillon spoke about his love for the Williamsburg and Greenpoint community. Mr. Castrillon is currently working with Riseboro as a Tenant Manager. Mr. Stephen Chesler asked if Mr. Castrillon felt prepared for the Assistant District Manager position which is an intense position with high pressure. Mr. Castrillon responded in the affirmative. Mr. Adam Meyers asked if Mr. Castrillon lived in the Community Board No. 1 District. Mr. Castrillon replied that he currently lives in the West Village but has actively been looking in the Williamsburg/Greenpoint area for an apartment. Ms. Iris Cabrera asked why Community Board No. 1 in Brooklyn? Mr. Castrillon shared that since he came to the United States from Colombia he has felt attached to Greenpoint and it reminds him of where he is from. Chair Fuller informed the Board Members that Mr. Castrillon had previously worked at Community Board No. 1 while Ms. Johana Pulgarin was on leave.

Chair Fuller requested a motion to approve the hiring of Luis Castrillon as the new Assistant District Manager.

A motion was made by Mr. Adam Meyers, it was seconded by Ms. Del Teague.

The vote was: 25 "YES", 0 "NO"; 0 "ABSTENTIONS"; 0 "RECUSALS."

# **Motion Carried.**

Chair Fuller requested a motion to approve the salary of \$64,000 for the Assistant District Manager, Luis Castrillon.

A motion was made by Ms. Del Teague, it was seconded by Mr. Adam Meyers

The vote was: 25 "YES", 0 "NO"; 0 "ABSTENTIONS"; 0 "RECUSALS."

Motion Carried.

### **COMMITTEE REPORTS**

# <u>LAND USE, ULURP, & LANDMARKS (SUBCOMMITTEE)</u> – Ms. Del Teague, Committee Chair

Ms. Teague requested a motion to approve the application for 306 Rutledge Street on the condition that the developer will contribute financially to local infrastructure improvement, such as in a nearby park or another public amenity. The developer will work with the Councilmember on the appropriate designation.

A motion was made by Ms. Iris Cabrera, it was seconded by Mr. Joel Gross.

The vote was: 25 "YES", 0 "NO"; 0 "ABSTENTIONS"; 0 "RECUSALS."

Motion Carried.

<u>LANDMARKS (SUBCOMMITTEE)</u> – Ms. Bozena Kaminski, Landmarks Subcommittee Chair was not present; Mr. Stephen Chesler, Land Use, ULURP, & Landmarks (Subcommittee) Committee Co-Chair gave the Landmarks (Subcommittee) report as written.

Mr. Chesler requested a motion to approve the proposed project for 17 Fillmore Place.

A motion was made by Mr. Adam Meyers, it was seconded by Ms. Cory Kantin.

The vote was: 25 "YES", 0 "NO"; 0 "ABSTENTIONS"; 0 "RECUSALS."

Motion Carried.

<u>SLA REVIEW COMMITTEE</u> – Mr. Arthur Dybanowski, Committee Chair was not present; Mr. Bogdan Bachorowski, SLA Review Committee Co-Chair gave the SLA Review report as written.

Mr. Bachorowski requested a motion to approve that a postponement will be allowed once, after that either an applicant has to reapply or will be automatically denied.

A motion was made by Mr. Joel Gross, it was seconded by Mr. Philip Caponegro.

The vote was: 25 "YES", 0 "NO"; 0 "ABSTENTIONS"; 0 "RECUSALS."

### **Motion Carried.**

Mr. Bachorowski requested a motion to approve the SLA Review report as written.

A motion was made by Mr. Eric Bruzaitis, it was seconded by Mr. Joel Gross.

The vote was: 25 "YES", 0 "NO"; 0 "ABSTENTIONS"; 0 "RECUSALS."

### Motion Carried.

# **CANNABIS REVIEW COMMITTEE** – Mr. William Vega, Committee Chair

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

A motion was made by Ms. Del Teague, it was seconded by Mr. Simon Weiser.

The vote was: 24 "YES", 1 "NO"; 0 "ABSTENTIONS"; 0 "RECUSALS."

**Motion Carried.** 

# TRANSPORTATION COMMITTEE - Mr. Eric Bruzaitis, Committee Chair

Mr. Bruzaitis requested a motion to recommend approval to Community Board No. 1 co-naming the corner of Nassau Avenue and North 15<sup>th</sup> Street – Banker's Anchor.

A motion was made by Ms. Del Teague, it was seconded by Mr. Adam Meyers.

The vote was: 25 "YES", 0 "NO"; 0 "ABSTENTIONS"; 0 "RECUSALS."

### **Motion Carried.**

Mr. Bruzaitis requested a motion to approve that Community Board No. 1 draft a letter to NYC DOT requesting a comprehensive study of the Kingsland corridor from Maspeth to Division and present a plan for safety.

A motion was made by Ms. Del Teague, it was seconded by Mr. Adam Meyers.

The vote was: 25 "YES", 0 "NO"; 0 "ABSTENTIONS"; 0 "RECUSALS."

### **Motion Carried.**

Mr. Bruzaitis requested a motion to approve that Community Board No. 1 draft a letter to NYPD Highway Patrol with copies to District Attorney Eric Gonzales; Councilmember Gutierrez and NYC DOT regarding the October 19th traffic fatality of Ms. Aurora Soto at Flushing Ave and Broadway.

A motion was made by Ms. Del Teague, it was seconded by Mr. Adam Meyers.

The vote was: 25 "YES", 0 "NO"; 0 "ABSTENTIONS"; 0 "RECUSALS."

### Motion Carried.

Mr. Bruzaitis requested a motion to approve that Community Board No. 1 request NYC DOT conduct a stop control/signal study for the intersection of Meserole Avenue at Diamond and Newel Streets.

A motion was made by Ms. Del Teague, it was seconded by Mr. Adam Meyers.

The vote was: 25 "YES", 0 "NO"; 0 "ABSTENTIONS"; 0 "RECUSALS."

### **Motion Carried.**

Mr. Bruzaitis requested a motion to approve that Community Board No. 1 request NYC DOT conduct a traffic safety study and stop controls on Humboldt Street between Herbert and Withers Streets.

A motion was made by Ms. Del Teague, it was seconded by Mr. Adam Meyers.

The vote was: 25 "YES", 0 "NO"; 0 "ABSTENTIONS"; 0 "RECUSALS."

### Motion Carried.

Request from Councilmember Jennifer Gutierrez's office for the co-naming of Kingsland Avenue and Frost Street for Ms. Agustina Muniz was tabled so that the requester can gather signatures from the neighborhood on their position about the co-naming.

# **BOARD BUDGET COMMITTEE** – Mr. David Heimlich, Committee Chair

Mr. Heimlich requested a motion to recommend replacing an old laptop for Community Board No. 1's Conference Room.

A motion was made by Ms. Del Teague, it was seconded by Ms. Julia Amanda Foster.

The vote was: 25 "YES", 0 "NO"; 0 "ABSTENTIONS"; 0 "RECUSALS."

Motion Carried.

<u>PARKS DEPARTMENT MINUTE</u> – As written, see attached. Ms. Mary Salig submitted a written report which was distributed.

# **ANNOUNCEMENTS: ELECTED OFFICIALS**

Councilmember Lincoln Restler provided an update.

Shawna Morlock, Director of Community Affairs for Senator Kristen Gonzalez provided an update.

Anna Bessendorf, Chief of Staff for Councilmember Jennifer Gutierrez provided an update.

# **CHAIR'S REPORT** – As written.

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

<u>OLD BUSINESS</u> – Mr. Joel Gross requested a motion to approve that Community Board No. 1 send a letter to the New York State Liquor Authority requesting an update on the license at 240 Broadway. The license was previously denied by Community Board No. 1. District Manager

Pulgarin has reached out to the New York State Liquor Authority regarding an update and there has been no response.

A motion was made by Ms. Del Teague, it was seconded by Ms. Iris Cabrera.

The vote was: 25 "YES", 0 "NO"; 0 "ABSTENTIONS"; 0 "RECUSALS."

**Motion Carried.** 

**NEW BUSINESS** – No new business was raised.

# **ADJOURNMENT**

The meeting was adjourned at 9:12 PM.

Respectfully submitted,

Gina Barros

Third Vice-Chairperson



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DEALICE FULLER CHAIRPERSON

HON. LINCOLN RESTLER COUNCILMEMBER, 33rd CD greenpoint —williamsburg

JOHANA PULGARIN DISTRICT MANAGER HON. JENNIFER GUTIERREZ COUNCILMEMBER, 34th CD

SIMON WEISER
FIRST VICE-CHAIRMAN

DEL TEAGUE SECOND VICE-CHAIRPERSON

GINA BARROS THIRD VICE-CHAIRPERSON

DAVID HEIMLICH

FINANCIAL SECRETARY

SONIA IGLESIAS RECORDING SECRETARY

PHILIP A. CAPONEGRO

# Good evening, CB 1:

The Search Committee selected and interviewed three candidates on December 5 for the position of Assistant District Manager.

Mr. Luis A. Castrillon was voted the most qualified and experienced candidate for the Assistant District Manager's position at Brooklyn Community Board One. The vote was unanimous, with five yeses and 0 nos. And 0 abstentions.

Mr. Luis Castrillon has over twenty years of experience in client services, administrative, and management positions. This includes a temporary position at Brooklyn Community Board One in 2018. His skills include a dedication to client service, knowledge of NYC agency procedures, attention to detail, and analytical problem-solving. He is bilingual in Spanish. Also, Ms. Johana Pulgarin, District Manager, recommends Mr. Luis Castrillon based on their previous work experience at the Community Board One District Office.

At tonight's full board community board meeting, there will be an opportunity to interview Mr. Luis Castillon and vote to select him for the Assistant District Manager's position for Community Board One.

Board members will have an opportunity to ask one question. The candidate will address the board after the question and answer session. Please be mindful that if a question is asked, don't ask it again.

The floor is open for questions and answers.



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FIRST VICE-CHAIRMAN **DEL TEAGUE** 

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PHILIP A. CAPONEGRO MEMBER-AT-LARGE **REVISED** 

December 6, 2023

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 OTHERS 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 --- DECEMBER 19, 2023

TIME: \*\*\* 6:00 PM \*\*\*

WHERE: SWINGING SIXTIES SENIOR CENTER

211 AINSLIE STREET BROOKLYN, NY 11211

(CORNER OF MANHATTAN AVENUE)

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

### **PUBLIC HEARING**

# **AGENDA**

- 1. PRESENTATION: 90<sup>TH</sup> PRECINCT ADA COMPLIANCE PROJECT- LiRo and NYPD will make a presentation about the ADA Compliance Projected located at the 90<sup>th</sup> Precinct: 211 Union Avenue, Brooklyn, NY 11211. Presenter: Michael N. Russo AIA, Senior Project Manager, The LiRo Group. 15 Minutes
- 2. PRESENTATION: RAT MITIGATION STRATEGIES-The Director of Rodent Mitigation for NYC will present about specific rodent concerns in our district. Presenter: Kathleen Corradi, Director of Rodent Mitigation. 15 Minutes
- 3. PRESENTATION: CITY OF YES: ECONOMIC OPPORTUNITY TEXT

  AMENDMENT -N 240010 ZRY and N240011 ZRY-A proposal by the New York City
  Department of City Planning that would modernize our city's zoning rules so that
  businesses can find space, grow, and adapt to a dynamic economy. These changes would
  support shops, workers, and vibrant neighborhoods. Q & A Session Presenter: Lucia
  Marquez Reagan, Borough Planner, Department of City Planning. 15 Minutes
- 4. PRESENTATION: SAINT JANE LLC, DBA TBD, 312 LEONARD STREET- (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider) This new venue will have a capacity of more than 200 patrons. Referred by Mr. Arthur Dybanowski, Chair of the SLA Review & DCA Committee. Presenter: Danow McMullan & Panoff PC. 10 Minutes
- 5. PROPOSED CALENDAR FOR 2024-2025 COMBINED PUBLIC HEARING AND BOARD MEETING
- 6. LIQUOR LICENSES

### **NEW**

- 1. 2 Guys and Diner Inc, DBA Three Decker Diner, 695 Manhattan Avenue (Method of Operation [Change Nightly Closing Hours From 2:00 AM to 4:00 AM, 7 Days A Week], Liquor, Wine, Beer & Cider, Restaurant)
- 2. 23 Meadow LLC, DBA The Monarch, 23 Meadow Street (All Night Permit on New Year's Eve for the hours of 8 AM)
- 3. 54N11BK LLC, DBA TBD, 60 North 11<sup>th</sup> Street (All Night Permit on New Year's Eve)
- 4. 260 Meserole Rest Corp, DBA 3 Dollar Bill, 260 Meserole Street (All Night Permit on New Year's Eve from 12/31/2023 01/01/2023)
- 5. 689 Woodward Ave LLC, DBA N/A, 45 Broadway (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern)
- 6. All About The Dough LLC, DBA Dollops Pizza Parlor, 558 Driggs Avenue (New Application, Wine, Beer & Cider, Pizzeria)

- 7. Aura Cocina & Bar Inc, DBA Aura, 315 Meserole Street (All Night Permit on New Year's Eve)
- 8. Bogart House LLC, DBA Bogart House, 230 Bogart Street (All Night Permit for January 1, 2024)
- 9. Charlotte Patisserie Inc, DBA N/A, 596 Manhattan Avenue (Class Change, Liquor, Wine, Beer & Cider, Restaurant)
- 10. Don Pancho Villa Restaurant Ltd, DBA N/A, 189 Borinquen Place (All Night Permit on New Year's Eve)
- 11. Flower Cat LLC, DBA Same, 837 Manhattan Avenue, Suite 2 (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Café)
- 12. Fulgurances La Cave, DBA Same, 138 Franklin Street (New Application and Temporary Retail Permit, Wine, Beer & Cider, Restaurant)
- 13. Gorkhali Restaurant Brooklyn Inc, DBA N/A, 160 Havemeyer Street, Store #3 (New Application and Temporary Retail Permit, Wine, Beer & Cider, Restaurant)
- 14. Gus & Marty's WB LLC, DBA Pending, 232 North 12<sup>th</sup> Street (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Restaurant)
- 15. M & M Sports Bar Corp, DBA The Garden Bar & Grill, 140 Graham Avenue (All Night Permit on New Year's Eve for the hours of 4:00 AM to 8:00 AM)
- 16. NY Axe Williamsburg LLC, DBA NY Axe, 98 North 11<sup>th</sup> Street aka 97 North 10<sup>th</sup> Street (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern)
- 17. Propped NY LLC, DBA Hello Meadow BK, 20 Meadow Street (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Catering Facility [Private Events Only])

### **RENEWAL**

- 1. 7 N 15<sup>th</sup> St Corp, DBA Greenpoint Beer & Ale Co, 1150 Manhattan Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
- 2. 110 Bedford Rest Corp, DBA The Bedford, 110 Bedford Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
- 3. 559 Lorimer Corp, DBA Metropolitan, 559 Lorimer Street (Renewal, Liquor, Wine, Beer & Cider, Night Club)
- 4. Aura Cocina & Bar Inc, DBA Aura, 315 Meserole Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
- 5. Brooklyn Ball Factory Inc, DBA Brooklyn Ball Factory, 95 Montrose Avenue (Renewal, Wine, Beer & Cider, Restaurant)
- 6. Bulbap1 Inc, DBA Bulbap Grill, 646 Manhattan Avenue (Renewal, Wine, Beer & Cider, Restaurant)
- 7. Charlotte Patisserie Inc, DBA N/A, 596 Manhattan Avenue (Renewal, Wine, Beer & Cider, Restaurant)
- 8. Dar 168 Inc, DBA Dar 525, 168 Driggs Avenue (Renewal, Wine, Beer & Cider, Restaurant)
- 9. Demije Group LLC, DBA Basik, 323 Graham Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)

- 10. Dutch Concorde Inc, DBA St. Mazie, 345 Grand Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
- 11. Fana Works Inc, DBA Sunshine Laundromat and Cleaners, 860 Manhattan Avenue (Renewal, Wine, Beer & Cider, Tavern/Pinball/Laundromat)
- 12. F & M Industrie Corp, DBA L'Industrie Pizza, 254 South 2<sup>nd</sup> Street (Renewal, Wine, Beer & Cider, Restaurant)
- 13. Forever Thai Inc, DBA N/A, 1031 Flushing Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
- 14. Graham Restaurant LLC, DBA Sage, 299-301 Graham Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
- 15. Grand Street Food & Wine LLC & Night Moves Bar LLC, DBA The Four Horsemen & Night Moves Bar, 295 Grand Street, Southern Store (Renewal, Liquor, Wine, Beer & Cider, Bar/Tayern)
- 16. Norwinds Inc, DBA TBD, 1043 Flushing Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
- 17. Now and Then NYC Inc, DBA Now and Then NYC, 290 Meserole Street (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
- 18. Pigri LLC, DBA Milk and Roses, 1140 Manhattan Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
- 19. Ployperm Corp, DBA Nora Thai, 176 North 9<sup>th</sup> Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
- 20. POD BK F&B LLC & Great Food, Beer and Games LLC as Manager, DBA Clinton Hall, 247 Metropolitan Avenue aka 626 Driggs Avenue (Renewal, Liquor, Wine, Beer & Cider, Hotel)
- 21. Quality Rockets Inc, DBA Hotel Delmano, 82 Berry Street aka 120 North 9<sup>th</sup> Street, 8<sup>th</sup> and North 9<sup>th</sup> Street (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
- 22. Republic Bar and Lounge Inc, DBA Republic Latin Fusion, 470 Driggs Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
- 23. Sauced Rooster LLC, DBA N/A, 331 Bedford Avenue (Renewal, Wine, Beer & Cider, Restaurant)
- 24. Syndicated Bar & Theater LLC, DBA Syndicated, 40-46 Bogart Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
- 25. Tasso Restaurant LLC, DBA Baco & Abbracci, 204 Grand Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
- 26. Zamaan Bar & Restaurant Inc, DBA TBD, 349 Broadway (Renewal, Liquor, Wine, Beer & Cider, Restaurant)

# 7. CANNABIS LICENSES

- 1. Green Dance Inc, 74 Bayard Street, Retail Dispensary
- 2. High City Cannabis LLC, 183 Bedford Avenue, Retail Dispensary
- 3. Exotic Herbals LLC, 276 Bedford Avenue, Retail Dispensary
- 4. Friends NYC, 56 Bogart Street, Retail Dispensary
- 5. Windward Management LLC, 208 Broadway, Retail Dispensary
- 6. Adameskush LLC, 301 Broadway, Retail Dispensary

- 7. NYS Cannabis Partners Inc, 483 Driggs Avenue, Retail Dispensary
- 8. R and R Remedies LLC, 21 Gardner Avenue, Retail Dispensary
- 9. Cannabis Station Corp, 2 Graham Avenue, Retail Dispensary
- 10. Satura Development Group LLC, 65 Graham Avenue, Retail Dispensary
- 11. Green House 101 LLC, 69 Graham Avenue, Retail Dispensary
- 12. 69 Graham Dispensary LLC, 69 Graham Avenue, Retail Dispensary
- 13. DTPFF Enterprises LLC, 69 Graham Avenue, Retail Dispensary
- 14. Graham Gifts & Convenience Inc, 325 Graham Avenue, Retail Dispensary
- 15. Authentic 212 LLC, 343 Grand Street, Retail Dispensary
- 16. Disco Herbatory LLC, 692 Grand Street, Retail Dispensary
- 17. Ghyasuddin K. Masihuddin, 775 Grand Street, Retail Dispensary
- 18. The Higher Path LLC, 775 Grand Street, Retail Dispensary
- 19. Brooklyn Buds Dispensary Inc, 108 Greenpoint Avenue, Retail Dispensary
- 20. Fire Farmers Corporation, 405 Humboldt Street, Retail Dispensary
- 21. Elite Flower Inc, 508 Humboldt Street Unit B, Retail Dispensary
- 22. Greenleaf Cannabis Inc, 538 Johnson Avenue, Retail Dispensary
- 23. Pacha, 538 Johnson Avenue, Microbusiness\*
- 24. RMAN Holdings LLC, 194 Kent Avenue, Retail Dispensary
- 25. Empire Flower Inc, 267 Kent Avenue, Retail Dispensary
- 26. BK Greenery LLC, 611 Manhattan Avenue, Retail Dispensary
- 27. Green Leaf Club LLC, 909 Manhattan Avenue, Retail Dispensary
- 28. Bud Biz LLC, 316 McGuinness Boulevard, Retail Dispensary
- 29. Glass House Farms, 32 Meadow Street, Microbusiness
- 30. Yurplegreene Holdings NY LLC, 195 Morgan Avenue, Retail Dispensary
- 31. North 1st Strain LLC, 97 North 1st Street, Retail Dispensary
- 32. Edward Dean, 54 North 11<sup>th</sup> Street, Retail Dispensary
- 33. Entity to be formed by Rob Solano, 53 Scott Avenue, Retail Dispensary
- 34. Neighborhoods Lobby, 380 South 4<sup>th</sup> Street, Retail Dispensary
- 35. Washington Place Dispensary LLC, 400 South 4th Street, Retail Dispensary
- 36. Beer Boutique, 497 Union Avenue, Retail Dispensary

# **BOARD MEETING**

- 1. MOMENT OF SILENCE
- 2. ROLL CALL
- 3. APPROVAL OF THE AGENDA
- APPROVAL OF THE MINUTES Combined Public Hearing and Board Meeting of November 14, 2023.
- 5. <u>PUBLIC SESSION</u> 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 <u>REGISTER IN PERSON</u> between 5:45 PM 6:15 PM, <u>NO</u> later than 6:15 PM) Each scheduled participant for this session will have an allowance of two (2)

minutes [time permitting]. (No questions will be entertained. Speakers are requested to submit their testimony in writing.)

- 6. BOARD VOTE FOR ASSISTANT DISTRICT MANAGER
- 7. COMMITTEE REPORTS
- 8. **PARKS DEPARTMENT MINUTE** As written.
- 9. **CHAIRPERSON'S REPORT** As written.
- 10. **DISTRICT MANAGER'S REPORT** As written.
- 11. ANNOUNCEMENTS: ELECTED OFFICIALS
- 12. OLD BUSINESS
- 13. **NEW BUSINESS**
- 14. **ADJOURNMENT**

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



435 GRAHAM AVENUE - BROOKLYN, NY 11211-8813

PHONE: (718) 389-0009 FAX: (718) 389-0098 Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyncb1

HON.ANTONIO REYNOSO BROOKLYN BOROUGH PRESIDENT

DEALICE FULLER
CHAIRPERSON

JOHANA PULGARIN

DISTRICT MANAGER

HON. LINCOLN RESTLER COUNCILMEMBER, 33rd CD greenpoint —williamsburg

HON.JENNIFER GUTIERREZ COUNCILMEMBER, 34th CD

SIMON WEISER FIRST VICE-CHAIRMAN

**DEL TEAGUE** SECOND VICE-CHAIRPERSON

GINA BARROS THIRD VICE-CHAIRPERSON

DAVID HEIMLICH FINANCIAL SECRETARY

SONIA IGLESIAS
RECORDING SECRETARY

PHILIP A. CAPONEGRO

\* DRAFT \*

# PROPOSED CALENDAR 2024-2025 FOR COMBINED PUBLIC HEARINGS & BOARD MEETINGS

# **2024**

TUES. 1/09

TUES. 2/13

TUES. 3/12

TUES. 4/09

TUES. 5/14

TUES. 6/18

TUES. 7/09 (If needed)

TUES. 8/20 (If needed)

TUES. 9/10

TUES. 10/08

TUES. 11/12

TUES. 12/10

# <u>2025</u>

TUES. 1/14

TUES. 2/11

TUES. 3/11



Lincoln Restler

# **COMMUNITY BOARD NO. 1**

435 GRAHAM AVENUE – BROOKLYN, NY 11211

PHONE: (718) 389-0009 FAX: (718) 389-0098 Email: <u>bk01@cb.nyc.gov</u>

Website: www.nyc.gov/brooklyncb1



# **ATTENDANCE SHEET**

(25 Members Constitute a Quorum for the Board Meeting & Public Hearing)
DATE: Tuesday, December 19, 2023

# **BOARD MEETING AND PUBLIC HEARING**

GINA ARGENTO	KATIE DENNY HOROWITZ
BOGDAN BACHOROWSKI	SONIA IGLESIAS
LISA BAMONTE GMM Agul	MOISHE INDIG
GINA BARROS	JACOB ITZKOWITZ
ERIC BRUZAITIS	ROBERT JEFFERY
IRIS CABRERA Tu Cabrera	BOZENA KAMINSKI
PHILIP CAPONEGRO Phili	CORY KANTIN Cy Key &
FRANK CARBONE	PAUL KELTERBORN ( )
STEPHEN CHESLER	WILLIAM KLAGSBALD
MICHAEL CHIRICHELLA	MARIE LEANZA Marie Lean Xa
KEVIN COSTA	ADAM MEYERS CLAST
STEPHANIE CUEVAS	SANTE MICELI
RONAN DALY	TOBY MOSKOVITS
GIOVANNI D'AMATO	RABBI DAVID NIEDERMAN
ERIN DRINKWATER MANAGEMENT	MARY ODOMIROK
ARTHUR DYBANOWSKI	JANICE PETERSON
LLOYD FENG	AUSTIN PFERD
JULIA AMANDA FOSTER Julia a Foster	MICHELLE ROJAS
DEALICE FULLER Pealice Fully	BELLA SABEL
CRYSTAL GARCIA	ISAAC SOFER
ANGELINA GRONTAS	SAMEER TALATI
JOEL GOLDSTEIN	DEL TEAGUE
JOEL GROSS	WILLIAM VEGA
DAVID HEIMLICH	SIMON WEISER
SABRINA HILPP	
Council Member	Council Member

Jennifer Gutierrez

# **DATE:** DECEMBER 19, 2023

# **COMBINED BOARD MEETING**

NAME	ROLL CALL 1ST	ROLL CALL 2ND	ROLL CALL 3RD	ROLL CALL 4RD	ROLL CALL 5TH
GINA ARGENTO	,		/		
BOGDAN BACHOROWSKI	11	1/	1 3		
LISA BAMONTE	11	11	11		
GINA BARROS	VI	11	1/1		
ERIC BRUZAITIS	1//	11	1/1		
IRIS CABRERA	1//	1	1//		
PHILIP CAPONEGRO		11			
FRANK CARBONE	/		11		
STEPHEN CHESLER					
MICHAEL CHIRICHELLA					
KEVIN COSTA					
STEPHANIE CUEVAS					
RONAN DALY					
GIOVANNI D'AMATO	1	-			
ERIN DRINKWATER	./-	-1/			
ARTHUR DYBANOWSKI	1	V	V 1 1		
	1	V.			
LLOYD FENG	0/	1	7//		
JULIA AMANDA FOSTER	1//	V/	V		
DEALICE FULLER		V	0		
CRYSTAL GARCIA			/		
JOEL GOLDSTEIN			V/	7	
ANGELINA GRONTAS	1				_
JOEL GROSS	/_	/		/	
DAVID HEIMLICH	V/	V			
SABRINA HILPP	/_	1	1	1	
KATIE DENNY HOROWITZ		V	1		
SONIA IGLESIAS	/		F		
MOISHE INDIG			J. 19		
JACOB ITZKOWITZ			11.		
ROBERT JEFFERY				/	
BOZENA KAMINSKI		8 V. 5.	1.1		
CORY KANTIN	0//	J,	3/		
PAUL KELTERBORN		V,	1/1		
WILLIAM KLAGSBALD			3/	_	
MARIE LEANZA		J.	SI		
ADAM MEYERS		J	N. Ser.		
SANTE MICELI					
TOBY MOSKOVITS					
RABBI DAVID NIEDERMAN					
MARY ODOMIROK			V-		
JANICE PETERSON					
AUSTIN PFERD					
MICHELLE ROJAS					
BELLA SABEL		1			
ISAAC SOFER	1	7	. /		
SAMEER TALATI	11		./		
DEL TEAGUE	111	-A	11		
WILLIAM VEGA	0/	V.	244		
SIMON WEISER		1			
TOTAL:	22	73	25		
TIME: 6:15	20	13	8: 10PM		
111111. (70 ( )			Call		

85481 -



435 GRAHAM AVENUE - BROOKLYN, NY 11211

PHONE: (718) 389-0009 FAX: (718) 389-0098 Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyncb1



Motion to approve the hiring of Luis Castrillon as the new Assistant District Manager.

Motion made by: Adam Meyers

Seconded by: Del Teague

DATE: 12/19/2023 YES NO ABS NO ABS  $Z \cap C$ **GINA ARGENTO** KATIE DENNY HOROWITZ **BOGDAN BACHOROWSKI SONIA IGLESIAS** LISA BAMONTE MOISHE INDIG **GINA BARROS** JACOB ITZKOWITZ **ERIC BRUZAITIS ROBERT JEFFERY** IRIS CABRERA **BOZENA KAMINSKI** PHILIP CAPONEGRO **CORY KANTIN** FRANK CARBONE PAUL KELTERBORN STEPHEN CHESLER WILLIAM KLAGSBALD MICHAEL CHIRICHELLA MARIE LEANZA  $\sigma \circ \circ$ **KEVIN COSTA ADAM MEYERS** STEPHANIE CUEVAS **SANTE MICELI** TOBY MOSKOVITS **RONAN DALY** GIOVANNI D'AMATO RABBI DAVID NIEDERMAN ERIN DRINKWATER MARY ODOMIROK ARTHUR DYBANOWSKI **JANICE PETERSON** LLOYD FENG **AUSTIN PFERD** JULIA AMANDA FOSTER MICHELLE ROJAS DEALICE FULLER **BELLA SABEL CRYSTAL GARCIA ISAAC SOFER** JOEL GOLDSTEIN SAMEER TALATI **DEL TEAGUE** ANGELINA GRONTAS  $\vec{\Box} \Box \Box$ WILLIAM VEGA **JOEL GROSS** DAVID HEIMLICH  $\sigma - \sigma$  $\overline{D} = \overline{D}$ SIMON WEISER SABRINA HILPP

Time: 8:18 PM Tally: 25 YES 0 NO 0 ABS 0 RECUSAL



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Website: <a href="https://www.nyc.gov/brooklyncb1">www.nyc.gov/brooklyncb1</a>



Motion to approve the salary of \$64,000 for the Assistant District Manager, Luis Castrillon.

Motion made by: Joel Gross

Seconded by: Adam Meyers

**DATE:** 12/19/2023 YES NO ABS Yes NO ABS **GINA ARGENTO** KATIE DENNY HOROWITZ **BOGDAN BACHOROWSKI SONIA IGLESIAS** LISA BAMONTE **MOISHE INDIG** JACOB ITZKOWITZ **GINA BARROS ERIC BRUZAITIS ROBERT JEFFERY** IRIS CABRERA **BOZENA KAMINSKI** PHILIP CAPONEGRO **CORY KANTIN** FRANK CARBONE PAUL KELTERBORN STEPHEN CHESLER WILLIAM KLAGSBALD MICHAEL CHIRICHELLA MARIE LEANZA **KEVIN COSTA ADAM MEYERS** STEPHANIE CUEVAS SANTE MICELI **RONAN DALY** TOBY MOSKOVITS GIOVANNI D'AMATO RABBI DAVID NIEDERMAN MARY ODOMIROK ERIN DRINKWATER ARTHUR DYBANOWSKI JANICE PETERSON LLOYD FENG **AUSTIN PFERD** JULIA AMANDA FOSTER MICHELLE ROJAS DEALICE FULLER **BELLA SABEL** CRYSTAL GARCIA **ISAAC SOFER** JOEL GOLDSTEIN SAMEER TALATI  $\sigma \circ \sigma$ DEL TEAGUE ANGELINA GRONTAS **WILLIAM VEGA JOEL GROSS** DAVID HEIMLICH Ø o o SIMON WEISER SABRINA HILPP

Time: 8:21 PM Tally: 25 YES 0 NO 0 ABS 0 RECUSAL



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Motion made by: Adam Meyers

Motion to approve the proposed Calendar for 2024-2025 Combined Public Hearing and Board Meetings.

Seconded by: Cory Kantin

**DATE: 12/19/2023** NO ABS YES NO ABS Yes **GINA ARGENTO** KATIE DENNY HOROWITZ **SONIA IGLESIAS BOGDAN BACHOROWSKI** MOISHE INDIG LISA BAMONTE **GINA BARROS** Ø O O JACOB ITZKOWITZ **ERIC BRUZAITIS ROBERT JEFFERY IRIS CABRERA BOZENA KAMINSKI** PHILIP CAPONEGRO **CORY KANTIN**  $\square$ FRANK CARBONE PAUL KELTERBORN d o o STEPHEN CHESLER WILLIAM KLAGSBALD MICHAEL CHIRICHELLA MARIE LEANZA  $\sigma \circ \circ$ ø o o **KEVIN COSTA ADAM MEYERS** STEPHANIE CUEVAS **SANTE MICELI RONAN DALY** TOBY MOSKOVITS RABBI DAVID NIEDERMAN GIOVANNI D'AMATO ERIN DRINKWATER MARY ODOMIROK  $\sigma \circ \sigma$ JANICE PETERSON ARTHUR DYBANOWSKI LLOYD FENG **AUSTIN PFERD** JULIA AMANDA FOSTER MICHELLE ROJAS **DEALICE FULLER BELLA SABEL CRYSTAL GARCIA ISAAC SOFER** JOEL GOLDSTEIN **SAMEER TALATI** Ø. **DEL TEAGUE ANGELINA GRONTAS JOEL GROSS** WILLIAM VEGA DAVID HEIMLICH otagSIMON WEISER SABRINA HILPP

Time: 8:38 PM Tally: 25 YES 0 NO 0 ABS 0 RECUSAL



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Website: www.nyc.gov/brooklyncb1



**DATE: 12/19/2023** 

# LANDMARKS (SUBCOMMITTEE):

Motion to approve the proposed project for 17 FILLMORE PLACE.

Motion made by: Adam Meyers

Seconded by: Cory Kantin

YES NO ABS Yes. NO ABS **GINA ARGENTO** KATIE DENNY HOROWITZ **BOGDAN BACHOROWSKI**  $\vec{a} \quad \Box \quad \Box$ **SONIA IGLESIAS** LISA BAMONTE **MOISHE INDIG** Ø O O **GINA BARROS** JACOB ITZKOWITZ **ERIC BRUZAITIS** Й ОО **ROBERT JEFFERY** IRIS CABRERA **BOZENA KAMINSKI** PHILIP CAPONEGRO **CORY KANTIN**  $\mathbf{p} = \mathbf{p}$  $\square$ FRANK CARBONE PAUL KELTERBORN  $d \quad \Box \quad \Box$ ЙΠП STEPHEN CHESLER WILLIAM KLAGSBALD MICHAEL CHIRICHELLA MARIE LEANZA ø oo  $\not\square$ **KEVIN COSTA ADAM MEYERS** STEPHANIE CUEVAS **SANTE MICELI RONAN DALY** TOBY MOSKOVITS RABBI DAVID NIEDERMAN GIOVANNI D'AMATO ERIN DRINKWATER MARY ODOMIROK ARTHUR DYBANOWSKI **JANICE PETERSON** LLOYD FENG **AUSTIN PFERD** MICHELLE ROJAS JULIA AMANDA FOSTER **BELLA SABEL DEALICE FULLER** ISAAC SOFER CRYSTAL GARCIA **SAMEER TALATI** JOEL GOLDSTEIN DEL TEAGUE **ANGELINA GRONTAS** d = 0nWILLIAM VEGA **JOEL GROSS** DAVID HEIMLICH SIMON WEISER SABRINA HILPP 

Time: 8:42 PM Tally: 25 YES 0 NO 0 ABS 0 RECUSAL



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### **SLA REVIEW & DCA COMMITTEE:**

A postponement will be allowed once, after that either they have to reapply or will be automatically denied.

Motion made by: Joel Gross

Seconded by: Philip Caponegro

DATE: 12/19/2023 YES NO ABS Yes NO ABS **GINA ARGENTO** KATIE DENNY HOROWITZ **BOGDAN BACHOROWSKI SONIA IGLESIAS** ИПП **MOISHE INDIG** LISA BAMONTE **GINA BARROS** JACOB ITZKOWITZ **ERIC BRUZAITIS**  $\not \square \square$ **ROBERT JEFFERY** IRIS CABRERA **BOZENA KAMINSKI** PHILIP CAPONEGRO **CORY KANTIN** ЙПП FRANK CARBONE PAUL KELTERBORN STEPHEN CHESLER WILLIAM KLAGSBALD MICHAEL CHIRICHELLA MARIE LEANZA め ロロ **KEVIN COSTA** ADAM MEYERS STEPHANIE CUEVAS **SANTE MICELI RONAN DALY** TOBY MOSKOVITS GIOVANNI D'AMATO RABBI DAVID NIEDERMAN ERIN DRINKWATER MARY ODOMIROK ARTHUR DYBANOWSKI JANICE PETERSON  $\square$ LLOYD FENG **AUSTIN PFERD** JULIA AMANDA FOSTER MICHELLE ROJAS **DEALICE FULLER BELLA SABEL** CRYSTAL GARCIA ISAAC SOFER JOEL GOLDSTEIN **SAMEER TALATI** DEL TEAGUE **ANGELINA GRONTAS**  $\vec{\Box} \Box \Box$ WILLIAM VEGA **JOEL GROSS** DAVID HEIMLICH SIMON WEISER SABRINA HILPP

Time: 8:45 PM Tally: 25 YES 0 NO 0 ABS 0 RECUSAL



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Website: www.nyc.gov/brooklyncb1



### **SLA REVIEW & DCA COMMITTEE:**

Motion to approve the SLA Review & DCA Committee report as written.

Motion made by: Eric Bruzaitis

Seconded by: Joel Gross

DATE: 12/19/2023 Yes NO ABS YES NO ABS **GINA ARGENTO** KATIE DENNY HOROWITZ **BOGDAN BACHOROWSKI SONIA IGLESIAS** LISA BAMONTE **MOISHE INDIG GINA BARROS** JACOB ITZKOWITZ  $\square$  $\square$ **ERIC BRUZAITIS ROBERT JEFFERY IRIS CABRERA BOZENA KAMINSKI** PHILIP CAPONEGRO **CORY KANTIN**  $\not\cap$   $\sqcap$   $\sqcap$  $\sigma \circ \circ$ FRANK CARBONE PAUL KELTERBORN  $\not\square$   $\square$   $\square$ STEPHEN CHESLER WILLIAM KLAGSBALD MICHAEL CHIRICHELLA MARIE LEANZA **KEVIN COSTA** ADAM MEYERS STEPHANIE CUEVAS **SANTE MICELI RONAN DALY** TOBY MOSKOVITS RABBI DAVID NIEDERMAN GIOVANNI D'AMATO ERIN DRINKWATER  $\square$ MARY ODOMIROK ARTHUR DYBANOWSKI JANICE PETERSON LLOYD FENG  $\mathbf{Z}_{\mathbf{Z}} = \mathbf{Z}_{\mathbf{Z}}$ **AUSTIN PFERD** JULIA AMANDA FOSTER MICHELLE ROJAS DEALICE FULLER **BELLA SABEL** CRYSTAL GARCIA ISAAC SOFER JOEL GOLDSTEIN **SAMEER TALATI** DEL TEAGUE **ANGELINA GRONTAS** WILLIAM VEGA  $\square$ JOEL GROSS DAVID HEIMLICH SIMON WEISER SABRINA HILPP

Time: 8:49 PM Tally: 25 YES 0 NO 0 ABS 0 RECUSAL



435 GRAHAM AVENUE - BROOKLYN, NY 11211

PHONE: (718) 389-0009 FAX: (718) 389-0098 Email: <u>bk01@cb.nyc.gov</u>

Website: www.nyc.gov/brooklyncb1



DATE: 12/19/2023

### **CANNABIS REVIEW COMMITTEE:**

Motion to approve the Cannabis Review Committee report as written.

Motion made by: Del Teague

Seconded by: Simon Weiser

Yes NO ABS YES NO ABS  $\square$ **GINA ARGENTO** KATIE DENNY HOROWITZ **BOGDAN BACHOROWSKI SONIA IGLESIAS** LISA BAMONTE **MOISHE INDIG**  $\square$ **GINA BARROS** JACOB ITZKOWITZ ПП И П П **ERIC BRUZAITIS ROBERT JEFFERY** Ø IRIS CABRERA **BOZENA KAMINSKI** PHILIP CAPONEGRO **CORY KANTIN**  $\sigma - \sigma$ FRANK CARBONE PAUL KELTERBORN Ø O O STEPHEN CHESLER WILLIAM KLAGSBALD MICHAEL CHIRICHELLA MARIE LEANZA **KEVIN COSTA ADAM MEYERS** STEPHANIE CUEVAS SANTE MICELI **RONAN DALY TOBY MOSKOVITS** RABBI DAVID NIEDERMAN GIOVANNI D'AMATO MARY ODOMIROK ERIN DRINKWATER ARTHUR DYBANOWSKI JANICE PETERSON Ø O O LLOYD FENG **AUSTIN PFERD**  $\sigma - \sigma$ JULIA AMANDA FOSTER MICHELLE ROJAS **DEALICE FULLER BELLA SABEL** ISAAC SOFER CRYSTAL GARCIA JOEL GOLDSTEIN SAMEER TALATI П **DEL TEAGUE ANGELINA GRONTAS JOEL GROSS** WILLIAM VEGA DAVID HEIMLICH Ø o o SIMON WEISER SABRINA HILPP

Time: 8:54 PM Tally: 24 YES 1 NO 0 ABS 0 RECUSAL



435 GRAHAM AVENUE – BROOKLYN, NY 11211

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Website: <a href="https://www.nyc.gov/brooklyncb1">www.nyc.gov/brooklyncb1</a>



### TRANSPORTATION COMMITTEE:

Motion to recommend approval to Community Board No. 1 co-naming the corner of Nassau Avenue and North 15<sup>th</sup> Street – Banker's Anchor

Motion made by: Del Teague

Seconded by: Adam Meyers

**DATE:** 12/19/2023 Yes NO ABS YES NO ABS **GINA ARGENTO** KATIE DENNY HOROWITZ **BOGDAN BACHOROWSKI SONIA IGLESIAS** LISA BAMONTE MOISHE INDIG **GINA BARROS** JACOB ITZKOWITZ 卢口口 **ERIC BRUZAITIS ROBERT JEFFERY**  $\sigma \cap \sigma$ IRIS CABRERA **BOZENA KAMINSKI** PHILIP CAPONEGRO **CORY KANTIN** ø oo FRANK CARBONE  $Z \cap C$ PAUL KELTERBORN WILLIAM KLAGSBALD STEPHEN CHESLER MICHAEL CHIRICHELLA MARIE LEANZA **KEVIN COSTA** ADAM MEYERS STEPHANIE CUEVAS **SANTE MICELI RONAN DALY** TOBY MOSKOVITS RABBI DAVID NIEDERMAN GIOVANNI D'AMATO ERIN DRINKWATER MARY ODOMIROK ARTHUR DYBANOWSKI JANICE PETERSON LLOYD FENG **AUSTIN PFERD** otagJULIA AMANDA FOSTER MICHELLE ROJAS DEALICE FULLER **BELLA SABEL** CRYSTAL GARCIA **ISAAC SOFER** SAMEER TALATI JOEL GOLDSTEIN **DEL TEAGUE** ANGELINA GRONTAS WILLIAM VEGA JOEL GROSS DAVID HEIMLICH  $\square$ SIMON WEISER SABRINA HILPP Time: 9:05 PM Tally: 25 YES 0 NO 0 ABS 0 RECUSAL



435 GRAHAM AVENUE - BROOKLYN, NY 11211

PHONE: (718) 389-0009 FAX: (718) 389-0098 Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyncb1



**DATE: 12/19/2023** 

### TRANSPORTATION COMMITTEE:

Motion to approve that Community Board No. 1 draft a letter to NYC DOT requesting a comprehensive study of the Kingsland Avenue corridor from MaspethAvenue to Division Place and present a plan for safety.

Motion made by: Del Teague

Seconded by: Adam Meyers

YES NO ABS Yes NO ABS **GINA ARGENTO** KATIE DENNY HOROWITZ **BOGDAN BACHOROWSKI SONIA IGLESIAS** LISA BAMONTE **MOISHE INDIG GINA BARROS** M JACOB ITZKOWITZ 卢口口 **ERIC BRUZAITIS ROBERT JEFFERY** IRIS CABRERA **BOZENA KAMINSKI** PHILIP CAPONEGRO **CORY KANTIN** FRANK CARBONE PAUL KELTERBORN  $\square$  $\sigma \circ \circ$  $\mathbf{p}$ STEPHEN CHESLER WILLIAM KLAGSBALD MICHAEL CHIRICHELLA MARIE LEANZA  $\square$ **KEVIN COSTA ADAM MEYERS** STEPHANIE CUEVAS SANTE MICELI **RONAN DALY TOBY MOSKOVITS** RABBI DAVID NIEDERMAN GIOVANNI D'AMATO ERIN DRINKWATER MARY ODOMIROK ARTHUR DYBANOWSKI JANICE PETERSON LLOYD FENG **AUSTIN PFERD** JULIA AMANDA FOSTER MICHELLE ROJAS **DEALICE FULLER BELLA SABEL ISAAC SOFER** CRYSTAL GARCIA JOEL GOLDSTEIN SAMEER TALATI  $\square$ **DEL TEAGUE ANGELINA GRONTAS** WILLIAM VEGA **JOEL GROSS** DAVID HEIMLICH SIMON WEISER SABRINA HILPP Time: 9:05 PM Tally: 25 YES 0 NO 0 ABS 0 RECUSAL



435 GRAHAM AVENUE – BROOKLYN, NY 11211

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Website: www.nyc.gov/brooklyncb1



### TRANSPORTATION COMMITTEE:

Motion to approve that Community Board No. 1 draft a letter to NYPD Highway Patrol with copies to District Attorney Eric Gonzalez; Councilmember Gutierrez, and NYC DOT regarding the October 19 traffic fatality of Aurora Sota at Flushing Avenue and Broadway.

Motion made by: Del Teague Seconded by: Adam Meyers

**DATE:** 12/19/2023

	YES NO ABS		Yes NO ABS
GINA ARGENTO		KATIE DENNY HOROWITZ	Ø O O
BOGDAN BACHOROWSKI	ø o o	SONIA IGLESIAS	
LISA BAMONTE	ØOO	MOISHE INDIG	
GINA BARROS	Ø O O	JACOB ITZKOWITZ	Ø o o
ERIC BRUZAITIS	Ø O O	ROBERT JEFFERY	
IRIS CABRERA	Ø O O	BOZENA KAMINSKI	
PHILIP CAPONEGRO	Ø O O	CORY KANTIN	ø 0 0
FRANK CARBONE	ø,oo	PAUL KELTERBORN	
STEPHEN CHESLER	ø	WILLIAM KLAGSBALD	
MICHAEL CHIRICHELLA		MARIE LEANZA	
KEVIN COSTA		ADAM MEYERS	
STEPHANIE CUEVAS		SANTE MICELI	
RONAN DALY		TOBY MOSKOVITS	
GIOVANNI D'AMATO		RABBI DAVID NIEDERMAN	
ERIN DRINKWATER	Ø O O	MARY ODOMIROK	
ARTHUR DYBANOWSKI		JANICE PETERSON	
LLOYD FENG		AUSTIN PFERD	
JULIA AMANDA FOSTER		MICHELLE ROJAS	
DEALICE FULLER		BELLA SABEL	
CRYSTAL GARCIA		ISAAC SOFER	
JOEL GOLDSTEIN		SAMEER TALATI	
ANGELINA GRONTAS		DEL TEAGUE	
JOEL GROSS	Ø o o	WILLIAM VEGA	
DAVID HEIMLICH	Ø o o	SIMON WEISER	
SABRINA HILPP			-

Time: 9:05 PM Tally: 25 YES 0 NO 0 ABS 0 RECUSAL



435 GRAHAM AVENUE - BROOKLYN, NY 11211

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Website: www.nyc.gov/brooklyncb1



### TRANSPORTATION COMMITTEE:

Motion to approve that Community Board No. 1 request NYC DOT conduct a stop control/signal study for the intersection of Meserole Avenue at Diamond and Newel Streets.

Motion made by: Del Teague

Seconded by: Adam Meyers

**DATE: 12/19/2023** Yes NO ABS YES NO ABS **GINA ARGENTO** KATIE DENNY HOROWITZ **BOGDAN BACHOROWSKI SONIA IGLESIAS** LISA BAMONTE **MOISHE INDIG GINA BARROS** JACOB ITZKOWITZ ROBERT JEFFERY **ERIC BRUZAITIS** IRIS CABRERA **BOZENA KAMINSKI** PHILIP CAPONEGRO  $\not$   $\square$   $\square$ **CORY KANTIN** FRANK CARBONE  $\square$ PAUL KELTERBORN STEPHEN CHESLER WILLIAM KLAGSBALD MICHAEL CHIRICHELLA MARIE LEANZA **KEVIN COSTA ADAM MEYERS** STEPHANIE CUEVAS **SANTE MICELI** TOBY MOSKOVITS **RONAN DALY** RABBI DAVID NIEDERMAN GIOVANNI D'AMATO ERIN DRINKWATER MARY ODOMIROK ARTHUR DYBANOWSKI JANICE PETERSON LLOYD FENG **AUSTIN PFERD**  $\mathbb{Z}$ , 🔲 🔲 🖂 MICHELLE ROJAS JULIA AMANDA FOSTER **DEALICE FULLER BELLA SABEL CRYSTAL GARCIA ISAAC SOFER SAMEER TALATI** JOEL GOLDSTEIN **DEL TEAGUE ANGELINA GRONTAS** WILLIAM VEGA **JOEL GROSS** DAVID HEIMLICH SIMON WEISER SABRINA HILPP

Time: 9:05 PM Tally: 25 YES 0 NO 0 ABS 0 RECUSAL



435 GRAHAM AVENUE - BROOKLYN, NY 11211

PHONE: (718) 389-0009 FAX: (718) 389-0098 Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyncb1



### TRANSPORTATION COMMITTEE:

Motion to approve that Community Board No. 1 request NYC DOT conduct a traffic safety study and stop controls on Humboldt Street between Herbert and Withers Streets.

Motion made by: Del Teague

Seconded by: Adam Meyers

**DATE: 12/19/2023** NO ABS Yes YES NO ABS **GINA ARGENTO** KATIE DENNY HOROWITZ **BOGDAN BACHOROWSKI SONIA IGLESIAS** LISA BAMONTE **MOISHE INDIG GINA BARROS** JACOB ITZKOWITZ **ERIC BRUZAITIS ROBERT JEFFERY**  $\square$ IRIS CABRERA **BOZENA KAMINSKI** PHILIP CAPONEGRO **CORY KANTIN** FRANK CARBONE PAUL KELTERBORN ø o o STEPHEN CHESLER WILLIAM KLAGSBALD MICHAEL CHIRICHELLA MARIE LEANZA **KEVIN COSTA ADAM MEYERS** STEPHANIE CUEVAS SANTE MICELI **RONAN DALY TOBY MOSKOVITS** RABBI DAVID NIEDERMAN GIOVANNI D'AMATO ERIN DRINKWATER Ø O O MARY ODOMIROK ARTHUR DYBANOWSKI JANICE PETERSON LLOYD FENG **AUSTIN PFERD** JULIA AMANDA FOSTER MICHELLE ROJAS **DEALICE FULLER BELLA SABEL** CRYSTAL GARCIA **ISAAC SOFER** JOEL GOLDSTEIN **SAMEER TALATI** M O O **DEL TEAGUE** ANGELINA GRONTAS  $otin \Box \Box$ WILLIAM VEGA  $\sqcap \square$ П **JOEL GROSS** DAVID HEIMLICH SIMON WEISER SABRINA HILPP

Time: 9:05 PM Tally: 25 YES 0 NO 0 ABS 0 RECUSAL



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Website: www.nyc.gov/brooklyncb1



# **BOARD BUDGET COMMITTEE:**

Motion to recommend replacing an old laptop for CB #1's Conference Room.

Motion made by: Del Teague

Seconded by: Julia Amanda Foster

YES NO ABS

Yes NO ABS

**DATE:** 12/19/2023

GINA ARGENTO		KATIE DENNY HOROWITZ	
BOGDAN BACHOROWSKI	p'00	SONIA IGLESIAS	
LISA BAMONTE	Ø o o	MOISHE INDIG	Ø o o
GINA BARROS	Ø O O	JACOB ITZKOWITZ	<b>Z</b> 0 0
ERIC BRUZAITIS	Ø o o	ROBERT JEFFERY	
IRIS CABRERA	Ø O O	BOZENA KAMINSKI	
PHILIP CAPONEGRO	ø o o	CORY KANTIN	ø o o
FRANK CARBONE	ø o o	PAUL KELTERBORN	Ø o o
STEPHEN CHESLER	Ø o o	WILLIAM KLAGSBALD	Ø o o
MICHAEL CHIRICHELLA		MARIE LEANZA	Ø O O
KEVIN COSTA		ADAM MEYERS	
STEPHANIE CUEVAS		SANTE MICELI	
RONAN DALY		TOBY MOSKOVITS	
GIOVANNI D'AMATO		RABBI DAVID NIEDERMAN	
ERIN DRINKWATER	<b>Z</b> 00	MARY ODOMIROK	
ARTHUR DYBANOWSKI		JANICE PETERSON	
LLOYD FENG	Ø O O	AUSTIN PFERD	
JULIA AMANDA FOSTER	<b>Z</b> 00	MICHELLE ROJAS	
DEALICE FULLER		BELLA SABEL	
CRYSTAL GARCIA		ISAAC SOFER	
JOEL GOLDSTEIN	Ø 0 0	SAMEER TALATI	
ANGELINA GRONTAS		DEL TEAGUE	Ø o o
JOEL GROSS	Ø O O	WILLIAM VEGA	Ø o o
DAVID HEIMLICH	Ø oo	SIMON WEISER	
SABRINA HILPP			

Time: 9:09 PM Tally: 25 YES 0 NO 0 ABS 0 RECUSAL



435 GRAHAM AVENUE – BROOKLYN, NY 11211

PHONE: (718) 389-0009 FAX: (718) 389-0098 Email: <u>bk01@cb.nyc.gov</u>

Website: www.nyc.gov/brooklyncb1



Motion to approve that Community Board No. 1 send a letter to the New York State Liquor Authority requesting an update on the license at 240 Broadway. The license was previously denied by the Community Board. The District Manager has reached out to the NYSLA but there has been no response.

Motion made by: Del Teague

Seconded by: Adam Meyers

**DATE: 12/19/2023** YES NO ABS Yes NO ABS **GINA ARGENTO** KATIE DENNY HOROWITZ **BOGDAN BACHOROWSKI SONIA IGLESIAS** LISA BAMONTE **MOISHE INDIG GINA BARROS** JACOB ITZKOWITZ  $\square$ **ERIC BRUZAITIS ROBERT JEFFERY** IRIS CABRERA **BOZENA KAMINSKI** PHILIP CAPONEGRO **CORY KANTIN**  $\sigma \circ \circ$ FRANK CARBONE PAUL KELTERBORN STEPHEN CHESLER WILLIAM KLAGSBALD MICHAEL CHIRICHELLA MARIE LEANZA  $\not\square$   $\square$   $\square$ **KEVIN COSTA ADAM MEYERS** STEPHANIE CUEVAS **SANTE MICELI RONAN DALY TOBY MOSKOVITS** RABBI DAVID NIEDERMAN GIOVANNI D'AMATO ERIN DRINKWATER MARY ODOMIROK ARTHUR DYBANOWSKI JANICE PETERSON LLOYD FENG **AUSTIN PFERD**  $\square$ JULIA AMANDA FOSTER MICHELLE ROJAS **DEALICE FULLER BELLA SABEL ISAAC SOFER** CRYSTAL GARCIA JOEL GOLDSTEIN SAMEER TALATI **DEL TEAGUE** ANGELINA GRONTAS WILLIAM VEGA JOEL GROSS **DAVID HEIMLICH**  $\square$ SIMON WEISER SABRINA HILPP Time: 9:12 PM Tally: 25 YES 0 NO 0 ABS 0 RECUSAL



435 GRAHAM AVENUE – BROOKLYN, NY 11211

PHONE: (718) 389-0009 FAX: (718) 389-0098





Motion to approve the salary of \$64,000 for the Assistant District Manager, Luis Castrillon.

Motion made by: Joel Gross

Seconded by: Adam Meyers

Ves NO ABS

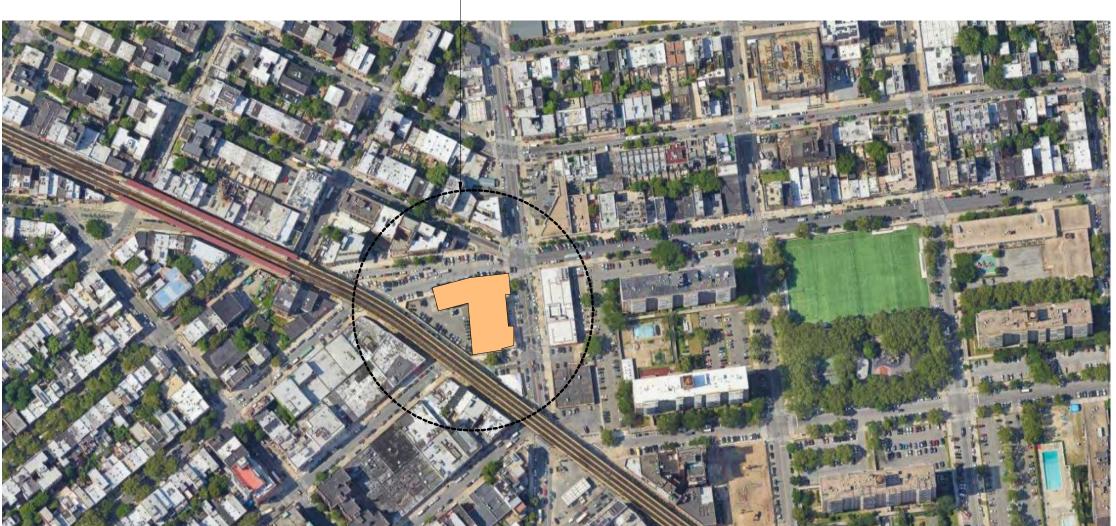
	YES NO ABS		Yes NO ABS
GINA ARGENTO		KATIE DENNY HOROWITZ	Ø O O
BOGDAN BACHOROWSKI		SONIA IGLESIAS	
LISA BAMONTE	Ø 0 0	MOISHE INDIG	Ø O O
GINA BARROS	Ø 0 0	JACOB ITZKOWITZ	<b>Z</b> OO
ERIC BRUZAITIS	Ø O O	ROBERT JEFFERY	
IRIS CABRERA	<b>Z</b> 00	BOZENA KAMINSKI	
PHILIP CAPONEGRO	Ø O O	CORY KANTIN	Ø O O
FRANK CARBONE	ø o o	PAUL KELTERBORN	<b>Z</b> 0 0
STEPHEN CHESLER	Ø o o	WILLIAM KLAGSBALD	Ø O O
MICHAEL CHIRICHELLA		MARIE LEANZA	Ø o o
KEVIN COSTA		ADAM MEYERS	Ø O O
STEPHANIE CUEVAS		SANTE MICELI	
RONAN DALY		TOBY MOSKOVITS	
GIOVANNI D'AMATO		RABBI DAVID NIEDERMAN	
ERIN DRINKWATER	<b>d</b> 00	MARY ODOMIROK	
ARTHUR DYBANOWSKI		JANICE PETERSON	
LLOYD FENG		AUSTIN PFERD	
JULIA AMANDA FOSTER		MICHELLE ROJAS	
DEALICE FULLER		BELLA SABEL	
CRYSTAL GARCIA		ISAAC SOFER	
JOEL GOLDSTEIN	Ø 0 0	SAMEER TALATI	
ANGELINA GRONTAS		DEL TEAGUE	<b>Z</b>
JOEL GROSS	<b>月</b> □ □	WILLIAM VEGA	
DAVID HEIMLICH	<b>Ø</b> 00	SIMON WEISER	<b>d</b> 0 0
SABRINA HILPP			

Time: 8:21 PM Tally: 25 YES 0 NO 0 ABS 0 RECUSAL



### NEW YORK CITY POLICE DEPARTMENT CONTRACT No. 056 201814421797 / LIRO-TO #9I 90TH PRECINCT ACCESSIBILITY UPGRADES AND MINOR RENOVATIONS AT: 211 UNION AVENUE, BROOKLYN, NY 11211

90TH PRECINCT LOCATION



#### BUILDING INFORMATION

BOROUGH: BROOKLYN BLOCK: 2465, LOT: 100 BIN # 3063633 ZONING: GENERAL SERVICE DISTRICT C8-2 ZONING MAP: 13B HISTORICAL ZONING MAP: NO LANDMARK STATUS: NO

OCCUPANCY CLASSIFICATION: PUB-PUBLIC BLDG - OLD CODE

CONSTRUCTION CLASSIFICATION: 1: FIREPROOF STRUCTURES

FLOORS: 2 YEAR BUILT: 1969

NOTES:

NO CHANGE OF USE, EGRESS OR OCCUPANCY REQUIRED.



PROJECT AREA LOCATION

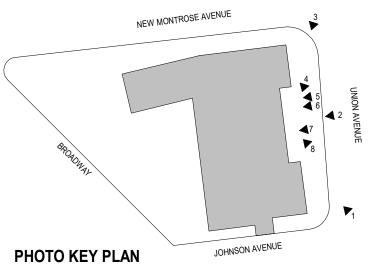


NYPD 90th Precinct - PDC SET- 01 AERIAL MAP





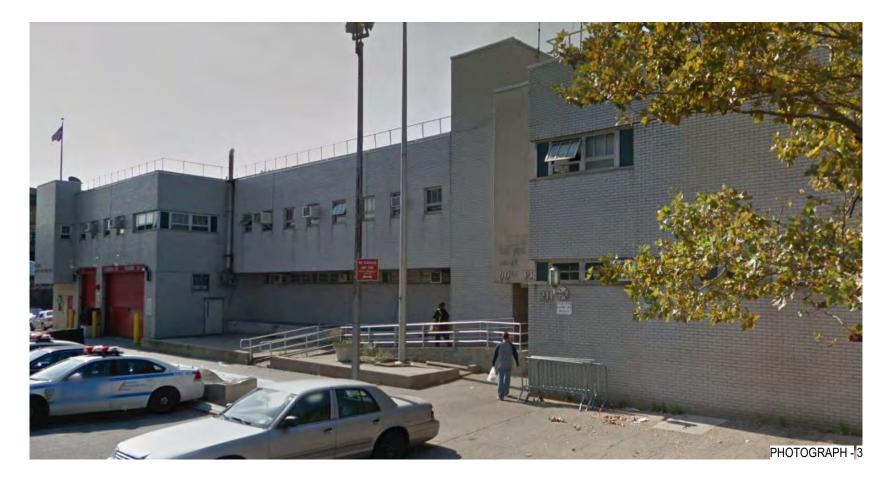


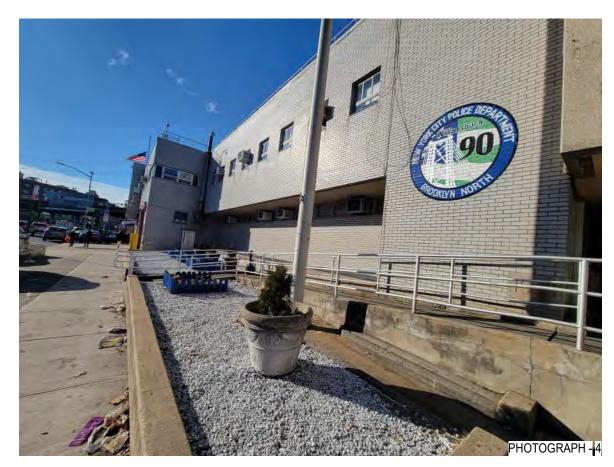


NYPD 90th Precinct - PDC SET- 02 SITE PHOTOGRAPHS

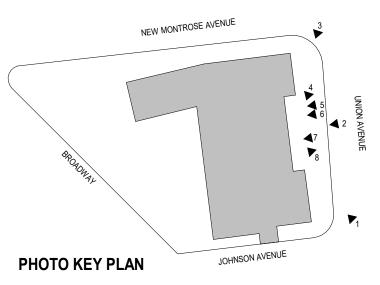


One State Street Plaza, 28th Floor. New York, NY 10004 212-563-0280 [P] - 212-563-1841 [F]









NYPD 90th Precinct - PDC SET- 03 SITE PHOTOGRAPHS



**NYPD 90th Precinct** 

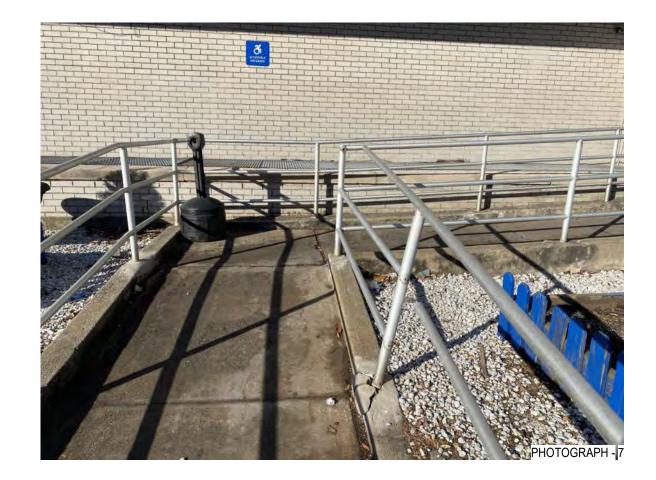
Issue Date: Scale:

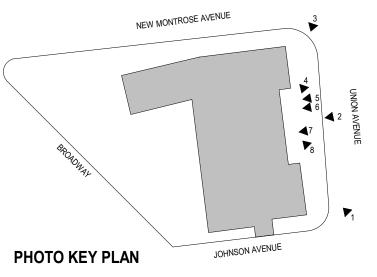
SEPTEMBER 22, 2023 AS SHOWN

One State Street Plaza, 28th Floor. New York, NY 10004 212-563-0280 [P] - 212-563-1841 [F]









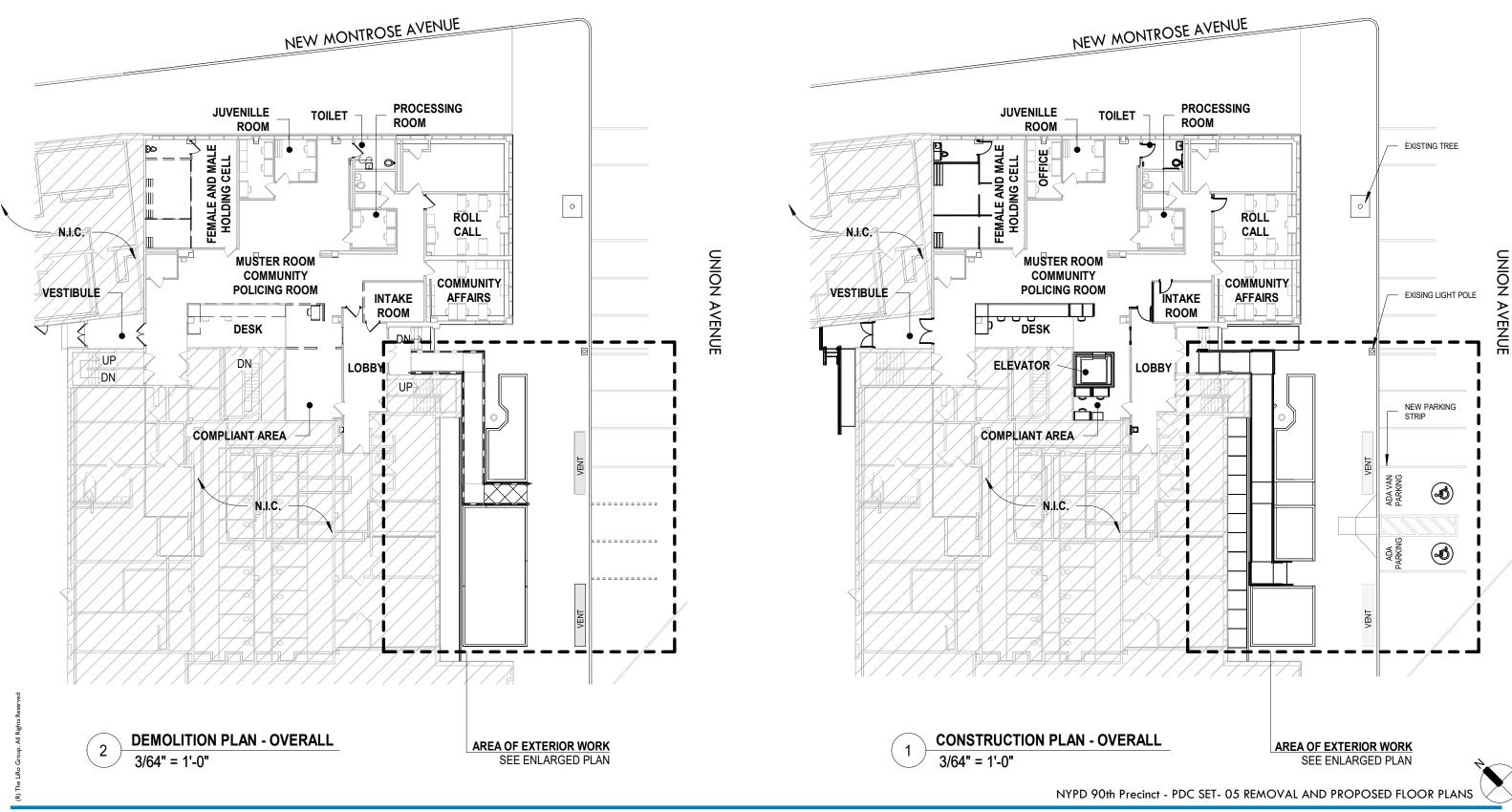
NYPD 90th Precinct - PDC SET- 04 SITE PHOTOGRAPHS



Issue Date: Scale:

**SEPTEMBER 22, 2023** AS SHOWN

212-563-0280 [P] - 212-563-1841 [F]

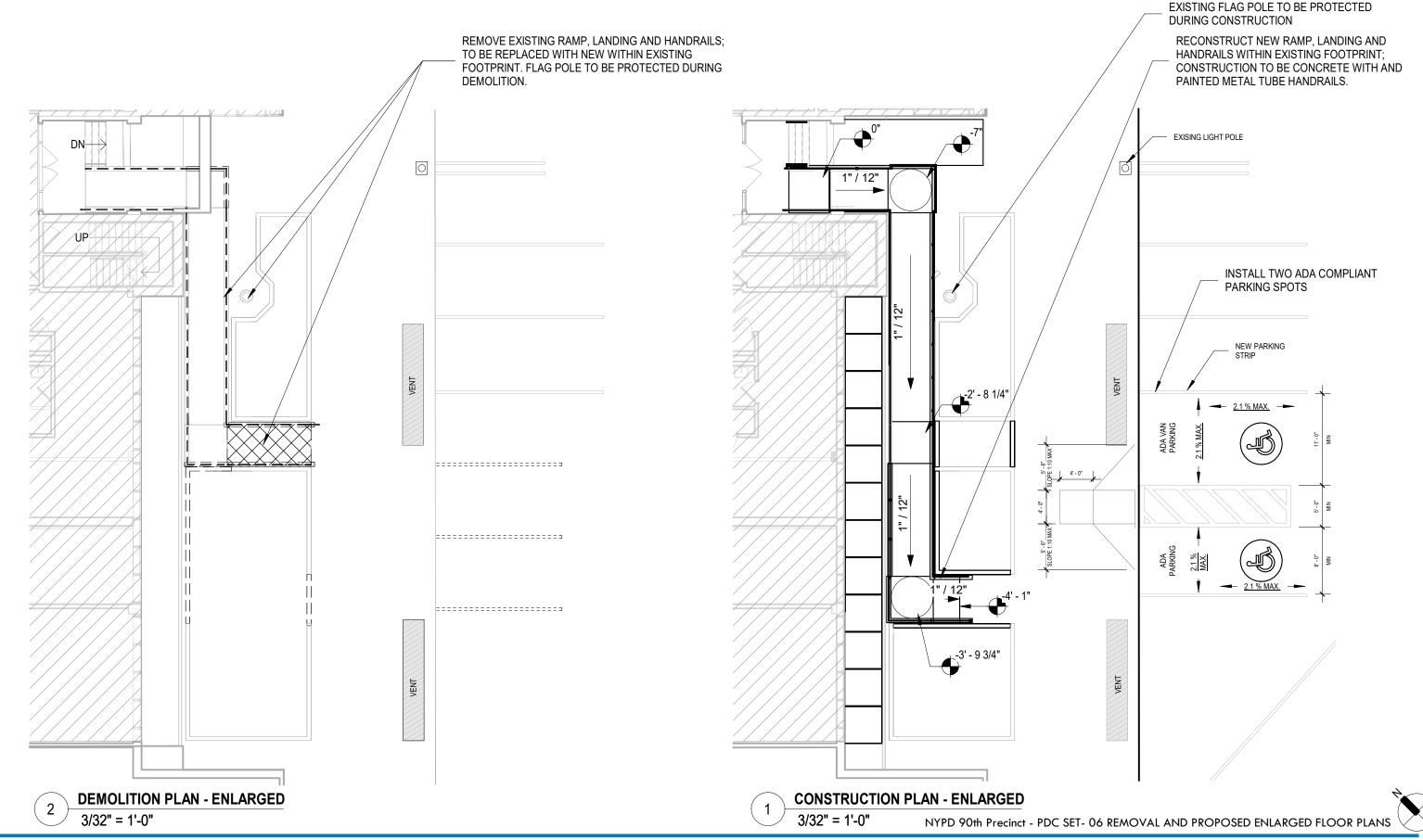


LiRo Architects, + Planners P.C.

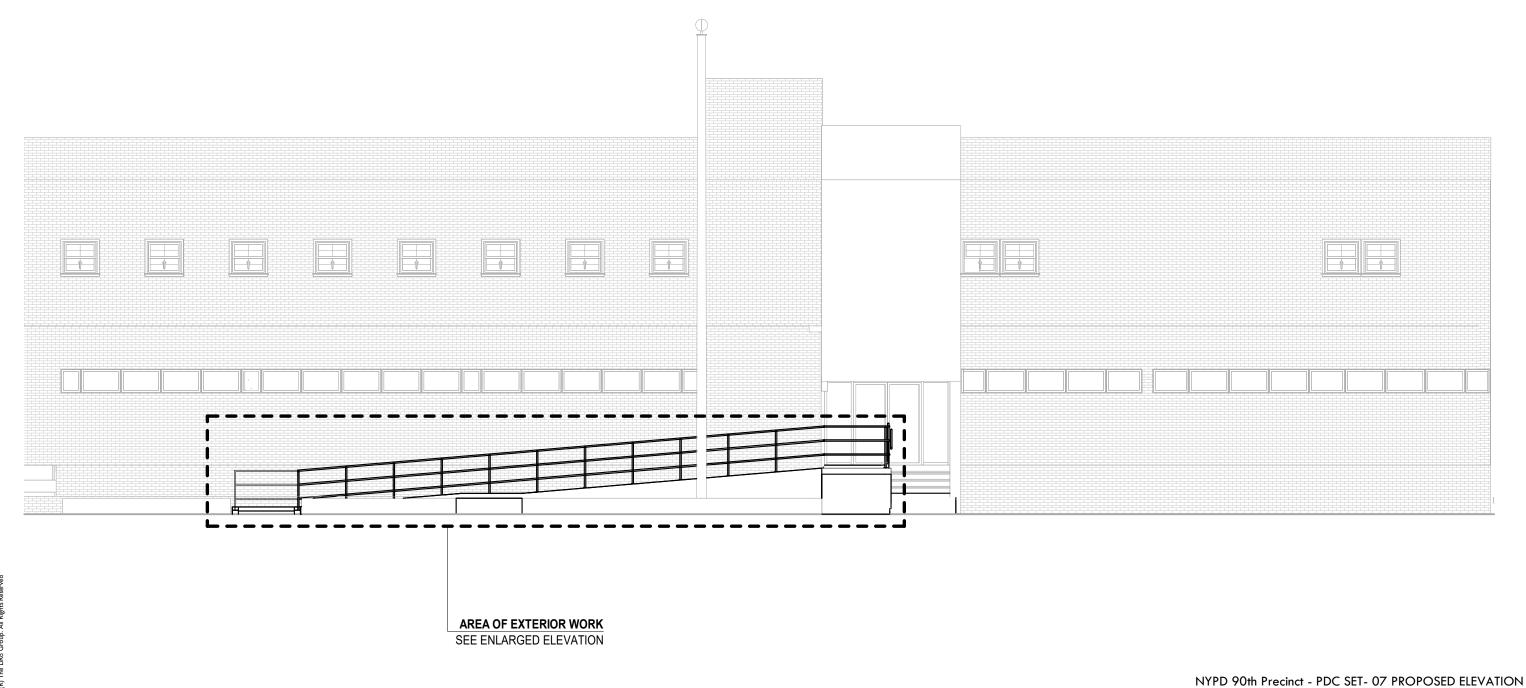
NYPD 90th Precinct

211 Union Avenue, Brooklyn, NY 11211

Issue Date: SEPTEMBER 22, 2023 Scale: AS SHOWN







LiRo Architects, + Planners P.C.

**NYPD 90th Precinct** 

211 Union Avenue, Brooklyn, NY 11211

SEPTEMBER 22, 2023 Issue Date: Scale:

AS SHOWN

LiRo Architects, + Planners P.C. NYPD 90th Precinct - PDC SET- 08 ENLARGED PROPOSED ELEVATION

One State Street Plaza, 28th Floor. New York, NY 10004 212-563-0280 [P] - 212-563-1841 [F]

Issue Date: Scale: AS SHOWN



**STEEL - RAILING**FINISH: BRUSHED STAINLESS STEEL



CONCRETE - RAMP FINISH: BROOM - FINISHED

NYPD 90th Precinct - PDC SET- 09 MATERIALS

Issue Date:

Scale:



One State Street Plaza, 28th Floor. New York, NY 10004 212-563-0280 [P] - 212-563-1841 [F]

# city of yes

for Economic Opportunity

Proposal Overview December 19th, 2023



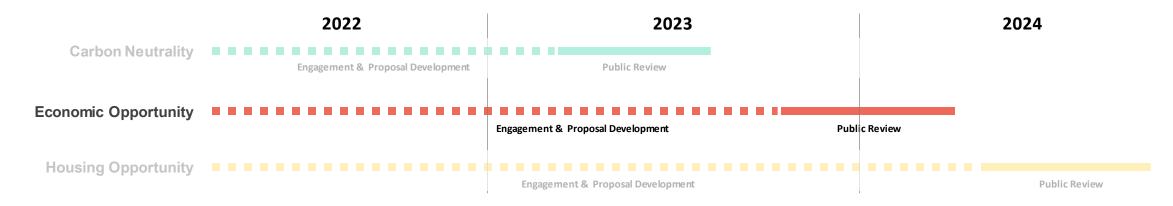




**for Economic Opportunity**Growing jobs and small businesses with more flexible zoning



**for Housing Opportunity**Ensuring all neighborhoods are meeting the need for housing opportunities



### **Summary of proposals**

#### Goal 1

## Make it easier to find space and grow

- Lift time limits to reactivating vacant storefronts
- **2. Simplify rules** for business types allowed on commercial streets
- 3. Expand opportunities for **small-scale clean production**
- Modernize loading dock rules so buildings can adapt over time
- 5. Enable commercial activity on upper floors
- Simplify and modernize how businesses are classified in zoning

#### Goal 2

### Boosting growing industries

- 7. Clarify rules to permit indoor **urban agriculture**
- 8. Give **life sciences** companies more certainty to grow
- Support nightlife with common-sense rules for dancing and live entertainment
- 10. Create more opportunities for **amusements** to locate
- 11. Enable entrepreneurship with modern rules for **home-based businesses**

#### Goal 3

## **Enable more business-** friendly streetscapes

- 12. Introduce **corridor design rules** that promote better
  activate ground floors
- 13. Reduce conflicts between **auto repair** shops and pedestrians
- 14. Encourage safe and sustainable deliveries with micro-distribution

#### Goal 4

### New opportunities for businesses

- 15. Facilitate **local commercial space** on residential campuses
- 16. Create process for allowing **corner stores** in residential areas
- 17. Rationalize waiver process for adapting spaces for industries like film
- 18. Create **new kinds of zoning districts** for future job hubs



Make it easier to find space and grow

#### 1. Reactivate storefronts

Allow closed storefronts in residential areas to reopen

Remove two-year time clock for reoccupation

> Current applicability of ZR 52-61

Proposed expansion of where ZR 52-61 applies



Make it easier to find space and grow

### 2. Simplify district types

Update use rules to make it possible for businesses to open in neighborhoods with similar zoning districts

 Allow the same businesses to locate in C1 and C2 districts

#### **Applicability Map: Brooklyn Community District 1**

C1 Districts

C2 Districts

C4 Districts

C5 Districts

C6 Districts

R Districts

M Districts





### Make it easier to find space and grow

### 2. Simplify district types

Update use rules to make it possible for businesses to open in neighborhoods with similar zoning districts

 Allow the same businesses to locate in C4-C7 districts C1 Districts

C2 Districts

C4 Districts

C5 Districts

**C6** Districts

R Districts

M Districts



#### **Applicability Map: Brooklyn Community District 1**

Make it easier to find space and grow

# 3. Enable more small-scale production

Allowing small clean manufacturing businesses in commercial areas

- Up to **5,000** SF in C1 and C2
- Uses subject to "ABC" and "Right to Know" environmental standards to ensure they are appropriate to locate near residences and other businesses.

C1 Districts

C2 Districts

C4 Districts

C5 Districts

**C6** Districts

R Districts

**M** Districts



#### **Applicability Map: Brooklyn Community District 1**

Make it easier to find space and grow

# 3. Enable more small-scale production

Allowing small clean manufacturing businesses in commercial areas

- up to **10,000** SF in C4, C5, C6
- Uses subject to "ABC" and "Right to Know" environmental standards to ensure they are appropriate to locate near residences and other businesses.

C1 Districts

C2 Districts

C4 Districts

C5 Districts

C6 Districts

R Districts

**M** Districts



Make it easier to find space and grow

# 4. No more unnecessary loading docks

Remove the mandate for new tenants in *existing* buildings to provide additional loading berths based on a change in use, allowing building occupancy to evolve over time. Includes other organizational changes to clarify and consolidate loading rules

Applicability Map: Brooklyn Community District 1

C1 Districts

C2 Districts

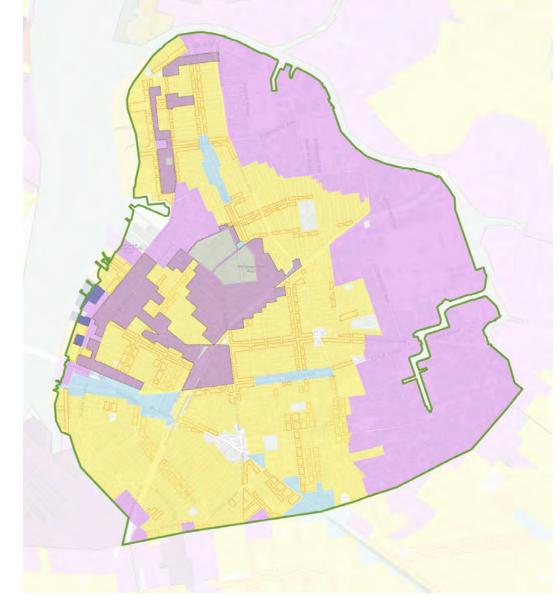
C4 Districts

C5 Districts

C6 Districts

R Districts

M Districts



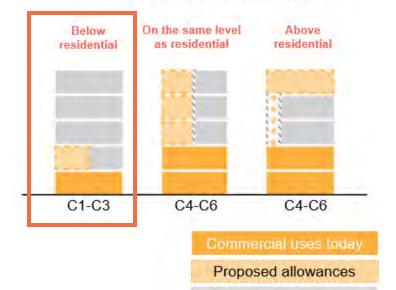
#### **Applicability Map: Brooklyn Community District 1**

Make it easier to find space and grow

# 5. Allow commercial on upper floors

Making it easier for different types of businesses to use upper floors

Allowing mixed-use buildings in renovations & new construction



C1 Districts

C2 Districts

C4 Districts

C5 Districts

**C6** Districts

R Districts

M Districts



#### **Applicability Map: Brooklyn Community District 1**

Make it easier to find space and grow

# 5. Allow commercial on upper floors

Making it easier for different types of businesses to use upper floors

Allowing mixed-use buildings in renovations & new construction



C1 Districts

C2 Districts

C4 Districts

C5 Districts

C6 Districts

R Districts

M Districts



Make it easier to find space and grow

#### 6. Modernize use terms

Simplify and modernize how zoning defines different businesses

#### **Applicability Map: Brooklyn Community District 1**

C1 Districts

C2 Districts

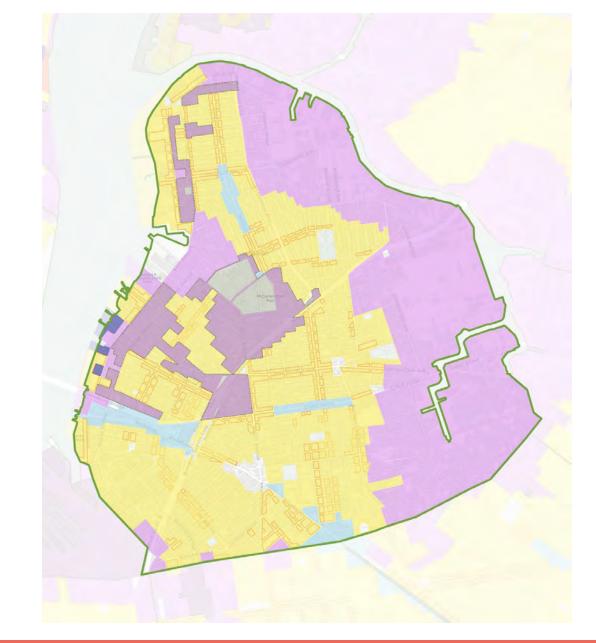
C4 Districts

C5 Districts

C6 Districts

R Districts

M Districts



Boosting growing industries

### 7. Urban agriculture

Explicitly permit indoor agriculture in commercial areas

- Clarify how enclosure rules work to ensure that businesses with passive outdoor spaces, such as florists, can operate.
- Permit agriculture indoors in C Districts.

#### **Applicability Map: Brooklyn Community District 1**

C1 Districts

C2 Districts

C4 Districts

C5 Districts

C6 Districts

R Districts

M Districts



Boosting growing industries

#### 8. Life Sciences

Allow regulated, licensed labs to expand near hospitals and universities

- Clarify the definition of a laboratory to allow any life science business to locate in C Districts if it can meet environmental standards that protect neighbors.
- Allow commercial life sciences facilities to locate on community facility campuses by CPC Special Permit.

#### **Applicability Map: Brooklyn Community District 1**

C1 Districts

C2 Districts

C4 Districts

C5 Districts

**C6** Districts

R Districts

M Districts



Boosting growing industries

### 9. Nightlife

Provide common-sense dancing and live entertainment rules.

- 25-foot storefront, 200-person capacity on businesses in C1-C3
- Nightlife venues still subject to permitting and enforcement by other agencies, such as DOB, FDNY, and SLA.

#### **Applicability Map: Brooklyn Community District 1**

C1 Districts

C2 Districts

C4 Districts

C5 Districts

C6 Districts

R Districts

**M** Districts

Purpose Districts



Boosting growing industries

### 9. Nightlife

Support nightlife with common-sense dancing and live entertainment rules.

- Dancing is already allowed in bars and restaurants C4, C6, and M districts.
- C4/C6 lobby requirements for queuing, cannot be located within 100 ft of an R district
- Nightlife venues still subject to permitting and enforcement by other agencies, such as DOB, FDNY, and SLA.

#### **Applicability Map: Brooklyn Community District 1**

C1 Districts

C2 Districts

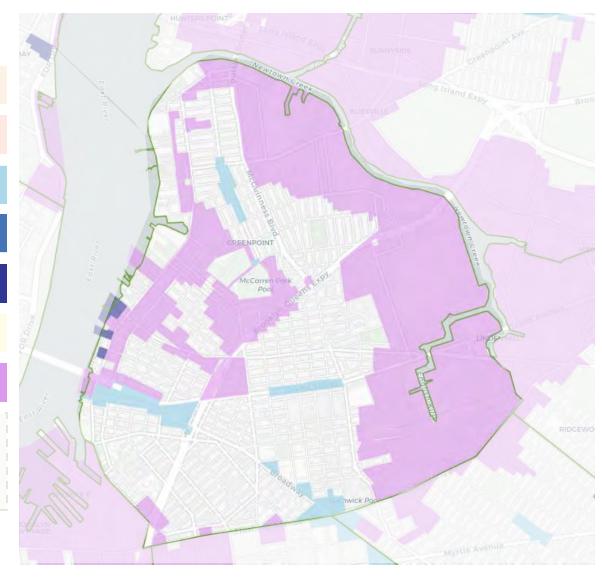
C4 Districts

C5 Districts

C6 Districts

R Districts

M Districts



Boosting growing industries

#### 10. Amusements

Better define and enable amusements such as arcades and virtual reality

- Allow these uses indoors in spaces up to 10,000 SF C1/C2 districts.
- Businesses in C1-C7 could apply to allow outdoor activities through a BSA Special Permit process.

#### **Applicability Map: Brooklyn Community District 1**

C1 Districts

C2 Districts

C4 Districts

C5 Districts

C6 Districts

R Districts

**M** Districts



#### **Applicability Map: Brooklyn Community District 1**

Goal 2

Boosting growing industries

#### 10. Amusements

Better define and enable amusements such as arcades and virtual reality

- Allowed indoors without limitation in C4-C7, and indoors or outdoors without limitation in C8 or M1-M3.
- Businesses in C1-C7 could apply to allow outdoor activities through a BSA Special Permit process.

C1 Districts

C2 Districts

C4 Districts

C5 Districts

C6 Districts

R Districts

M Districts



Boosting growing industries

#### 11. Home occupations

Allow New Yorkers more flexibility to have businesses in their homes

- Expand size allowance from 25% to 49% of home and allow up to 3 employees to be associated with the home-based business.
- Maintain existing noise/environmental rules, signage limits, and restrictions on selling items not produced on-site.

#### **Applicability Map: Brooklyn Community District 1**

C1 Districts

C2 Districts

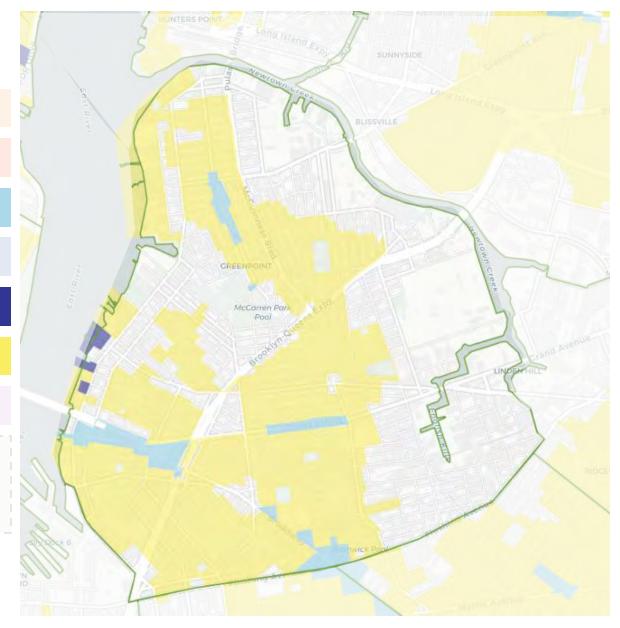
C4 Districts

C5 Districts

C6 Districts

R Districts

M Districts



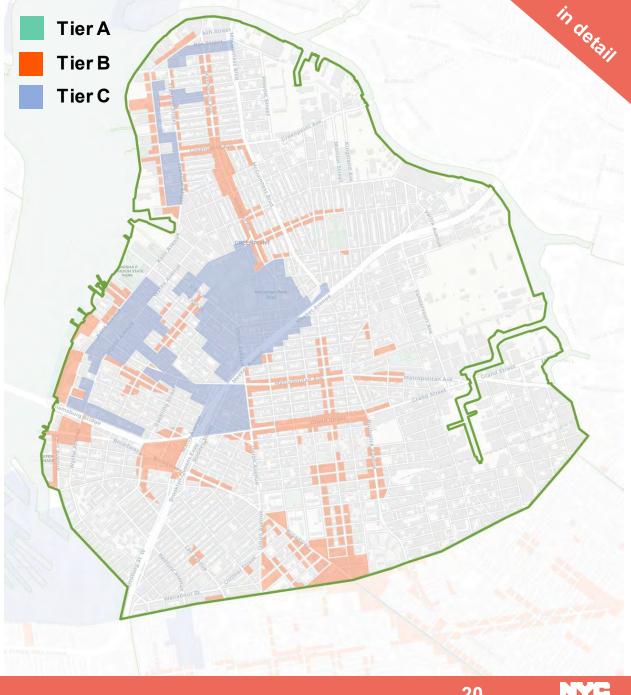
**Enable more business**friendly streetscapes

#### 12. Promote better ground floor designs

Create consistent and easy to understand set of rules for ground floor design

	Applicable Geographies	Regulates
Tier A	Streets in C1-C2, C4-C7 districts and in MX Districts	Parking location, Drive-throughs, Blank walls
Tier B	Streets in C1-C2, C4-C7 districts and in MX Districts (within the Transit Zone)*	Tier A rules, plus: Ground floor residences, Lobby length, Minimum transparency, Parking enclosure, Curb cut location
Tier C	Designated streets in Special Purpose Districts and other geographies**	Tiers A & Tier B rules, plus more robust list of building elements
Excluded	Within 1,000 feet of highway entrance or large shopping center far from transit	

or infrastructure, only parking wrap/location and blank wall rules will apply. \*\*C Districts mapped in or with a RDE of an R9 or R10 District & C1, C2 and C4s in SI



#### **Applicability Map: Brooklyn Community District 1**

**Enable more business-** friendly streetscapes

# 13. Reduce conflicts with auto repair

With site plan review that keeps activity off sidewalks and streets

- Zoning-defined categories: Light and Heavy Vehicle Repair and Maintenance Shops. Heavy repair shops must be registered with the New York State DMV and would be allowed in C8 and M districts.
- Some auto repair is allowed in C2 and C4 today.
- Allow new Light auto servicing uses in C1-C7 districts to locate only by BSA Special Permit.

C1 Districts

C2 Districts

C4 Districts

C5 Districts

**C6** Districts

R Districts

**M** Districts



#### **Applicability Map: Brooklyn Community District 1**

Goal 3

Enable more businessfriendly streetscapes

# 13. Reduce conflicts with auto repair

With site plan review that keeps activity off sidewalks and streets

- Heavy Vehicle Repair and Maintenance Shops in C8 and M districts.
- Some auto repair is allowed in C2 and C4 today.
- Allow new Light auto servicing uses in C1-C7 districts to locate only by BSA Special Permit.

C2 Districts

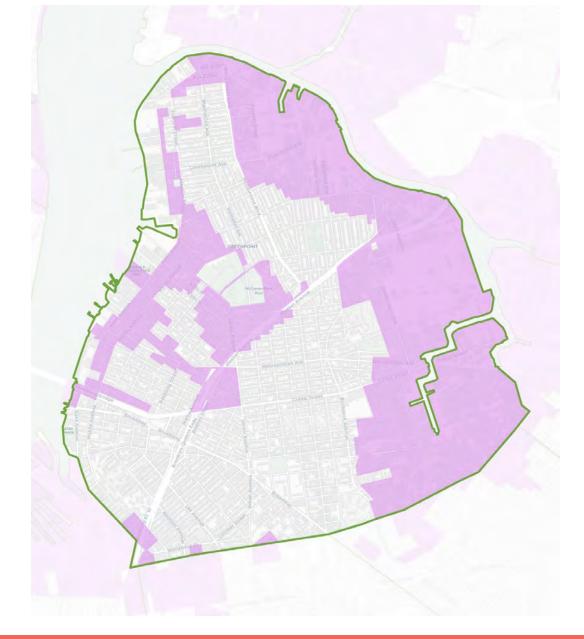
C4 Districts

C5 Districts

**C6** Districts

R Districts

M Districts



#### **Applicability Map: Brooklyn Community District 1**

Enable more businessfriendly streetscapes

#### 14. Enable micro-distribution

Allow safe and sustainable neighborhood delivery hubs

- Create a new use for Micro-Distribution
   Facilities so delivery activity can locate at
   a small scale closer to homes and offices.
- Limited to 2,500 SF in C1/C2 districts

C1 Districts

C2 Districts

C4 Districts

C5 Districts

**C6** Districts

R Districts

M Districts



#### **Applicability Map: Brooklyn Community District 1**

**Enable more business- friendly streetscapes** 

#### 14. Enable micro-distribution

Allow safe and sustainable neighborhood delivery hubs

- Limited to 5,000 SF in on the ground floor in C4-C7 districts.
- Larger spaces available only by BSA Special Permit or CPC Special Permit.
- Streetscape rules would prohibit papering over of windows to deter "dark stores."

C1 Districts

C2 Districts

C4 Districts

C5 Districts

**C6 Districts** 

R Districts

**M** Districts



**New opportunities** for businesses

#### 15. Campus commercial

Enable resident-serving retail, services, and maker-space at NYCHA and other residential campuses

- Create a CPC Authorization that gives NYCHA and other large-scale residential sites up to 15,000 SF.
- Subject to both environmental review and Community Board approval.
- Approval only if development would not create traffic congestion or environmental concerns.

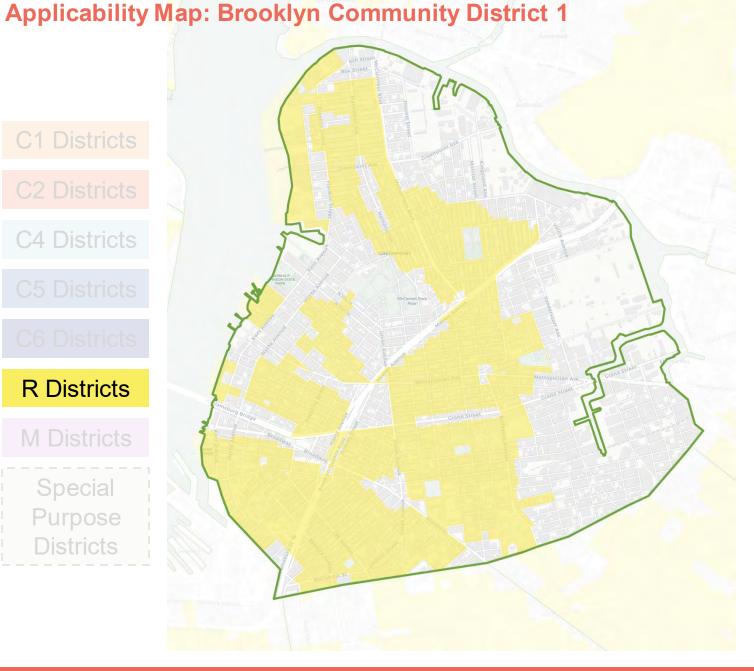
C1 Districts

C4 Districts

R Districts

M Districts

Purpose Districts



**New opportunities** for businesses

#### 16. Corner stores

Create a process to allow for small new bodegas and other locally-serving storefronts in residential areas

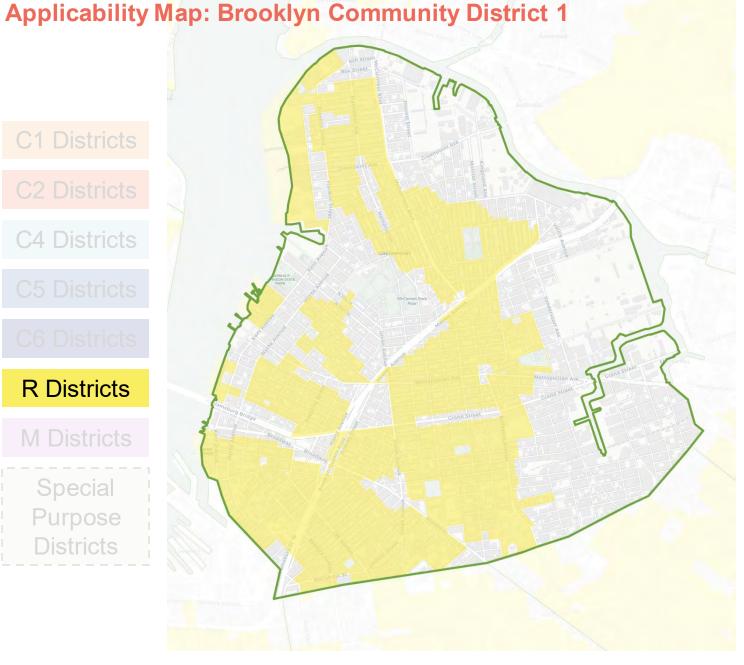
- Create a CPC Authorization to allow up to 2,500 SF of commercial use within 100 feet of an intersection.
- Subject to both environmental and Community Board review. Approval only if development would not create traffic congestion or environmental concerns.

C1 Districts

C4 Districts

R Districts

Purpose Districts



New opportunities for businesses

## 17. Adapting spaces for industries

Rationalize and supplement existing BSA permits to allow for any business type to seek limited modifications to size, enclosure, or location of use via BSA Special Permit. Significant (more than double) size increases would require public process via CPC Special Permit.

 Create new CPC Authorization for bulk modifications, including yard and setback requirements. **Applicability Map: Brooklyn Community District 1** 

C1 Districts

C2 Districts

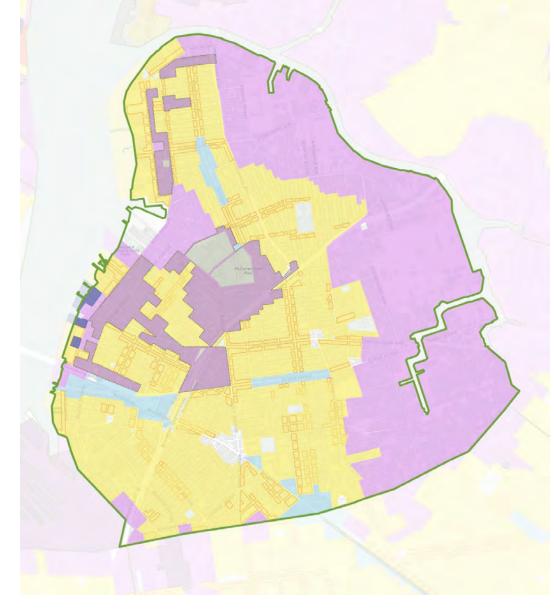
C4 Districts

C5 Districts

**C6** Districts

R Districts

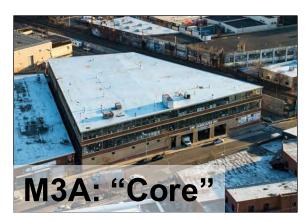
M Districts



# New opportunities for businesses

### 18. New loft-style zoning districts

Create brand new zoning tools for future development of job-intensive buildings in Manufacturing Districts and for preservation of core industrial areas



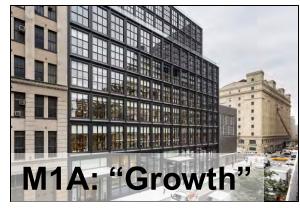
For strongly industrial context to allow modest expansion opportunities for legacy industry and future critical infrastructure

FAR limitations on all non-industrial uses



For traditional industrial areas where a balance of mixing & preservation is warranted.

Incentivizes industrial uses via higher FAR



Suitable near residences & a mix of commercial activity, near transit.

Allows greatest flexibility for mixed use



New type of commercial district with CBD (C4-C6) uses but same bulk regulations as M1A.

- · All new zoning district types include long-requested reforms for bulk to allow more loft-like buildings and no parking requirements inside the Expanded Transit Zone.
- New districts would not be "mapped" to specific geographies through City of yes. Existing M districts will still exist and would not be affected by these new district options.

Goal 4

New opportunities for businesses

# 18. New loft-style zoning districts

Create brand new zoning tools for future development of job-intensive buildings in Manufacturing Districts and for preservation of core industrial areas **Applicability Map: Brooklyn Community District 1** 

C1 Districts

C2 Districts

C4 Districts

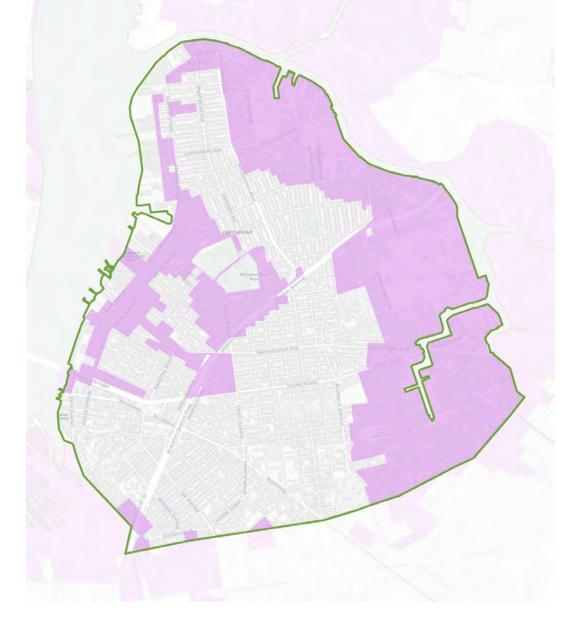
C5 Districts

**C6** Districts

R Districts

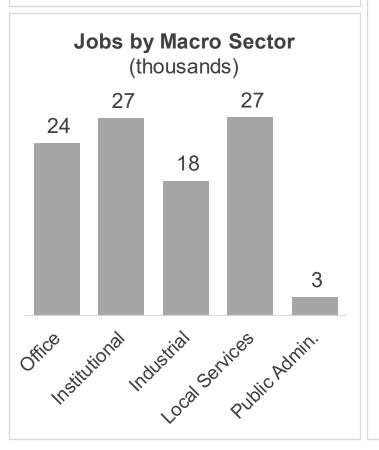
M Districts

Special Purpose Districts



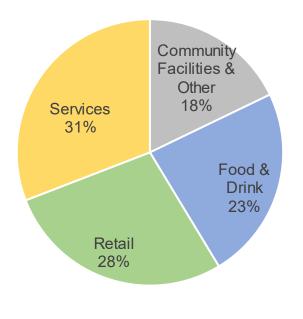
# **Existing Conditions – Brooklyn Community District 1**

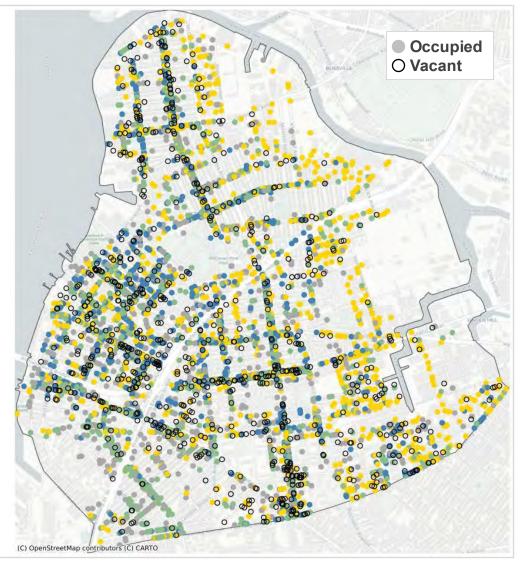
98,600 Jobs 106% of pre-Covid Jobs 107% BK | 99% NYC



**5,490 Storefronts 770** vacant (14%) 12% BK | 12% NYC

#### **Storefronts by Type**





Sources: New York State Department of Labor Quarterly Census of Employment and Wages, 2023 Q1 (preliminary) and 2020 Q1 averages (rounded to the nearest hundred); Live XYZ Snapshot retrieved on October 17, 2023 (rounded).

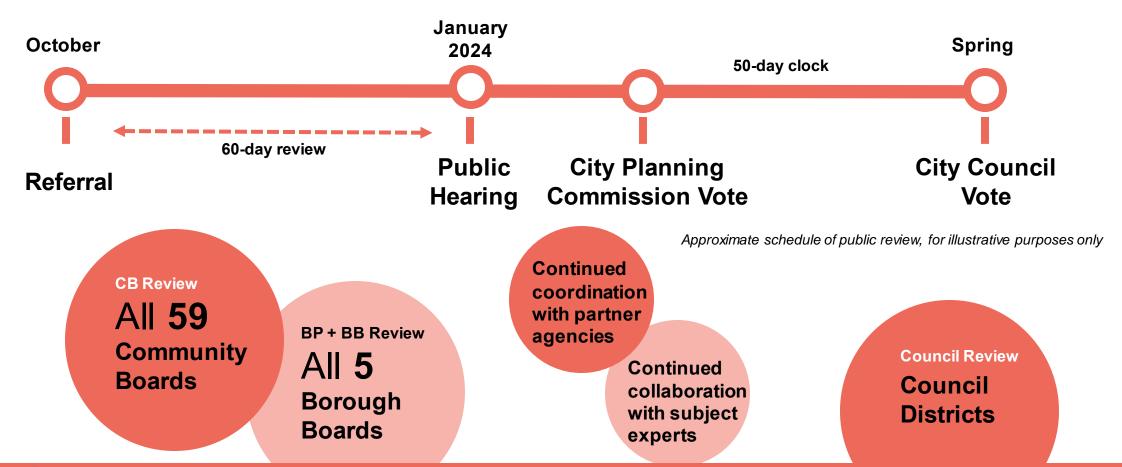
Notes: Macro industry sectors represent aggregations of U.S. Census Bureau 2-digit NAICS codes, which generally reflect industries' land use patterns. Jobs reflect the number of employees reported by a business whose physical address is within a given community district. For businesses in some industries, such as Home Health Care (Institutional) or Construction (Industrial), a share of the work may be performed by employees outside the physical address of the business location and cannot be tracked.

### **Timeline**

### Stay in touch!

alerts on this project.

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



## **ZR Sections**

Goal	Proposal	Primary ZR Sections
	Proposal 1: Lift zoning barriers to reactivate vacant storefronts.	52-61
	Proposal 2: Simplify rules for types of business allowed on commercial	
Goal 1: Make it easier for businesses to	streets.	32-10; 32-423; 42-325
find space and grow by giving business		32-20; 73-211; 74-211
owners more certainty on where they can	uiiio.	36-63; 36-661
locate and what they can do in their space	-Proposal 5: Enable commercial activity on upper floors.	32-421; 32-422
	Proposal 6: Simplify and modernize <b>use terms</b> that specify where businesses can locate.	32-10; 42-10
	Proposal 7: Clarify indoor rules to enable urban agriculture.	32-112
Gool 2: Support arowing industries by	Proposal 8: Give <b>life sciences</b> companies the certainty to grow.	22-17; 32-17; 74-171
<b>Goal 2: Support growing industries</b> by reducing obstacles for emerging business	Proposal 9: Support <b>nightlife</b> with common-sense dancing and live entertainment rules.	32-162 (b); 32-163 (b) (3); 73-162
types.	Proposal 10: Simplify rules so <b>amusements &amp; experiential businesses</b> can flourish.	12-10; 32-18; 42-18; 73-181; 73-182; 73-183; 74-181
	Proposal 11: Enable entrepreneurship for home occupations.	12-10
Goal 3: Foster vibrant neighborhoods	Proposal 12: Introduce <b>corridor design rules</b> that ensure buildings contribute to surroundings.	32-30; 32-413; 37-31; 73-311; 73-32
by ensuring businesses contribute to active, safe, and walkable streets.	Proposal 13: Reduce conflicts between <b>auto repair</b> and pedestrians on commercial streets.	12-10; 32-161 (b); 32-165; 73-164
	Proposal 14: Encourage more sustainable freight movement by allowing <b>micro-distribution</b> in commercial areas.	32-191; 32-193 (c); 73-191; 74-191
Goal 4: Create new opportunities for	Proposal 15: Facilitate <b>local commercial space</b> on residential campuses, such as NYCHA.	75-12
new zoning tools to boost job growth and business expansion.	Proposal 16: Create process for allowing <b>corner stores</b> in residential areas.	22-16 (a); 75-11
	Proposal 17: Rationalize waiver process for business adaptation and growth	73-03 (e)-(f); 73-161; 74-161; 75-21
	Proposal 18: Create <b>new kinds of zoning districts</b> for the future.	33-00; 41-00; 42-00; 43-00; 44-00

# city of yes

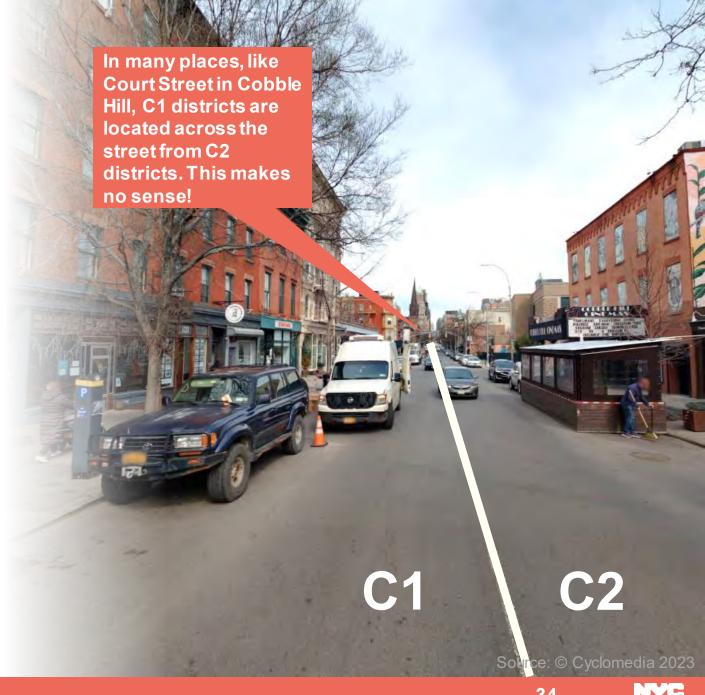
for Economic Opportunity

**In-Detail Slides** 

#### **Proposal 2**

## Simplify rules for business types allowed on commercial streets

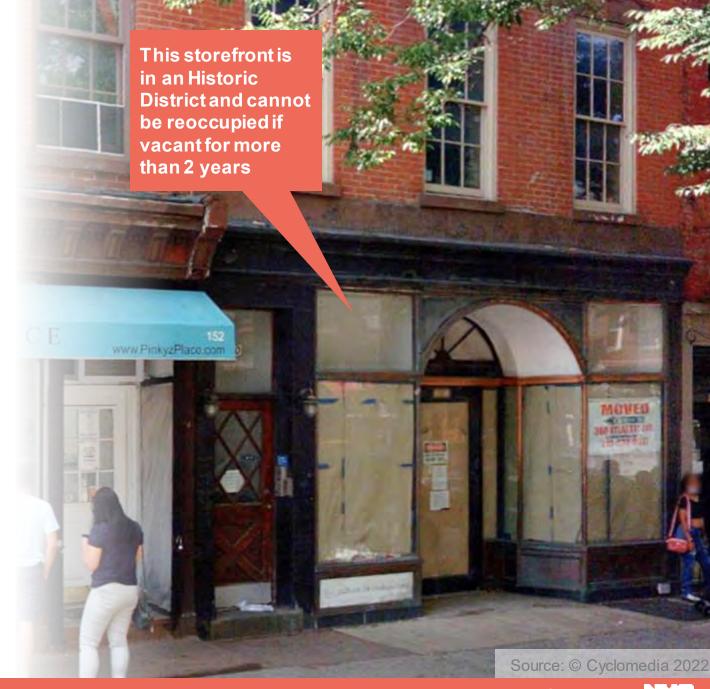
- **Currently:** Commercial zoning districts that aim to foster similar retail environments often do not allow the same types of businesses.
- **Issue:** Common neighborhood retail businesses, such as bicycle rental shops, movie theaters, and mini-golf, face outdated restrictions on where they can locate.
- Proposal: Allow same businesses to locate in C1 and C2 districts, and in C4-C7 districts—creating a commonsense fix that strengthens the difference between local and regional commercial streets.
- Remove restrictions preventing particular uses in certain districts from occupying ground floor spaces



#### **Proposal 1**

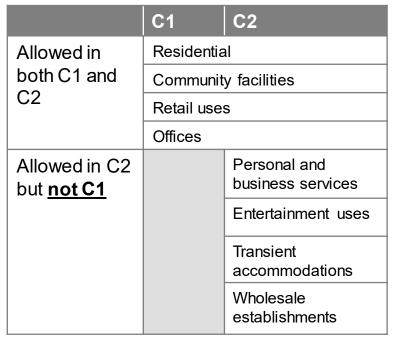
# Lift time limits to reactivating vacant storefronts

- Currently: Zoning allows businesses in R5-R7 districts to reoccupy vacant space, regardless of how long the non-conforming storefront has been empty.
- **Issue:** R1-R4, R8-R10, and Historic Districts are excluded from these provisions, meaning commercial spaces in these areas that are vacant for more than two years are not permitted to be re-occupied, contributing to long-term vacancies.
- Proposal: Expand existing provisions to all Residence Districts and Historic Districts.



### **Current and proposed use allowances**

### **Currently**



### **Proposal**

	C1	C2	
Allowed in both C1 and C2	Residential		
	Community facilities		
	Retail uses		
	Offices		
	Personal and business services		
	Entertainment uses		
	Transient accommodations		
	Wholesale establishments		

Permitted uses today

Proposed simplification

**Not Permitted** 

### Proposal 2: In detail

## **Current and proposed use allowances**

Currently

Currently				
	C4	C5	C6	C7
Allowed in C4, C5,	Residential Community facilities			
and C6 but <u>not C7</u>				
	Retail			
	Offices			
Allowed in C4, C6, and C7 but not C5	Amusements / places of assembly		Amusements / plac	es of assembly
Allowed in C4 and C6, but not C5 or C7	Personal and business services		Personal and business services	
Allowed in C6 but not C4, C5, or C7			Personal and business services	
Allowed in C5 and		Custom manufacturing		
C6 but not C4 or C7		Wholesale esta	blishments	

### **Proposal**

P			
	C4-C6	C7	
Allowed in both C4- C6 but <u>not</u> <u>C7</u>	Residential		
Allowed in	Community facilities		
C4-C7	Retail uses		
	Offices		
	Amusements / places of assembly		
	Personal and business services		
	Entertainment uses		
	Custom manufacturing		
	Wholesale establishments		

Permitted uses today

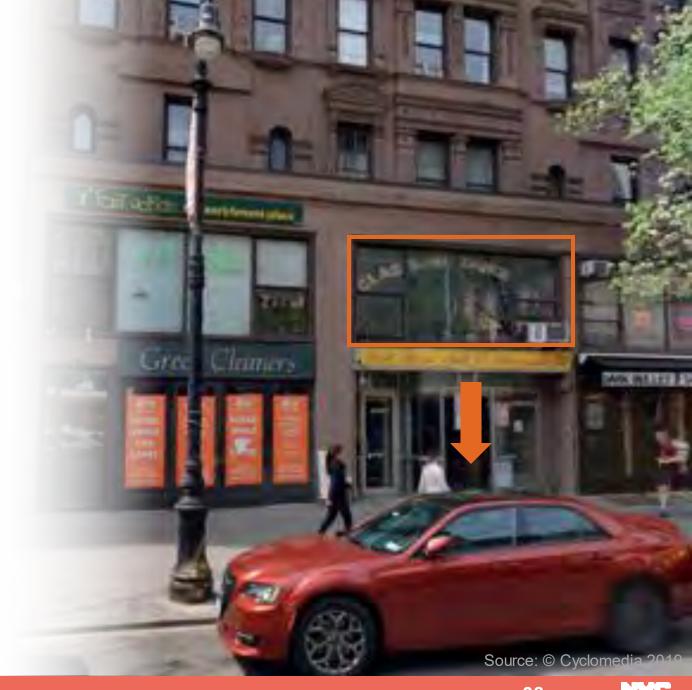
Proposed simplification

Not Permitted

Proposal 2: In detail

### **Ground floor use restrictions**

- **Currently:** C4, C5, and some Special Purpose Districts permit uses in this district but restrict these uses from locating on the ground floor.
- Issue: Common neighborhood service businesses, such as dance studios, instructional facilities, and clothing rental shops, cannot locate in empty storefront spaces in many areas, arbitrary restrictions that contribute to vacancy.
- Proposal: Allow all permitted commercial uses to locate on the ground floor.



#### **Proposal 3**

# Expand opportunities for small-scale clean production

- Currently: Commercial Districts permit a limited range of production uses (some of which are obsolete) but exclude many kinds of production that are appropriate to locate in storefront or office settings.
- **Issue:** Maker businesses that rely on retail foot traffic or prefer to locate near customers are only permitted in less accessible industrial areas.
- Proposal: Allow small scale, clean production businesses in storefronts and office buildings—limited to 5,000 SF in C1/C2 districts and limited to 10,000 SF on the ground floor in C4-C7 districts
- Uses subject to "ABC" and "Right to Know" environmental standards to ensure they are appropriate to locate near residences and other businesses.













... And other kinds of makers!

Source: PowerPoint

# Modernize loading dock rules so buildings can adapt over time

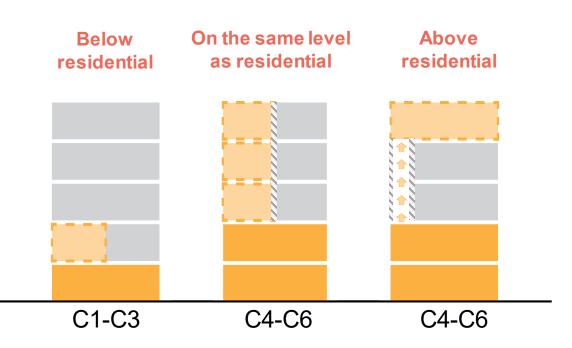
- **Currently:** Zoning requires that the number of loading berths be based on the mix of uses currently occupying a building, unlike parking requirements which do not change as buildings evolve over time.
- **Issue:** When existing businesses expand or new types of businesses move into an existing building, they may be required to provide more loading bays than they need. This is often unnecessary and cost-prohibitive.
- **Proposal:** Remove the mandate for new tenants in existing buildings to provide additional loading berths based on a change in use, allowing building occupancy to evolve over time. Includes other organizational changes to clarify and consolidate loading rules.



# **Enable commercial activity on upper floors**

- Currently: In some Special Purpose Districts, in MX
  Districts, and in areas where Article I Chapter V applies,
  commercial or light industrial uses may occupy the same
  floor or locate above residences.
- Issue: In the rest of the city, commercial uses are not allowed on the same level as or above residences, which limits options for buildings renovations and new mixed-use buildings.
- Proposal: 1. Allow commercial uses on the 2nd floor of a residential building in all commercial districts. 2. Permit commercial above or on the same level as residences in C4, C5, and C6 districts.
- Physical separation required between residential and nonresidential portions of the building. Potentially noisy uses must have minimum of 15 feet of separation or materials to attenuate any excessive sound.

# Allowing mixed-use buildings in renovations & new construction



Commercial uses today

Proposed allowances

Residential

# Simplify and modernize the way businesses are classified in zoning

- Currently: Zoning relies on a 1960s classification of industries to regulate where businesses can locate and categorizes uses into "Use Groups" of businesses deemed compatible or similar at the time.
- Issue: Outdated use terms and inconsistent categorization results in a Zoning Resolution that is difficult for businesses to know where they can locate and what they can do in their space.
- Proposal: Reorganize the current Use Groups into more coherent categories based on similar sector or business type, using updated terminology based on today's economy.
- Update Special District rules to refer to these new classifications and other adjustments that bring Special Districts into alignment with the proposal.

### Currently

Current UG#	Current Use
6	Eating & Drinking Establishments
7	Bike Rental & repair
9	Arts Studio
10	Furniture Stores

### **Proposal**

Future UG#	Future Use Group Name
1	Agriculture and Open Uses
2	Residences
3	Community Facilities
4	Public Service Facilities and Infrastructure
5	Transient Accommodations
6	Retail and Services
7	Offices and Other Workspaces
8	Recreation, Entertainment, and Places of Assembly
9	Storage
10	Production

# Clarify rules to permit indoor urban agriculture

- **Currently:** Agriculture is allowed outside or in a greenhouse in any zoning district, but indoor agriculture is permitted only in M Districts.
- **Issue:** As technologies change, entrepreneurs can increasingly grow food for their communities indoors—but zoning has not kept up to allow for this activity to occur inside a building.
- Florists and plant shop owners also face confusing zoning rules on how to operate businesses with indoor and outdoor components.
- **Proposal:** Clarify how enclosure rules work to ensure that businesses with passive outdoor spaces, such as florists, can operate.
- Permit agriculture indoors in C Districts.



## Give life sciences companies the certainty to grow

- **Currently:** Zoning uses outdated terms to define a laboratory, creating uncertainty about where safe and modern research and development can occur.
- **Issue:** Ambiguity in zoning can make building new labs difficult. An existing Special Permit to allow new commercial labs often can't be used near important research centers.
- **Proposal:** Clarify the definition of a laboratory to allow any life science business to locate in C Districts if it can meet environmental standards that protect neighbors.
- Allow commercial life sciences facilities to locate on community facility campuses by CPC Special Permit.



# Support nightlife with common-sense dancing and live entertainment rules

- **Currently:** Zoning creates confusing, arbitrary, and discriminatory rules around dancing, comedy, and music.
- **Issue:** Confusing rules lead to business uncertainty, enforcement challenges, and inconsistent quality of life protection.
- **Proposal:** Clarify zoning to regulate nightlife based on capacity of the business rather than the type of live entertainment within the operation.
- 200-person capacity on businesses in C1-C3. Larger nightlife businesses would be allowed in C4-C8, M1-M3.
- Nightlife venues still subject to permitting and enforcement by other agencies, such as DOB, FDNY, and SLA.



## **Nightlife: Current Zoning**

For an **Eating or Drinking Establishment** in a C2 overlay district







#### **Permitted:**

Bar or Restaurant with live music





#### **Permitted:**

Bar with ticketed musical entertainment (but not dancing) up to 200-person capacity







Bar or restaurant with incidental dancing





### **Not permitted:**

Bar or restaurant where dancing is common

### Nightlife: Proposal

For an **Eating or Drinking Establishment** in a C2 overlay district





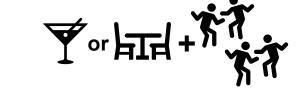












Permitted: No change

Permitted: No change

#### Permitted:

Clarify that incidental dancing is permitted in any business type

#### Permitted:

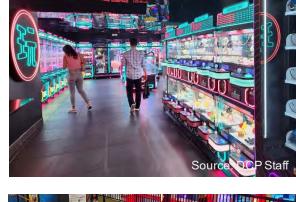
Dancing as a common activity in a bar or restaurant

- Permit non-musical entertainment with posted showtimes or cover charges in bars or restaurants <u>up to 200-person capacity</u> in C1-C3. Discretionary process available to consider capacity increases in certain circumstances.
- Over 200-person capacity businesses allowed in C4-C8, M1-M3

# Create more opportunities for amusements to locate

- Currently: Zoning defines a limited set of amusement and recreation uses based on those popular 60 years ago, creating ambiguity for new types of experiential businesses seeking to locate along neighborhood commercial streets.
- **Issue:** New Yorkers often must travel to industrial areas to engage in activities like arcades, virtual reality, and children's entertainment due these outdated rules prohibiting some types of businesses in C Districts.
- Proposal: Create zoning term for Amusement or Recreation Facilities and allow these uses indoors in spaces up to 10,000 SF C1/C2 districts. Allowed indoors without limitation in C4-C7, and indoors or outdoors without limitation in C8 or M1-M3.
- Businesses in C1-C7 could apply to allow outdoor activities through a BSA Special Permit process.











# Enable entrepreneurship with modern rules for home-based businesses

- Currently: Zoning allows for a wide range of home-based businesses, such as lawyers, jewelry makers, or music teachers. Some Special Districts expand size, employee count, and business type allowances to give even more flexibility to entrepreneurs.
- **Issue:** The pandemic changed how New Yorkers work from home, but zoning hasn't kept up—prohibiting specific occupations like barbers or interior decorators—and other restrictions that hold back business creation.
- **Proposal:** Remove list of currently prohibited business types, expand size allowance from 25% to 49% of home, and allow up to 3 employees to be associated with the home-based business.
- Maintain existing noise/environmental rules, signage limits, and restrictions on selling items not produced on-site.











#### **Proposal 12**

# Introduce design rules that ensure buildings contribute to surroundings

- Currently: Dozens of Special Districts have streetscape regulations, but they inconsistently regulate conditions based on time they were adopted. Outside of Manhattan and in some Special Districts, most areas of the city do not have any zoning rules guiding street level design.
- Issue: Lack of consistent streetscape regulations diminishes economic vibrancy of commercial areas and can create unsafe or unpleasant conditions for pedestrians and customers.
- Proposal: Establish a consistent and easy to understand citywide framework for commercial ground floor design requirements that is more stringent in places with greater pedestrian activity and more flexible in auto-oriented corridors.



Planting along West Farms Road in the Bronx



Bank with parking to the side on Hylan Boulevard in SI

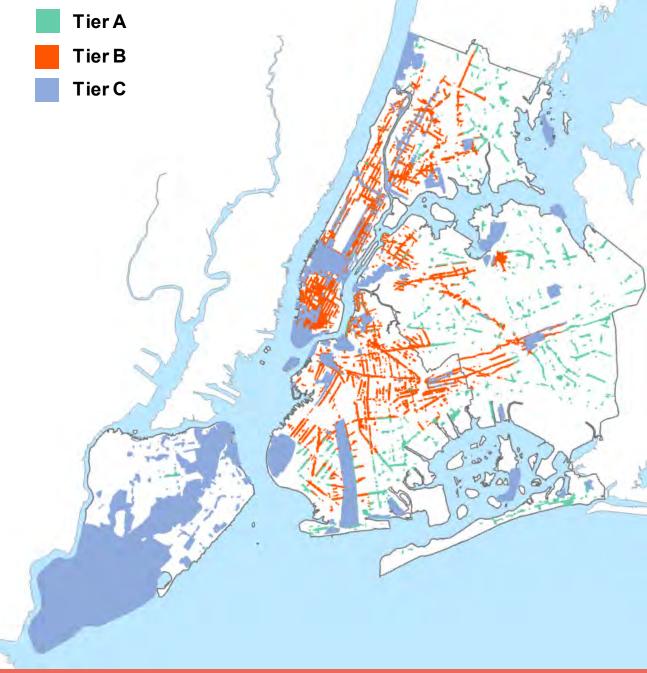
Source: © Cyclomedia 2022



Proposal 12: In detail

# Introduce design rules that ensure buildings contribute to surroundings

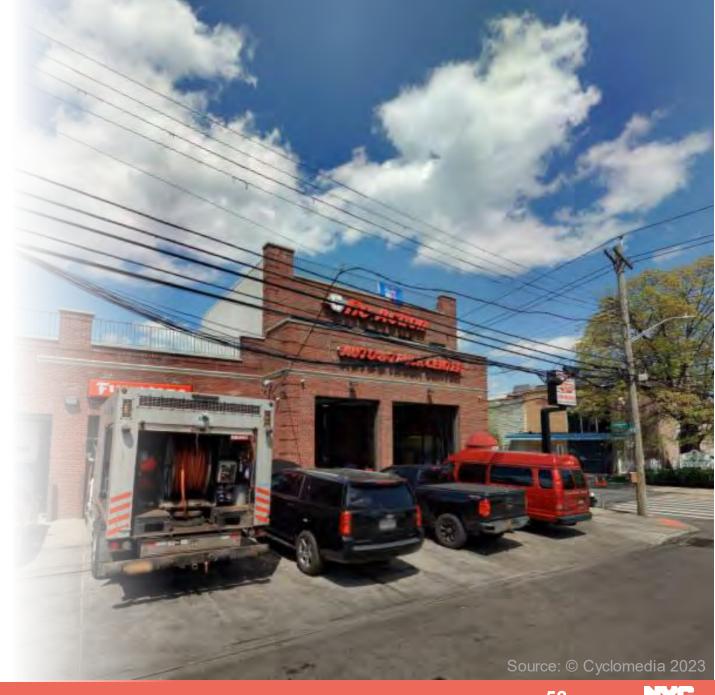
	Applicable Geographies	Regulates
Tier A	Streets in C1-C2, C4-C7 districts and in MX Districts	Parking location, Drive-throughs, Blank walls
Tier B	Streets in C1-C2, C4-C7 districts and in MX Districts (within the Transit Zone)	Tier A rules, plus: Ground floor residences, Lobby length, Minimum transparency, Parking enclosure, Curb cut location
Tier C	Designated streets in Special Purpose Districts and other geographies	Tiers A & Tier B rules, plus more robust list of building elements
Excluded	Within 1,000 feet of highway entrand	ce or large shopping center far from transit



city of **yes** 

# Reduce conflicts between auto repair shops and pedestrians

- Currently: Auto servicing and repair uses are mostly restricted to industrial areas, but today exceptions allow for servicing certain parts of a vehicle in C2 and C4 districts.
- **Issue:** In practice, some businesses conduct heavy industrial servicing and vehicle storage on neighborhood sidewalks and retail streets, which can create unsafe conditions for residents.
- Proposal: Rationalize and consolidate the range of auto servicing uses into two, zoning-defined categories: Light and Heavy Vehicle Repair and Maintenance Shops. Heavy repair shops must be registered with the New York State DMV and would be allowed in C8 and M districts.
- Allow new Light auto servicing uses in C1-C7 districts to locate only by BSA Special Permit.



## **Encourage safe and sustainable** deliveries with micro-distribution

- **Currently:** Zoning does not allow for most forms of goods delivery to occur within buildings in Commercial Districts.
- **Issue:** Delivery activity often occurs only on sidewalks and streets, exacerbating truck congestion and leading to conflicts with pedestrians and cyclists.
- **Proposal:** Create a new use for Micro-Distribution Facilities so delivery activity can locate at a small scale closer to homes and offices.
- Limited to 2,500 SF in C1/C2 districts, and up to 5,000 SF on the ground floor in C4-C7 districts.
- Larger spaces available only by BSA Special Permit or CPC Special Permit.
- Streetscape rules would prohibit papering over of windows to deter "dark stores."



# Facilitate local commercial space on residential campuses

- Currently: Many large-scale residential campuses, such as NYCHA, are zoned as Residence Districts, so local retail, services, and maker-spaces cannot easily locate.
- Issue: No zoning tools exist to allow commercial uses on residential campuses other than a full area-wide rezoning, which may be too costly, time-consuming, or not appropriate for many locations.
- Proposal: Create a CPC Authorization that gives NYCHA and other large-scale residential sites the ability to include commercial up to 15,000 SF.
- Subject to both environmental review and Community Board approval.
- Approval only if development would not create traffic congestion or environmental concerns.



## **Create process for allowing new** corner stores in residential areas

- **Currently:** Zoning does not have tools to permit small-scale stores in residential areas.
- **Issue:** Residential areas of the city prohibit all new stores, which means new neighborhood services can never open in large swaths of the city.
- **Proposal:** Create a CPC Authorization to allow up to 2,500 SF of commercial use within 100 feet of an intersection.
- Subject to both environmental review and Community Board approval.
- Approval only if development would not create traffic congestion or environmental concerns.



# Rationalize waiver process for business adaptation and growth

- Currently: Many growing businesses run into physical constraints of zoning that are incompatible with business expansion plans. For instance, a soundstage requires high walls, which conflict with zoning limitations on maximum street-wall heights in many districts. Or, a clothing store may be so successful that it wants to take over the next storefront, but discovers it is size-limited in many C districts.
- **Issue:** Today these businesses may have no paths forward.
- Proposal: Rationalize and supplement existing BSA permits to allow for any business type to seek limited modifications to size, enclosure, or location of use via BSA Special Permit. Significant (more than double) size increases would require public process via CPC Special Permit.
- Create new CPC Authorization for bulk modifications, including yard and setback requirements.



**Proposal 18** 

# **Create new kinds of zoning districts for future job hubs**

- **Currently:** No new zoning tools have been created in 60+ years for non-residential zones, and current tools are functionally obsolete.
- Issue: Current zoning in most industrial areas favors low-scale warehouse construction, preventing the construction of new multi-story buildings to support growing jobs, particularly near transit.
- Proposal: Create a range of new job-intensive zoning districts to allow for modern loft-style buildings by permitting higher densities, more flexibility on permitted building form, and rightsized parking and loading requirements.



#### [EXTERNAL] Cannibis Dispensary

Philomena Salvato Sun 12/10/2023 4:25 PM To:BK01 (CB)

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

To members of Community Board 1:

I am in OPPOSITION to any licensing for the Cannibis Dispensary located at 405 Humboldt Street, Brooklyn, NY 11211. This dispensary has been operating illegally for months on end. It's unconscionable that a cannibis dispensary is in a residential area which is diagonally across from a Church and directly across from a school. A residential neighborhood is not the place for such a dispensary. Please oppose any licensing for this store.

Thank you.

Philomena Salvato

#### [EXTERNAL] 405 Humboldt street shop license

Mary Attaway Mon 12/11/2023 6:27 AM To:BK01 (CB)

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Hi,

I am writing as a resident of 252 Jackson street.

Please do not give a license to the weed store on 405 Humboldt street.

They play loud music, smoke product inside, do not clean their sidewalks of trash, leaves and other debris and have proven to be a bad fit for a residential street.

I do not feel comfortable as the mother of a small child being near this store.

Sincerely,

Mary Attaway

#### [EXTERNAL] Illegal cannabis shop 405 Humbolt

Omar Vaid Mon 12/11/2023 7:40 AM To:BK01 (CB)

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Dear community board 1,

I would like to voice my opposition to the illegal cannabis dispensary at 405 Humbolt St.

I live a few blocks away. My first reason for opposition is they are operating accross the street from Francis of Paola School, an preschool. People often smoke cannabis outside and litter on the sidewalk. This is happening in the periphery of young children. This is irresponsible and unacceptable.

- 2- There was an armed robbery at this shop a few months ago. The chances of a shoot out so close to a pre-school is also negligent and unacceptable.
- 3- this shop never sweeps or maintains the sidewalk, there is always garbage everywhere.
- 4 This store is on a purely residential block. It would be better suited near a more commercial area.

Thank you,

Omar Vaid

#### [EXTERNAL] Attn: Cannabis Review Committee

Carrie Waldman Mon 12/11/2023 10:26 AM To:BK01 (CB)

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I'm writing in regards to the illegal smoke shop at 405 Humboldt st.

This shop is not a good neighbor. It doesn't belong on this residential block. They play music late into the night and stinky smoke is all over the place. We shouldn't have to live with the constant second hand smoke. There have been disturbances and arrests and police activity.

The owner or workers park all day at the hydrant. (There is no enforcement for parking at all anymore it seems, or for sanitation, their corner is a constant mess)

They're the worst addition to the neighborhood.

I oppose their application.

Carrie Waldman 420 Humboldt St Brooklyn

#### [EXTERNAL] Cannablis Review Committee - Illegal smoke shop located at 405 Humboldt St in Willisamsburg

**Rosie Cutler** 

Mon 12/11/2023 6:54 PM To:BK01 (CB)

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Dear Community Board, Attn: Cannablis Review Committee,

I'm writing to express my opposition to allowing the illegal smoke shop located at 405 Humboldt St, in Williamsburg, Brooklyn, to be granted a legal license.

This neighborhod where the shop is located, where I live also, is very quiet and residential and this business doesn't belong here. I'm a mom of a teenager and think that so many smoke shops around make it seem like doing drugs is perfectly fine for kids. The decor of the smoke shops is often marketed to young people, and in this case it is as well. The shop has a painting on the outside walls of young people floating in the sky amongst clouds. I have seen similar murals painted on elementary schools. In addition, the shop plays loud music out their window all day, and I'm told at night as well sometimes. In addition. I have heard other neighbors report seeing them sell cannabis, and smoke it inside the store.

This is not welcome in a quiet neighborhood, so I oppose this as an illegal or legal establishment.

Thank you for your attention,

Rosalie Cutler

#### [EXTERNAL] Cannabis Shop 405 Humboldt St

Fred Tomaselli Tue 12/12/2023 11:14 PM To:BK01 (CB)

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Dear Members of the Community Board,

It has come to my attention that the illegal smoke shop at 405 Humboldt St has submitted a NYS retail cannabis application to become legal. I hope you will deny this request.

There was a recent incident that involved numerous police that resulted in the arrest of a security guard. There are people in and out at all hours with music blaring onto the sidewalk.

I've lived in this neighborhood since 1985 and do my best to be a good citizen and get along with my neighbors. While I support legalization of cannabis, this business has proven to be a bad neighbor and doesn't belong on a residential street.

Sincerely,

Alfred Tomaselli 424 Humboldt St. Brooklyn, NY 11211

from my phone)))))

From: Lynn Wirtz

Sent: Tuesday, December 19, 2023 4:13 PM

To: BK01 (CB)

Subject: [EXTERNAL] FLOWER CAT LIQUOR LICENSE

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Dear Board,

I have been a resident of Noble St for 27 years. Needless to say, much has changed in that time.

We already have three drinking and outdoor establishments on our small one block residential street. During warm weather most of our residents can hear people talking, laughing and drinking into the night. This is an intrusion on our already stressed need for a peaceful environment. It is difficult for us when a single establishment has such a widespread impact on so many homes and families.

I oppose the granting of this, and any future liquor licenses on Noble St. If you are to grant this license, I request that you restrict consumption to indoors only.

Thank you for your consideration.

Lynn Wirtz Noble St Brooklyn 11222



# Testimony of Evergreen on City of Yes for Economic Opportunity Community Board 1, December 19, 2023

Evergreen Inc.: Your North Brooklyn Business Exchange is a membership organization that champions manufacturing, creative production, and industrial service businesses in North Brooklyn and beyond. We are delighted to discuss Mayor Adams's City of Yes for Economic Growth (COY) proposal with you today. We appreciate the Mayor's intention to keep NYC a thriving city. We believe that there are ways the proposal can be improved to ensure that it achieves its goals of fostering business and job growth in NYC.

Overall, we are pleased to see attention paid to updating zoning policy in the industrial areas. We are also glad to hear that there is no plan to allow residential uses in Industrial Business Zones. Some of the COY initiatives, including updates to parking and loading and increasing the breadth of allowable uses in commercial and other districts are welcome and forward-thinking. However, we would like to propose several recommended changes that we believe will strengthen the proposal. We ask that you consider incorporating them into the Community Board's recommendations on the zoning text amendment.

### **Evergreen supports:**

- Overall increases in FAR for industrial uses throughout Core, Transition and Growth areas;
- Modernized use group classifications;
- Loosened parking requirements;
- Updated general loading requirement changes to enable adaptive reuse;
- Updated bulking requirements for film studios and other uses; and
- "Pressure-relieving" measures to allow/alter uses and regulations in commercial zones, including small-scale production, micro-distribution, life sciences, live entertainment and amusements

### **Evergreen recommends the following refinements:**

- Core area—limit allowable non-industrial uses, cap them at a maximum of 10,000 square feet and create a
  mechanism for oversight of incentivized industrial growth. We believe the Core needs to be limited to
  industrial/manufacturing uses as much as possible, particularly as the Transition and Growth M-zones become
  more permissive.
- Transition area—any density bonus should retain a minimum of 1.0 FAR for industrial uses and create a
  mechanism for oversight of incentivized industrial growth. Although we support incentivizing additional
  industrial uses with more height and bulk, this has the potential to undermine industrial growth if there is no
  ongoing oversight of uses in the incentive space.
- Growth—allow higher density bonus than currently proposed to retain a minimum of 1.0 FAR and create a mechanism for oversight of incentivized industrial growth. We understand that there is potential FAR across the board in this zone, however, in the framework of North Brooklyn, our "Growth" area is home to significant jobrich industrial businesses that we wish to protect.



### **Background**

Evergreen engaged in a comprehensive planning process for the North Brooklyn Industrial Business Zone that concluded in 2017. Our resulting North Brooklyn Brownfield Opportunity Area Plan continues to inform our thinking about the best ways to encourage industrial growth in the different areas of our IBZ. When DCP released their changes to their North Brooklyn Industry and Innovation Plan in 2019, Evergreen carefully considered the impact of the proposal and shared its feedback. We have engaged in a thoughtful process with the COY package of proposals and designated a board subcommittee to review the proposals in great depth.

Our board is comprised primarily of industrial business owners in North Brooklyn. Each member is well positioned to assess the threats and opportunities to our businesses in our rapidly changing community. Many have had business operations disrupted by nearby incompatible uses such as large-scale nightclubs, hotel development, illegal residential conversions and other non-industrial uses. As small business owners, we are personally acutely aware of the difficulty of balancing the needs of industrial businesses with NYC's goal of encouraging commercial growth. This is not an easy task, but we believe it is worth the extra effort to nurture and protect working class jobs to create a more equitable city for all of us.

### **Evergreen's Detailed Position**

### <u>Core</u>

- We support the intention to allow for increased FAR for industrial uses in the Core. We would like to see all Muses have the ability to reach up to 3.0 FAR, while keeping the max at 1.0 FAR for existing commercial use such as ancillary office uses.
- We believe that some mechanism for oversight must be instituted to ensure that incentivized industrial growth is truly industrial—both now and in the future. We are very concerned about the growth of incompatible non-industrial uses without ongoing oversight.
- We are in favor of limiting allowable use groups in the core area, as we've been advocating for since our BOA plan. Our belief is that, in the Core (not the Transition or Growth zones), large nightclubs, hotels and self-storage should not be allowed and uses like non-accessory office and hospitality should be capped at 10,000 square feet. Perhaps there is room for special permits in certain cases. But we maintain that the Core needs to be limited to industrial/manufacturing uses as much as possible, particularly as the Transition and Growth M-zones become more permissive. Our position contrasts with COY proposal to allow a wide range of non-compatible commercial uses in the core area.
- We support common sense parking (ideally highly reduced or removed), loading, and bulking requirements.

### Transition

- We support the concept of an incentive density bonus for industrial uses provided. For the past several years,
   Evergreen has buoyed mixed-use projects that offer 20% or 1.0 FAR for industrial uses and would hope to see a similar ratio enacted.
- It is extremely important that monitoring, implementation, and enforcement be addressed on the City's end to have effective mixed-use projects, even if such efforts are not to be done by DCP specifically. Although we support incentivizing additional industrial uses with more height and bulk, this has the potential to undermine industrial growth if there is no ongoing oversight of uses in the incentive space. We recommend that an



Your North Brooklyn Business Exchange

oversight system with penalties be added to the proposal to preserve industrial businesses and the high quality working class jobs they offer local residents.

• We agree that allowing more loft-style buildings through updated bulking/envelope regulations is welcome, and similar to the Core, support the common sense parking and loading updates.

### <u>Growth</u>

- We are concerned that quality working-class jobs will be lost and believe that an incentive benefit can mitigate these losses. We understand that there is potential FAR across the board in this zone, however, in the framework of North Brooklyn, our "Growth" area is home to significant job-rich industrial businesses. As noted above, the level that we have seen as workable for both developers and the community has been 1.0 FAR or 20% industrial space. There can be an overall higher baseline of permitted FAR than the other zones prior to the incentive kicking in. We recommend an FAR incentive if 1.0 FAR of industrial space is retained.
- Again, we support the common sense parking, loading, and bulking regulation changes, and some attention given to monitoring, enforcement, and implementation if an incentive is adopted.

### Other

- Although we believe this will have a limited impact on price and availability of real estate in the industrial zones, and that there is little demand for production space in commercial corridors, we nevertheless support many of the other measures that have been billed as "pressure-relieving" to allow/alter uses and regulations in commercial zones, including but not limited to:
  - small-scale production
  - o micro-distribution
  - o life sciences
  - o live entertainment
  - amusements
- We are supportive of updating general loading requirement changes to enable adaptive reuse.
- We are supportive of the plan to address bulking requirements for film studios and other new uses that can
  require a rezoning to build what is otherwise typical for the industries. We would encourage a straight box
  envelope of 40 feet without any setback for these uses.
- We support updates to the use group classification system. We are glad to see updates on manufacturing uses that cover the more modern, and lighter, uses that do not easily fit in the definitions dating from the 1960s.
- We strongly encourage the City to consider offering a financial incentive for anyone that can offer fair market industrial rents to increase the availability of affordable industrial real estate.
- We strongly encourage DCP to coordinate with appropriate city agencies to ensure that existing insufficient
  infrastructure such as sewers/storm drains are addressed before problems are exacerbated by additional
  commercial and residential growth.
- We strongly encourage DCP to work with DOT and other appropriate agencies to devote attention to
  rationalizing our freight and transit systems in a comprehensive manner. Time and again our businesses report
  to us that transportation issues are one of their greatest impediments to doing business in NYC; our overall
  industrial business climate will benefit from thoughtful, comprehensive transportation planning, including
  optimization of waterways.

We look forward to continuing to work with you to create modern zoning tools to encourage business and job growth in industrial NYC. Please contact me at <a href="mailto:larchibald@evergreenexchange.org">larchibald@evergreenexchange.org</a> or 718-388-7287 x168.

### **Parks Update**

### Salig, Mary (Parks

Tue 12/19/2023 10:29 AM To:BK01 (CB)

Good morning,

Parks Update is below. Please let me know if you have any questions.

### Community Board 1 Monthly Parks Update - December 2023

### CB1 currently has the following projects under construction:

- 1. Box Street Park –EDC contractors have begun on site work.
- 2. Cooper Park Comfort station -construction began spring 2023 and will be complete fall 2024.
- 3. Epiphany Playground construction began summer 2022 and be complete fall 2023.
- 4. Frost Playground construction began fall 2023 and will be complete fall 2024.
- 5. McCarren Recreation Center reconstruction of roof and exterior masonry walls began spring 2022 and will be completed fall 2024.
- 6. Sarah J.S. Tompkins Garnet Playground construction began fall 2023 and is expected to be complete fall 2024.

### We have several projects awaiting construction start:

- 7. Berry Playground This project is currently in the design phase.
- 8. Bushwick Inlet Park: Motiva -construction estimated to begin spring 2024 and be complete fall 2025.
- 9. Ericsson Playground in design.
- 10. McCarren Park natural turf softball fields –construction anticipated to begin spring 2024 and completed spring 2025.

### Mary Salig-Husain (she/her/hers - what's this?)

North Brooklyn Park Director

### NYC Parks

Bushwick Inlet Park 86 Kent Avenue Brooklyn, NY11249 nyc.gov/parks

 $\textbf{Follow Parks on:} \ \underline{\mathsf{Facebook}} \ | \ \underline{\mathsf{Twitter}} \ | \ \underline{\mathsf{Instagram}} \ | \ \underline{\mathsf{YouTube}} \ | \ \underline{\mathsf{Periscope}} \ |$ 

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RECORDING SECRETARY
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MEMBER-AT-LARGE

FIRST VICE-CHAIRMAN

SECOND VICE-CHAIRPERSON

# COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211-8813

PHONE: (718) 389-0009 FAX: (718) 389-0098 Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyncb1

HON. ANTONIO REYNOSO BROOKLYN BOROUGH PRESIDENT

DEALICE FULLER CHAIRPERSON HON. LINCOLN RESTLER COUNCILMEMBER, 33rd CD

JOHANA PULGARIN DISTRICT MANAGER HON. JENNIFER GUTIERREZ COUNCILMEMBER, 34th CD

greenpoint williamsburg

November 21, 2023

### **VICE-CHAIRMAN'S REPORT**

**TO:** Chairperson Dealice Fuller and CB#1 Board Members

FROM: First Vice-Chairman, Mr. Simon Weiser

**RE**: First Vice-Chairman, Simon Weiser's evaluation of District Manager, Johana Pulgarin

Please see attached the evaluation for District Manager, Johana Pulgarin from October 12, 2023 to November 15, 2023.

The District Manager hosted a District Service Cabinet meeting that met on Thursday, November 16, 2023, at 10:30 AM in Community Board #1's District Office at 435 Graham Avenue, Brooklyn, NY 11211 which I was present for. 7 city agencies were there and gave an update.

### **ATTENDANCE:**

**Present:** Department of Buildings, Department of Sanitation, Police Department, Department of Transportation, Department of Parks & Recreation, Department for the Aging, Department of Health and Mental Health.

MANAGERIAL PERFORMANCE EVALUATION					
NAME JOHANA PULGARIN	(hand)				
TITLE AND DISTRICT MANAGER					
PATING PERIOD: FROM 10 712 72023 TO	1171572023	NAME OF SUPERVISOR	SIMON WEISER FIRST VICE CHAIRMAN		

KEY RESPONSIBILITIES (List in order of importance)	PERFORMANCE EXPECTATION (State how to be judged)	RATING FOR	
1. Quantity of Work- Volume of work reg- ularly produced by employee in relation to office standards; speed and consistency of output; efficiency in the use of time and resources.	Obervation/work output	Zo Ove Oe Om Ou	
ı			
2. Quality of Work- Ex- tent to which work produced meets qual- ity standards of acc- uracy, thoroughness and effectiveness.	Observation/work output	0 0 VG DG DM DU	
	a *		
3. Job Skills & Knowled qe of Work-Skills possessed by employed to execute job and related work-understanding of job dution and related work, extent of job information and understand	Observation/work output	# 0 □ VG □ G □ M □ U	
ing possessed by employee.			
4. Sense of Cooperation Extent of ability to work toward ob- jectives, shifting priorities when necessary, working harmoniously with co-workers, super- visors, and others.	Observation/work output	30 0 VG 0 G 0 M 0 U	

OUTSTANDING VERY GOOD GOOD MARGINAL UNACCEPTABLE

0 = VG = M = U

DP-2217 (12/80)

OTHER FACTORS: Significant performance factors not included among key re	esponabilisies:	
VERY, VERY LEARNT		
OVERALL RATING:		
The manager's overall rating is: OUTSTANDING	☐ VERY GOOD ☐ GOOD ☐ UNACCEPTABLE	MARGINAL
Explanation for overall rating (if necessary):		
KNOWS THE ISSUES AND IS CONSTA	ANTLY LOOKING OUT	
PLANS AND RECOMMENDATIONS (If mievent):		
		INTERNATION
SIGNIFICANT COMMENTS MADE BY MANAGER DURI	NG EVALUATION PEHIOD & DATE OF	INTERVIEW:

Date

Date

Manager's Signature

Supervisor's Signature

Superior's Signature



# **COMMUNITY BOARD No. 1**

435 GRAHAM AVENUE - BROOKLYN, NY 11211-8813

PHONE: (718) 389-0009 FAX: (718) 389-0098 Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyncb1

HON. ANTONIO REYNOSO BROOKLYN BOROUGH PRESIDENT

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SIMON WEISER
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**DEL TEAGUE** SECOND VICE-CHAIRPERSON

GINA BARROS
THIRD VICE-CHAIRPERSON

DAVID HEIMLICH

FINANCIAL SECRETARY

SONIA IGLESIAS RECORDING SECRETARY

PHILIP A. CAPONEGRO MEMBER-AT-LARGE

December 19, 2023

greenpoint —williamsburg

### **BOARD BUDGET COMMITTEE REPORT**

**TO:** Chairperson Dealice Fuller and CB #1 Board Members

**FROM:** David Heimlich, Chair, Board Budget Committee

**RE:** Board Budget Committee Meeting Report: December 6, 2023

The Committee met during the evening of December 6, 2023 at 6:00 PM at the Community Board's District office at 435 Graham Avenue, Brooklyn, NY 11211.

**Present:** Heimlich, Chair; Foster

**Absent:** Caponegro; D'Amato; Peterson; Teague

Ms. Gina Barros, a non-committee member, also attended.

A quorum was not achieved.

The Board Budget Committee meeting was held on Wednesday, December 6, 2023 at 6:00 PM at CB #1's District Office, 435 Graham Avenue, Brooklyn NY. The agenda was to review the Budget Reconciliation and for an update of the Board Budget.

The District Manager, Ms. Johana Pulgarin, brought up that a new laptop was needed to replace the old laptop that only works if connected to a charger. The laptop is used for presentations during Committee meetings. The Office of Technology and Innovation (OTI) inspected the laptop and advised that Community Board No. 1 purchase a new one instead of replacing the batteries since the laptop is over 5 years old.

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

The Board Budget Committee Chair, Mr. David Heimlich, made the motion to approve the purchase of a new laptop recommended by the Office of Technology and Innovation. Ms. Julia Amanda Foster seconded the motion to approve the purchase of a new laptop. There was no quorum.

The meeting was adjourned at 6:23 PM.

Sales rep: David Cramb | 3000160105379.1



# A quote for your consideration!

Total: \$1,024.00

Based on your business needs, we put the following quote

**Quote number:** 3000160105379.1

Quote date:

Quote expiration:

Deal ID:

Aug. 23, 2023

Sep. 22, 2023

25102082

Company name:

David Cramb

DOITT

5420941

Sales rep information:

Billing Information:

**Customer number:** 

DOITT

11 METRO TECH PLAZA

3RD FL BROOKLYN NY 11201-3820

US

### **Pricing Summary**

Item

Dell Latitude 3540

Qty

Unit Price

Subtotal

1

\$1,024.00

\$1,024.00

Subtotal:

\$1,024.00

Shipping:

\$0.00 \$0.00

Environmental Fees: Non-Taxable Amount:

\$1,024.00

Taxable Amount:

\$0.00

Estimated Tax:

\$0.00

Total:

\$1,024.00

Special pricing may be available for qualified customers. Please contact your DFS Sales Representative for details.



# COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211-8813

PHONE: (718) 389-0009 FAX: (718) 389-0098 Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyncb1

HON. ANTONIO REYNOSO
BROOKLYN BOROUGH PRESIDENT

DEALICE FULLER CHAIRPERSON HON. LINCOLN RESTLER COUNCILMEMBER, 33rd CD

JOHANA PULGARIN DISTRICT MANAGER HON. JENNIFER GUTIERREZ COUNCILMEMBER, 34th CD

December 19, 2023

greenpoint —williamsburg

SIMON WEISER FIRST VICE-CHAIRMAN

DEL TEAGUE SECOND VICE-CHAIRPERSON

GINA BARROS THIRD VICE-CHAIRPERSON

DAVID HEIMLICH FINANCIAL SECRETARY

SONIA IGLESIAS RECORDING SECRETARY

PHILIP A. CAPONEGRO MEMBER-AT-LARGE

# **COMMITTEE REPORT**Cannabis Review Committee

**TO:** Chairperson Dealice Fuller and CB1 Board Members

**FROM:** Mr. William Vega, Committee Chair

**RE:** Cannabis Review Committee Report from December 7, 2023

The Cannabis Review Committee met on Thursday, December 7, 2023 at Swinging Sixties Senior Center, 211 Ainslie Street, Brooklyn, NY 11211 (Corner of Manhattan Avenue) at 6:30 PM. Applicants were advised that the meeting was to end at 9:00 PM.

### **ATTENDANCE**

**Present:** Vega, Chair; Daly, Co-Chair; Barros, Cabrera, Foster

Absent: Bachorowski, Miceli, Sofer

Five members constitute a quorum for this committee, a quorum was reached.

### **AGENDA:**

Committee review of submitted Cannabis Retail Applications:

- 1. Alkalife LLC, 118 Bedford Avenue, Retail Dispensary (applicant failed to appear, committee recommends OCM not to approve application)
- 2. Yerba Buena Shops LLC, 118 Bedford Avenue, Retail Dispensary (committee recommends OCM to approve application)
- 3. Canna Life NY Inc DBA Hii, 152 Bedford Avenue, Retail Dispensary (committee recommends OCM to approve application)
- 4. Leafy NYC Corp, 193 Bedford Avenue, Retail Dispensary (applicant failed to appear, committee recommends OCM not to approve application)

- 5. RS Organic Market LLC, 265 Bedford Avenue, Retail Dispensary (applicant failed to appear, committee recommends OCM not to approve application)
- 6. Brooklyn Wellness Group LLC, 153 Berry Street, Retail Dispensary (applicant failed to appear, committee recommends OCM not to approve application)
- 7. Heisler LLC, 19 Box Street, Retail Dispensary (applicant failed to appear, committee recommends OCM not to approve application)
- 8. Encore Retailer I LLC, 159 Broadway, Retail Dispensary (applicant failed to appear, committee recommends OCM not to approve application)
- 9. Greymark LLC DBA NY Kush, 208 Broadway, Retail Dispensary (applicant failed to appear, committee recommends OCM not to approve application)
- 10. Dispo Holdings Group LLC, 33 Franklin Street, Retail Dispensary (applicant failed to appear, committee recommends OCM not to approve application)
- 11. Garden Bliss LLC, 97 Graham Avenue, Retail Dispensary (applicant Withdrew Application)
- 12. Authentic 212 LLC, 285 Grand Street, Retail Dispensary (applicant failed to appear, committee recommends OCM not to approve application)
- 13. Green on Grand LLC, 285 Grand Street, Retail Dispensary (applicant failed to appear, committee recommends OCM not to approve application)
- 14. Cachimba LLC, 501 Grand Street, Retail Dispensary (applicant failed to appear, committee recommends OCM not to approve application)
- 15. Dumbo Canna Ventures LLC, 692 Grand Street, Retail Dispensary (applicant failed to appear, committee recommends OCM not to approve application)
- 16. Fix My Phone Inc DBA Super Lit, 710 Grand Street, Retail Dispensary (applicant failed to appear, committee recommends OCM not to approve application)
- 17. Dispo Holdings Group LLC, 738 Grand Street, Retail Dispensary (applicant failed to appear, committee recommends OCM not to approve application)
- 18. HotBoxNYCity LLC, 247 Johnson Avenue, Retail Dispensary (applicant failed to appear, committee recommends OCM not to approve application)
- 19. Brooklyn Botanix, 61 Kent Avenue, Retail Dispensary (applicant requested postponement of review, committee granted postponement)
- 20. RMAN Holdings LLC, 184 Kent Avenue, Retail Dispensary (applicant requested postponement of review, committee granted postponement)
- 21. Green Scene NYC LLC, 294 Kent Avenue, Retail Dispensary (applicant failed to appear, committee recommends OCM not to approve application)
- 22. Green Apple Distribution Ltd, 572 Manhattan Avenue, Retail Dispensary (applicant requested postponement of review, committee granted postponement)
- 23. EOY Corp, 611 Manhattan Avenue, Retail Dispensary (applicant failed to appear, committee recommends OCM not to approve application)
- 24. Budzrus Corp, 611 Manhattan Avenue, Retail Dispensary (applicant failed to appear, committee recommends OCM not to approve application)
- 25. Alkalife LLC, 642 Manhattan Avenue, Retail Dispensary (applicant failed to appear, committee recommends OCM not to approve application)
- 26. 807 Man TH LLC, 807 Manhattan Avenue, Retail Dispensary (applicant failed to appear, committee recommends OCM not to approve application)
- 27. Eyespot Inc, 263 McGuinness Boulevard, Retail Dispensary (committee recommends OCM to approve application)
- 28. Picasso Labs, 55 Meadows Street #Courtyard, Microbusiness (applicant failed to appear, committee recommends OCM not to approve application)

- 29. Mikhail Stoliarov, 38 Meserole Street #CF, Retail Dispensary (applicant withdrew application)
- 30. Hop Stock & Barrel V LLC, 302 Metropolitan Avenue, Retail Dispensary (applicant withdrew application)
- 31. Harlem Syndicate LLC, 195 Morgan Avenue #101, Retail Dispensary (applicant failed to appear, committee recommends OCM not to approve application)
- 32. Kakes Brands LLC, 60 North 1st Street, Retail Dispensary (applicant failed to appear, committee recommends OCM not to approve application)
- 33. 100 North 3rd Ltd DBA 7 Leaf Clover, 100 North 3rd Street, Retail Dispensary (committee recommends OCM to approve application)
- 34. The High Priestess Herbal Wellness Co Incorporated, 361 Stagg (applicant requested postponement of review, committee granted postponement)
- 35. Potency Group LLC, 371 Union Avenue, Retail Dispensary (committee recommends OCM to approve application)
- 36. WVH Cannabis LLC, 55 Wythe Avenue, Retail Dispensary (applicant failed to appear, committee recommends OCM not to approve application)
- 37. Breckenridge Café NYC LLC, 319 Wythe Avenue, (applicant failed to appear, committee recommends OCM not to approve application)

### **FINDINGS:**

Three retail cannabis applications were withdrawn.

Committee recommended 5 OCM retail cannabis applications to be approved.

Committee granted 4 OCM retail cannabis applications review to be postponed for the January 2, 2024 committee applications review meeting.

Committee recommends OCM not approve 25 retail cannabis applications for failure to appear at the December 7th, 2023, Cannabis Review Committee meeting.

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

WHEN: Tuesday, January 2, 2024

TIME: 6:00 PM (Meeting will end at 9:00 PM)

**WHERE:** Swinging Sixties Senior Center

**211 Ainslie Street** 

(Corner of Manhattan Avenue)

Board Meeting notices can be found at:

https://www1.nyc.gov/site/brooklyncb1/meetings/agendas.page

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



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**JOHANA PULGARIN** 

DISTRICT MANAGER

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HON. JENNIFER GUTIERREZ COUNCILMEMBER, 34th CD

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PHILIP A. CAPONEGRO MEMBER-AT-LARGE

December 6, 2023

greenpoint —williamsburg

### **EXECUTIVE BOARD**

TO: CB #1 Board Members

FROM: Chairperson Dealice Fuller

RE: Executive Board Meeting held on November 15, 2023 in

CB#1's District Office.

The Executive Board met on Wednesday, November 15, 2023, at 6:00 PM in the CB #1's District Office at 435 Graham Avenue, Brooklyn, NY 11211 (Corner of Frost Street).

### **ATTENDANCE:**

**Present:** Fuller, Chairperson; Weiser; Teague; Barros; Heimlich; Iglesias

**Absent:** Caponegro A quorum was present.

Chair Fuller called the Executive Board meeting to order.

- 1. The Executive Board reviewed the agenda items for the December 19<sup>th</sup> Board Meeting and set the agenda.
  - 90<sup>th</sup> PRECINCT ADA COMPLIANCE PROJECT: LiRo and NYPD will make a presentation about the ADA Compliance Projected located at the 90<sup>th</sup> Precinct: 211 Union Avenue, Brooklyn, NY 11211.

- **RAT MITIGATION STRATEGIES:** The Director of Rodent Mitigation for NYC will present about specific rodent concerns in our district.
- <u>CITY OF YES: ECONOMIC OPPORTUNITY PRESENTATION:</u> A proposal by the New York City Department of City Planning that would modernize our city's zoning rules so that businesses can find space, grow, and adapt to a dynamic economy. These changes would support shops, workers, and vibrant neighborhoods.
- PROPOSED CALENDAR FOR 2024-2025 COMBINED PUBLIC HEARING AND BOARD MEETING

**APPROVAL OF THE AGENDA:** Chairperson Fuller asked for approval of the Board Meeting agenda for December 19, 2023. The vote was unanimously approved.

- 1. The Executive Board discussed City of Yes for Economic Opportunity not being certified and being added to the December 19, 2023, Public Hearing and Board Meeting since it will need to be added to the records for City of Yes.
- 2. There was a discussion regarding Board Members not sitting in the reserved, Board Member seating at the front. Mr. Paul Kelterborn and Mr. William Vega volunteered to make name cards to give to the Board Members so that they can be identified.
- 3. There was a discussion regarding the item of Daylighting being tabled.
- 4. The Executive Board took a vote to send an email regarding the board meetings and committee meeting protocols.

**ADJOURNMENT:** The meeting was adjourned.



SIMON WEISER FIRST VICE CHAIRMAN

DEL TEAGUE SECOND VICE-CHAIRPERSON

GINA BARROS
THIRD VICE-CHAIRPERSON

DAVID HEIMLICH

FINANCIAL SECRETARY

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December 19, 2023

### **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 on November 29, 2023

The SLA Review & DCA Committee met at Swinging Sixties Senior Center, 211 Ainslie Street (Corner of Manhattan Avenue) at 6:30 pm on November 29, 2023, Representatives of the Community Board and other Community Board members participated in the discussion and review of the applications. Applicants were advised that the meeting was to end at 9:00 PM and those applications not reached would be postponed to the next Committee meeting. Prior to the meeting, the List of New and Renewal applications that had been posted at the Public Hearing was provided to the 90 and 94 Precincts of the NYPD for their review.

### **ATTENDANCE:**

Present: Dybanowski, Chair; Bachorowski, Co-Chair; Bruzaitis; Sofer; Talati

Absent: Daly; Foster; Miceli; Cohen\*; Weiser(+)

(\*Non-Board member) (+) denotes member of 30-Day Waiver Review

5 members constitute a quorum for this committee, a quorum was reached.

### **AGENDA**

The SLA Review & DCA Committee discussed the issue that they get several postponements monthly and the amount of postponement requests received by the same applicants.



The SLA Review & DCA Committee took a vote and decided that a postponement will be allowed once, after that either they have to reapply or will be automatically denied.

The Committee vote was as follows: 5 "Yes", 0 "No", 0 "Abstentions"

Motion passed.

### **LIQUOR LICENSES**

### **NEW**

- 1. Eris Evolution LLC, DBA TBD, 167 Graham Avenue (Standard Police Notification Form, All Night Permit on New Year's Eve for the hours of 4 AM to 8 AM) **Applicant did not appear. Committee recommended denial.**
- 2. Ivanna Newball, DBA NYLA Café, 362 Hewes Street (New Application, Wine, Beer & Cider, Restaurant) Committee recommended approval.
- 3. Salka Food LLC, DBA Copper Mug Coffee, 131 North 4<sup>th</sup> Street (New Application, Wine, Beer & Cider) **Applicant requested postponement.**
- 4. Sandra Hills LLC, DBA Hills Kitchen Bar, 112 Graham Avenue (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Restaurant) **Applicant did not appear. Committee recommended denial.**
- 5. Silo Brooklyn LLC, DBA Silo, 90 Scott Avenue (Standard Police Notification Form, All Night Permit on New Year's Eve for the hours of 10 PM to 12 PM) **Applicant did not appear. Committee recommended denial.**
- 6. Stand Up A La Mode LLC, DBA TBD, 362 Grand Street (New Application and Temporary Retail Permit, Wine, Beer & Cider, Tavern) Committee recommended approval.
- 7. Talea Beer Inc, DBA TBD, 87 Richardson Street (New Application, Liquor, Wine, Beer & Cider, Bar/Tavern) **Applicant requested postponement.**
- 8. Ten Eyck Pins LLC, DBA TBD, 230 Bogart Street (New Application, Liquor, Wine, Beer & Cider, Bar/Tavern) **Applicant requested postponement.**
- 9. Wythe Berry Free Owner LLC, WB FNB LLC, WB Hotel LLC, WB Operations LLC, WV Hospitality LLC, DBA William Vale Hotel, 55 Wythe Avenue (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Hotel) Committee recommended approval.

### **RENEWAL**

- 1. 184 Kent Avenue Inc, DBA La Nonna Ristorante Bar Enoteca, 184 Kent Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
- 2. 4<sup>th</sup> Floor Project LLC, DBA Otis, 18 Harrison Place (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
- 3. Brooklyn Greens Golf LLC, DBA N/A, 195 Morgan Avenue (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
- 4. Capri Social Club Inc, DBA TBD, 156 Calyer Street (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
- 5. Ebie Corp, DBA TBD, 617 Grand Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)

- 6. Jomyga Enterprises LLC, DBA Oak & Iron, 147 Franklin Street (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
- 7. Leo Grandpa Corp, DBA Leo, 318 Grand Street 1B & 1C (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
- 8. Lorimer Pizza LLC, DBA Sal's Pizzeria, 544 Lorimer Street (Renewal, Wine, Beer & Cider, Restaurant)
- 9. Mizu Sushi NY Inc, DBA DuMont Burger So Pho 88, 314 Bedford Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
- 10. Norman Kingsland LLC, DBA Norman Kingsland, 269 Norman Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
- 11. One Stop Beer Shop LLC, DBA Mary's, 134 Kingsland Avenue (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
- 12. Pippilocca LLC, DBA II Passatore, 14 Bushwick Avenue (Renewal, Wine, Beer & Cider, Restaurant)
- 13. Red House BK LLC, DBA Kings County Imperial, 22 Skillman Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
- 14. Sazon Perez Restaurant Inc, DBA TBD, 417 South 4<sup>th</sup> Street (Renewal, Beer & Cider, Restaurant)
- 15. Sea Thai Hospitality Inc, DBA Sea Thai Hospitality Inc, 114 North 6<sup>th</sup> Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
- 16. Shoreline Hospitality Group LLC, DBA Stowaway, 159 Greenpoint Avenue (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
- 17. Tomo Japanese Restaurant Inc, DBA TBD, 1077 Flushing Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
- 18. Vanessas Dumpling House Inc, DBA Vanessas Dumpling House Inc, 310 Bedford Avenue (Renewal, Wine, Beer & Cider, Restaurant)
- 19. Woodfire Collision LLC, DBA Lilia Restaurant, 567-575 Union Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)

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.

### **PREVIOUSLY POSTPONED:**

- 1. 3 Times 483 INC, DBA 3 Times, 483 Grand Street (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Restaurant) **Applicant did not appear.** Committee recommended denial.
- 2. 148 Kingsland LLC, DBA TBD, 148 Kingsland Avenue (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern) **Applicant did not appear.**Committee recommended denial.
- 3. Brooklyn 24 Hrs LLC, DBA TBD, 518 Metropolitan Avenue (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Restaurant) Committee recommended approval.

- 4. BTH Bar Brooklyn LLC, DBA Bury the Hatchet Brooklyn, 25 Noble Street Unit 106 (**Renotification adding a Temporary Retail Permit**, Liquor, Wine, Beer & Cider, Recreation Facility/Exhibition Hall, Bar/Tavern) **Applicant requested postponement.**
- 5. Entity to be formed by Jared Solomon, DBA Pending, 25 Kent Avenue (New Application, Liquor, Wine, Beer & Cider, Restaurant [Indoor Golf Concept]) **Applicant requested postponement.**
- 6. Propped NY LLC, DBA Hello Meadow BK, 20 Meadow Street (New Application and Temporary Retail Permit, Wine, Beer & Cider, Catering Facility [Private Events Only]) Committee recommended approval.
- 7. Saint Jane LLC, DBA TBD, 312 Leonard Street (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Restaurant) **Applicant must present to the Full Board.**
- 8. TGS Clubhouse LLC, DBA TBD, 86 North 11<sup>th</sup> Street (New Application, Liquor, Wine, Beer & Cider, Bar/Tavern) **Committee recommended approval.**
- 9. Tikka Indian Grill Inc, DBA TBD, 185 Grand Street (New Application and Temporary Retail Permit, Wine, Beer & Cider, Restaurant) **Committee recommended approval.**
- 10. X-Golf Brooklyn LLC, DBA TBD, 109 North 13<sup>th</sup> Street (New Application, Liquor, Wine, Beer & Cider, Recreation Facility/Exhibition Hall) **Applicant did not appear. Committee recommended denial.**

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

WHEN: Thursday, January 4, 2024

TIME: 6:30 PM (Meeting will end at 9:00 PM)

**WHERE:** Swinging Sixties Senior Center

**211 Ainslie Street** 

(Corner of Manhattan Avenue)



SIMON WEISER

GINA BARROS
THIRD VICE-CHAIRPERSON
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FINANCIAL SECRETARY
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December 19, 2023

## **COMMITTEE REPORT**

Women's Issues Committee

TO: Chairperson Dealice Fuller and CB1 Board Members

FROM: Ms. Jan Peterson, Committee Chair

RE: Women's Issues Committee Report from November 16, 2023

The Committee met on the evening of November 16, 2023 at 5:30 PM at 211 Ainslie Street.

**Present:** Peterson, Chair; Sabel; Pool\*

Absent: Cianciotta, Co-Chair; Bamonte; Carbone; Chirichella; Grontas; Hilpp; Horowitz;

Kaminski; Leanza; Raymond\*

(\*non-board member)

3 members were present; a quorum was not achieved.

### **AGENDA**

Jan Peterson, Chair, Welcome

Basic Agreements for running our meetings. What should ours be? We want to prove that we can have meetings that are cordial in spite of different opinions. Political correctness is destroying our democratic practice.

Our Women's Committee is the only one in city of New York. Should we help other Community Boards? After all we know the Brooklyn Borough President.

The Women's Committee brings recommendations and protocols on how to highlight the priorities of women in all of the committees. We are opening this meeting by having each person in attendance introduce themselves and present what is wonderful for women in Williamsburg/Greenpoint and secondly what must be improved.

Jane E Pool –wonderful place to raise a family because of its diversity of people, housing, commercial, small business, transportation.

Bella Sabel – Parks, Land Use, Transportation.

Ryan Kuonen – Appreciate diversity of community, board members, and meetings.

Deborah Spiroff – Diverse community

Lots of money being made in the neighborhood and not being returned to the community. People need to know what we expect of them.

Aisha Chitongo – 7-month resident from Zimbabwe

Shorai Chitongo – Obtained sanctuary, escaping violence – 7-year resident, grassroots leader in Zimbabwe, survived violence because of community support.

Janggo Mahmud – Came with Gina Barros, supported by the Fund for City of New York as a community fellow to work with developing the Annual Budget for Community Board No. 1.

Gina Barros: Open space parks have improved, more funding in parks... safety issues, darkness, transit, improving areas of transport (especially Marcy MTA)

Rita Friedman: Diversity, education, friendship... safety is an issue.

Ryan Kuonen: Appreciate waterfront and parks. Adam's cut 5% from every single department, budget justice is missing.

Jane E Pool: Love connection with people, safety is a privilege, unnecessary environmental BS. Deborah Spiroff: Intense cultural resources and richness, open mindedness of New York > Missouri... issue with acknowledging safety and violence against women. Wants NYC to collect data of crime against women with data get budget.

Aisha Chitongo: Friendly, welcome, helpful... has not found a lot of places for young women to talk and meet.

Shorai Chitongo: Smiles in New York but senior tech support is lacking.

Janggo Mahmud: McCarren Park is wonderful. Can't speak to negatives.

Jan Peterson: Walking city, but huge inequality, what power do women have?

Bella Sabel: Love it here, city girl, ferries, and walkways.

Jan Peterson: Bring spirit to the Community Board, Community Board should be a welcoming place. Where are we and where do we want to go?

Deborah Spiroff: Women don't feel as safe walking down the street that they did 5 years ago. Physical safety. Fear if report – unheard, dismissed. NYPD is not a welcoming environment, told

not really a crime, not taking women seriously. Sense of helplessness. Creating a structure and format. City needs to gather raw data of what's happening. Situation has been happening over decades. Can't have conversations without data. Wyckoff and Woodhull to report aggregate number of people who have identified themselves as victims of violence.

Sabel: Maybe color-coded forms.

Spiroff: HIPAA laws.

Peterson: Coordination between these groups that deal with violence. Groups are individual and not coordinated.

Spiroff: Umbrella system ultimately will be at a state level. Standards of evidence is kept. How can people access information 10 years later? No 800 number to call. Something tangible

Pool: Let's see where the money goes for violence against women and girls.

Peterson: Meet with groups working on violence against women. Fragmentation. Are we getting the services women want/need?

Spiroff: 2 hospitals, if someone goes to a medical facility because they experience violence they should be treated the same as if a heart attack or a broken leg. Relying on unpaid hospital volunteer staff.

Peterson: Put down key points from meeting, women used to have legal support in neighborhood. Who can we invite?

Spiroff: Until we know the status we can't make a case. Have begun this conversation with councilmembers. Identify abuse that may be happening. Gathering info.

Pool: Talking to Brooklyn BP with Spiroff, do we want committee to support?

Spiroff: Start with the 2 hospitals, getting monthly numbers for a year. Share with committee, NYPD, hospitals.

Peterson: Writing a letter to NYPD and hospitals. Deborah and Ryan draft a short letter, this is what we are undertaking. Must be a social movement. People want people who care. People getting money, how are they mobilizing women?

Pool: "Right to Be

"trains people on de-escalation of harassment. 99% of people trained feel it is helpful. Right to Be comes to you. Launch throughout the whole community which will start in mid-January (Neighborhood Women is first). Map where they will train, want to be equitable.

Spiroff: Maybe training can cut a businesses insurance rate as an incentive for taking the training.

Sabel: 9-10 Monday, 9-11 Wednesday, 1:30-3:30 Family (not just women). Want an additional hour on Monday. Want 2 hours on Friday. The 2 hours on Wednesday is excellent, Monday is only 1 hour.

Friedman: 50+ women at swim.

Peterson: Lots of antisemitism, facts of what you did in maintaining pool.

Friedman: Do not know where the problem is. 3 additional hours. 1 hour on Monday. 2 hours on Friday. Open to change.

Pool: Monument

Peterson: Bathrooms in WNYC, swings for handicap in Cooper.

Sabel: Got endorsements from 7 politicians, endorsement from physical therapist. ODA – biggest network of doctors in the area (165 Division Avenue). Would like a letter from Woodhull.

Women Committee send an update to Board and ask Board to forward. Ask to call after

reviewing signatures and 3 letters we would like to have a response; this should bear some weight.

Pool: Project to commemorate historically significant women, working on doing temporary public project art installation in a park. Think of women to honor in the neighborhood.

Peterson: 80+ year old celebration, doesn't like people not being recognized. Honor and respect Marty Needleman, Marie Leanza, Tish Cianciotta, Jan Peterson. Board Meeting and Public Hearing in February. Want plaques from politicians.

Pool: Jan was honored at UN, lifetime achievement on Monday. Peterson: Meeting with Bylaws.

Spiroff: The Women's Issue Committee is committed to making sure women's contributions are written in the history of the city and their efforts are recognized past and present.

### **ADJOURNED 8:20 PM**



COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211-8813

PHONE: (718) 389-0009 FAX: (718) 389-0098 Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyncb1

HON. ERIC L. ADAMS BROOKLYN BOROUGH PRESIDENT

DEALICE FULLER
CHAIRPERSON

HON. LINCOLN RESTLER COUNCILMEMBER, 33rd CD

JOHANA PULGARIN DISTRICT MANAGER

HON. JENNIFER GUTIERREZ COUNCILMEMBER, 34th CD

November 8, 2023

SIMON WEISER FIRST VICE-CHAIRMAN

FIRST VICE-CHAIRMAN

DEL TEAGUE SECOND VICE-CHAIRPERSON

GINA BARROS THIRD VICE-CHAIRPERSON

DAVID HEIMLICH FINANCIAL SECRETARY

SONIA IGLESIAS RECORDING SECRETARY

PHILIP A. CAPONEGRO MEMBER-AT-LARGE

### **MEETING NOTICE**

**TO:** Members of the Women's Issues Committee

(Peterson, Chair; Cianciotta, Co-Chair; Bamonte; Carbone;

Chirichella; Grontas; Hilpp: Horowitz; Kaminski; Leanza; Sabel;

Pool\*; Raymond\* (\*) Non-board committee member

**FROM:** Ms. Janice Peterson, Committee Chair

**RE:** Upcoming Scheduled Meeting for November 16, 2023

(7 members constitutes a quorum for this committee)

Please be advised that the Women's Issues Committee will meet as follows:

WHEN: Thursday, November 16, 2023

**TIME:** 5:30 PM

**WHERE:** Swinging Sixties Senior Center

211 Ainslie Street Brooklyn, NY 11211

(Corner of Manhattan Avenue)

# **AGENDA**

- 1. Introductions: Priority setting for women's Issues 2024 in the Williamsburg/Greenpoint/community: Each member will present (one minute each) on their own priority as a woman in our neighborhood?
- 2. Engendering CB1 Parks: Where are we now and what is our priorities for 2024 in terms of strengthening recreation and sports for women in CB! Parks?--What are we working on?
- 3. Bella Sabel, the status of Women's Swim, proposed resolution for next steps.
- 4. Celebrating women's leadership through monuments, art, and other forms in the CB1 Parks--Jane Pool "All Along Project"
- 5. What is working and not working in terms of reducing:



- a. Violence.
- b. Harassment
- c. Other threats against women in our community.
- d. Is there a coalition of organizations working together.
- e. What do we need to do to improve matters..
- f. How are we organized to reduce violence and create a safer community.
- g. Debra Spiroff.
- 6. Launching the Right To Be Campaign in CB1: Jane Pool
- 7. Celebrating 80 year old CB! Members for their lifetime contributions to the Williamsburg/Greenpoint Community. (Tish Cianciotta, Marty Needelman, Marie Leanza, and Jan Peterson)
- 8. Announcements and next steps.



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December 19, 2023

greenpoint —williamsburg

### **COMMITTEE REPORT**

### Land Use, ULURP, and Landmarks (Subcommittee) Committee

TO: Chairperson Dealice Fuller and CB1 Board Members

FROM: Ms. Del Teague, Committee Chair

Mr. Stephen Chesler, Committee Co-Chair

Ms. Bozena Kaminski, Landmarks Subcommittee Co-Chair

RE: Land Use Committee Report from December 4, 2023

The Committee met on the evening of December 4, 2023 at 6:00 PM at 211 Ainslie Street.

Present: Teague; Chesler; Kaminski; Itzkowitz; Kelterborn; Pferd; Sofer; Weiser

Absent: Drinkwater; Indig; Kantin; Meyers; Miceli; Rabbi Niederman; Vega; Berger\*;

Kawochka\*; Stone\* (\*non-board member)

8 members were present; a quorum was not achieved.

**AGENDA** 

1. **PRESENTATION: 306 RUTLEDGE STREET** – Application to allow a use variance filed pursuant to Section 72-21 of the Zoning Resolution of the City of New York ("ZR"), seeking a variance of ZR Section 32-00, within a C8-2 zoning district, to permit the development of

twelve two-family 4-story town homes (24 dwelling units), which will total 73,681 square feet (2.79 FAR). Presenter: Robin Gonzalez – Erik Palatnik, P.C., Attorneys at Law

Each of the 24 dwelling units will have 4 bedrooms. There will not be an affordable component, because there is no program available for a tax abatement for variances such as this. The buildings will have brick facing, bike parking, terraces for all units, greenery on the roof, bio-swells in the tree plantings, and will comply with all energy efficiency requirements of local law 97. There will also be a 30-foot backyard and recreation area on the roof.

The site has significant contamination from dry cleaner related mineral spirits and underground fuel storage tanks (from usage by DOT) on which developer expects to spend \$4.3 M for rehabilitation.

The current zoning allows for many automotive uses, such as the automotive garage that the Department of Sanitation had on this site. The current zoning would also allow the developer to build a big box building, or a warehouse. The presenter stated that since the site is surrounded by residential buildings, a school, and retail businesses, this small-scale residential development fits within the character of the area better than auto repair facilities or a warehouse/big box facility.

The presenter stated that the developer is willing to work with the appropriate Council member to arrange to contribute financially to a needed improvement of local infrastructure.

The committee members felt that the proposed development is fits with the character of the surrounding area, and is better than the as of right options. In addition, the environmental clean-up and the developer's willingness to contribute to improve local infrastructure will benefit the community.

**Recommendation:** The committee agreed to recommend approval of the application on the condition that the developer will contribute financially to local infrastructure improvement, such as in a nearby park (e.g., putting up a fence around the Classon Triangle), or another public amenity (e.g., a local library). The developer will work with the Council member on the appropriate designation.

Vote: 8 yes. 0 no.

### 2. CONTINUATION OF AMI DISCUSSION –

We agreed we should start with compiling a list of questions to focus on for our own research, and for upcoming meetings with DCP and various housing-oriented non-profits, in order to ultimately determine what income levels are being served and what income levels need development. We have already asked DCP for information regarding what units have been added to the district since 2005 and the affordable breakdown of these additions; what percentage of affordable units were we promised and where we are now in that landscape. We agreed we also need to know what is the breakdown of affordable units that we have lost since 2005 and how many have been replaced. We also want to know what studies or

standards the city relies on or uses as resources to determine the rate of mandatory affordability and the AMI breakdowns.

DCP plans to meet with and present to the committee at our February committee meeting. In the meantime, we can start reaching out to local non-profit organizations that focus on housing issues for whatever urban planning information they have uncovered and use as resources, as well as what information they have regarding affordability needs. We can also look to organizations, such as ANHD (Association for Neighborhood and Housing Development) as resources.

We agreed that it would be beneficial to have assistance from interns to conduct research. Therefore, we intend to ask our elected representatives for help/funding to obtain interns, either by use of funding, identifying school programs, or identifying potential volunteers.

# 306 Rutledge Street Brooklyn

November 2023

Prepared for: Eric Palatnik PC

Prepared by: Urban Cartographics



# **Existing Conditions**

• Development Site: Block 2228, Lot 11

• Total Lot Area: 26,400 sf

• Existing Uses: Garage

• Existing Zoning: C8-2

• Maximum Permitted FAR: 2.0

• Neighborhood: Williamsburg

• Community District: BK 1

• City Council District: 33 - Lincoln Restler

# **Proposed Actions**

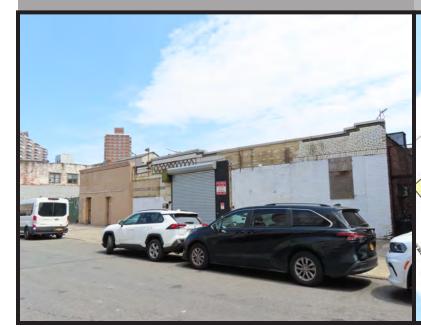
 Proposed variance pursuant to ZR§72-21 seeking a variance of ZR§32-00 to permit the development of twelve twofamily townhomes in a C8-2 district.

# **As-of-Right Developments**

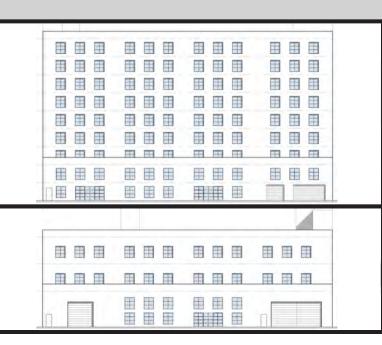
- Community Facility:
  - 90'/ 9-Story Community Facility building
  - 126,720 sf of total floor area (4.80 FAR)
- Commercial:
  - 50'/ 3-Story Commercial Building
  - 52,800 sf of total floor area (2.00 FAR)

# **Proposed Development**

- 12 Two-Family Townhouses
  - 59'/ 4-Stories with Penthouse & Cellar
- **73,681 sf** of total floor area (2.79 FAR)
  - Each unit ranges in size from 3,291 sf to 4,240 sf
- 24 Dwelling Units
  - Each unit is 4 bedrooms









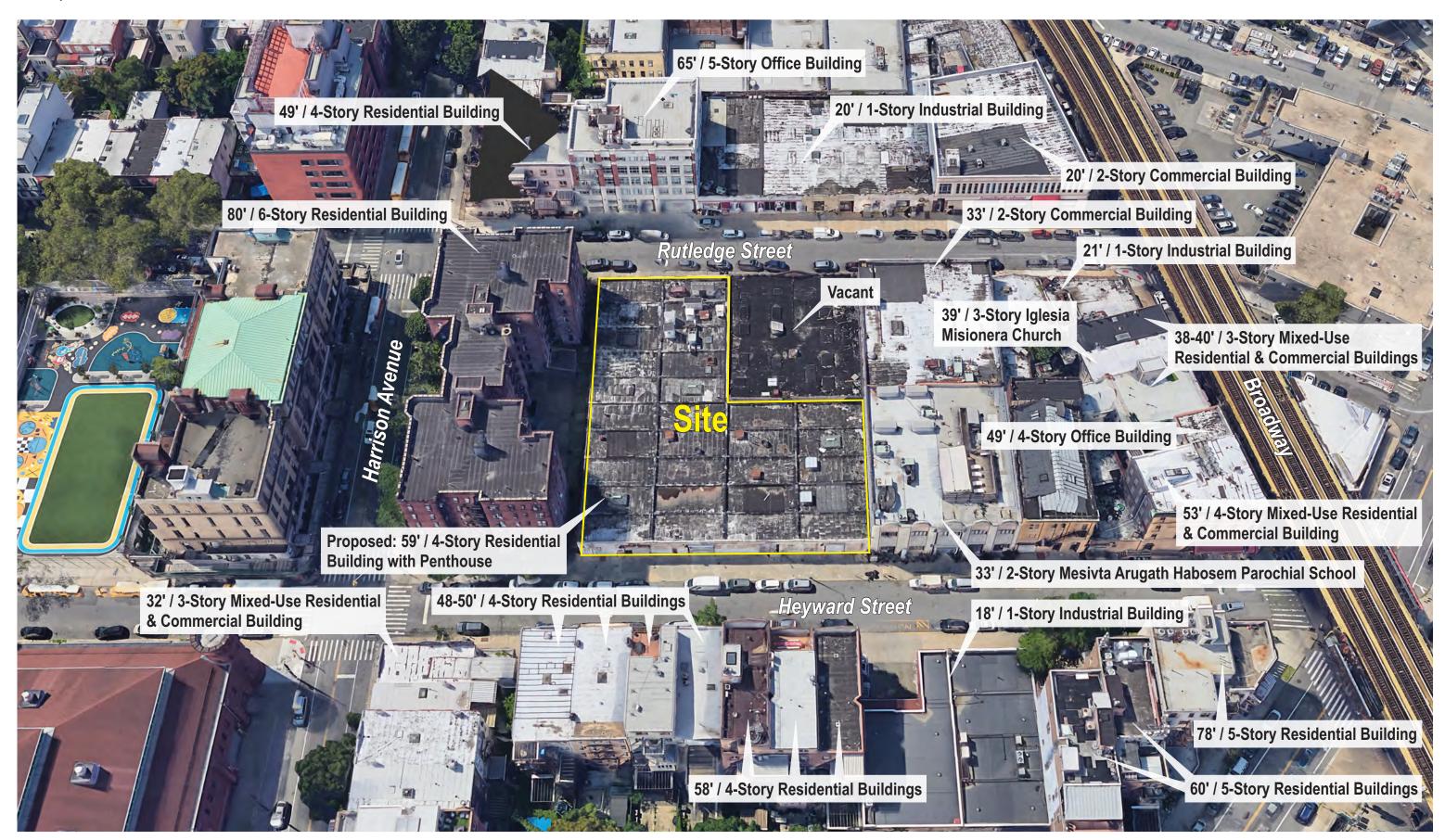
# **History of the Development Site**

- Used as NY Department of Sanitation garage from 1945 to 2008.
- Serious environmental contamination from DSNY garage and from historic dry-cleaning services on adjacent site at 314 Rutledge.
- Owner purchased in 2009 with the responsibility to clean up site.





Aerial Map



# 306 Rutledge Street, Brooklyn

Aerial Zoning Map

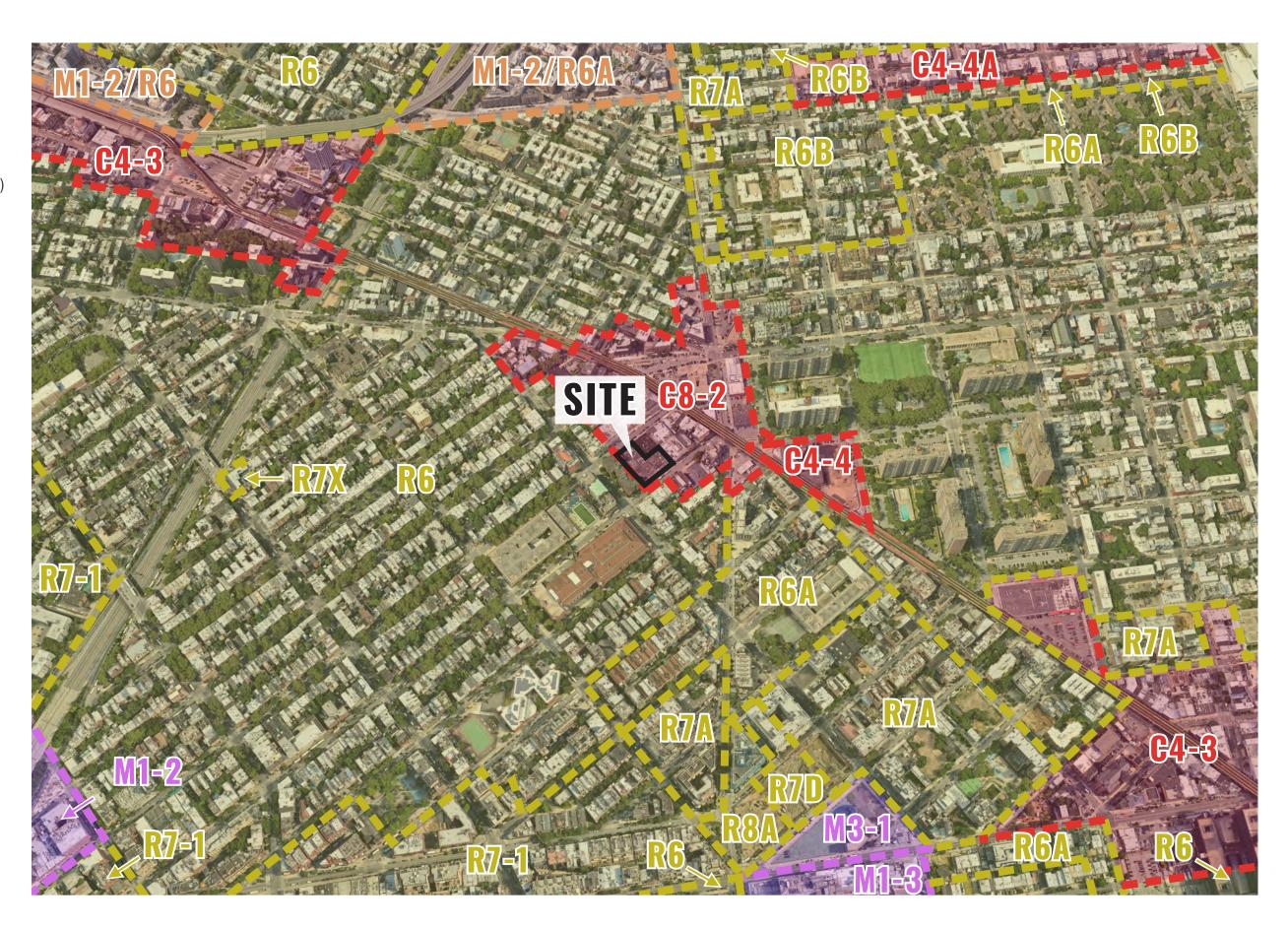
# **Zoning Districts**

Residential

Commercial

Manufacturing

Special Mixed Use (MX)





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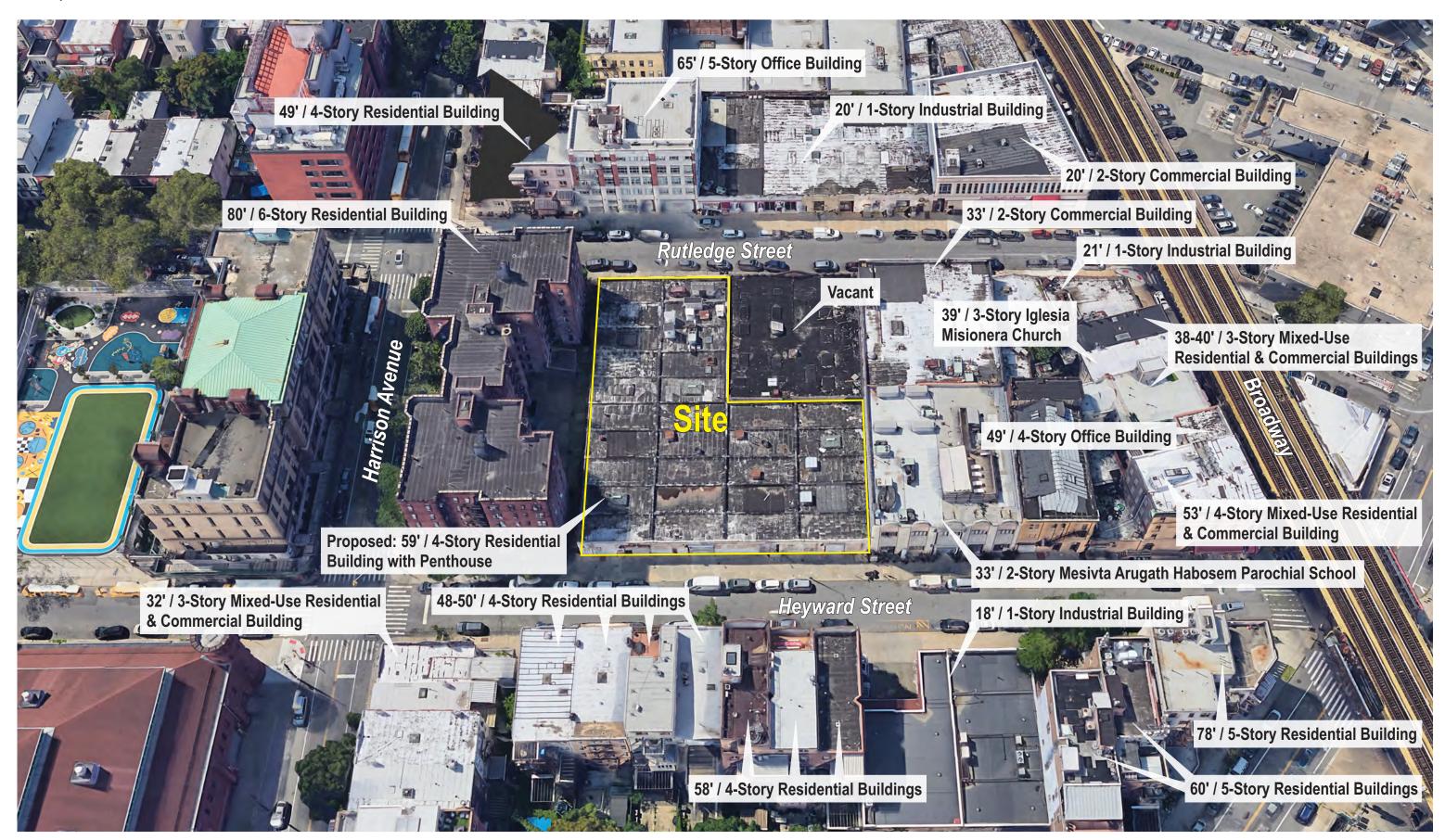
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Aerial Zoning Map

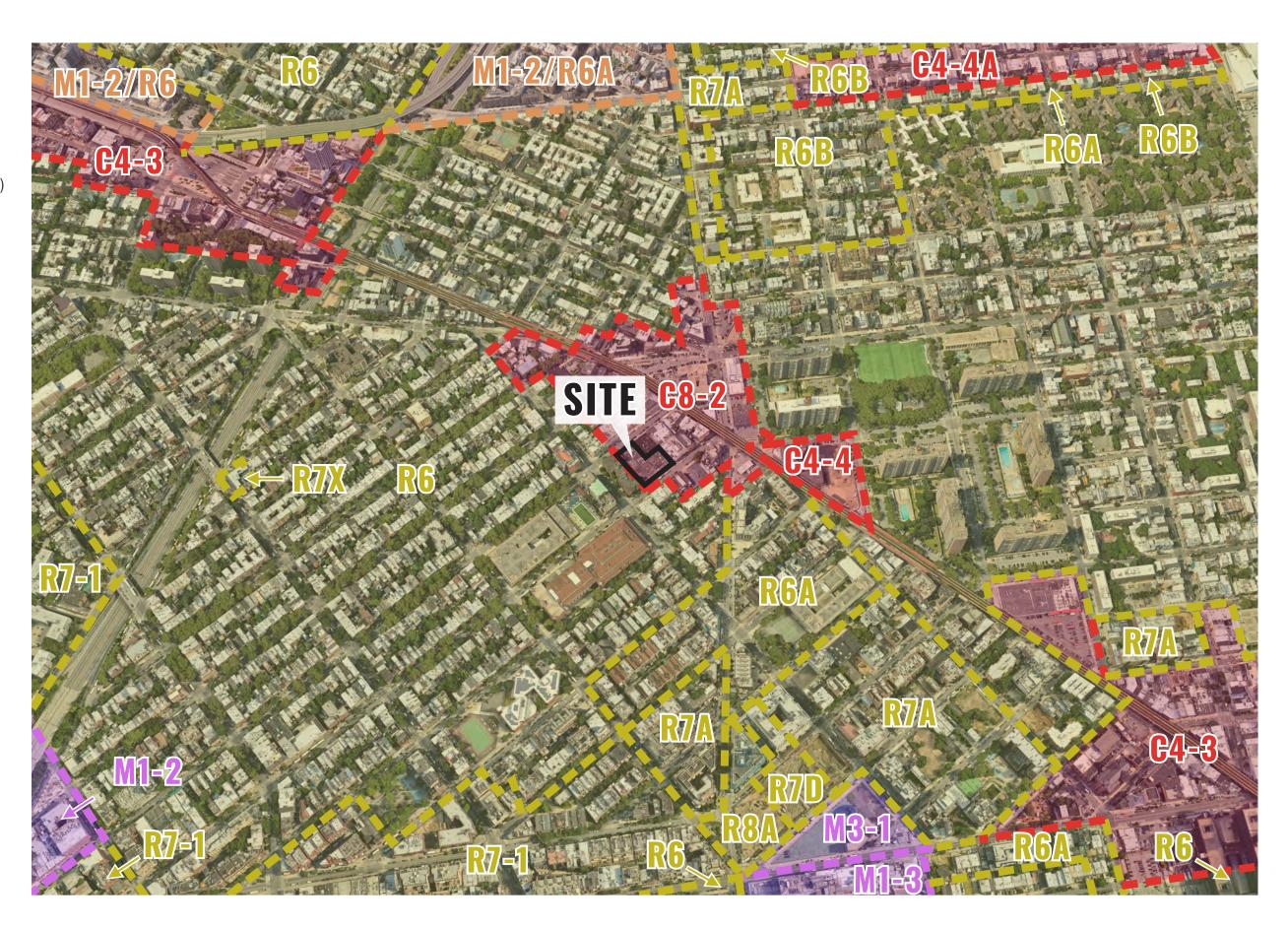
### **Zoning Districts**

Residential

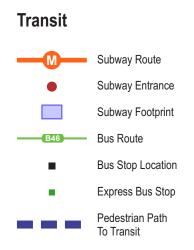
Commercial

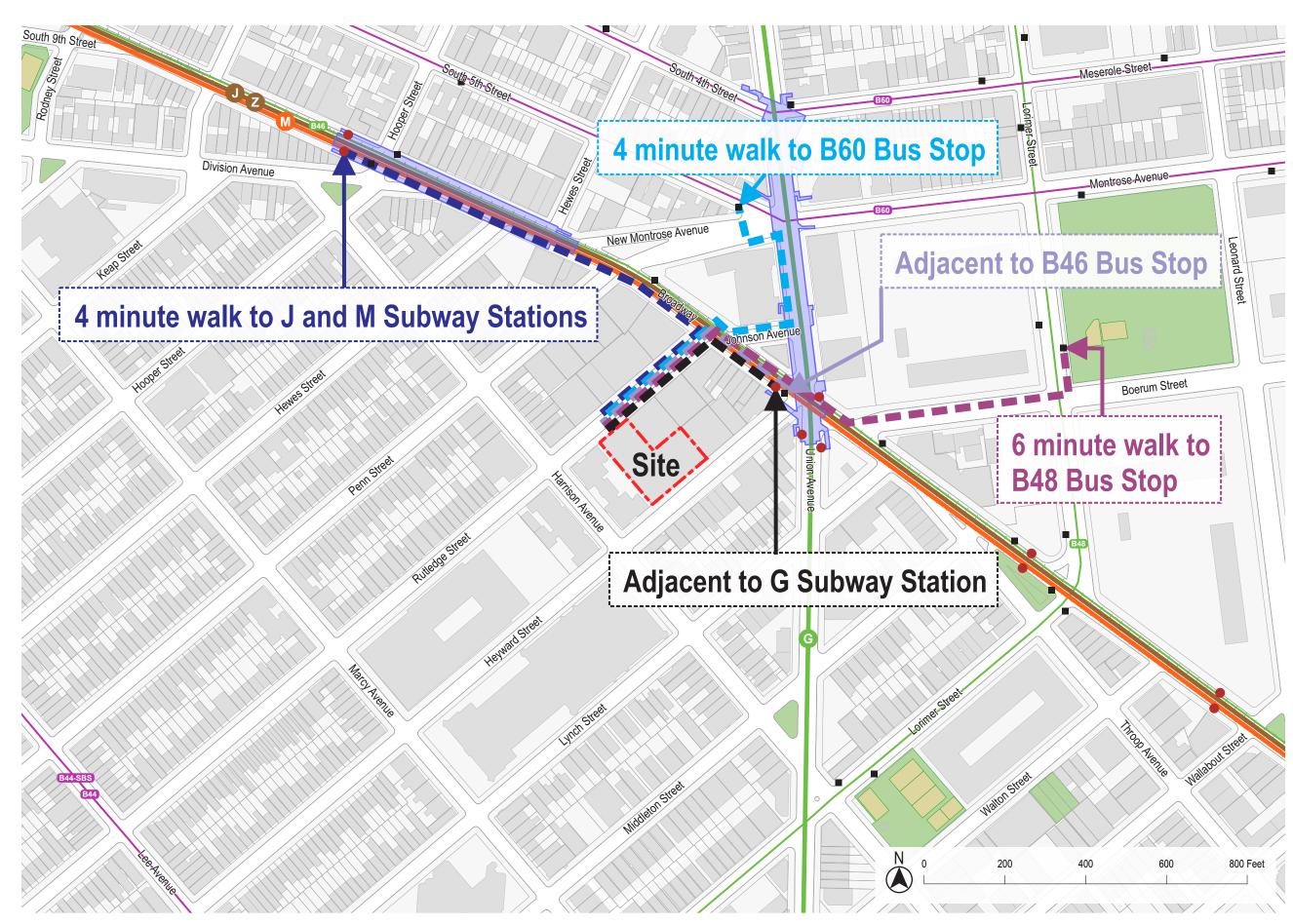
Manufacturing

Special Mixed Use (MX)



Nearby Transit Map



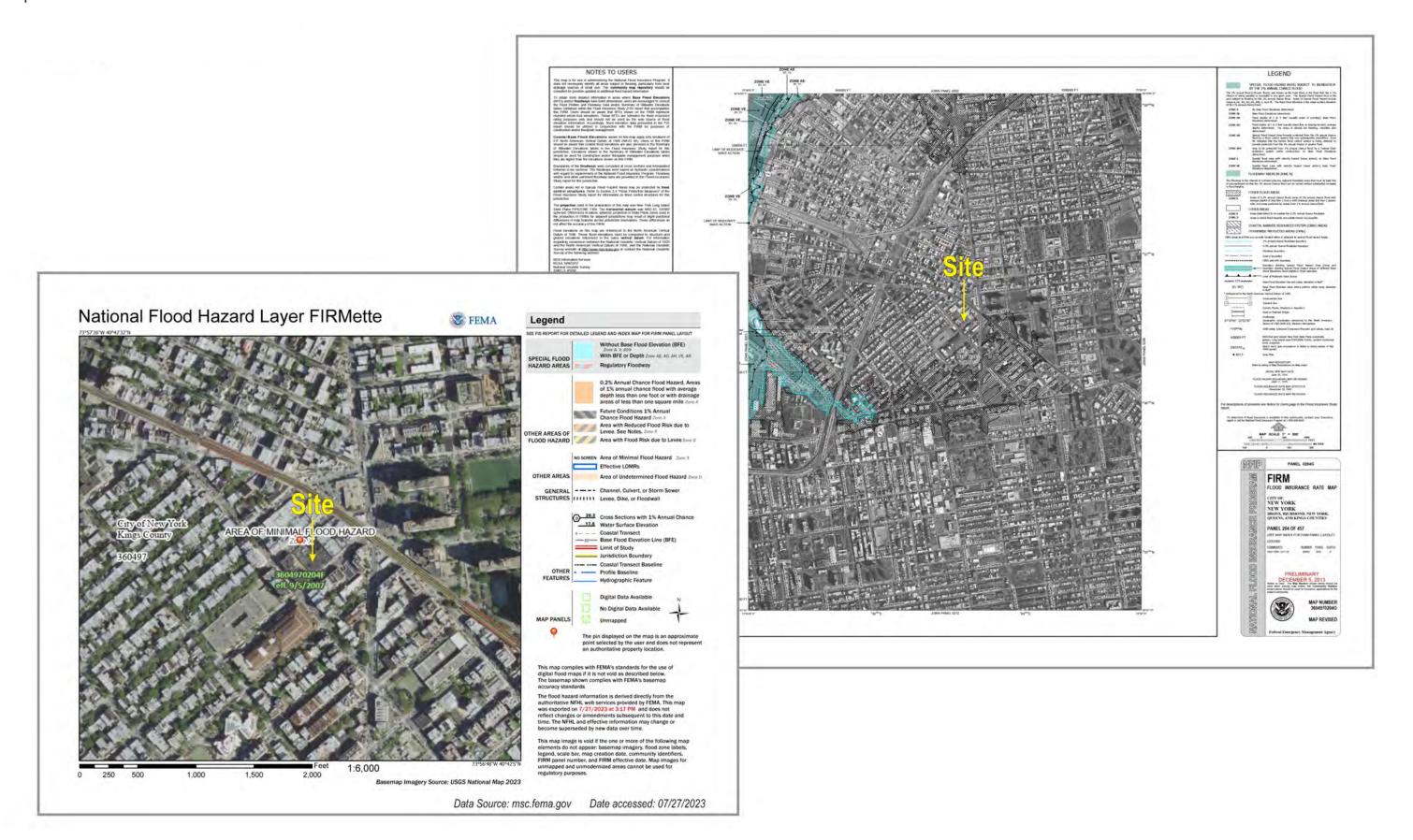


Tax Map



Fe

Firm Map



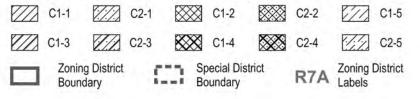
Radius Map

### 306 Rutledge Street, Brooklyn

Radius Diagram / Land Use Map

Block: 2228, Lot: 11 Zoning District: C8-2
Zoning Map: 13b Special District: n/a

### **Zoning Districts and Commercial Overlays**



### **Land Uses**



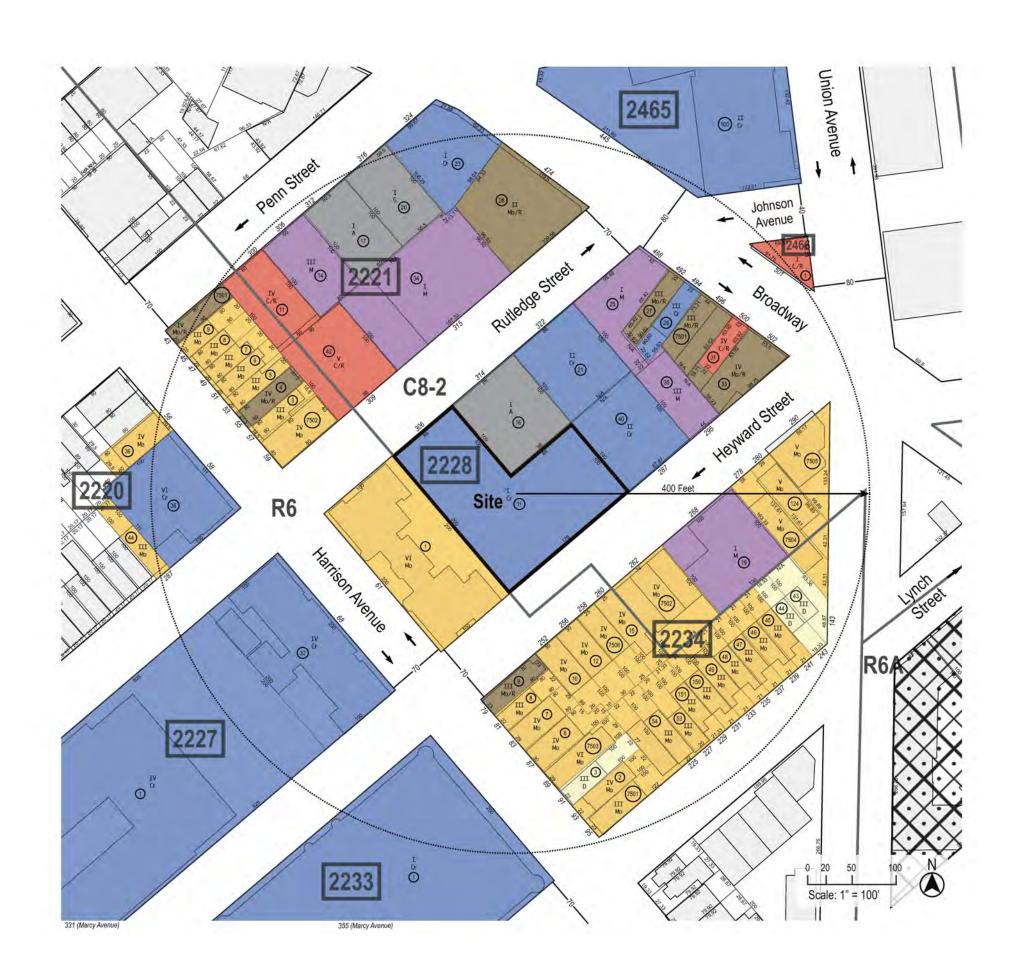
### Lot and Building Information

#	Lot Numbers (within radius)	C	Commercial
###	Block Numbers	I	Industrial
г, п, ш	Story Height	М	Manufacturing
MD	Multiple Dwelling	W	Warehouse
D	Dwelling	Α	Auto
R	Retail	CF	Community Facility
G	Garage		

### **Data Sources**

Land Use and Building Information: MapPLUTO 2023v1 from NYC DCP Zoning Districts: NYC DCP, file dated 3/16/2023
Digital Tax Map: NYC DOF, file dated 3/1/2023
Building Footprints: NYC DoITT, file dated 4/11/2023

### Urban Cartographics





View 1



View 3



View 2





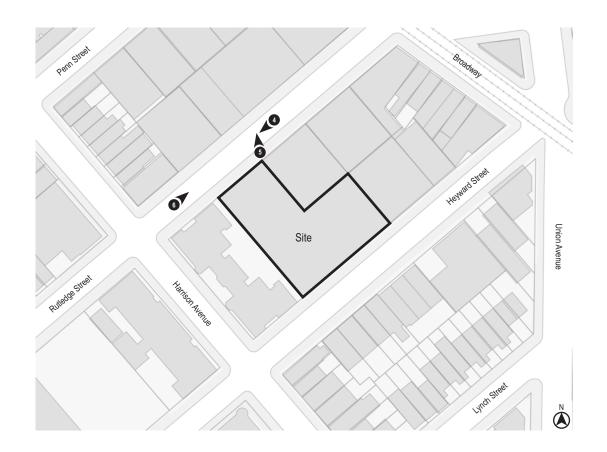
View 4



View 6



View 5





View 7









View 10



View 12









View 14



Map of People Who Signed Letter of Support



# Proposed Conditions

- 1. Proposed Renderings;
- 2. Proposed Plans









# PROPOSED 12 TWO-FAMILY TOWNHOMES FOUR STORIES WITH PENTHOUSE AND CELLAR 24 RESIDENTIAL DWELLING UNITS

# 306 RUTLEDGE STREET, BROOKLYN, NY 11211



T-100	COVER PAGE	A-101	UNIT A & B - PROPOSED SECOND & THIRD FLOOR PLAN
A-001	ZONING ANALYSIS	A-102	UNIT B - PROPOSED FOURTH & PENTHOUSE FLOOR PLAN
A-010	FLOOR AREA & SECTION DIAGRAM	A-103	PROPOSED MASSING & RENDERING



UNIT A - PROPOSED CELLAR & FIRST FLOOR PLAN

### 306 RUTLEDGE ST.

**BROOKLYN, NY 11211** 

### **Architect**



### J FRANKL ARCHITECTS

16 Court St, 36th Floor Brooklyn, NY 11241 718.569.2200

### **DOB CONSULTANT**

**Greenline Building Consultants** 202 Foster Ave. Brooklyn, NY 11230 (718) 871-0382

306 Rutledge, LLC 149 Heyward St Brooklyn, NY 11206 (917) 519-5900

# **Structural Engineer**

**Mechanical Engineer** 

REVISION TABLE			
NUMBER	DATE	DESCRIPTION	

CAD files, sealed drawings and specifications are instruments of service whose ownership belongs to Joseph Frankl, RA. Unauthorized use, changes or publication are prohibited unless expressly approved by Jopsph Frankl, RA. Infringements will be prosecuted. Contractor shall verify all field conditions and dimensions and be responsible for field fit and quantity of work. No allowances shall be made on behalf of the contractor for any error or neglect on his part. In a conflict between sealed drawings and electronic files, the sealed drawings will govern.

### **BSA SET**



**COVER PAGE** 

DOB JOB#	B00845845
BIN#	3061067
DATE	3/14/2023
DRAWN BY	HP
SCALE	ПР

**T-100** 

SHEET 1 OF 7 DOB BSCAN STICKER

13

### **ZONING ANALYSIS**

ADDRESS: 306 RUTLEDGE STREET, BROOKLYN 11211

TAX BLOCK: 2228 TAX LOT: 11

**ZONING MAP: 13b** ZONING DISTRICT: C8-2 AS-OF-RIGHT (R6A EQUIVALENT FOR USE VARIANCE)

LOT AREA: 26,400 SF PROJECT IS NOT IN SFHA

### **SCOPE OF WORK**

PROPOSED ZONING PARAMETERS AND ANALYSIS BASED ON AN AS-OF-RIGHT R6A. PROPOSED 12 TWO-FAMILY TOWNHOMES, FOUR STORIES WITH PENTHOUSE AND CELLAR - 24 RESIDENTIAL DWELLING UNITS. PROPOSED OCCUPANCY CLASS: R3.

**ZR 22-10**: PERMITTED USE GROUPS: 1, 2, 3, 4, 6C PROPOSED USE GROUP: 2A

### ZR 23-011 QUALITY HOUSING PROGRAM

(A) IN **R6A**, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9D, R9X, R10A OR R10X DISTRICTS. ANY BUILDING OR OTHER STRUCTURE SHALL COMPLY WITH THE BULK REGULATIONS FOR QUALITY HOUSING BUILDINGS SET FORTH IN THIS CHAPTER AND ANY BUILDING CONTAINING RESIDENCES SHALL ALSO COMPLY WITH THE REQUIREMENTS OF ARTICLE II, CHAPTER 8 (QUALITY HOUSING PROGRAM). HOWEVER, THE PROVISIONS OF ARTICLE II, CHAPTER 8, SHALL NOT APPLY TO BUILDINGS CONVERTED PURSUANT TO ARTICLE I, CHAPTER 5.

### FLOOR AREA AND LOT COVERAGE CALCULATIONS

ZR 23-15 OPEN SPACE AND FLOOR AREA REGULATIONS IN R6 - R10 DISTRICTS IN **R6A**, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9D, R9X, R10A OR R10X DISTRICTS,

ANY BUILDING CONTAINING RESIDENCES SHALL COMPLY WITH THE FLOOR AREA RATIO AND LOT COVERAGE REGULATIONS FOR QUALITY HOUSING BUILDINGS SET FORTH IN SECTION 23-153 (FOR QUALITY HOUSING BUILDINGS).

ZR 23-153 FOR QUALITY HOUSING BUILDINGS
IN THE DISTRICTS INDICATED, FOR QUALITY HOUSING BUILDINGS, THE MAX. FLOOR AREA RATIO AND MAX. RESIDENTIAL LOT COVERAGE FOR INTERIOR LOTS OR THROUGH LOTS SHALL BE AS SET FORTH IN THE TABLE IN THIS SECTION.

DISTRICT	MAX LOT COVERAGE (%)	MAX FLOOR AREA RATIO
R6A	65%	3.00

LOT COVERAGE ALLOWED = 26,400 x 0.65 = 17,160 SF PROPOSED LOT COVERAGE = 17,160 SF = 65% (OK)

FLOOR AREA PERMITTED = 26,400 SF x 3.00 = 79,200 SF

PROPOSED FLOOR AREA = 73,681 SF / 26,400 SF = 2.79 (OK)

SEE ZFA CHART FOR CALCULATIONS.

### **DENSITY CALCULATION**

**ZR 23-22 MAXIMUM NUMBER OF DWELLING UNITS** 

IN ALL DISTRICTS, AS INDICATED, THE MAXIMUM NUMBER OF DWELLING UNITS SHALL EQUAL THE MAXIMUM RESIDENTIAL FLOOR AREA PERMITTED ON THE ZONING LOT DIVIDED BY THE APPLICABLE FACTOR IN THE FOLLOWING TABLE

DISTRICT	FACTOR FOR DWELLING UNITS
R6A	680

MAX. D.U. PERMITTED = 74,286 SF / 680 =  $109.24 \approx 109$ PROPOSED = 24 DWELLING UNITS (OK)

### YARD REGULATIONS

ZR 23-44 PERMITTED OBSTRUCTIONS IN REQ'D YARDS OR REAR YARD IN ALL RESIDENCE DISTRICTS, THE FOLLOWING OBSTRUCTIONS SHALL BE PERMITTED WITHIN A REQUIRED YARD OR REAR YARD EQUIVALENT:

(A) IN ANY YARD OR REAR YARD EQUIVALENT:

3 PLOT PLAN

1" = 30'-0"

(4) BALCONIES

(9) FENCES, NOT EXCEEDING FOUR FEET IN HEIGHT ABOVE ADJOINING GRADE IN ANY FRONT YARD, EXCEPT THAT FOR CORNER

FENCE MAY BE UP TO SIX FEET IN HEIGHT

LOTS A

### ZR 23-462 SIDE YARDS FOR ALL OTHER BUILDINGS CONTAINING RESIDENCES

(C) IN THE DISTRICTS INDICATED, NO SIDE YARDS ARE REQUIRED.

### ZR 23-47 MINIMUM REQUIRED REAR YARDS

IN ALL DISTRICTS, AS INDICATED, A REAR YARD WITH A DEPTH OF NOT LESS THAN 30' SHALL BE PROVIDED AT EVERY REAR LOT LINE ON ANY ZONING LOT

30' REAR YARD PROVIDED (OK)

### **HEIGHT AND SETBACK REQUIREMENTS**

### **ZR 23-61 APPLICABILITY**

IN R6A, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9D, R9X, R10A OR R10X DISTRICTS, ALL BUILDINGS CONTAINING RESIDENCES SHALL COMPLY WITH THE BULK REGULATIONS FOR QUALITY HOUSING BUILDINGS SET FORTH IN SECTIONS 23-62 (PERMITTED OBSTRUCTIONS) AND 23-66.

DISTRICT	MIN BASE HEIGHT	MAX BASE HEIGHT	MAX BUILDING HEIGHT
R6Δ	40'	60'	70'

FOR ALL QUALITY HOUSING BLDS, A SETBACK SHALL BE PROV'D IN ACCORD.

(1) AT A HEIGHT NOT LOWER THAN THE MIN BASE HEIGHT OR HIGHER THAN THE MAX BASE HEIGHT SPECIFIED

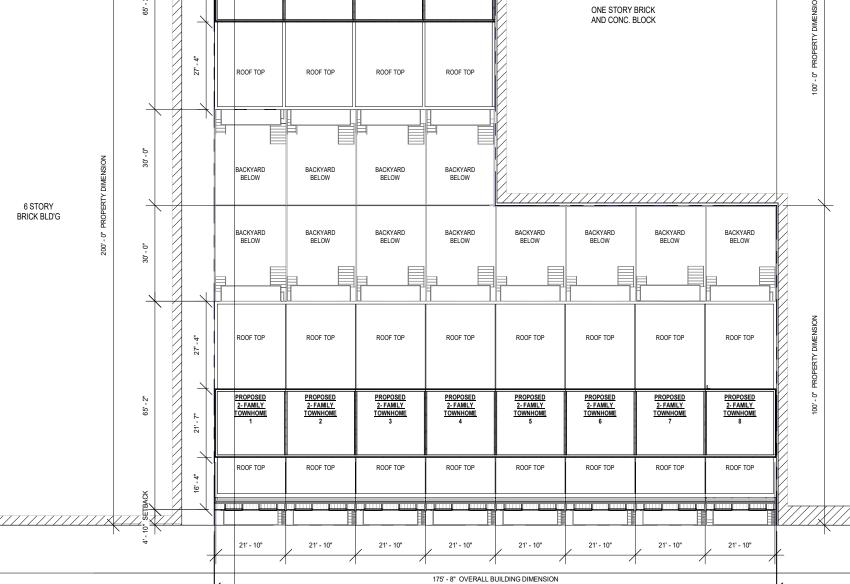
FRONTING ON A WIDE ST, AND A SETBACK WITH A DEPTH OF AT LEAST 15' SHALL BE PROVIDED FROM ANY STREET WALL FRONTING ON A

2 ZONING ANALYSIS

1 ZONING MAP

N.T.S.

MONTROSE FRANCES TERMBERG BOERUM MOORE



176' - 0" PROPERTY DIMENSION

<u>HEYWARD ST</u> 70'-0" (NARROW STREET)

RUTLEDGE ST.  $\longrightarrow$ 

\_\_\_\_0' - 2" SEISMIC GAP

70'-0" (NARROW STREET

88' - 0" PROPERTY DIMENSION

87' - 8" OVERALL BUILDING DIMENSION

21' - 10"

21' - 10"

0' - 2" SEISMIC GAP-

0' - 2" SEISMIC GAP-

### ZR 23-662 MAXIMUM HEIGHT OF BUILDINGS AND SETBACK REGULATIONS IN THE DISTRICTS INDICATED, HEIGHT AND SETBACK REGULATIONS FOR

QUALITY HOUSING BUILDINGS ARE SET FORTH IN THIS SECTION.

DISTRICT	MIN BASE HEIGHT	MAX BASE HEIGHT	MAX BUILDING HEIGHT
R6A	40'	60'	70'

(C) SETBACK REQUIREMENTS

88' - 0" PROPERTY DIMENSION

WITH THE FOLLOWING REGULATIONS:

APPLICABLE DISTRICT IN PARAGRAPH (B) OF THIS SECTION, A SETBACK WITH A DEPTH OF AT LEAST 10' SHALL BE PROVIDED FROM ANY ST WALL

-0' - 2" SEISMIC GAP

NARROW STREET.

16'-4" SETBACK PROVIDED AT PENTHOUSE FLOOR (48' H)

### **306 RUTLEDGE ST.**

**BROOKLYN, NY 11211** 



### J FRANKL ARCHITECTS

16 Court St, 36th Floor Brooklyn, NY 11241 718.569.2200

### **DOB CONSULTANT**

**Greenline Building Consultants** 202 Foster Ave. Brooklyn, NY 11230 (718) 871-0382

306 Rutledge, LLC 149 Heyward St Brooklyn, NY 11206 (917) 519-5900

### **Structural Engineer**

### Mechanical Engineer

REVISION TABLE			
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### **BSA SET**



**ZONING ANALYSIS** 

DOB JOB #	B00845845
BIN#	3061067
DATE	3/14/2023
DRAWN BY	HP
SCALE	As indicated

# A-001

SHEET 2 OF 7 **DOB BSCAN STICKER** 

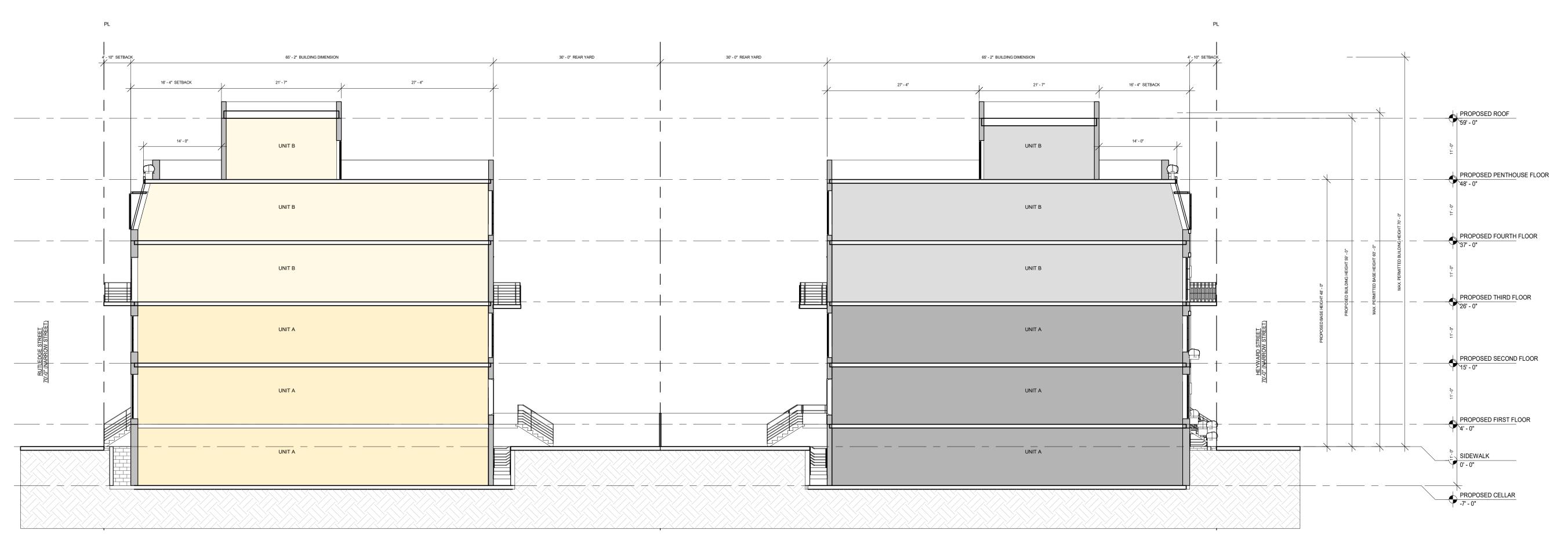
14 13

Lot Area			26,400
	NE	W BUILDING	
	T	AX LOT #11	
Floor	Rutledge St (4 units)	Heyward St (8 units)	Total Zoning Floor Area
Cellar	5,713	11,448	<del>-</del>
First	5,498	11,026	16,524
Second	5,713	11,448	17,161
Third	5,713	11,448	17,161
Fourth	5,713	11,448	17,161
Penthouse	1,888	3,786	5,674
Total ZFA	24,525	49,156	73,681

Lot Area Total	26,400
Max. Permitted FAR	3.00
Max. Permitted Floor Area	79,200
Proposed FAR	2.79
Proposed ZFA	73,681

1 ZONING ANALYSIS ZFA CHART

2 DIAGRAMMATIC SECTION



# 306 RUTLEDGE ST.

**BROOKLYN, NY 11211** 

### **Architect**



### J FRANKL ARCHITECTS

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Owner 306 Rutledge, LLC 149 Heyward St Brooklyn, NY 11206 (917) 519-5900

# Structural Engineer

# **Mechanical Engineer**

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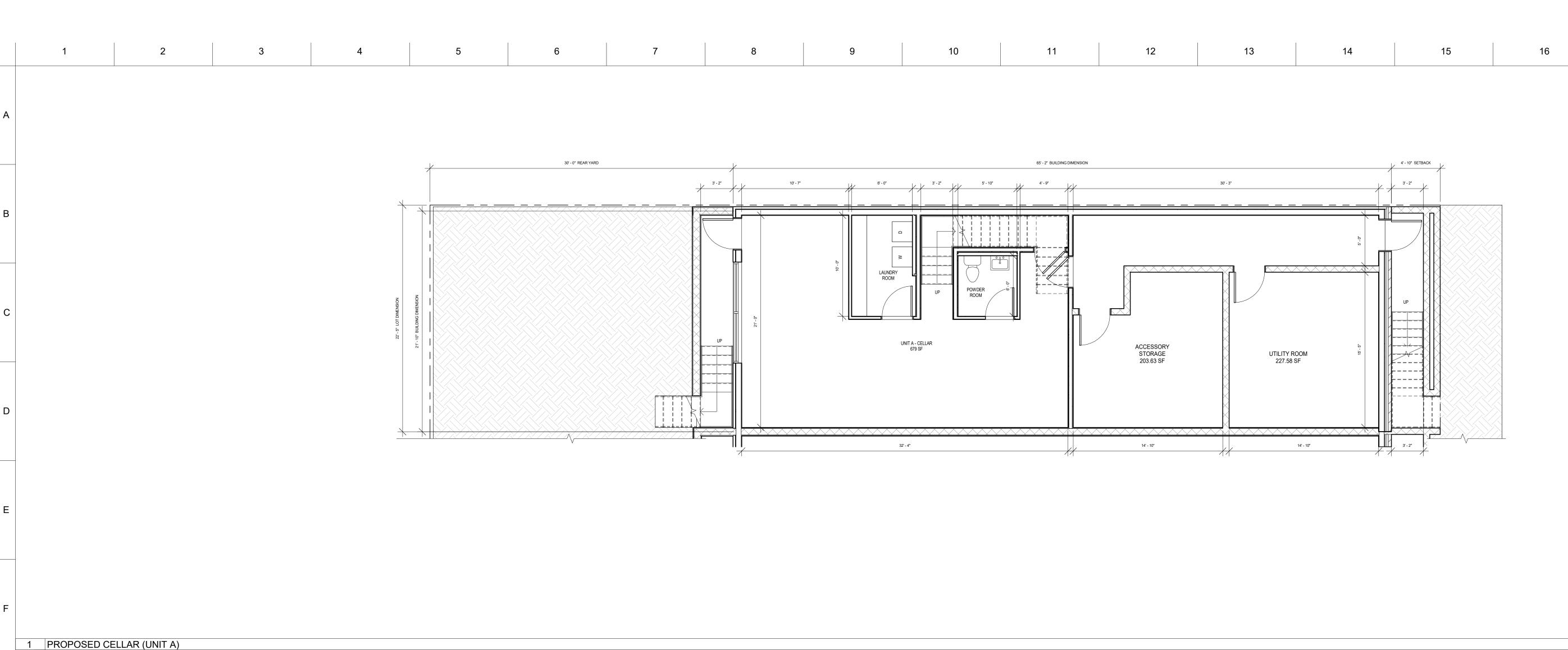


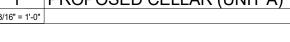
### FLOOR AREA & SECTION DIAGRAM

DOB JOB #	B00845845
BIN#	3061067
DATE	3/14/2023
DRAWN BY	Author
SCALE	As indicated

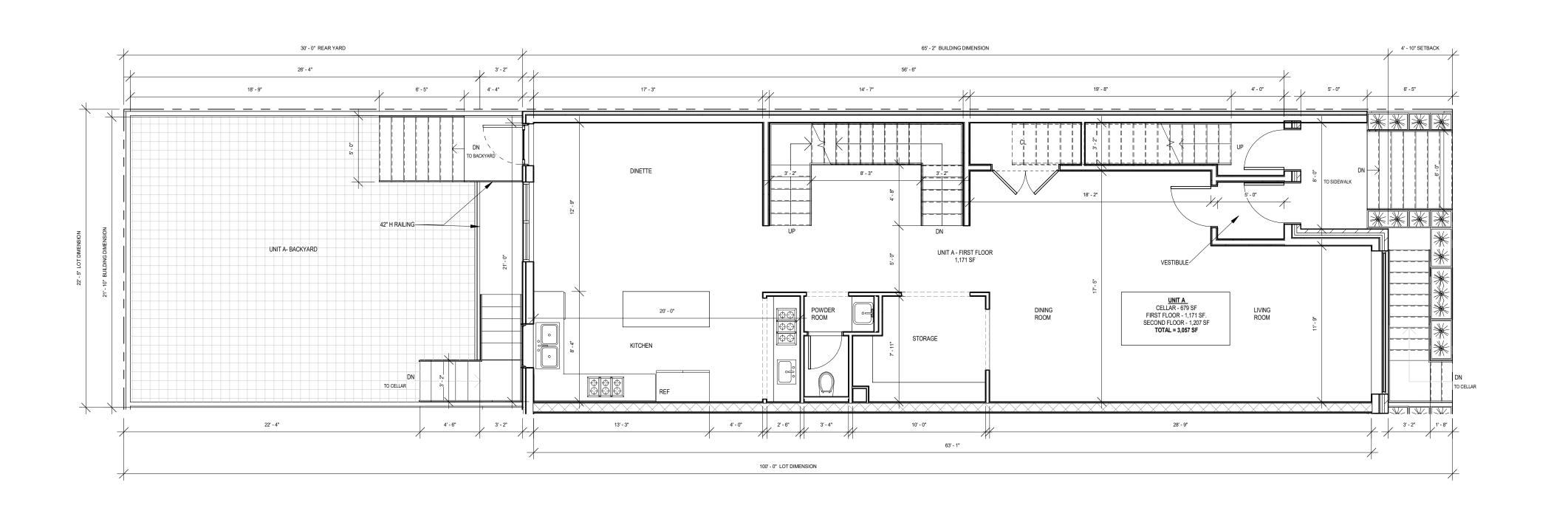
# **A-010**

SHEET 3 OF 7 DOB BSCAN STICKER





2 PROPOSED FIRST FLOOR (UNIT A)



# 306 RUTLEDGE ST.

**BROOKLYN, NY 11211** 



### J FRANKL ARCHITECTS

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### /18.569.22

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Brooklyn, NY 11230
(718) 871-0382

### Owner

306 Rutledge, LLC 149 Heyward St Brooklyn, NY 11206 (917) 519-5900

# Structural Engineer

# Mechanical Engineer

TBD

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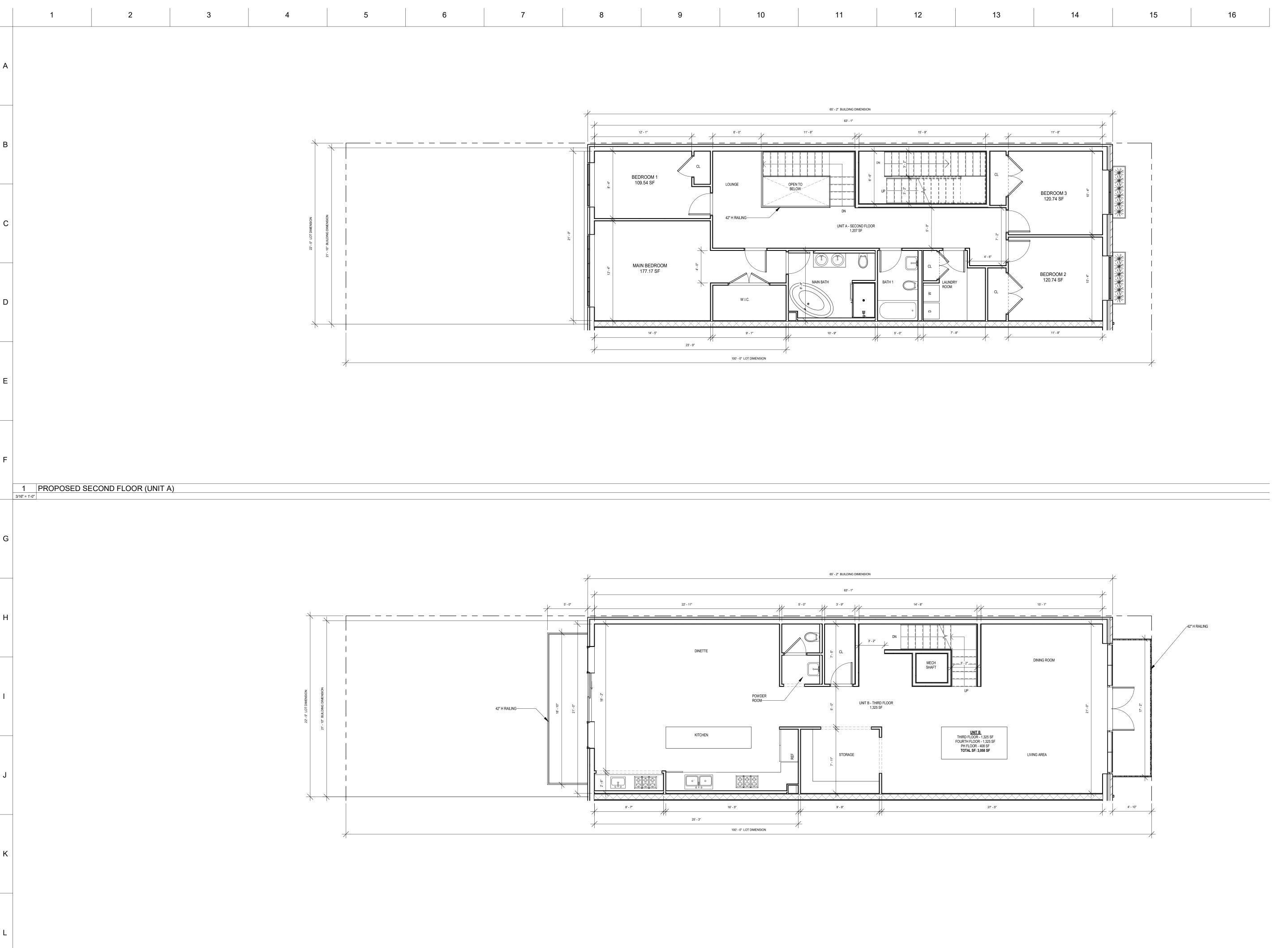


### UNIT A - PROPOSED CELLAR & FIRST FLOOR PLAN

DOB JOB#	B00845845
BIN#	3061067
DATE	3/14/2023
DRAWN BY	Author
SCALE	3/16" = 1'-0"

# **A-100**

SHEET 4 OF 7 DOB BSCAN STICKER



2 PROPOSED THIRD FLOOR (UNIT B)

# 306 RUTLEDGE ST.

**BROOKLYN, NY 11211** 

# **Architect**



### J FRANKL ARCHITECTS

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**DOB CONSULTANT** Greenline Building Consultants 202 Foster Ave. Brooklyn, NY 11230 (718) 871-0382

Owner 306 Rutledge, LLC 149 Heyward St Brooklyn, NY 11206 (917) 519-5900

# Structural Engineer

# **Mechanical Engineer**

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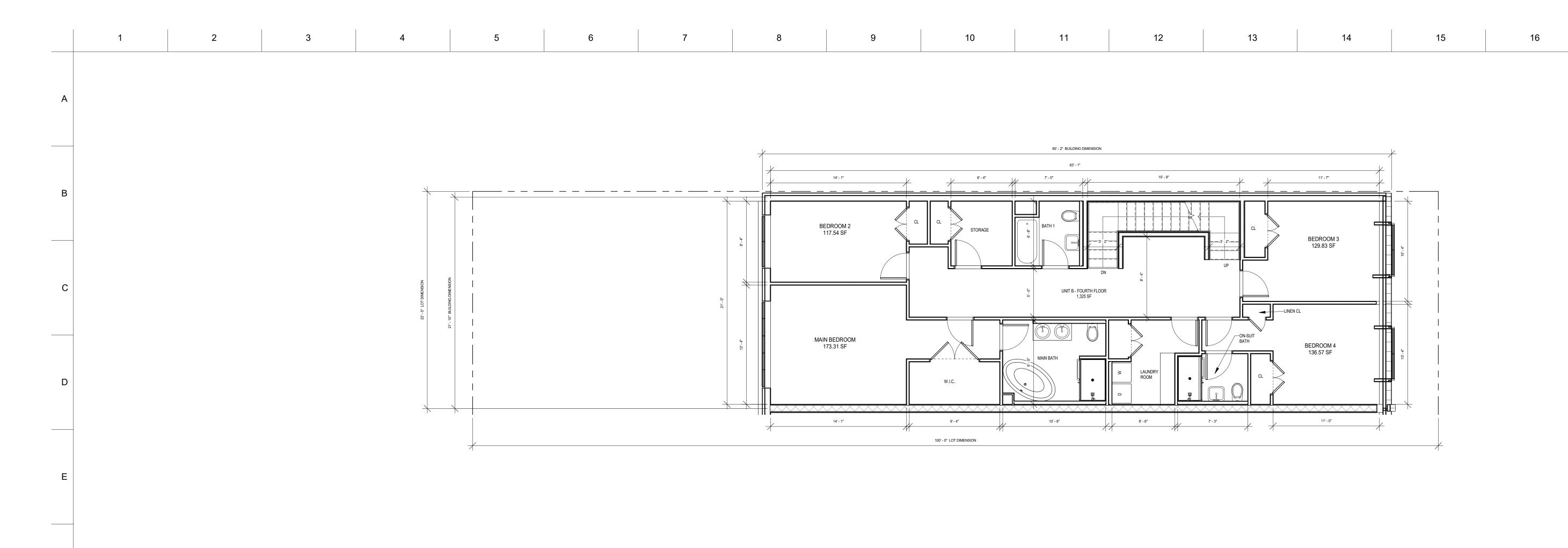


UNIT A&B - PROPOSED SECOND & THIRD FLOOR PLAN

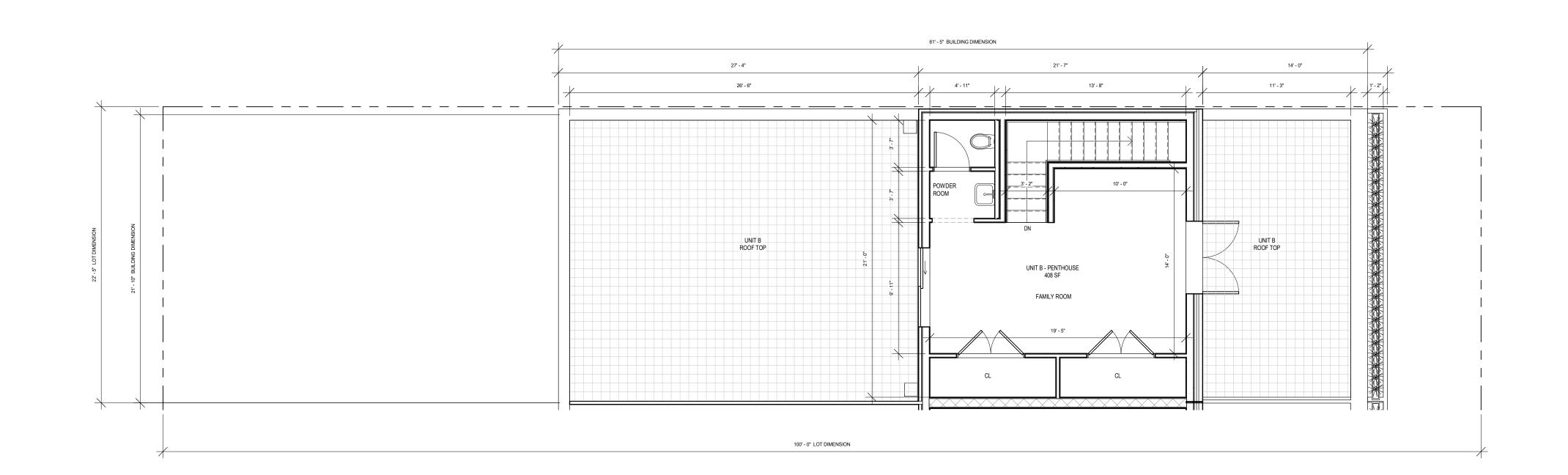
DOB JOB#	B00845845
BIN#	3061067
DATE	3/14/2023
DRAWN BY	Author
SCALE	3/16" = 1'-0"

# **A-101**

SHEET 5 OF 7 DOB BSCAN STICKER



1 PROPOSED FOURTH FLOOR (UNIT B)



B.C. 504.3 INDIVIDUAL PENTHOUSE CALCULATION MAX. PENTHOUSE SF ALLOWED 1,425 SF X 0.33 1/3 % = 474.99 ≈ 475 SF (GROSS) PROPOSED PENTHOUSE SF 471 SF (GROSS) = 33.05% (OK)

2 PROPOSED PENTHOUSE (UNIT B)

# 306 RUTLEDGE ST.

**BROOKLYN, NY 11211** 

### **Architect**



### J FRANKL ARCHITECTS

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**DOB CONSULTANT** Greenline Building Consultants 202 Foster Ave. Brooklyn, NY 11230 (718) 871-0382

Owner 306 Rutledge, LLC 149 Heyward St Brooklyn, NY 11206 (917) 519-5900

# Structural Engineer

# **Mechanical Engineer**

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### **BSA SET**



### UNIT B - PROPOSED FOURTH & PENTHOUSE FLOOR PLAN

DOB JOB#	B00845845		
BIN#	3061067		
DATE	3/14/2023		
DRAWN BY	Author		
SCALE	3/16" = 1'-0"		

# **A-102**

SHEET 6 OF 7 DOB BSCAN STICKER

48-U PRUPERTY WINDENSION

87-8" OVERALL BUILDING DIMENSION RUTLEDGE STREET 3RD-UNITB 1ST-UNIT A 176'-0" PROPERTY DIMENSION HERNIGED STEPLE



RENDERING

1 MASSING

# 306 RUTLEDGE ST.

13

14

**BROOKLYN, NY 11211** 

# **Architect**



### J FRANKL ARCHITECTS

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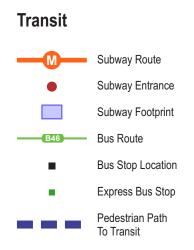
### PROPOSED MASSING & RENDERING

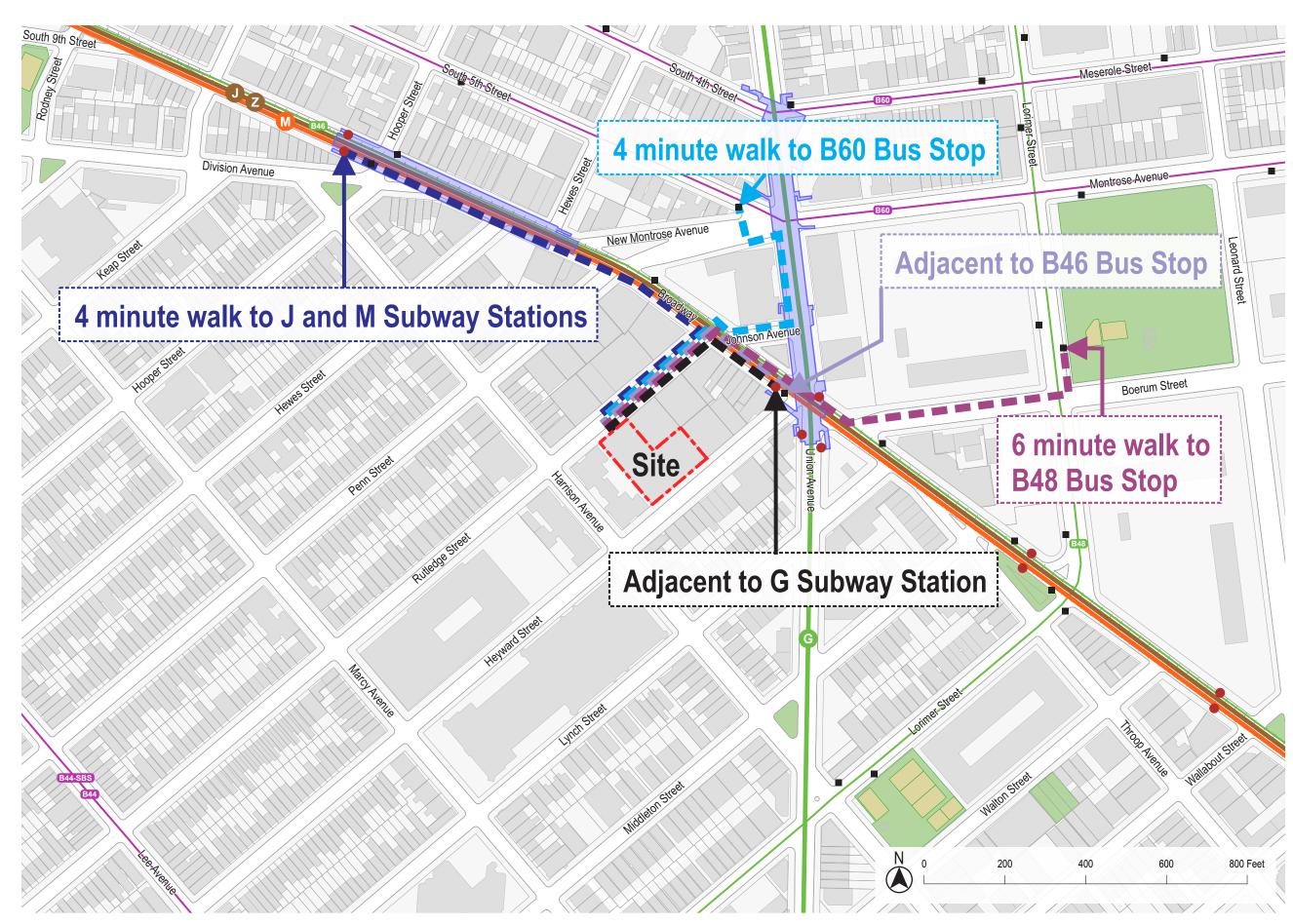
DOB JOB #	B00845845
BIN#	3061067
DATE	3/14/2023
DRAWN BY	Author
SCALE	

# **A-103**

SHEET 7 OF 7 DOB BSCAN STICKER

Nearby Transit Map



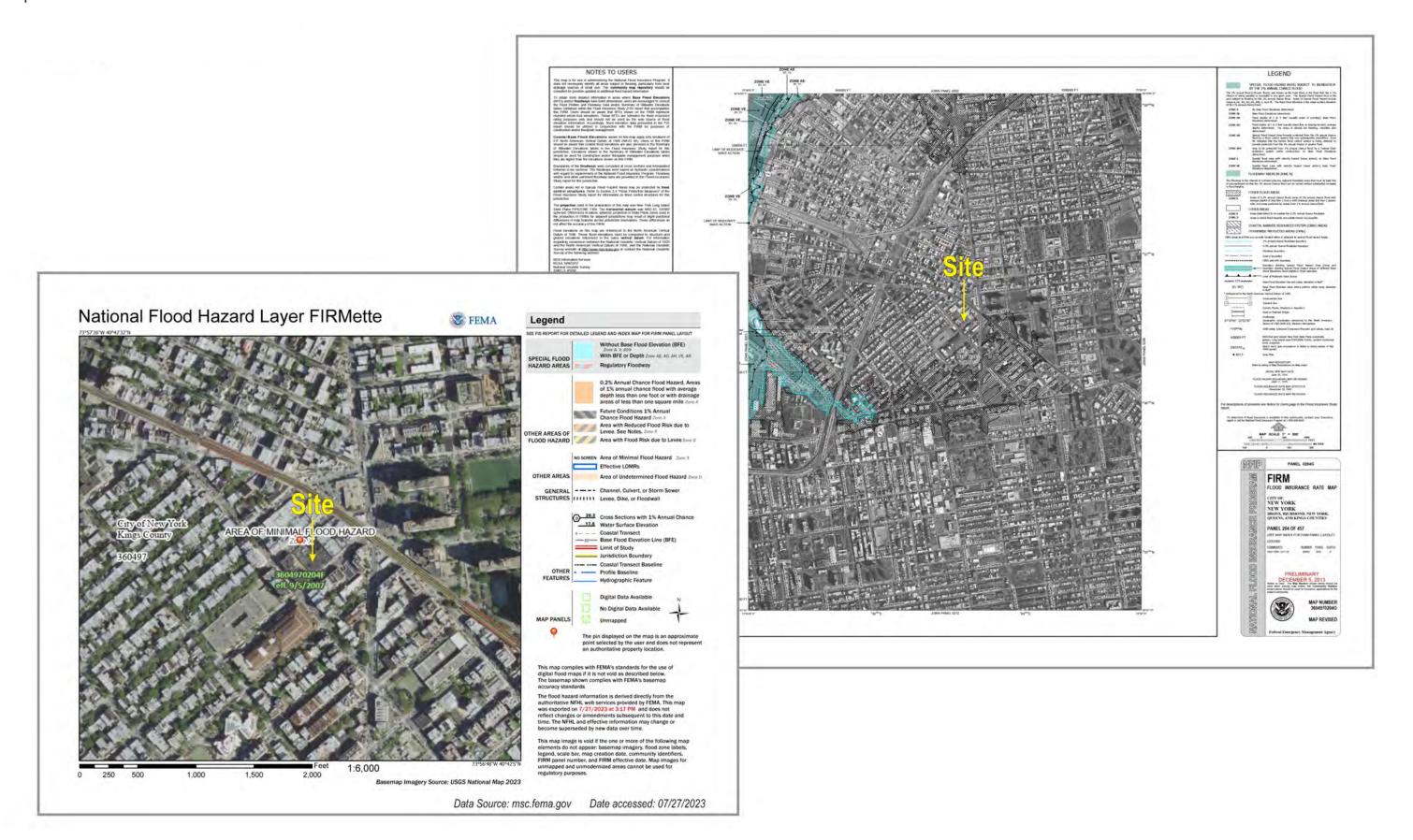


Tax Map



Fe

Firm Map



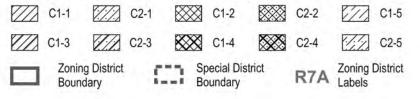
Radius Map

### 306 Rutledge Street, Brooklyn

Radius Diagram / Land Use Map

Block: 2228, Lot: 11 Zoning District: C8-2
Zoning Map: 13b Special District: n/a

### **Zoning Districts and Commercial Overlays**



### **Land Uses**



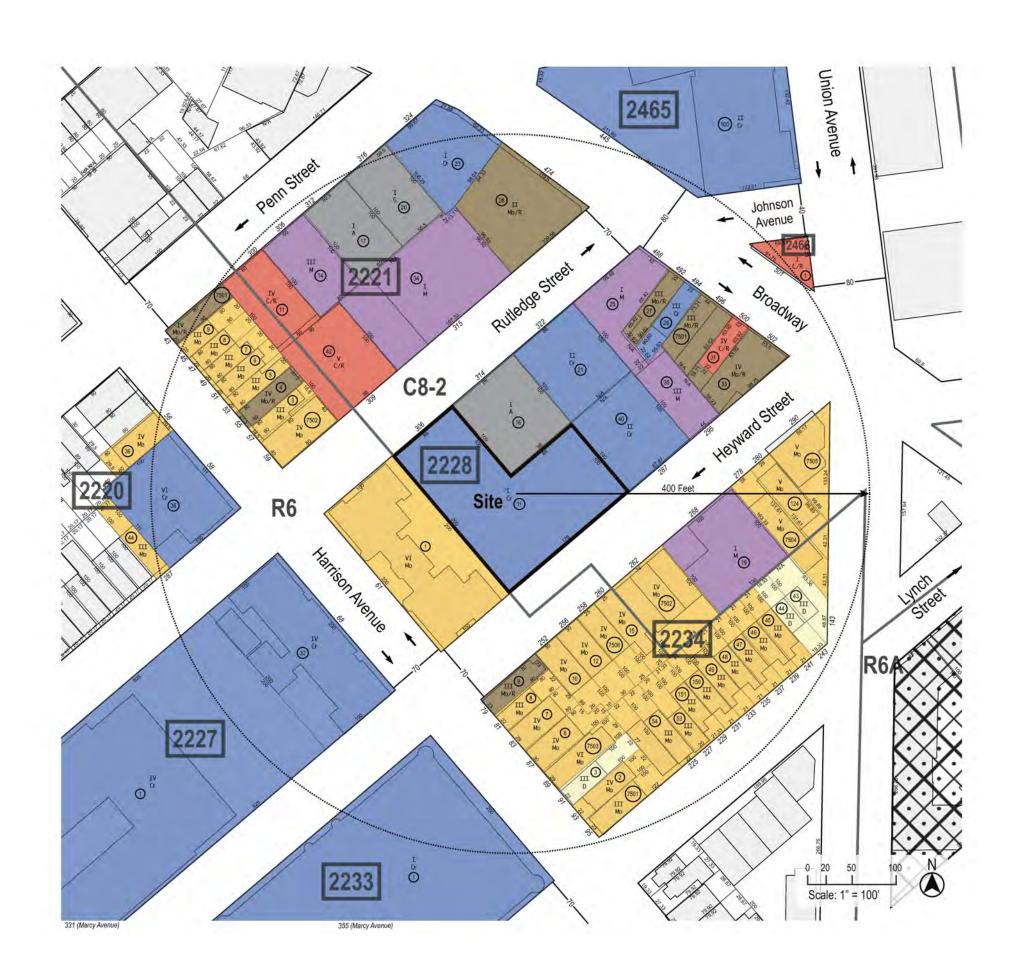
### Lot and Building Information

#	Lot Numbers (within radius)	C	Commercial
###	Block Numbers	I	Industrial
г, п, ш	Story Height	М	Manufacturing
MD	Multiple Dwelling	W	Warehouse
D	Dwelling	Α	Auto
R	Retail	CF	Community Facility
G	Garage		

### **Data Sources**

Land Use and Building Information: MapPLUTO 2023v1 from NYC DCP Zoning Districts: NYC DCP, file dated 3/16/2023
Digital Tax Map: NYC DOF, file dated 3/1/2023
Building Footprints: NYC DoITT, file dated 4/11/2023

### Urban Cartographics





View 1



View 3



View 2





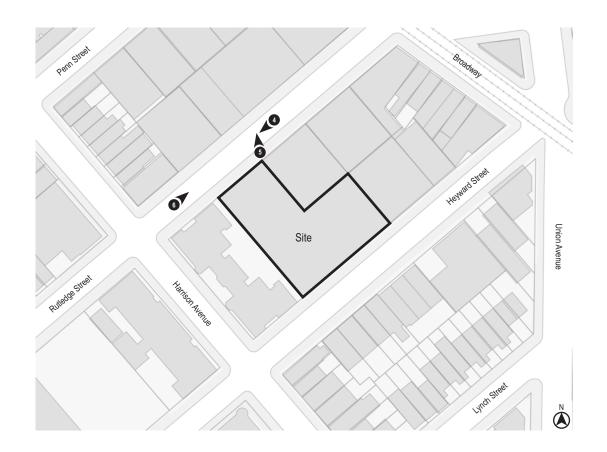
View 4



View 6



View 5





View 7









View 10



View 12









View 14



## 306 Rutledge Street, Brooklyn

Map of People Who Signed Letter of Support



# Proposed Conditions

- 1. Proposed Renderings;
- 2. Proposed Plans









# PROPOSED 12 TWO-FAMILY TOWNHOMES FOUR STORIES WITH PENTHOUSE AND CELLAR 24 RESIDENTIAL DWELLING UNITS

# 306 RUTLEDGE STREET, BROOKLYN, NY 11211



T-100	COVER PAGE	A-101	UNIT A & B - PROPOSED SECOND & THIRD FLOOR PLAN
A-001	ZONING ANALYSIS	A-102	UNIT B - PROPOSED FOURTH & PENTHOUSE FLOOR PLAN
A-010	FLOOR AREA & SECTION DIAGRAM	A-103	PROPOSED MASSING & RENDERING



UNIT A - PROPOSED CELLAR & FIRST FLOOR PLAN

## 306 RUTLEDGE ST.

**BROOKLYN, NY 11211** 

## **Architect**



## J FRANKL ARCHITECTS

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## **Structural Engineer**

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## **BSA SET**



**COVER PAGE** 

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DRAWN BY	HP
SCALE	ПР

**T-100** 

SHEET 1 OF 7 DOB BSCAN STICKER

13

#### **ZONING ANALYSIS**

ADDRESS: 306 RUTLEDGE STREET, BROOKLYN 11211

TAX BLOCK: 2228 TAX LOT: 11

**ZONING MAP: 13b** ZONING DISTRICT: C8-2 AS-OF-RIGHT (R6A EQUIVALENT FOR USE VARIANCE)

LOT AREA: 26,400 SF PROJECT IS NOT IN SFHA

### **SCOPE OF WORK**

PROPOSED ZONING PARAMETERS AND ANALYSIS BASED ON AN AS-OF-RIGHT R6A. PROPOSED 12 TWO-FAMILY TOWNHOMES, FOUR STORIES WITH PENTHOUSE AND CELLAR - 24 RESIDENTIAL DWELLING UNITS. PROPOSED OCCUPANCY CLASS: R3.

**ZR 22-10**: PERMITTED USE GROUPS: 1, 2, 3, 4, 6C PROPOSED USE GROUP: 2A

## ZR 23-011 QUALITY HOUSING PROGRAM

(A) IN **R6A**, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9D, R9X, R10A OR R10X DISTRICTS. ANY BUILDING OR OTHER STRUCTURE SHALL COMPLY WITH THE BULK REGULATIONS FOR QUALITY HOUSING BUILDINGS SET FORTH IN THIS CHAPTER AND ANY BUILDING CONTAINING RESIDENCES SHALL ALSO COMPLY WITH THE REQUIREMENTS OF ARTICLE II, CHAPTER 8 (QUALITY HOUSING PROGRAM). HOWEVER, THE PROVISIONS OF ARTICLE II, CHAPTER 8, SHALL NOT APPLY TO BUILDINGS CONVERTED PURSUANT TO ARTICLE I, CHAPTER 5.

## FLOOR AREA AND LOT COVERAGE CALCULATIONS

ZR 23-15 OPEN SPACE AND FLOOR AREA REGULATIONS IN R6 - R10 DISTRICTS IN **R6A**, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9D, R9X, R10A OR R10X DISTRICTS,

ANY BUILDING CONTAINING RESIDENCES SHALL COMPLY WITH THE FLOOR AREA RATIO AND LOT COVERAGE REGULATIONS FOR QUALITY HOUSING BUILDINGS SET FORTH IN SECTION 23-153 (FOR QUALITY HOUSING BUILDINGS).

ZR 23-153 FOR QUALITY HOUSING BUILDINGS
IN THE DISTRICTS INDICATED, FOR QUALITY HOUSING BUILDINGS, THE MAX. FLOOR AREA RATIO AND MAX. RESIDENTIAL LOT COVERAGE FOR INTERIOR LOTS OR THROUGH LOTS SHALL BE AS SET FORTH IN THE TABLE IN THIS SECTION.

DISTRICT	MAX LOT COVERAGE (%)	MAX FLOOR AREA RATIO	
R6A	65%	3.00	

LOT COVERAGE ALLOWED = 26,400 x 0.65 = 17,160 SF PROPOSED LOT COVERAGE = 17,160 SF = 65% (OK)

FLOOR AREA PERMITTED = 26,400 SF x 3.00 = 79,200 SF

PROPOSED FLOOR AREA = 73,681 SF / 26,400 SF = 2.79 (OK)

SEE ZFA CHART FOR CALCULATIONS.

## **DENSITY CALCULATION**

**ZR 23-22 MAXIMUM NUMBER OF DWELLING UNITS** 

IN ALL DISTRICTS, AS INDICATED, THE MAXIMUM NUMBER OF DWELLING UNITS SHALL EQUAL THE MAXIMUM RESIDENTIAL FLOOR AREA PERMITTED ON THE ZONING LOT DIVIDED BY THE APPLICABLE FACTOR IN THE FOLLOWING TABLE

DISTRICT	FACTOR FOR DWELLING UNITS
R6A	680

MAX. D.U. PERMITTED =  $74,286 \text{ SF} / 680 = 109.24 \approx 109$ PROPOSED = 24 DWELLING UNITS (OK)

### YARD REGULATIONS

ZR 23-44 PERMITTED OBSTRUCTIONS IN REQ'D YARDS OR REAR YARD IN ALL RESIDENCE DISTRICTS, THE FOLLOWING OBSTRUCTIONS SHALL BE PERMITTED WITHIN A REQUIRED YARD OR REAR YARD EQUIVALENT:

(A) IN ANY YARD OR REAR YARD EQUIVALENT:

3 PLOT PLAN

1" = 30'-0"

(4) BALCONIES

(9) FENCES, NOT EXCEEDING FOUR FEET IN HEIGHT ABOVE ADJOINING GRADE IN ANY FRONT YARD, EXCEPT THAT FOR CORNER

FENCE MAY BE UP TO SIX FEET IN HEIGHT

LOTS A

## ZR 23-462 SIDE YARDS FOR ALL OTHER BUILDINGS CONTAINING RESIDENCES

(C) IN THE DISTRICTS INDICATED, NO SIDE YARDS ARE REQUIRED.

## ZR 23-47 MINIMUM REQUIRED REAR YARDS

IN ALL DISTRICTS, AS INDICATED, A REAR YARD WITH A DEPTH OF NOT LESS THAN 30' SHALL BE PROVIDED AT EVERY REAR LOT LINE ON ANY ZONING LOT

30' REAR YARD PROVIDED (OK)

### **HEIGHT AND SETBACK REQUIREMENTS**

#### **ZR 23-61 APPLICABILITY**

IN R6A, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9D, R9X, R10A OR R10X DISTRICTS, ALL BUILDINGS CONTAINING RESIDENCES SHALL COMPLY WITH THE BULK REGULATIONS FOR QUALITY HOUSING BUILDINGS SET FORTH IN SECTIONS 23-62 (PERMITTED OBSTRUCTIONS) AND 23-66.

QUALITY HOUSING BUILDINGS ARE SET FORTH IN THIS SECTION.

DISTRICT	MIN BASE HEIGHT	MAX BASE HEIGHT	MAX BUILDING HEIGHT
R6Δ	40'	60'	70'

FOR ALL QUALITY HOUSING BLDS, A SETBACK SHALL BE PROV'D IN ACCORD.

(1) AT A HEIGHT NOT LOWER THAN THE MIN BASE HEIGHT OR HIGHER THAN THE MAX BASE HEIGHT SPECIFIED

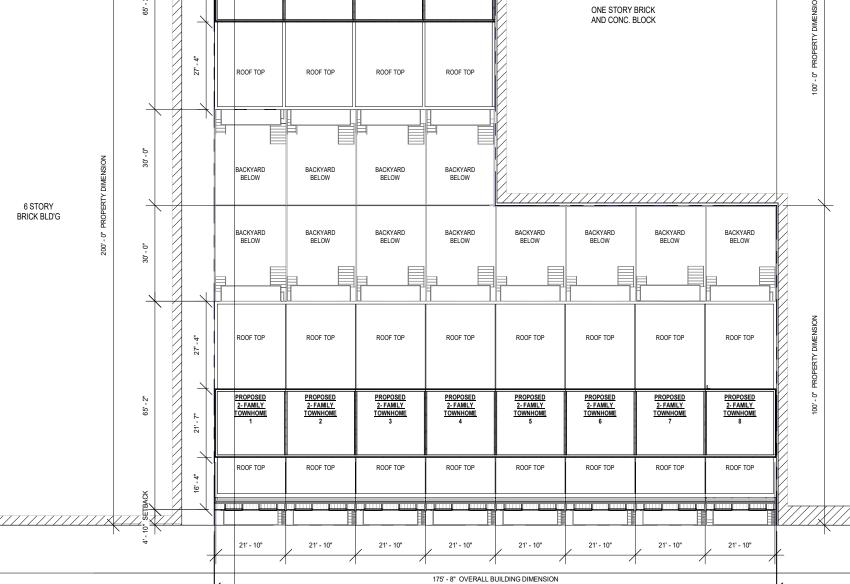
FRONTING ON A WIDE ST, AND A SETBACK WITH A DEPTH OF AT LEAST 15' SHALL BE PROVIDED FROM ANY STREET WALL FRONTING ON A

2 ZONING ANALYSIS

1 ZONING MAP

N.T.S.

MONTROSE FRANCES TERMBERG BOERUM MOORE



176' - 0" PROPERTY DIMENSION

<u>HEYWARD ST</u> 70'-0" (NARROW STREET)

RUTLEDGE ST.  $\longrightarrow$ 

\_\_\_\_0' - 2" SEISMIC GAP

70'-0" (NARROW STREET

88' - 0" PROPERTY DIMENSION

87' - 8" OVERALL BUILDING DIMENSION

21' - 10"

21' - 10"

0' - 2" SEISMIC GAP-

0' - 2" SEISMIC GAP-

#### ZR 23-662 MAXIMUM HEIGHT OF BUILDINGS AND SETBACK REGULATIONS IN THE DISTRICTS INDICATED, HEIGHT AND SETBACK REGULATIONS FOR

R6A	40'	60'	70'

## (C) SETBACK REQUIREMENTS

88' - 0" PROPERTY DIMENSION

WITH THE FOLLOWING REGULATIONS:

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-0' - 2" SEISMIC GAP

NARROW STREET.

16'-4" SETBACK PROVIDED AT PENTHOUSE FLOOR (48' H)

## **306 RUTLEDGE ST.**

**BROOKLYN, NY 11211** 



#### J FRANKL ARCHITECTS

16 Court St, 36th Floor Brooklyn, NY 11241 718.569.2200

## **DOB CONSULTANT**

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## **Structural Engineer**

## Mechanical Engineer

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## **BSA SET**



**ZONING ANALYSIS** 

DOB JOB #	B00845845
BIN#	3061067
DATE	3/14/2023
DRAWN BY	HP
SCALE	As indicated

## **A-001**

SHEET 2 OF 7 **DOB BSCAN STICKER** 

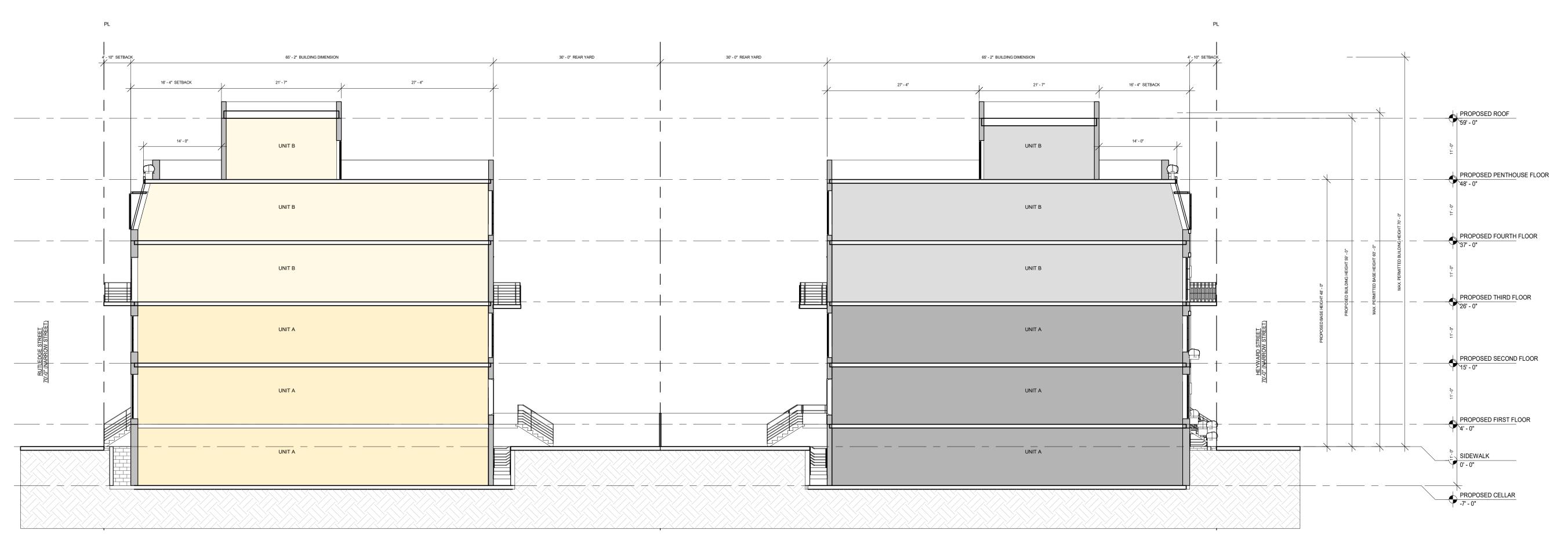
14 13

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	NE	W BUILDING	
	T	AX LOT #11	
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Proposed ZFA	73,681

1 ZONING ANALYSIS ZFA CHART

2 DIAGRAMMATIC SECTION



## 306 RUTLEDGE ST.

**BROOKLYN, NY 11211** 

## **Architect**



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## **Mechanical Engineer**

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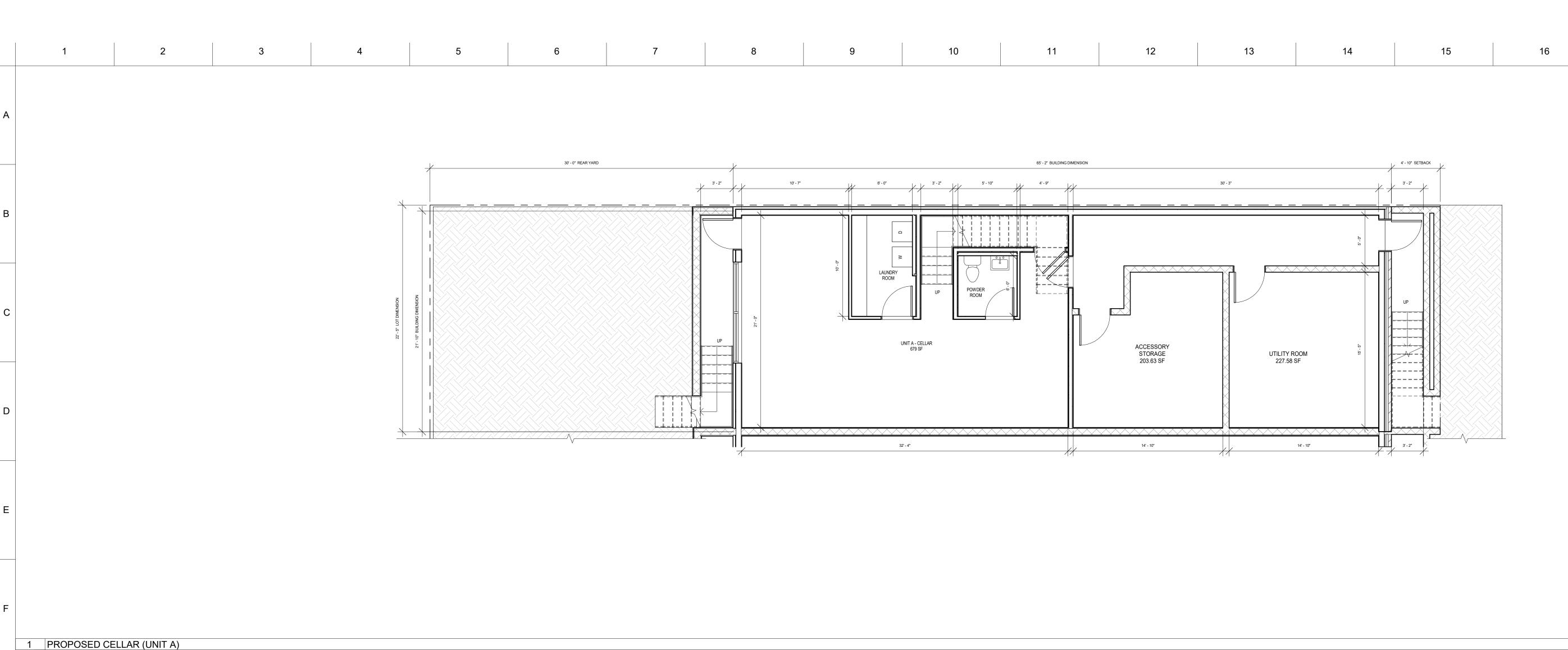


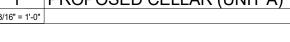
## FLOOR AREA & SECTION DIAGRAM

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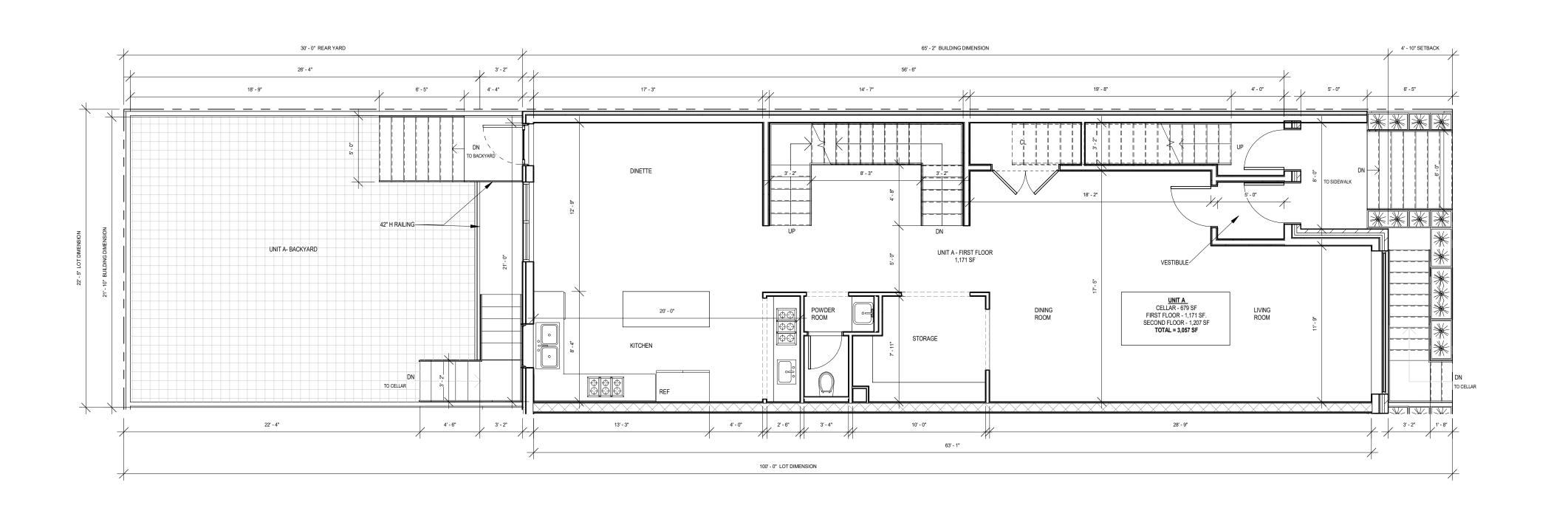
# **A-010**

SHEET 3 OF 7 DOB BSCAN STICKER





2 PROPOSED FIRST FLOOR (UNIT A)



## 306 RUTLEDGE ST.

**BROOKLYN, NY 11211** 



## J FRANKL ARCHITECTS

16 Court St, 36th Floor Brooklyn, NY 11241 718.569.2200

## /18.569.22

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## Structural Engineer

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TBD

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## **BSA SET**

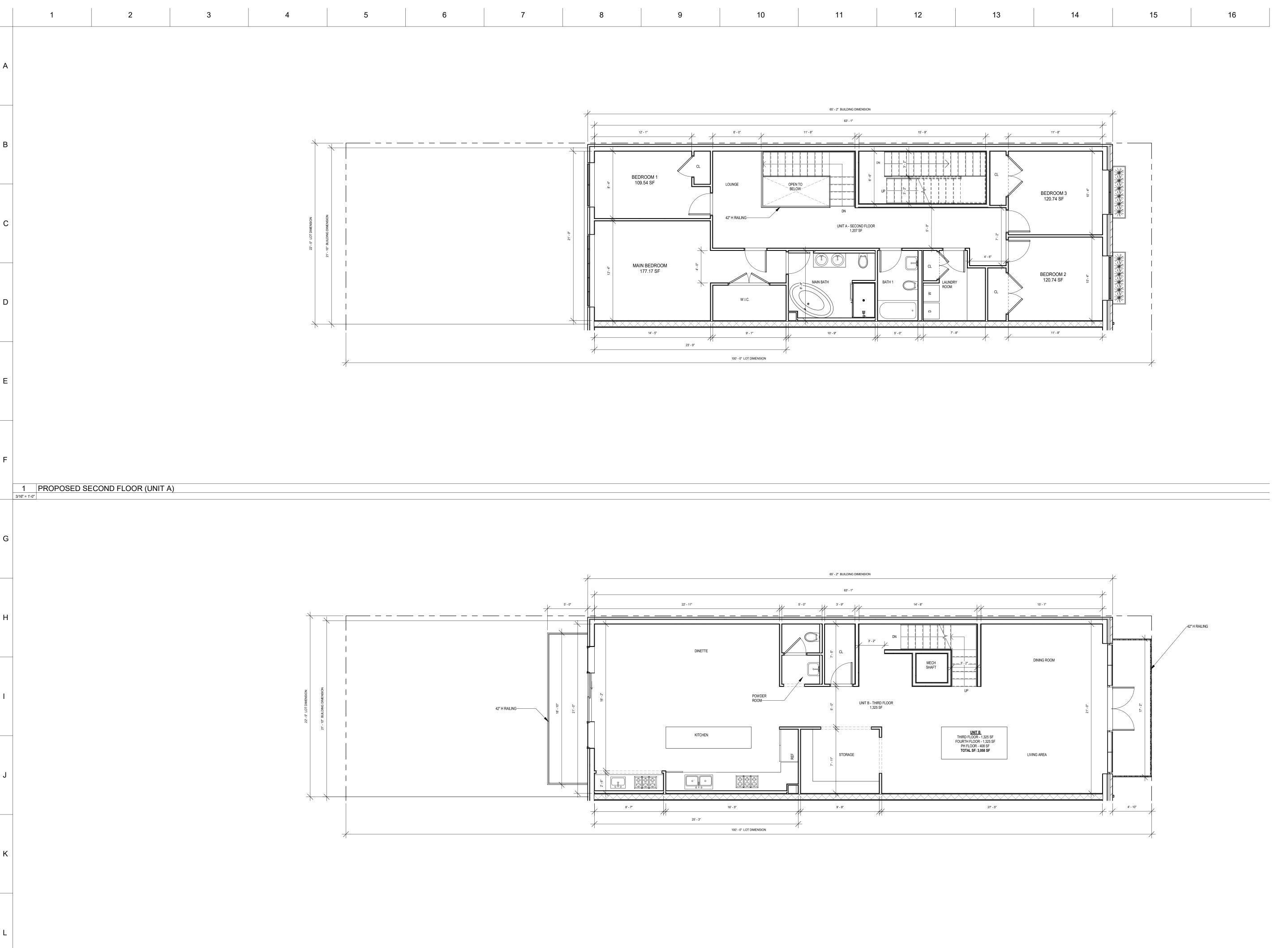


## UNIT A - PROPOSED CELLAR & FIRST FLOOR PLAN

DOB JOB#	B00845845
BIN#	3061067
DATE	3/14/2023
DRAWN BY	Author
SCALE	3/16" = 1'-0"

# **A-100**

SHEET 4 OF 7 DOB BSCAN STICKER



2 PROPOSED THIRD FLOOR (UNIT B)

## 306 RUTLEDGE ST.

**BROOKLYN, NY 11211** 

## **Architect**



## J FRANKL ARCHITECTS

16 Court St, 36th Floor Brooklyn, NY 11241 718.569.2200

**DOB CONSULTANT** Greenline Building Consultants 202 Foster Ave. Brooklyn, NY 11230 (718) 871-0382

Owner 306 Rutledge, LLC 149 Heyward St Brooklyn, NY 11206 (917) 519-5900

## Structural Engineer

## **Mechanical Engineer**

REVISION TABLE		
NUMBER	DATE	DESCRIPTION

CAD files, sealed drawings and specifications are instruments of CAD files, sealed drawings and specifications are instruments of service whose ownership belongs to Joseph Frankl, RA.

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## **BSA SET**

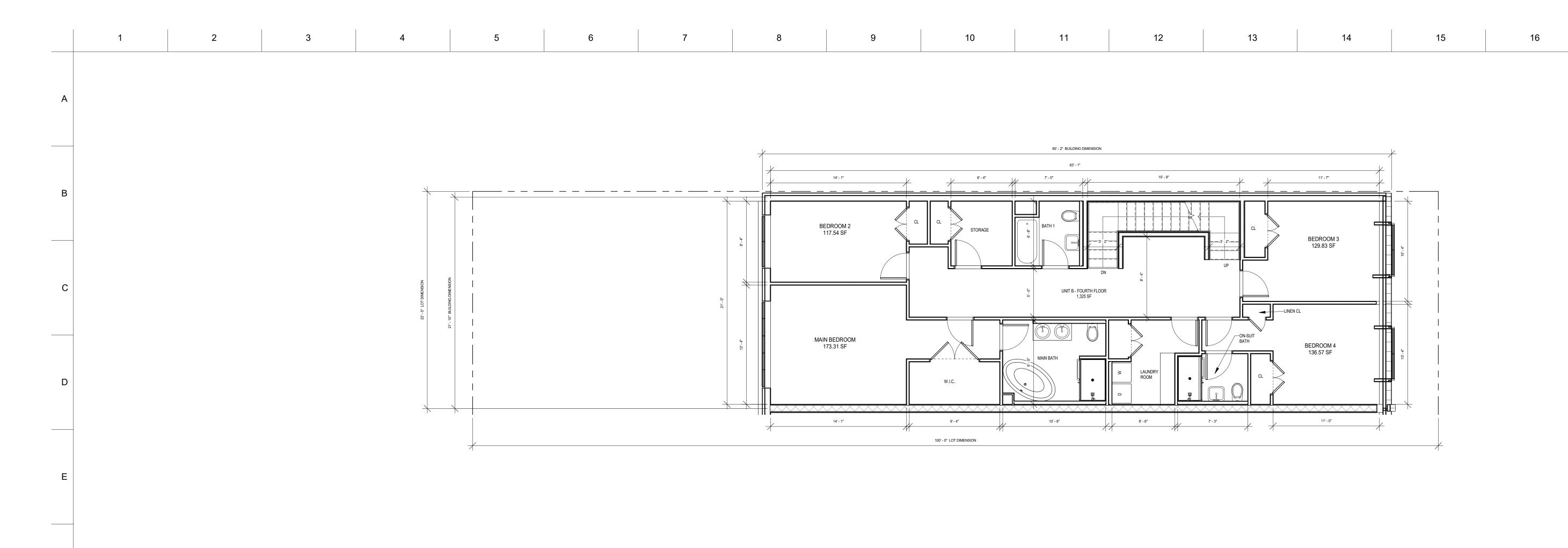


UNIT A&B - PROPOSED SECOND & THIRD FLOOR PLAN

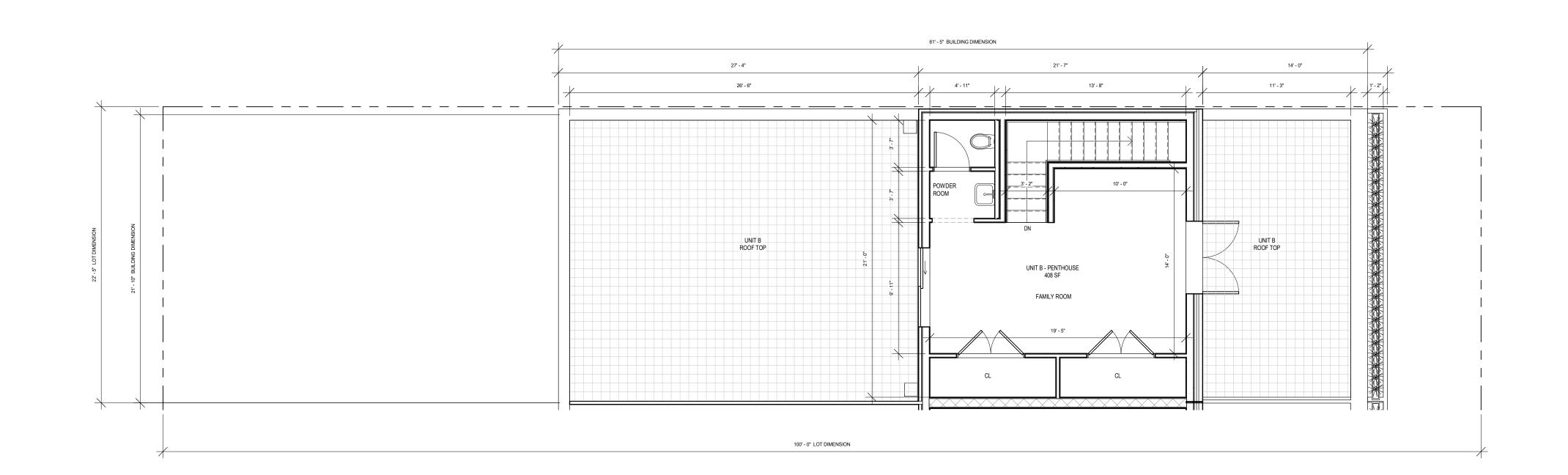
DOB JOB#	B00845845
BIN#	3061067
DATE	3/14/2023
DRAWN BY	Author
SCALE	3/16" = 1'-0"

# **A-101**

SHEET 5 OF 7 DOB BSCAN STICKER



1 PROPOSED FOURTH FLOOR (UNIT B)



B.C. 504.3 INDIVIDUAL PENTHOUSE CALCULATION MAX. PENTHOUSE SF ALLOWED 1,425 SF X 0.33 1/3 % = 474.99 ≈ 475 SF (GROSS) PROPOSED PENTHOUSE SF 471 SF (GROSS) = 33.05% (OK)

2 PROPOSED PENTHOUSE (UNIT B)

## 306 RUTLEDGE ST.

**BROOKLYN, NY 11211** 

## **Architect**



#### J FRANKL ARCHITECTS

16 Court St, 36th Floor Brooklyn, NY 11241 718.569.2200

**DOB CONSULTANT** Greenline Building Consultants 202 Foster Ave. Brooklyn, NY 11230 (718) 871-0382

Owner 306 Rutledge, LLC 149 Heyward St Brooklyn, NY 11206 (917) 519-5900

## Structural Engineer

## **Mechanical Engineer**

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## **BSA SET**



## UNIT B - PROPOSED FOURTH & PENTHOUSE FLOOR PLAN

DOB JOB#	B00845845
BIN#	3061067
DATE	3/14/2023
DRAWN BY	Author
SCALE	3/16" = 1'-0"

# **A-102**

SHEET 6 OF 7 DOB BSCAN STICKER

48-U PRUPERTY WINDENSION

87-8" OVERALL BUILDING DIMENSION RUTLEDGE STREET 3RD-UNITB 1ST-UNIT A 176'-0" PROPERTY DIMENSION HERMINED & HEREIT



RENDERING

1 MASSING

## 306 RUTLEDGE ST.

13

14

**BROOKLYN, NY 11211** 

## **Architect**



## J FRANKL ARCHITECTS

16 Court St, 36th Floor Brooklyn, NY 11241 718.569.2200

**DOB CONSULTANT** 

# Greenline Building Consultants 202 Foster Ave. Brooklyn, NY 11230 (718) 871-0382

Owner 306 Rutledge, LLC 149 Heyward St Brooklyn, NY 11206 (917) 519-5900

## **Structural Engineer**

## **Mechanical Engineer**

REVISION TABLE		
NUMBER	DATE	DESCRIPTION

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## **BSA SET**



## PROPOSED MASSING & RENDERING

DOB JOB #	B00845845
BIN#	3061067
DATE	3/14/2023
DRAWN BY	Author
SCALE	

# **A-103**

SHEET 7 OF 7 DOB BSCAN STICKER



#### **District Manager's Report**

TO: All Board Members

FROM: Johana P. Pulgarin

**District Manager** 

RE: DECEMBER 2023

1. Complaint Tally Sheet for November 2023 – December 2023.

- 2. District Service Cabinet Meeting minutes from November 16, 2023.
- 3. Department of Buildings Service Notices and Handouts.
- 4. Department of Health:
  - NYC to Vaccinate Raccoons against Rabies.
  - Information regarding 311 Complaints.
  - Office of Health Insurance Services Action Toolkit.
  - NYC Health Data.
- 5. Department of Environmental Protection How New Yorkers can prepare for storms.
- 6. Office of Emergency Management Winter Weather Planning.
- 7. Department of Parks & Recreation Lifeguard Information.
- 8. Homes and Community Renewal Fact Sheets and FAQs.
- 9. Department of Transportation Alternate Side Parking Rules 2024 Suspension Calendar and Greenpoint Avenue Bridge Closure (12/19/2023-12/20/2023).
- 10. 12/12/2023 Con Edison Winter Preparation Presentation and Downed Trees/Wires Information.
- 11. 12/12/2023 District Manager Pulgarin attended the Brooklyn Borough Service Cabinet Meeting where the Office of Cannabis Management (OCM) presented regarding the OCM process in New York state.



SIMON WEISER FIRST VICE-CHAIRMAN

DEL TEAGUE SECOND VICE-CHAIRPERSON

GINA BARROS THIRD VICE-CHAIRPERSON

DAVID HEIMLICH FINANCIAL SECRETARY

SONIA IGLESIAS RECORDING SECRETARY PHILIP A. CAPONEGRO MEMBER-AT-LARGE

## **COMMUNITY BOARD No. 1**

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009 FAX: (718) 389-0098 Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyncb1

HON. ANTONIO REYNOSO BROOKLYN BOROUGH PRESIDENT

DEALICE FULLER CHAIRPERSON

HON. LINCOLN RESTLER COUNCILMEMBER, 33rd CD

JOHANA PULGARIN DISTRICT MANAGER

HON. JENNIFER GUTIERREZ COUNCILMEMBER, 34th CD

#### COMPLAINT TALLY NOVEMBER 15, 2023 – DECEMBER 15, 2023

COMPLAINT TYPE	TALLY	COMPLAINT TYPE	TALLY
AIR		NATIONAL GRID	3
ANIMAL CONTROL		NOISE	6
APPLICATION		OTHER	1
ARCADE/RIDES		PARKING	11
ASSISTANCE		PARKS DEPARTMENT	2
BASKET REQUESTS		PEST CONTROL	
BUILDINGS DEPARTMENT	2	PLATES	
BULK PICKUP		POLICE DEPARTMENT	2
CATCH BASIN		POOLS	
CAVE-IN		POTHOLES	2
CODE ENFORCE		PROTECTION	
COLLEGE		PRUNING	
CON-EDISON		PUBLIC ASSISTANCE	
CRIME		REAL ESTATE	
DCA	1	RECYCLING	
DCAS	1	REFERRALS	8
DEMO		REGULAR PICKUP	0
DEP	7	RELOCATION	
DERELICT AUTO/BIKES	/	RENT CONTROL	
		SANITATION	2
DOCUMENTS			3
DOS	1.6	SCHOOL/PS	
DOT	16	SCHOOL REGION	
DRUGS	1	SEAL-UP	
EDUCATION		SENIOR HOUSING	
ELEVATOR		SERVICE	
ENFORCEMENT		SEWER BACKUP	
EQUIPMENT		SEWER BREAK	
FEDERAL		SIDEWALK	
FIRE DEPARTMENT		SIGNS	
FOOD STAMPS		SNOW REMOVAL	
GREENSTREET		SOCIAL SERVICES	1
HEALTH DEPARTMENT	1	SPRAYING	
HEAT/HOT WATER		STATE	
HIGHWAYS		STREETLIGHT	
HOUSING AUTHORITY		TRAFFIC LIGHTS	
HPD		TREE REMOVAL	
HRA		TREE REQUESTS	
HS		TRENCH WORK (& DEP)	
HYDRANT		UNSWEPT STREET LITTER	
INFO REQUESTS	52	VERIZON/CABLE	
JHS		WATER	
LEGAL			
LICENSE	18		
LOT CLEANING			
LOT CLEANING/BQE			
MEDICAID			
METERS			
MTA	1	TOTAL	137
174.4.4	1 1	101111	107





COMMUNITY BOARD No. 1

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**JOHANA PULGARIN** 

DISTRICT MANAGER

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HON. JENNIFER GUTIERREZ COUNCILMEMBER, 34th CD

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> DISTRICT SERVICE CABINET MEETING NOVEMBER 16, 2023 435 GRAHAM AVENUE BROOKLYN NY 11211

#### **MEETING CALLED TO ORDER**

District Manager, Ms. Johana P. Pulgarin called the District Service Cabinet Meeting to order and noted the agenda which included a round robin session as well as a request for updates from city agency representatives regarding updates or special events for the holiday season.

#### **ROUND ROBIN SESSION**

**<u>DEPARTMENT OF BUILDINGS (DOB):</u>** Mr. Philip Arnold, Community Engagement Liaison, provided material for Community Board No. 1 to disseminate amongst constituents.

<u>DEPARTMENT OF PARKS & RECREATION (PARKS):</u> Mr. Jose Rivera, Park Supervisor, attended the District Service Cabinet Meeting on behalf of Mr. Vincent Piccolo. Mr. Rivera shared the marathon was a success, no hiccups, everything was done accordingly and announced that the McGolrick Park ribbon cutting would be on November 20, 2023. The District Manager commented that the Community Board was not invited and we should be invited to these events.

District Manager Pulgarin shared that Community Board No. 1 received complaints about the marathon regarding opening the street within the time schedule.

**DEPARTMENT OF SANITATION (DSNY):** Mr. Adam Dobrzynski, Community Affairs, conveyed that October 2, 2023 was the beginning of composting and has been a great success. DSNY is still having people ask about free bins but that time has passed. DSNY has composting decals that constituents can affix to their current bins. Leaf and yard waste separation will be mandatory starting in 2024 as well as containerized trash. DSNY will offer containers at a cost of no more than fifty (50) dollars. If a building has ten (10) or more units they will need to

containerize their trash. DSNY has been running pilot programs (one in Hamilton Heights) and requiring residents to bin up has mitigated the rat population.

District Manager Pulgarin asked Mr. Dobrzynski if these bins will be available for Parks. Mr. Dobrzynski was not certain but said they are replacing old bins with new bins and are currently waiting for more inventory. Mr. Dobrzynski shared to let DSNY know if there are damaged bins.

First Vice Chairman Mr. Simon Weiser mentioned that there was an issue with the marathon and the streets being closed until 7 PM.

District Manager Pulgarin advised that Community Board No. 1 had sent an email to DSNY two (2) days after the marathon.

Mr. Dobrzynski said he would investigate it.

Mr. Weiser stated that DSNY was supposed to clean but instead took lunch. Mr. Weiser felt this was unacceptable.

**DEPARTMENT FOR THE AGING (AGING):** Ms. Charise Lawrence shared that she had missed the last District Service Cabinet meeting because she was attending a public hearing for the public to provide feedback to agencies. These hearings occur every October, usually the last week. Ms. Lawrence felt they had been very successful. Since October, Ms. Lawrence has been trying to promote open enrollment for Medicare. Aging has people on staff on an agent connect line (HIICAP) 212-244-6469 Ms. Lawrence said that November is National Family Caregivers month and Aging has ways to offer support to caregivers.

**DEPARTMENT OF HEALTH AND MENTAL SERVICES (DOHMH):** Ms. Tejumadé Ajaiyeoba informed that she missed the October meeting. DOHMH is hosting a Naloxone training at the end of November until December, anyone who attends the training receives a free Naloxone kit. Community Health Profile has updated links for November. HealthyNYC wants to extend the age of New York to eighty-three (83) years old by addressing various diseases. Social media kit with a .jpg to post. October until the second week of November is the Rabies vaccination campaign. Poison control 800-222-1222 for rabies boxes, Ms. Ajaiyeoba advised she would send the press release.

District Manager Pulgarin asked Ms. Ajaiyeoba for an update on the rodents.

Ms. Ajaiyeoba said if there are particular areas to send the specific address and DOHMH will look into it. Please send before 12/19/2023.

Mr. Weiser asked regarding the rats, what power does DOHMH have to help?

Ms. Ajaiyeoba replied that they work with the "rat czar" on rat mitigation zones. There is an interagency effort to mitigate rats. If it is outside of the rat mitigation zone will issue an order. Have a fact sheet for 311 – DOHMH.

**DEPARTMENT OF TRANSPORTATION (DOT):** Ms. Ronda Messer, Director of Community Affairs has been the Community Board No. 1 DOT liaison since 2004. Ms. Messer shared that DOT is having a virtual hearing for Dining Outside which will be rolling out by the

end of 2023. The DRAFT rules are posted at nyc.gov/dining out. The period for public comment will end November 20, 2023 at 10:30. Ms. Messer also shared that there will be a ribbon cutting for the Berry Open Street on November 21, 2023 at 10:30 AM located at Berry and North 7<sup>th</sup> Street (**CANCELLED**).

District Manager Pulgarin asked Ms. Messer if there were any updates regarding McGuinness Boulevard.

Ms. Messer informed that DOT is working on the connection to the Pulaski Bridge but there is no new info.

Mr. Weiser mentioned daylighting and that a vote regarding daylighting had been tabled at the November 14, 2023 Public Hearing and Board Meeting because the Board Members had not seen the presentation.

Ms. Messer clarified that there had been no presentation at the Transportation Committee meeting, they just spoke about New York State law. DOT opted to be exempt and the Transportation Committee is proposing the Community Board No. 1 opt back into the program.

Mr. Weiser asked about the sheds on the corners.

Ms. Messer responded that sheds have to be 8 feet from the crosswalk and that there has been a lot of leniency with the program. DOT has taken some sheds down but would prefer for owners to be compliant. Focus efforts on the hearing coming up for permanent program. Not going to be substantial sheds with roofs and tall, vertical walls. Sheds moving forward will not look like the current sheds.

District Manager Pulgarin asked if a corner business could have one on each street.

Ms. Messer replied that she believed it depends on the entrances to the business, there will be a cost moving forward, recommends looking at the draft rules and thinks everyone should have their opinions heard. November 20, 2023 is the hearing, the meeting will be recorded and only virtually.

Mr. Weiser asked a question for both DOT and the New York City Police Department (NYPD) about Lee Avenue and Wallabout Street regarding National Grid pipes. There is only one flag person at 9:30 AM and no traffic police in this artery of the community, what is the process?

Ms. Messer responded to open the street you need the proper permits, if they are in violation they can ask HIQA to inspect the location and will share whether or not they are complying.

Mr. Weiser said that when DOT gives permits they have to think about traffic, work hand in hand.

Ms. Messer replied that the onus is on the company.

Mr. Weiser asked how many flag people DOT requires when they issue a permit.

Ms. Messer advised that the company is responsible for roadwork and is required to be compliant. Should be called into 311 and it will get inspected by HIQA.

NEW YORK CITY POLICE DEPARTMENT (NYPD): Captain Jonathan Navarrete, Captain, 94<sup>th</sup> Precinct, shared about upcoming holiday events in our district. Once a year there is a Senior Bingo Night which is free and has giveaways. December 9, 2023 at Cooper Houses there is a children's event. On December 15, 2023 McCarren Park Winter Wonderland. The 94<sup>th</sup> Precinct does not currently have an older adult liaison but plans to have one assigned soon. There is an uptick of NYPD in trains, increase of crimes in subways, more tourists, nothing specific, more preventative, increase of hate crimes, NYPD takes seriously, please report. Down in major crimes, up in GLA (motorcycles and scooters) people should chain them up. Robberies up, lots of commercial theft. Care more about safety. Call 911 if there is a robbery, don't try to stop it yourself. Grand Larceny is up, mostly credit card scams, elderly and young mostly, especially during the holiday season.

District Manager Pulgarin asked if someone would email Community Board No. 1 a list of the events.

Captain Navarrete agreed to do so.

District Manager Pulgarin advised that the SLA Review Committee would be meeting November 29, 2023.

Captain Navarrete shared that he attended the last meeting and will run the 311 complaints.

District Manager Pulgarin shared that December 7, 2023 the Cannabis Review Committee would be meeting.

Captain Navarrete said that NYPD and the Sheriff's Department are working together to try and shut down illegal cannabis stores.

District Manager Pulgarin shared that the 90<sup>th</sup> and 94<sup>th</sup> Precinct were welcome to contribute to the Cannabis Review Questionnaire.

Mr. Weiser asked Captain Navarrete about the bikes and mopeds since he has been receiving complaints.

Captain Navarrete said that it is a matter they are taking seriously. Illegal scooters are getting ticketed more, taking off the street, has operation in Greenpoint in two (2) weeks, very aware of the problem, trying to do what we can.

Mr. Weiser questioned whether the precinct could assign a car.

Captain Navarrete advised that they have traffic officers who look at the areas where they are congregating and plan operations (the NYPD needs a tow truck to be available to do so). The numbers speak for themselves.

Mr. Weiser asked about when they run lights or ride on the sidewalk.

Captain Navarrete shared that the 94<sup>th</sup> Precinct is up around 400% with ticketing, he has tasked his people to do so. Scooters are an epidemic in the whole city and people will snatch and rob from people. Nonviolent crimes are becoming violent crimes.

NEW YORK CITY POLICE DEPARTMENT (NYPD): Captain Joseph Wernersbach. Captain, 90<sup>th</sup> Precinct introduced himself and shared that the 90<sup>th</sup> Precinct is down 10% overall in crime but up in robbery, mostly scooters. The new modus operandi is to take a scooter and then approach a victim and remove property. 90<sup>th</sup> Precinct is doing weekly operations to remove from the street. A young child was struck but will be alright. There was an arrest within a day. Scooters and electric bikes are a big complaint and the 90<sup>th</sup> Precinct is trying to hit it at the source. There are more than ten stores selling electric bikes and then purchasers do not register the bikes. There have been a number of apprehension plans put into effect. There is an effort between the 90<sup>th</sup> and 94<sup>th</sup> Precincts and they work well with the Shomrim. There is an uptick in losses during the holiday season, retail thefts. The 90<sup>th</sup> Precinct sends their crime prevention officer out and recommends silent alarms. Smoke shops are targeted for robberies, some are 14year-old kids. Do surveys to try to mitigate crimes. Recommend plexiglass instead of glass. Would like more presence in Community Board No. 1, has a lot of meetings but will do his best to be here or send a representative. There will be a turkey giveaway at 507 Grand Street on November 20<sup>th</sup>. If you know someone who needs a turkey let Officer Dubois know. The next community council meeting is December 13, 2023 at 7:30 PM on 30 Montrose. The 90<sup>th</sup> Precinct is up 200% with gun removal.

Mr. Weiser queried about bicycles hitting people.

Captain Wernersbach shared that they are down 6% in bike collision but that this area is one of the worst traffic commands. The traffic team is very good and they try to focus on enforcement. If they see a cluster of bike collisions then they will do operations. Education, enforcement, engineering. Three-pronged approach. Track it weekly, evaluate it.

Captain Navarrete of the 94<sup>th</sup> Precinct shared that they go to bike shops and talk with the owners and customers. Go to the source and explain. 94<sup>th</sup> Precinct is up 30% in bike summons for the year and there has been a tremendous increase in population over the past few years.

Captain Wernersbach of the 90<sup>th</sup> Precinct said the 90<sup>th</sup> and 94<sup>th</sup> Precincts talk all of the time and do joint operations.

Captain Navarrete informed that he and Captain Wernersbach worked together as executive officers and does not think a better partnership can be found amongst commanding officers.

District Manager Pulgarin discussed the precincts presenting on crime prevention to the board member and advised that the 90<sup>th</sup> Precinct is scheduled to present at the December 19, 2023 meeting regarding an ADA ramp.

Captain Wernersbach shared that he felt it was important to better relationships; communication and information sharing are vital.

<u>COMMUNITY BOARD NO. 1:</u> District Manager Pulgarin concluded the meeting and advised all attendees that the next District Service Cabinet Meeting would be held on January 18, 2024.



## Local Law 109 of 2022: Rodent Abatement During Construction

Effective May 18, 2023, a licensed exterminator is required to treat the premises for rodent extermination, as required by the NYC Department of Health and Mental Hygiene (DOHMH), for the following work:

- Construction work involving 50% or more of the floor area of a building
- Vertical or horizontal enlargement increasing the building floor area by more than 25%
- Demolition of more than 50% of the floor area of a building
- Full demolition of a building.

Beginning June 6, 2023, if the applicant answered Yes to any of the below questions on the Plans/Work (PW1) in DOB NOW, the permit applicant will be required to certify on the PW2 that a licensed exterminator has been retained to effectively treat the premises for rodent extermination as per the requirements of DOHMH.

Are you demolishing more than 50% of the gross floor area of the building? *	Yes	○ No
Are you altering more than 50% of the gross floor area of the building?*	Yes	○ No
Are you performing a vertical or horizontal enlargement adding more than 25% of the area of the building?*	Yes	○ No

#### **Full Demolition**

All applicants for Full Demolition permits in DOB NOW will be required to certify on the PW2 that a licensed exterminator has been retained to effectively treat the premises for rodent extermination as per the requirements of DOHMH. In addition, applicants for Full Demolition permits in DOB NOW and the Buildings Information System (BIS) are required to submit a Rodent Control Required Item/Document prior to permit issuance.

For more information about rodent control, visit nyc.gov/doh.



## **REQUIREMENT: Annual Parapet Observation**

Beginning January 1, 2024, owners of buildings with parapets fronting the public right-of-way (a public street, avenue, sidewalk, roadway or any other public place or public way), regardless of height, are required to have an annual observation of the building's parapet performed. See NYC Administrative Code §28-301.1.1 and Title 1 of the Rules of the City of New York §103-15.

#### **Exceptions**

- · detached one- or two-family homes
- buildings with a fence or other barrier preventing access to the exterior wall.

#### Who Can Perform the Observation

A person competent to inspect parapets can perform the observation. This includes, but is not limited to a bricklayer, building superintendent, handyman, mason or a person in a similar construction-related trade, a NYS-licensed architect or engineer, a NYS-authorized building inspector or an inspector working for a NYS-authorized insurance company, or any other individual capable of identifying hazards on the parapet.

#### **Report Requirements**

The person performing the observation or the owner in consultation with the person performing the observation is required to prepare a report of the observation. Owners must maintain the observation reports for at least 6 years and make the reports available to DOB upon request. Review 1 RCNY §103-15 for more information about the observation and report requirements.

#### **Hazardous or Unsafe Conditions**

If hazardous or unsafe conditions are identified during the observation:

- the person performing the observation must immediately notify DOB by calling 311 and emailing parapets@buildings.nyc.gov
- the owner must immediately install public protection, such as erecting sidewalk sheds, fences, and safety netting to secure the safety of the public, and have the unsafe condition remedied. The public protection must remain in place until the unsafe condition is remedied.
  - If a sidewalk shed needs to be installed, the applicant for the sidewalk shed filing in DOB NOW will answer YES to the new question on the Sidewalk Shed Scope of Work, Is the sidewalk shed related to the required periodic observation of the building's parapet (1 RCNY §103-15)?

The unsafe conditions must be corrected within ninety (90) days from the notification to DOB.

#### **Additional Information**

Visit the Parapets web page and Parapet FAQs on DOB's website for more information.



## DOB NOW: Build to Launch Suspended Scaffold Work Type

Beginning November 15, 2023, all new Suspended Scaffold filings will be required to be submitted in DOB NOW: *Build*. This applies to applications that are currently submitted using either the CD5 or PW1 form.

#### Suspended Scaffolds in DOB NOW

To file for a suspended scaffold in DOB NOW, select the new **Suspended Scaffold (SC)** work type and subcategory **Suspended Scaffold** or **Industrial Rope Access**. Depending on the scope of the work, the applicant of record can be a licensed Rigger, a licensed Sign Hanger, or a Registered Design Professional (PE/RA). Only a PE/RA can select Filing Review Type Professional Certification.

#### **Notifications of Installation & Removal**

Required notifications of installation and removal of the suspended scaffold will be submitted in DOB NOW. Select **+Notifications**, Suspended Scaffold, and enter the DOB NOW or BIS Job Filing Number or the CD5 application (SR) number or proceed without a job filing number if a permit exception in Building Code 3314.2 applies.

#### **CD5 Suspended Scaffolds Filed Prior to DOB NOW Launch**

The following will apply to suspended scaffolds filed prior to the DOB NOW launch:

CD5 Application Status as of November 15, 2023	On & After November 15, 2023
Objections/Disapproved	Follow the current CD5 process
CD5 Permit issued or renewed after November 2022	File amendments, renew permits, and submit notifications in DOB NOW
CD5 Permit expired before November 2022	Refile in DOB NOW

#### **Training**

Visit the **DOB NOW Training Page** at **nyc.gov/dobnowtraining** to register for training and to access step-by-step guides, user manuals, and videos.

#### **DOB NOW Inquiries & Support**



#### Search

Working on Your ProjectResolving IssuesInfo for Property OwnersInfo for Business Owners
Select ▼

- · Maintaining Your Property
- TPP Info for Owners
- · NYC Loft Board for Owners
- Energy Grades

## **Periodic Gas Piping System Inspections**

Gas piping systems in all buildings, except for one- and two-family homes, and other buildings classified in Occupancy Group R-3, must be inspected by a Licensed Master Plumber (LMP), or a qualified individual working for an LMP. Gas piping systems must be inspected at least once every four years according to the schedule below. The exact year is based on the Community District that the building is in.

#### **Dates Ranges for Inspection**

Sub-cycle	Community Districts	Cycle 1	Cycle 2	Cycle 3
A	1, 3, 10	1/1/2020 - 6/30/2021*	1/1/2024 - 12/31/2024	1/1/2028 - 12/31
В	2, 5, 7, 13, 18	1/1/2021 - 6/30/2022*	1/1/2025 - 12/31/2025	1/1/2029 - 12/31
С	4, 6, 8, 9, 16	1/1/2022 - 12/31/2022	1/1/2026 - 12/31/2026	1/1/2030 - 12/31
D	11, 12, 14, 15, 17	1/1/2023 - 12/31/2023	1/1/2027 - 12/31/2027	1/1/2031 - 12/31

<sup>\*</sup>extended by local law

To determine which Community District your building is in, please visit the NYC Department of City Planning's website and search the address of your building. Once you determine your Community District and applicable inspection deadline from the schedule above, use the following step-by-step guide to comply with Local Law 152 of 2016 Periodic Inspections of Gas Piping Systems.

## Local Law 152 of 2016 Step-by-Step Compliance Guide

## STEP 5: Submit Gas Piping System Periodic Inspection Certification to DOB within 60 days of inspection

Within **60 days** of the inspection, you must submit a Gas Piping System Periodic Inspection Certification signed and sealed by the Licensed Master Plumber who conducted or supervised the inspection using DOB's using online portal.

- If the Gas Piping System Periodic Inspection Certification submitted to DOB indicates that
  conditions requiring correction were identified during the gas piping system inspection, you must
  submit to DOB, within 120 days of the inspection, a Gas Piping System Periodic Inspection
  Certification signed and sealed by the Licensed Master Plumber who conducted the inspection,
  stating that the conditions have been corrected.
- If the Gas Piping System Inspection Certification submitted to DOB indicated that additional time
  was needed to correct the condition(s) identified during the gas piping system inspection, you must
  submit to DOB, within 180 days of the inspection, a Gas Piping System Periodic Inspection
  Certification signed and sealed by the Licensed Master Plumber who conducted the inspection,
  stating that the conditions have been corrected.
- Correction of conditions identified during a gas piping system inspection must be performed in compliance with the New York City Construction Codes, including obtaining any required work permits.

Failure to file a Gas Piping System Periodic Inspection Certification by the applicable due date may result in a civil penalty of \$5,000.

# STEP 6: If LL152 of 2016 applies to your building and your building contains gas piping, but the building is not currently supplied with gas and has no appliances connected to the gas piping

You must submit to DOB, through the online portal, the following two documents:

- 1. a signed statement from the utility company containing: containing the following:
  - the last date gas was supplied to the building; and
  - the date on which gas service was no longer provided to the building; and
- 2. a signed statement from the owner of the building containing the following:
  - a certification that the building no longer receives gas service; and
  - a certification that the building no longer contains appliances connected to gas piping.

To request a statement from your utility company, contact:

- ConEdison: (800) 643-1289, select option #2
- National Grid: nycdisconnects&reconnects@nationalgrid.com

Before resuming gas service to the building, the owner must hire a Licensed Master Plumber to obtain a DOB permit and conduct all gas-related inspections; submit a Gas Authorization Request in DOB NOW: *Inspections*; and submit the Gas Piping System Periodic Inspection Certification through the online portal.

If you have any additional questions about this requirement, please contact **LL152of16@buildings.nyc.gov**.



# Local Law 163 of 2021: Artwork on Temporary Protective Structures

Local Law 163 of 2021, effective September 1, 2023, requires approved artwork or alternative artwork, as selected by the property owner, to be displayed on temporary protective structures (sidewalk sheds, construction fences, and supported scaffolds that have been installed for 90 days).

Beginning September 1, 2023, the Owner's Attestation on the PW1 in DOB NOW for Sidewalk Shed, Construction Fence, and Supported Scaffold work types will include the following question:

# Artwork on Temporary Protective Structures 11. Are you opting out of the requirement to install artwork on temporary protective structures (sidewalk sheds construction fences, and supported scaffolds that have been installed for at least 90 days)?\* (a) Yes (b) No

Owners who do not opt out of the requirement (i.e., answer 'No' to this question) will be required to display artwork approved by the NYC Department of Cultural Affairs (DCLA) on the temporary protective structure and upload a DCLA Approval of Artwork Required Document. Owners who do not want to opt out of the requirement but do not yet have DCLA approval of the artwork will be required to opt out. A post approval amendment will be required to change the option once DCLA approval is obtained.

City-owned properties and properties receiving capital funding may not be allowed to opt out of the requirement. Review Local Law 163 of 2021 for more information.

Read the Department of Buildings proposed rule (1 RCNY § 3307-01) addressing the requirements of Local Law 163 and setting out procedures for notification, opting out and installation of artwork on temporary protective structures after September 1, 2023.

#### **DOB NOW Inquiries & Support**

To submit a DOB NOW inquiry, visit the DOB NOW Help Form at nyc.gov/dobhelp.



# Violations for 2018-2022 Failure to File Affirmation of Correction for Category 1 Elevator Test Report

The Department of Buildings will issue violations in October 2023 failure to file an affirmation of correction for defects reported on the Category 1 elevator test report in years 2018, 2019, 2020, 2021, and 2022.

The violations will stay on the properties until civil penalties are paid or waived and affirmations of correction have been filed. Payments or requests to waive civil penalties are submitted in DOB NOW: Safety. Use an eFiling account to login to DOB NOW at nyc.gov/dobnow. If you need to create an eFiling account, visit nyc.gov/efilingtips.

#### **Search Violations & Make Payments**

- Select **DOB NOW:** Safety and then Violations portal.
- From the dashboard select +Violations Payments and then Elevators.
- Search by violation number, device number, address or BIN. Select the device number, click +Add and then Save the application. Complete the Statements & Signature section and then select Proceed to Pay to complete the payment. Only one violation can be paid per application.

The violation will not be dismissed unless an accepted affirmation of correction has been submitted by a licensed professional in DOB NOW.

#### **Civil Penalty Waiver**

- Select DOB NOW: Safety and then the Violations portal.
- From the dashboard select +Civil Penalty Waiver and then Elevators.
- Search by violation number, device number, address or BIN. Select the device number and then select up to 5 violations and click **+Add**. Only 1 device and 5 violations can be submitted per application.
- Select the Waiver Request Reason and then Save the application. See 1 RCNY §103-02 for waiver information.
- Upload any required supporting documentation on the Documents tab.
- Complete the **Statements & Signature** section and **Save** the application again.
- Select the Pay Now button to submit the payment of \$35.00 in the CityPay portal

If the waiver is granted for all of the violations on the device, the violation status in DOB NOW will be updated to dismissed..

All payments are made in DOB NOW and can be paid by eCheck, credit card, PayPal, or Venmo. There is a 2% surcharge for credit card, PayPal, and Venmo payments. Payments made by eCheck may take up to 10 business days to process. **In-person** and **mail-in payments will not be accepted**.

For more information, visit **nyc.gov/buildings** and search for **Elevator FAQs**. For additional assistance, submit an inquiry at **nyc.gov/dobhelp**.



## Violations for 2018-2021 Failure to File Annual Boiler Inspection Reports

The Department of Buildings will issue violations by July 2023 for failure to file an annual boiler inspection report for the years 2018, 2019, 2020, and 2021.

The violations will stay on the properties until civil penalties are waived or the penalties are paid, and current inspection reports have been filed. Payments for failure to file annual boiler inspection reports or requests to waive civil penalties resulting from failing to file these inspections are submitted in DOB NOW: Safety. Use an eFiling account to log into DOB NOW at nyc.gov/dobnow. If you need to create an eFiling account, visit nyc.gov/efilingtips.

#### **Search Violations & Make Payments**

- Select DOB NOW: Safety and then Violations portal.
- From the dashboard select +Violations Payments and then Boilers.
- Search by violation number, device number, address or BIN. Select the device number, click +Add and then Save the application. Complete the Statements & Signature section and then select Proceed to Pay to complete the payment. Only one violation can be paid per application.

The violation will not be dismissed unless an accepted current annual boiler inspection report has been submitted by a licensed professional in DOB NOW.

#### **Civil Penalty Waiver**

- Select **DOB NOW:** Safety and then the Violations portal.
- From the dashboard select +Civil Penalty Waiver and then Boilers.
- Search by violation number, device number, address or BIN. Select the device number and then
  select up to five violations and click +Add. Only one device and five violations can be submitted per
  application.
- Select the Waiver Request Reason and then **Save** the application. See **1 RCNY §103-01** and §103-05 for waiver information.
- Upload any required supporting documentation on the **Documents** tab.
- Complete the Statements & Signature section and Save the application again.
- Select the Pay Now button to submit the payment of \$30.00 in the CityPay portal.

Once the request is submitted, an email notification will be sent with the status of the review. If the waiver is granted for all of the violations on the device, the violation status in BIS will be updated to dismissed.

All payments are made in DOB NOW and can be paid by eCheck, credit card, PayPal, or Venmo. There is a 2% surcharge for credit card, PayPal, and Venmo payments. Payments made by eCheck may take up to 10 business days to process. **In-person and mail-in payments will not be accepted**.

For more information, visit **nyc.gov/buildings** and search for **Boiler FAQs**. For additional assistance, submit an inquiry at **nyc.gov/dobhelp**.



# REVISED SCHEDULE: Effective October 2023 Buildings After Hours to Occur the First and Third Tuesday of the Month

Beginning Tuesday, October 3, 2023, Buildings After Hours will occur the first and third Tuesday of the month. If the Tuesday falls on a City government holiday, Buildings After Hours will be cancelled.

DOB borough offices will be open for Buildings After Hours on Tuesdays from 4:00 pm to 7:00 pm for homeowners, tenants, small business owners, and building managers on the following Tuesdays throughout the 2023 calendar year:

- September 26
- October 3
- October 17
- November 21
- December 5
- December 19

Visit nyc.gov/dobevents for more information.



# Civil Penalty Waiver Requests for Boilers and Elevators in DOB NOW: Safety

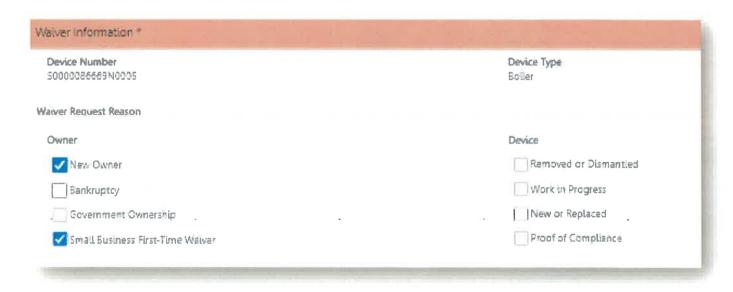
Beginning October 27, 2023, the Civil Penalty Waiver Request Reasons for elevator violations, and violations for high-pressure and low-pressure boilers will be updated in DOB NOW: *Safety* to reflect changes to Title 1 of the Rules of the City of New York Sections 103-01, 103-02, and 103-05.

#### **New Owner Waiver Request Reason**

The Waiver Request Reason for Owner will only be New Owner, rather than New Owner-Tax Exempt and New Owner-Economic Development Program. New owners seeking a waiver of civil penalties based on a transfer of ownership to the new owner after the penalties were incurred will select **New Owner** and will be required to upload required proof as a **Recorded Deed Required Document**. The waiver fee of \$30 (boiler violations) and \$35 (elevator violations) will be paid in DOB NOW.

#### Small Business Waiver of Penalties for Boiler Violations

A new Waiver Request Reason of **Small Business First-Time Waiver** can be selected to request a first-time waiver of civil penalties for high-pressure boiler and low-pressure boiler violations. This reason will only be available to select once for each device. Supporting documentation will be required to be uploaded as the **Small Business Ownership Required Document**.



#### **DOB NOW Inquiries & Support**



# Follow up #1: Local Law 163 of 2021: Artwork on Temporary Protective Structures

Beginning October 27, 2023, owners who answer 'Yes' to question 11 on the PW1 for a sidewalk shed, construction fence, or supported scaffold in DOB NOW will be required to provide the reason for opting out of the requirement to display approved artwork on the temporary protective structure.

Artwork on Temporary Protective Structures		
11. Are you opting out of the requirement to install artwork on temporary protective structures (sidewalk sheds, construction fences, and supported scaffolds that have been installed for at least 90 days)? If no is selected, an approval letter from the N° Department of Cultural Affairs (DCLA) will be a Required Document. (NYC Building Code 3307.11)*		
12. Reason: (select one)*		
Property is City-owned and funding has not been appropriated for the display of artwork.		
O Project receives capital funding from New York City and funding has not been appropriated for the display of artwork.		
The DCLA City Canvas art program has not yet been implemented.		
The proposed alternative artwork has not yet been approved by DCLA.		
Other		

#### Temporary Protective Structures Installed Before September 1, 2023

Temporary protective structures installed before September 1, 2023, are not required to display artwork under Local Law 63 of 2021. Owners who would like to participate in the City Canvas program and display artwork on a sidewalk shed, construction fence, or supported scaffold installed before September 1, 2023, should file a Post Approval Amendment (PAA) in DOB NOW and answer No to the above question on the PW1. You will be required to upload a DCLA Approval of Artwork Required Document and submit revised plans.

#### **DOB NOW Inquiries & Support**



## Electric Energy Storage Equipment Work Type to Launch in DOB NOW: *Build*

Beginning November 15, 2023, Electric Energy Storage Equipment (EESE) filings will be required to be submitted by a Professional Engineer or Registered Architect in DOB NOW: *Build*.

#### **Electric Energy Storage Equipment in DOB NOW**

To submit a filing for EESE in DOB NOW, login at nyc.gov/dobnow, select +Job Filing and choose Alteration. Select Work Type General Construction (GC) and subcategory Electric Energy Storage Equipment. An Electric Energy Storage Equipment tab will appear under Scope of Work. All GC/EESE filings will require an associated Electrical filing by a licensed electrician in DOB NOW. Enter the associated Electrical Job filing in Related DOB NOW/BIS Job Numbers on the PW1. The EESE permit will not be issued until the Electrical permit has been issued.

#### Office of Technical Certification & Research Review

DOB's Office of Technical Certification & Research (OTCR) review and approval of the EESE is required prior to approval and sign-off of the EESE filing. Applicants will be required to upload the OTCR Conditional Acceptance Letter Required Document prior to approval and the OTCR Final Acceptance Letter Required Document prior to sign-off in DOB NOW.

#### **Property Tax Abatements**

Requests for a New York State Property Tax Abatement will be submitted as part of the EESE filing in DOB NOW. If the applicant answers Yes to the new question on the PW1 – Are you filing property tax abatement information with this filing? – a new Tax Abatement tab will appear.

#### **Additional Information**

Review 1 RCNY §105-02 for the procedure and requirements for a property tax abatement application for the installation of electric energy storage equipment. Visit the Energy Storage System web page for more information.

#### **Training**

Visit the **DOB NOW Training Page** at nyc.gov/dobnowtraining to register for training and to access step-by-step guides, user manuals, and videos.

#### **DOB NOW Inquiries & Support**



# DOB NOW: *Build* to Launch Solar and Green Roof Filing Submittal

Beginning November 15, 2023, all new Solar and Green Roof filings will be required to be submitted by a Professional Engineer or Registered Architect in DOB NOW: *Build*. Solar and Green Roof filings will not be accepted in BIS after November 15, 2023.

To submit a fling for Solar or Green Roof in DOB NOW, log in at nyc.gov/dobnow, select +Job Filing and choose Alteration. Select Work Type Solar or Green Roof. These work types can also be selected for subsequent filings.

#### **Solar Filings in DOB NOW**

Solar filings no longer have to be professionally certified, and objections cannot be professionally certified. All Solar filings will require an associated Electrical filing by a licensed electrician in DOB NOW. The Category of Work on the associated Electrical filing must be **Sustainable Energy Installs** (listed under Other) and the Sustainable Type must be **Photo Voltaic**. Enter the associated Electrical Job filing in Related DOB NOW/BIS Job Numbers on the PW1. The Solar permit will not be issued until the Electrical permit has been issued.

#### **Property Tax Abatements**

Requests for a New York State Property Tax Abatement will be submitted as part of the Solar or Green Roof filing in DOB NOW. If the applicant answers Yes to the new question on the PW1 – Are you filing property tax abatement information with this filing? – a new Tax Abatement tab will appear. Submission of a separate Property Tax Abatement Application & Agreement for Installation of Green Roof (PTA3) or Property Tax Abatement Application and Agreement for Solar Electric Generating System (PTA4) paper form will no longer be necessary after the DOB NOW launch.

#### **Additional Information**

Review 1 RCNY §105-02 for the procedure and requirements for a property tax abatement application for the installation of a solar electric generating system and a green roof.

#### **Training**

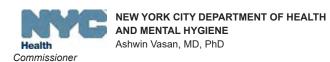
Visit the **DOB NOW Training Page** at **nyc.gov/dobnowtraining** to register for training and to access step-by-step guides, user manuals, and videos.

#### **DOB NOW Inquiries & Support**

#### NYC TO VACCINATE RACCOONS AGAINST RABIES

Mon 10/30/2023 12:53 PM

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FOR IMMEDIATE RELEASE Monday, October 30, 2023

#### NYC TO VACCINATE RACCOONS AGAINST RABIES

Racc-ination will begin October 30

The Health Department, NYC Parks and USDA will distribute oral rabies vaccine to immunize raccoons and protect them from rabies infection

October 30, 2023 — The Health Department and NYC Parks, along with federal partners, will be vaccinating <u>raccoons</u> against rabies in New York City.

"Rabies threatens raccoons, which can pose a risk to other wild mammals, humans and pets" **said Health Commissioner Ashwin Vasan.** "For everyone's safety, New Yorkers should make sure their pets are up to date on rabies vaccinations. As a precaution maintain distance from wildlife and if you see an animal you believe to be acting strangely, please call 311."

"While coming into contact with a rabid raccoon is very rare, raccoons are residents of our city, and New Yorkers should be advised -- if you see a raccoon, give them space and never approach or try to feed them. Do your part to keep raccoons healthy by placing your trash in tightly closed receptacles and don't feed your pets outside," said Sarah Aucoin, Chief of Education & Wildlife for NYC Parks. "We are proud to partner with the Health Department and United States Department of Agriculture (USDA) as we take this preventative measure to encourage healthier wildlife in our parks."

On October 30 through early November, wildlife biologists with the USDA will distribute individual baits containing an oral rabies vaccine, using bait stations or tossing by hand, in wooded areas in Brooklyn, Queens and Manhattan. This follows baiting done earlier this year in <u>Staten Island</u> using a helicopter.

Annually, baits are distributed by USDA and numerous state/local partners in the eastern United States, with the goal of preventing the spread of raccoon rabies to the western United States and eventually eliminate the raccoon rabies variant.

The small, brown-colored baits are fish-scented and resemble a ketchup packet which conceals a small amount of pink, liquid vaccine. Raccoons are attracted to the odor, and when raccoons chew the bait, they can become immunized, protecting them against rabies infection.

The bait itself does not harm people, but in extremely rare instances, exposure to the liquid may cause a rash. In the unlikely event someone comes in contact with the liquid, they should wash their hands with warm, soapy water, talk to their doctor and notify the NYC Poison Control Center at 1-800-222-1222. The bait is not harmful to pets and cannot cause rabies, but can cause upset stomach and vomiting if several baits are consumed. If pets find the bait, do not try to take it away from them to avoid being bitten and exposed to the vaccine.

Rabies is a fatal but preventable viral disease. It can spread to people and pets if they are bitten by a rabid animal. In NYC, rabies is mostly found in raccoons. If a person or pet does not receive the appropriate medical care after a potential rabies exposure, the virus can cause disease in the brain, ultimately resulting in death. Rabies can be prevented by vaccinating pets, staying away from wildlife and seeking medical care after potential exposures before symptoms start.

So far in 2023, twelve (12) animals (4 raccoons from Queens, 1 cat and 4 raccoons from Staten Island, 1 bat from Manhattan, 1 skunk from Brooklyn, and 1 skunk from the Bronx) have tested positive for rabies.

#### Raccoons

- Raccoons live in New York City; if you see one during the day, be cautious but not alarmed. Being out during the day does not mean it is rabid, it may just be looking for food.
- Do not feed raccoons.
- Observe raccoons from a distance.
- For more information about raccoons, visit WildlifeNYC.

#### To protect yourself against rabies:

- Do not touch or feed wild animals, stray dogs or cats.
- Keep garbage in tightly sealed containers.
- Stay away from any animal that is behaving aggressively.

- · Stay away from any wild animal that appears ill or acts unusually friendly. Call 311 to report a sick animal.
- Animals that have attacked, or appear likely to attack, should be reported to 911.
- Do not try to separate fighting animals.

#### To protect your pet against rabies:

- Keep pet vaccinations up to date.
- Keep your dog leashed while outdoors.
- Do not leave your pets outdoors unattended.
- If your pet has been in contact with an animal that might be rabid, contact your veterinarian immediately and report the incident to 311.
- · Feed your pets indoors.

#### If you are bitten or scratched by an animal:

- Immediately wash the wound with lots of soap and water.
- Seek medical care from your health care provider.
- If the animal is not owned and can be captured by authorized personnel, call 311.
- If the animal is a pet, get the owner's name, address and telephone number so the Health Department can monitor the animal.
- To report a bite, call the Animal Bite Unit (646-364-1799) between 9 a.m. and 5 p.m. during the week. At night or on weekends, call 212-POISONS (764-7667).
- For information about medical follow-up, call 311 or your medical provider.

For more information about rabies in New York City, visit www.nyc.gov/health/rabies.

For more information on the Oral Rabies Vaccine, please visit the following sites:

- New York State Department of Health: <a href="https://www.health.ny.gov/diseases/communicable/rabies/fact\_sheet.htm">https://www.health.ny.gov/diseases/communicable/rabies/fact\_sheet.htm</a>
- United States Department of Agriculture Animal and Plant Health Inspection Service, National Rabies Management Program: http://tinyurl.com/usda-rabies

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#028-23

MEDIA CONTACT: Patrick Gallahue/Shari Logan: pressoffice@health.nyc.gov



#### What Happens to Your 311 Rat Complaint?

#### What happens after I submit a rat complaint to 311?

Your complaint will be routed to the New York City (NYC) Department of Health and Mental Hygiene (Health Department). The Health Department will inspect the property within around two weeks of receiving the complaint, unless the property was recently inspected. Before submitting your complaint, visit <a href="https://nyc.gov/rats">nyc.gov/rats</a> and enter the street address to see if the property was recently inspected. Another complaint submitted soon after an inspection would be considered a duplicate and will not result in another inspection.

When submitting a complaint, be sure to include as much location information as possible, including the street address and where on the property the rat activity was observed. The Health Department cannot inspect a property if there is insufficient location information provided with the complaint. Also, if you are reporting conditions within a building or in an area inaccessible to the inspector, you should provide a contact (such as an occupant or neighbor) who can grant access to the inspector.

#### What will inspectors look for during an initial inspection?

Health Department inspectors visually inspect the exterior of the property to identify signs of rats or conditions that rats favor. If no such signs or conditions are present, the property passes the inspection and the **311** complaint is closed. If signs of rats or conditions that rats favor are present at the time of inspection, the property fails the inspection.

#### What are signs of rat activity?

- Tracks
- Fresh droppings
- Burrows (earthen or structural)
- Active rat pathways
- Fresh gnaw marks
- Live or dead rats

#### What are conditions that rats favor?

- Exposed or uncontained garbage attracts and feeds rats
- Harborage conditions, such as clutter or overgrown vegetation provides shelter and habitat for rats

#### What happens when a property fails the initial inspection?

When a property fails an initial inspection, the Health Department sends the property owner a Commissioner's Order to Abate (COTA). The COTA will contain the inspection report detailing the findings and guidance on how to address problematic conditions, including relevant contact

information. The property owner can contact the Health Department for help addressing the problem(s) or to contest the findings.

A property owner has a minimum of five days to either fix the conditions or to contact the Health Department for help. Once conditions have been addressed, an inspector will then conduct a follow-up (compliance) inspection. If no signs of rats are present or if no conditions that rats favor are present, the property passes the compliance inspection. If such signs or conditions are still present, the property fails the compliance inspection.

#### What happens after a compliance inspection?

If the property passes the compliance inspection, the **311** complaint is closed and no summons is issued.

If the property fails the compliance inspection, the property owner receives a summons for a hearing at the Office of Administrative Trials and Hearings (OATH). More information about OATH hearings is available at <a href="https://nxxx.nc.nc/nyc.gov/oath">nyc.gov/oath</a>.

#### What if a property owner does not take action to reduce rat activity on their property?

The Health Department may take action to address rat activity when the owner fails to do so. The owner will be billed if the Health Department needs to:

- Perform additional compliance inspections
- Bait the property or conduct monitoring visits
- Clean up harborage conditions

#### How much can a property owner be fined for a failed compliance inspection?

All fines are assessed by OATH. Property owners who do not show up to their hearings or default on their fines may have their fines doubled by OATH. The minimum fine amount is \$300 and the maximum amount is \$2,000.

#### What is the total turnaround time for a 311 complaint?

It can take up to 90 days to complete all follow-up activities related to a property that failed an inspection. If multiple complaints are made about a single property in a 90-day period, one inspection cycle typically occurs and the additional complaints are treated as duplicates. Visit the NYC Rat Information Portal to view inspection findings and follow-up actions.

#### Office of Health Insurance Services Action Toolkit

Good evening Community Board member,

Please see message below from our Office of Health Insurance Services

Dear Valued Partner,

We are writing to share with you the New York City Department of Health and Mental Hygiene's (NYC Health Department) Office of Health Insurance Services Ac on Toolkit, which contains engagement resources and refers your community members to our health insurance enrollment services. Since 2000, the NYC Health Department has helped connect New Yorkers without insurance to health insurance op ons and enroll them into coverage. We have more than 30 certified application counselors (CACs) who have been trained by the New York State of Health Marketplace to provide free one-on-one enrollment services to help New Yorkers sign up for quality, affordable health insurance coverage.

As of April 2023, health insurance coverage for Medicaid, Child Health Plus, and the Essential Plan will no longer renew automatically. To inform the public on health insurance redeterminations, the NYC Health Department's Office of Health Insurance Services (OHIS) launched a citywide campaign encouraging New Yorkers to take ac on to renew their health insurance. Make sure your community members update their contact information on their health insurance accounts so they know when it's me to renew during the ongoing redetermination on period for insurance enrollment. Deadlines to renew depend on the enrollees' enrollment end dates and will range from June 30, 2023 through May 31, 2024. In addi on, the NYC Health Department assists New Yorkers who are age 65 or older, certified blind, or certified disabled, through the Aged, Blind and Disabled Program.

Please visit our <u>Health Insurance Ac on Kit page</u> to view our program flyers, posters, postcards, and other resources featuring materials on how to connect with one of our enrollers at the Office of Health Insurance Services. We encourage you to share these educational materials with your constituents.

#### Below are additional ways to connect with OHIS:

- 1. Visit <a href="nyc.gov/health/healthcoverage">nyc.gov/health/healthcoverage</a> for more information and to connect to one of our enrollment counselors for free assistance completing renewals.
- 2. Print and distribute our public health insurance renewals materials available on our <u>Health Insurance Action Kit</u> which display redetermination information and contact information for our enrollers.
- 3. Stay up to date on current news and updates from the NYC Health Department through media such as @nycHealthy on X (formerly Twitter) and the official Health Department Facebook page.

Sincerely,

The Office of Health Insurance Services Bureau of Equitable Health Systems NYC Department of Health and Mental Hygiene

Tejumadé

#### Tejumadé Ajaiyeoba | Executive Director, Community Affairs

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

The health data resources on the New York City (NYC) Health Department website can help you incorporate data into research, planning, or evaluation.

Start at nyc.gov/health/data. Choose Interact & Visualize, Datasets, or Publications.

#### **Interactive Data Tools**

- Download, share or print data and custom analyses
- Look for the suggestions labeled (i) Tip throughout the interactive data tools
- Read about the geographical boundaries used in the data tools (on.nyc.gov/3atCoyQ)

#### EpiQuery (nyc.gov/health/epiquery)

Analyze by demographics and look at trends over time for a broad picture of the city's health. The 13 data sources include the Community Health Survey, Communicable Disease surveillance data, and Vital Statistics Birth and Death data.

#### **Community Health Profiles (nyc.gov/health/profiles)**

Explore neighborhood health with this comprehensive tool covering NYC's 59 community districts. Incorporates topics ranging from social and economic conditions to health access and care. The 17 data sources include the Community Health Survey, Department of Education records, and the New York State Statewide Planning and Research Cooperative System (SPARCS).

#### **Environment and Health Data Portal (nyc.gov/health/tracking)**

Access data about the environment andhealth in reports, charts, maps, and stories. Topics include air quality, housing, and climate change. The 32 data sources include the Community Air Survey, the New York State Cancer Registry, and the United States Environmental Protection Agency Air Quality System (AQS) Data.

#### Data Publications (on.nyc.gov/3AfCaHo)

On the Publications page, search by topic, keyword, series title, etc.

#### **Epi Data Briefs and Tables**

Short fact sheets and in-depth data tables with NYC health data from a variety of sources. Search series title "Epi Data Brief"

#### **Epi Research Reports**

Reports describing research methodology and use of data by the NYC Health Department. Search series title "Epi Research Report"

#### **Vital Signs**

Brief reports on important health topics with recommendations for healthcare providers, communities, and other stakeholders. Search series title "Vital Signs"

#### **Vital Statistics Summary Reports**

Statistics and historical trends for births and deaths (by age, borough, cause, etc.). Search series title "Summary of Vital Statistics"

#### **More Publications**

- Periodic Publications (on.nyc.gov/3upFZbQ) including reports on sexually transmitted infections, tuberculosis and more
- Special Reports (on.nyc.gov/3Jbm19h) on the Health of Asian and Pacific Islander New Yorkers, the Health of Older New Yorkers, and more

#### Datasets and Other Resources (on.nyc.gov/3AgyqoQ)

- View and download survey data files, documentation, questionnaires, and sample SAS programs for analysis
- The Data Catalog lists all publicly available Health Department data resources

#### **Popular datasets**

- Community Health Survey (nyc.gov/health/survey)
- Child Health Data (on.nyc.gov/3fQEJpG)
- Youth Risk Behavior Survey (on.nyc.gov/3KxAYUg)

#### Use health data to support your projects

#### Give context and background

"71% of the 112,388 people living in Bushwick report that their own health is good, very good or excellent." – from the Community Health Profiles, Who We Are

#### Provide evidence of need

"One in nine births to East Harlem residents is preterm, higher than the citywide rate." – from the Community Health Profiles, Maternal and Child Health

#### Look at trends over time

"The overall prevalence of New Yorkers who have been told they have high blood pressure has remained stable, from 29.1% in 2005 to 28% in 2017." – from Community Health Survey data found in EpiQuery, Indicator Overview

#### Analyze by demographics and prove statistical significance

"Higher education levels are associated with better health outcomes. College graduates are less likely to have ever been told they have diabetes than adults with some college or less education." – from Community Health Survey 2017 data found in EpiQuery. Use Analyze by Demographics to compare confidence intervals of prevalence estimates for diabetes by education level. If the confidence intervals do not overlap, you can conclude a significant difference between estimates. You can also try the Test Statistical Significance feature.



Rohit T. Aggarwala Commissioner

Beth DeFalco Deputy Commissioner, Public Affairs & Communications

59-17 Junction Blvd. Flushing, NY 11373

Tel. (718) 595-5211 bdefalco@dep.nyc.gov

#### Good morning,

As climate change makes extreme rainfall more common, it is crucial that New Yorkers are prepared for these types of storms. DEP is working aggressively to upgrade the drainage system and to ensure critical infrastructure is ready when the rain starts. We have hosted events across the city with elected officials and community groups to help property owners understand the importance of protecting their property. At many of these events, I am proud to say that we have distributed more than 7,500 rain barrels, 500 sump pumps, and 4,000 rain barriers to New York City residents this year.

At this time, we have distributed <u>all of</u> the rain barrels, sump pumps, and rain barriers that we had in stock. We are working to procure more in 2024, but right now we are unable to assist in requests for additional distribution. We'll be back in touch early next year with information on our plans for distribution.

In the meantime, I encourage you and your constituents to sign-up for <u>NotifyNYC</u>, review the resources on <u>Rainfall Ready NYC</u>, and read our <u>guide for rain event preparedness</u>. If you have any questions or would like additional information, please do not hesitate to contact me.

Sincerely,

Beth DeFalco



### Community Board DSC Information December 2023

#### Winter Weather Planning

- New York City winters, which often bring extreme cold, heavy snow, ice, sleet, and freezing rain, can pose serious hazards. It's important to prepare for winter weather-related dangers and New Yorkers can do this by visiting <a href="NYCEM's winter weather prepage">NYCEM's winter weather prepage</a>.
- There are several steps you can take to stay safe before, during, and after winter storms.
  - o Make sure your household disaster plan is ready and all members of your household are familiar with how to contact one another in an emergency.
  - o Winterize your Go Bag by adding a blanket, warm socks, and gloves.
  - O Your emergency supply kit should be fully stocked to allow you to sustain yourself for up to seven days without power, or in the event, you are unable to travel far from home.
  - You may wish to include additional items such as extra blankets, additional warm clothing, and a battery-operated radio to monitor weather conditions during a storm.

#### Request a Ready New York Event

- Take the next step to preparedness and request an in-person or virtual emergency preparedness presentation.
- Through the program, you can learn about the hazards you may face in New York City and prepare for all types of emergencies by writing an emergency plan, choosing a meeting place, gathering supplies for your home, and preparing a Go Bag in case you need to leave your home in a hurry.
- Request a virtual Ready NY event or material via email at intergov@oem.nyc.gov

#### **Notify NYC**

 Sign up to Notify NYC to receive New York City's official information about emergency alerts and important City services. Visit <a href="nyc.gov/notifynyc">nyc.gov/notifynyc</a>, call 311, follow Notify NYC on Twitter, or download the free mobile application for your Apple or Android device. Individuals can receive notifications in 13 languages, as well as American Sign Language.

## CHALLENGE ACCEPTED

Being a New York City lifeguard takes guts, dedication, and drive. NYC Parks' intensive training program helps prepare potential guards to keep close watch over beaches and pools.

Do you have what it takes to join them this summer?



Important Updates: Revised Documents and New Regulations

Good afternoon,

I am pleased to inform you that our website has been updated with crucial information regarding new regulations published in the NYS Register on November 8, 2023. These changes impact the Rent Stabilization Code, Tenant Protection Regulations, and State and New York City Rent Control Regulations.

Please take a moment to review the new announcement pasted below, which is also accessible on the on <u>Tenants</u>, <u>Owners and Managers</u>, and <u>Office of Rent Administration (ORA)</u> pages under the "Important Notices and Recently Revised Documents" box. Additionally, the ORA is currently reviewing and editing various forms and documents to align with these regulations.

We appreciate your understanding during this transition period. Once all documents are thoroughly reviewed and updated, we will promptly reinstate them on our website.

Wishing you and your loved ones a joyful Thanksgiving!

## Important Notices and Recently Revised Documents

#### New Regulations Published in the NYS Register on November 8, 2023

DHCR has filed the Notices of Adoption required under the New York State Administrative Procedure Act (SAPA) to amend various regulations in the Rent Stabilization Code, the Tenant Protection Regulations and the State and New York City Rent Control Regulations. These documents or their summaries, where applicable, have been published in the New York State Register on November 8, 2023.

DHCR's Office of Rent Administration (ORA) is now reviewing all of its forms and documents and will be making needed edits to reflect changes required by the new regulations. Certain regulatory changes may relate to matters that were previously addressed in Housing Stability and Tenant Protection Act (HSTPA) and previously edited at the time HSTPA was enacted.

The following documents have been revised and have been posted to the website.

- Fact Sheet 11: Demolition NEW! (11/23)
- Fact Sheet 17: Harassment NEW! (11/23)
- Fact Sheet 18: Appealing a Rent Administrator's Order: Petition for Administrative Review (PAR) NEW! (11/23)
- Fact Sheet 30: Succession NEW! (11/23)
- Fact Sheet 38: Substantial Rehabilitation NEW! (11/23)
- Fact Sheet 42: Hotels, SROs, and Rooming Houses NEW! (11/23)
- Operational Bulletin 2023-2: Procedures Pursuant to the Rent Stabilization Code for the Filing of an Owner's Application to Refuse to Renew Leases on the Grounds of Demolition NEW! (11/23)
- Operational Bulletin 2023-3: Substantial Rehabilitation NEW! (11/23)
- FAQ #2 on rent receipts for rent stabilized tenants NEW! (11/23)

The following documents have been identified as those requiring edits. These documents have been removed from the website until needed changes have been thoroughly reviewed and approved. Additional documents will be listed as the review process moves forward in the weeks ahead. Once all documents have been updated and posted to the website, relevant edits will also be made to the NYC Lease Rider and ETPA Standard Lease Addenda. In the interim, these two documents can continue to be used as currently written.

- Fact Sheet 5: Vacancy Leases in Rent Stabilized Apartments
- Fact Sheet 14: Rent Reductions For Decreased Services
- Fact Sheet 35: Collectability of Major Capital Improvement (MCI) and/or Individual Apartment Improvement (IAI) Rent Increases (Where the Rent is Reduced Because of Diminution of Services)
- Operational Bulletin 2014-2: Collectability of MCI/IAI Increases Where the Rent is Reduced Because of Diminution of Services

Best Regards,

#### **Woody Pascal**



## Homes and Community Renewal

FACT SHEET # 11

### Office of Rent Administration

### **Demolition**

2 PAGES

One of the grounds upon which an owner may end a rent regulated tenancy (rent controlled or rent stabilized) is where the owner intends to demolish the building. However, in such situations, the owner must first obtain the approval of the Division of Housing and Community Renewal (DHCR).

The owner is required to file Form RA-54, "Owner's Application for Order Granting Approval to Refuse Renewal of Lease and/or to Proceed for Eviction" with DHCR.

However, in New York City, if the building contains rent controlled tenants, then <u>before</u> filing Form RA-54, the owner must also file with DHCR and serve the rent controlled tenants with Form RC-50 "Report and Certification To Alter or Demolish Rent Controlled Occupied Housing Accommodations." Please note that the RC-50 form is not required where there are no rent controlled tenants in the building. However, when it is required, the RC-50 form needs to be filed prior to the submission of plans to the New York City Department of Buildings (DOB).

Owners are advised to carefully review DOB Form **PW1: Plan/Work Application**, specifically Section 26 (Property Owner's Statements and Signatures), where the owner is asked to answer questions about whether apartment units will remain occupied during construction, whether the units are subject to rent control and rent stabilization, and whether DHCR has been notified about the proposed work.

#### **Owner's Filing Requirements**

An RA-54 application will be rejected and neither docketed nor accepted for filing, unless it contains the following documents:

- Plans that have been reviewed and approved by DOB or other appropriate government agency outside of New York City.
- 2. Evidence of financial ability to complete the undertaking, such as a Letter of Intent or a Commitment letter from a financial institution, or other evidence that DHCR determines to be appropriate.

#### **DHCR Application Processing**

Once the RA-54 application is accepted for filing, DHCR will:

- serve each tenant with a copy of the application
- review all tenant responses
- conduct a hearing, if appropriate
- issue a written order granting or denying the application

During the processing of the case:

- Owners do not have to offer renewal leases, but tenants may remain in occupancy with no increase in rent.
- Owners are required to serve tenants with termination notices, which among other

FACT SHEET #11: DEMOLITION PAGE 2 OF 2

things state "that the tenant shall not be required to vacate until DHCR has issued a final Order approving the RA-54 application."

#### **Tenant Protections**

- If the owner's RA-54 application is granted, the DHCR Order will contain terms relating to relocation stipends, moving expenses, and will give the tenant a reasonable amount of time to vacate the apartment.
- If the owner's application is denied or withdrawn, the DHCR Order will direct the owner to offer the tenants prospective lease renewals.
- Orders can be appealed within 35 days. The filing of the appeal (PAR) stays (freezes) the order.
- Warrants of eviction must be obtained from a court of competent jurisdiction.

This Fact Sheet is a summary of this topic. For a detailed discussion, please refer to: Operational Bulletin 2023-2, "Procedures Pursuant to the Rent Stabilization Code for the Filing of an Owner's Application to Refuse to Renew Leases on the Grounds of Demolition."

#### SOURCES

Tenant Protection Regulations

New York City Rent Stabilization Code

New York City Rent and Eviction Regulations



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portal.hcr.ny.gov/app/

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## Homes and Community Renewal

FACT SHEET

Office of Rent Administration

## Appealing a Rent Administrator's Order: Petition for Administrative Review (PAR)

3 PAGES

This fact sheet contains general information on this topic and does not supersede the directions provided on the back of the Petition for Administrative Review (PAR) form, any relevant DHCR Policy Statements, Advisory Opinions, Operational Bulletins or requirements of the rent stabilization laws and codes.

An owner, tenant, or other party to the proceeding who wants to appeal a DHCR Rent Administrator's order may file a Petition for Administrative Review (PAR) with DHCR.

#### Filing Requirements

- Filed within 35 days of the Rent Administrator's order issuance date and not the date received by any party. There are no extensions to this filing date requirement.
   However, PAR filings can be amended as described in the section "Amending a PAR Filing."
- Filed on a Petition for Administrative Review (PAR) form (DHCR Form RAR-2) and be completed and signed by the petitioner or a duly designated representative. Sufficient copies of the completed PAR form, supporting documentation and the DHCR order being appealed are required to be attached. Owners filing PARs of orders affecting multiple tenants should include a sufficient number of copies for DHCR to serve upon each affected tenant. Owners are also required to submit a self-sticking 4" wide and 1" high mailing label addressed to each affected tenant, if there are multiple tenants.

- Specify the alleged errors and list the issues upon which the order should be reviewed. The scope of review in the PAR proceeding is generally limited to the facts or evidence presented to the Rent Administrator, which must also be raised in the PAR. If you are seeking to submit new facts or evidence on PAR, in order to more efficiently process your PAR, such material should be identified with your reason why it should now be accepted and reviewed.
- Must be filed in person or by mail at Gertz Plaza, 92-31 Union Hall Street, Jamaica, New York 11433. If the PAR is hand-delivered, it must be received within the 35-day filing period. If the PAR is mailed, it must be postmarked within the required filing period. If a private postage meter is used and the envelope does not have an official U.S. Postal Service postmark, the PAR must be received by DHCR within the required time period or must be accompanied by proof that it was mailed within the required time period. PARs received after the time limit will be dismissed.
- May be filed by two or more owners or tenants (a joint PAR), where at least one ground is common to all persons so filing and needs to be verified by each person joining therein. At the Commissioner's discretion, the PAR may be treated as joint or several, and two or more PARs that have at least one ground in common may be consolidated.

#### **Processing a PAR**

- Upon the receipt of the PAR, DHCR examines

it to determine if it is going to be accepted, rejected or dismissed.

- If the PAR submission is procedurally defective, it will result in the issuance of a rejection order which gives the party filing the appeal directions on what needs to be corrected and gives a time frame to submit a corrected and completed PAR.
- Once a PAR is accepted for filing, a copy of a completed PAR is served by DHCR on the opposing party with a form allowing each party to respond to DHCR within a specified time frame.
- DHCR may also send other responses and submissions, with an opportunity to comment, to adversely affected parties, as warranted.
   DHCR will then review all of the submissions, request additional information if necessary, and issue a decision in the form of a written order signed by the Deputy Commissioner.
- Where a provision of the Rent Stabilization
   Code is amended, or an applicable statute is
   enacted or amended during the pendency of a
   PAR, the determination shall be in accordance
   with the statute or code as it existed at the
   time the rent administrator's order was issued,
   unless the relevant law or regulation states
   otherwise. Please refer to the regulations for a
   more detailed explanation of this standard.
- Depending upon the situation under review, the order may be a Grant, Grant in Part, Termination, Dismissal or a Remand to the Rent Administrator.

#### **Judicial Review**

Once the order signed by the Deputy
 Commissioner is issued, it can be further
 appealed by either party, by filing a proceeding
 in court under Article 78 of the Civil Practice
 Law and Rules seeking judicial review of the
 matter. Upon review, the NYS Supreme Court
 may affirm or deny the PAR order in whole or in
 part. The Court may also remand the PAR order

to DHCR for further processing. The deadline for filing this "Article 78 proceeding" with the courts is within 60 days of the issuance date of the Deputy Commissioner's order. A notice of petition must be served on DHCR, Counsel's Office, 641 Lexington Avenue, New York, New York 10022 and at the office of the New York State Attorney General. It is advisable to consult with an attorney in private practice before proceeding.

#### Amending a PAR Filing

- In general, there are two types of amendments, an amendment as of right and an amendment for good cause shown.
- A common example of an amendment as of right is when the petitioner has filed a records access request/FOIL to review the Rent Administrator case file, while the 35-day time limit to file the PAR is running. In this situation, the PAR must be filed within the 35-day time limit and should include a statement that a records access request/FOIL is pending, and further state that once the file has been reviewed, an amended submission will be submitted to DHCR. A copy of the records access request/FOIL should be attached to the PAR.
- Common examples of good cause shown include the hiring of an attorney after the initial PAR filing, to correct mistakes or newly discovered evidence that could not have been reasonably offered earlier. This type of amendment must be made in writing to the PAR Director.
- If a party requests an extension of time to submit an answer, it must be made in writing and specify why the extension is being requested.
- For a more detailed discussion of this topic, please refer to DHCR Advisory Opinion 92-1, Amendments, Supplements, Extensions and Refiling of PAR's.

#### Effects of a PAR Filing on Rents Adjusted/ Established in Rent Administrator Orders

 In general, a PAR filing (that is not rejected by DHCR) has the effect of placing a stay (freeze) on the retroactive (past) portion of the rent adjustment but not on the prospective (going forward) portion.

#### **Example 1**

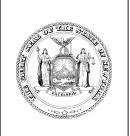
Ms. Smith receives a rent reduction order for decrease in services issued by a DHCR Rent Administrator on June 15, 2021, that has an earlier (retroactive) effective date of February 1, 2021. The owner appeals the decision and files a PAR. On July 1, 2021, Ms. Smith is entitled to the prospective portion of the rent reduction order and can pay a rent that is reduced by a guideline adjustment. However, she is not entitled to the related refund, retroactive back to February 1, 2021. If the owner's PAR is granted, Ms. Smith will owe the owner any rent reductions previously taken. If the owner's PAR is denied, the owner will owe Ms. Smith the retroactive rent adjustments/ refund.

#### Example 2

Mr. Jones receives a rent overcharge order issued by a DHCR Rent Administrator on August 10, 2021, that lowers the legal rent from \$1,800 to \$1,500 and directs a refund of \$10,000 for previously collected overcharges, The owner appeals the decision and files a PAR. On September 1, 2021, Mr. Jones is entitled to the prospective portion of the overcharge order and can pay the newly established legal rent of \$1,500. However, he is not entitled to collect the retroactive portion of the order, which is the refund of \$10,000. If the owner's PAR is granted, Mr. Jones will owe the owner any rent adjustments previously taken. If the owner's PAR is denied, the owner will owe Mr. Jones the retroactive rent adjustment/refund.

#### **SOURCES**

New York City Rent Stabilization Code Tenant Protection Regulations DHCR Advisory Opinion 92-1 DHCR Operational Bulletin 90-1



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## Homes and Community Renewal

FACT SHEET # 30

### Office of Rent Administration

### **Succession Rights**

3 PAGES

For rent stabilized and rent controlled apartments throughout New York State, a "family member" of the tenant may have the right to a rent stabilized renewal lease or protection from eviction in an apartment under rent control when the tenant dies or permanently leaves the apartment. For a detailed explanation of "family member," refer the "Family Member-Definition" portion of this Fact Sheet.

A family member has the right to a renewal lease or protection from eviction if he or she resided with the tenant as a primary resident in the apartment for two (2) years immediately prior to the death of, or permanent departure from the apartment by the tenant. The tenant shall be considered to have permanently vacated the apartment when he/she has permanently ceased living there. The continued payment of rent by the tenant or the signing of renewal leases shall not preclude a claim by a family member to seek tenancy. The family member may also have the right to a renewal lease or protection from eviction if he/ she resided with the tenant from the inception of the tenancy or from the commencement of the relationship. If the family member trying to establish succession rights is a senior citizen or disabled person, then the minimum period of cooccupancy is reduced to one (1) year.

#### **Family Member - Definition**

"Family member" is defined as either a spouse, son, daughter, stepson, stepdaughter, father, mother, stepfather, stepmother, brother, sister, grandfather, grandmother, grandson, granddaughter, father-in-law, mother-in-law, son-in-

law or daughter-in-law of the tenant or permanent tenant.

The definition of "family member" also includes any other person(s) residing with the tenant or permanent tenant in the housing accommodation as a primary resident, who can prove emotional and financial commitment and interdependence between such person(s) and the tenant.

The following are to be considered in determining whether emotional and financial commitment and interdependence between the tenant and such other occupants existed:

- a) longevity of the relationship;
- b) sharing of or relying upon each other for payment of household or family expenses, and/ or other common necessities of life;
- c) intermingling of finances as evidenced by, among other things, joint ownership of bank accounts, personal and real property, credit cards, and loan obligations, sharing a household budget for purposes of receiving government benefits, etc.;
- d) engaging in family-type activities by jointly attending family functions, holidays and celebrations, social and recreational activities, etc.;
- e) formalizing of legal obligations, intentions, and responsibilities to each other by such means as executing wills, naming each other as executor and/or beneficiary, granting each other a power of attorney and/or conferring

FACT SHEET #30: SUCCESSION RIGHTS PAGE 2 OF 3

upon each other authority to make health care decisions each for the other, entering into a personal relationship contract, making a domestic partnership declaration, or serving as representative payee for purposes of public benefits, etc.:

- f) holding themselves out as family members to other family members, friends, members of the community or religious institutions, or society in general, through their words or actions;
- g) regularly performing family functions, such as caring for each other's extended family member and/or relying upon each other daily for family services;
- h) engaging in any other pattern of behavior, agreement, or other action which evidences the intention of creating a long-term, emotionally committed relationship.

The determination is not limited to any one factor, and in no event would evidence of a sexual relationship between such persons be required or considered.

"Tenant" relates to any person or persons named on a lease or rental agreement who is or are obligated to pay rent for the use of the housing accommodation or is entitled to occupy the housing accommodation.

"Permanent tenant" relates to individuals, who have continuously resided in housing accommodations located in hotels as a primary residence for a period of at least six months, or a hotel tenant in occupancy pursuant to or entitled to a lease.

#### **Disabled Person**

"Disabled Person" is defined as a person who has an impairment which results from anatomical, physiological or psychological conditions, other than addiction to alcohol, gambling, or any controlled substance, which are demonstrable by medically acceptable clinical and laboratory

diagnostic techniques, and which substantially limit one or more of such person's major life activities.

#### **Senior Citizen**

"Senior citizen" is defined as a person who is sixtytwo years of age or older.

#### **Minimum Residency Requirements**

The minimum periods of required residency will not be considered interrupted by any period during which the "family member" temporarily relocates because he or she:

- a) is engaged in active military duty;
- b) is enrolled as a full-time student;
- c) is not in residence at the housing accommodation in accordance with a court order not involving any term or provision of the lease and not involving any grounds specified in the Real Property Actions and Proceedings Law;
- d) is engaged in employment requiring temporary relocation from the housing accommodation:
- e) is hospitalized for medical treatment; or
- f) has such other reasonable grounds that shall be determined by the DHCR upon application by such person.

On the Notice To Owner Of Family Members Residing With The Named Tenant In The Apartment Who May Be Entitled To Succession Rights/Protection From Eviction (DHCR Form RA-23.5), the tenant may at any time, inform the owner of the names of all persons (other than the tenant), who are residing in the apartment. Or, the owner may at any time, but no more than once in any twelve months, request from the tenant the names of all such persons.

FACT SHEET #30: SUCCESSION RIGHTS PAGE 3 OF 3

The following information pertaining to such persons should accompany the names;

- a) if the person is a family member as defined above:
- b) if the person may become entitled to be named as a tenant on a renewal lease or become entitled to protection from eviction upon the passage of the applicable minimum period of required residency;
- c) the date of the commencement of such person's primary residence with the tenant; and
- d) if the person is a senior citizen or disabled person as defined above.

#### **SOURCES**

New York City Rent Stabilization Code Tenant Protection Regulations New York City Rent and Eviction Regulations New York State Rent and Eviction Regulations



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#### **Family Member - Definition**

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law or daughter-in-law of the tenant or permanent tenant.

The definition of "family member" also includes any other person(s) residing with the tenant or permanent tenant in the housing accommodation as a primary resident, who can prove emotional and financial commitment and interdependence between such person(s) and the tenant.

The following are to be considered in determining whether emotional and financial commitment and interdependence between the tenant and such other occupants existed:

- a) longevity of the relationship;
- b) sharing of or relying upon each other for payment of household or family expenses, and/ or other common necessities of life;
- c) intermingling of finances as evidenced by, among other things, joint ownership of bank accounts, personal and real property, credit cards, and loan obligations, sharing a household budget for purposes of receiving government benefits, etc.;
- d) engaging in family-type activities by jointly attending family functions, holidays and celebrations, social and recreational activities, etc.;
- e) formalizing of legal obligations, intentions, and responsibilities to each other by such means as executing wills, naming each other as executor and/or beneficiary, granting each other a power of attorney and/or conferring

FACT SHEET #30: SUCCESSION RIGHTS PAGE 2 OF 3

upon each other authority to make health care decisions each for the other, entering into a personal relationship contract, making a domestic partnership declaration, or serving as representative payee for purposes of public benefits, etc.:

- f) holding themselves out as family members to other family members, friends, members of the community or religious institutions, or society in general, through their words or actions;
- g) regularly performing family functions, such as caring for each other's extended family member and/or relying upon each other daily for family services;
- h) engaging in any other pattern of behavior, agreement, or other action which evidences the intention of creating a long-term, emotionally committed relationship.

The determination is not limited to any one factor, and in no event would evidence of a sexual relationship between such persons be required or considered.

"Tenant" relates to any person or persons named on a lease or rental agreement who is or are obligated to pay rent for the use of the housing accommodation or is entitled to occupy the housing accommodation.

"Permanent tenant" relates to individuals, who have continuously resided in housing accommodations located in hotels as a primary residence for a period of at least six months, or a hotel tenant in occupancy pursuant to or entitled to a lease.

#### **Disabled Person**

"Disabled Person" is defined as a person who has an impairment which results from anatomical, physiological or psychological conditions, other than addiction to alcohol, gambling, or any controlled substance, which are demonstrable by medically acceptable clinical and laboratory

diagnostic techniques, and which substantially limit one or more of such person's major life activities.

#### **Senior Citizen**

"Senior citizen" is defined as a person who is sixtytwo years of age or older.

#### **Minimum Residency Requirements**

The minimum periods of required residency will not be considered interrupted by any period during which the "family member" temporarily relocates because he or she:

- a) is engaged in active military duty;
- b) is enrolled as a full-time student;
- c) is not in residence at the housing accommodation in accordance with a court order not involving any term or provision of the lease and not involving any grounds specified in the Real Property Actions and Proceedings Law;
- d) is engaged in employment requiring temporary relocation from the housing accommodation:
- e) is hospitalized for medical treatment; or
- f) has such other reasonable grounds that shall be determined by the DHCR upon application by such person.

On the Notice To Owner Of Family Members Residing With The Named Tenant In The Apartment Who May Be Entitled To Succession Rights/Protection From Eviction (DHCR Form RA-23.5), the tenant may at any time, inform the owner of the names of all persons (other than the tenant), who are residing in the apartment. Or, the owner may at any time, but no more than once in any twelve months, request from the tenant the names of all such persons.

FACT SHEET #30: SUCCESSION RIGHTS PAGE 3 OF 3

The following information pertaining to such persons should accompany the names;

- a) if the person is a family member as defined above:
- b) if the person may become entitled to be named as a tenant on a renewal lease or become entitled to protection from eviction upon the passage of the applicable minimum period of required residency;
- c) the date of the commencement of such person's primary residence with the tenant; and
- d) if the person is a senior citizen or disabled person as defined above.

#### **SOURCES**

New York City Rent Stabilization Code Tenant Protection Regulations New York City Rent and Eviction Regulations New York State Rent and Eviction Regulations



### Rent Connect: rent.hcr.ny.gov

Ask a question:

portal.hcr.ny.gov/app/

For translation help: hcr.ny.gov/languageaccessibility

Our website: hcr.ny.gov/rent

#### To visit a Borough Rent Office, <u>by appointment only</u>, please contact:

#### **QUEENS**

92-31 Union Hall Street 6th Floor Jamaica, NY 11433 718-482-4041

#### **BROOKLYN** 55 Hanson Place

6th Floor Brooklyn, NY 11217 718-722-4778

#### **UPPER MANHATTAN**

163 W. 125th Street 5th Floor New York, NY 10027 212-961-8930

#### **LOWER MANHATTAN**

25 Beaver Street New York, NY 10004 212-480-6238

#### BRONX

1 Fordham Plaza 4th Floor Bronx, NY 10458 718-430-0880

#### WESTCHESTER

75 South Broadway 3rd Floor White Plains, NY 10601 914-948-4434

## Homes and Community Renewal

Office of Rent Administration

### **Hotels, SROs and Rooming Houses**

3 PAGES

#### **Jurisdiction**

Generally, in New York City, for a hotel, Single Room Occupancy Hotel (SRO) or rooming house to be subject to the Rent Stabilization Code (RSC), it must have been constructed on or before July, 1969, and contain six or more housing accommodations. This universe contains Class A and Class B Multiple Dwellings.

Generally, Class A Multiple Dwellings are used for permanent residence purposes and consist of units that contain kitchens and bathrooms. Generally, Class B Multiple Dwellings, which include SRO Hotels and rooming houses and which became subject to rent regulations on June 4, 1981, contain units occupied by transient residents and are not required to have a kitchen or bathroom in each unit.

The occupant of a hotel, SRO or rooming house may only be protected by rent stabilization if he or she becomes a "permanent tenant". A permanent tenant is an individual or his or her family member residing with such individual, who: (1) has continuously resided in the same building as a principal residence for a period of at least six months; or (2) who requests a lease of six months or more, which the owner must provide within 15 days; or (3) who is in occupancy pursuant to a lease of six months or more even if actual occupancy is less than six months.

#### **Leases and Rent Increases**

Unlike owners of rent stabilized apartment buildings, who are required to offer rent stabilized tenants renewal leases for one or two years at the tenants' option, hotel, SRO or rooming house owners are not required to provide renewal leases to permanent tenants. A permanent tenant has the right to remain in occupancy, whether or not the lease is renewed by the owner. Permanent tenants are subject to annual guidelines increases set by the New York City Rent Guidelines Board, whether or not they have leases. As a permanent tenant, an owner may not charge you more than the most recent rent charged the prior permanent tenant (provided it was in the last 6 years), plus any lawful guidelines increase in effect at the time of your renting, as set for your hotel room/apartment by the NYC Rent Guidelines Board. Such rent is required to be registered with the DHCR. You may obtain a rental history of the unit by contacting DHCR or by filing a Request for Records Access (REC-1). Contact information for DHCR can be found at the end of this Fact Sheet.

These increases take place on the "anniversary date". For tenants with a lease, it is at least one year from the commencement date of the lease. For tenants without a lease, it is the <u>latest</u> of these three choices: 1) one year from the date the tenant's occupancy began, 2) one year from the date of the last rent increase charged to the tenant or 3) as of October 1st of the guideline period in effect.

To access a list of current and prior rent guidelines, go to the website of the NYC Rent Guidelines Board at www.nyc.gov/rgb.

Owners may be lawfully entitled to other rent increases, such as Individual Apartment Improvements, building wide major capital improvements (MCIs) and hardship increases.

#### **Services**

The customary hotel services required to be provided include, but are not limited to, maid service and the provision and laundering of linen at least once a week, use and upkeep of furniture, and a lobby staffed 24 hours a day, seven days a week by at least one employee.

It should be noted that this full range of hotel services may not necessarily be required to be provided in Class B Multiple Dwellings such as rooming houses and some SRO hotels. The services required to be provided in SRO hotels and rooming houses would be those services provided when such buildings first became subject to the Rent Stabilization Law in June, 1981.

Services required to be provided to a permanent tenant may include appliance repair, painting once every three years, heat, hot water, janitorial service, maintenance of locks and security devices, repairs and maintenance and any ancillary services provided by the owner, such as laundry room facilities or switchboard service, etc.

Upon a finding by the DHCR on written complaint by a permanent tenant that services are not being maintained, a rent reduction may be imposed, and future rent increases barred until the rent is restored pursuant to an order of the DHCR.

#### **Evictions**

Generally, so long as a hotel occupant or permanent tenant pays the legal rent, they can remain in the housing accommodation. An owner may not harass an occupant or permanent tenant by engaging in an intentional course of conduct intended to make such occupant or permanent tenant vacate the housing accommodation.

Under the Real Property Actions and Proceedings Law, a hotel occupant residing at the hotel for thirty days or more even though he has not requested a lease and is not a permanent tenant, may only be evicted pursuant to an action or proceeding instituted in the Civil Court. If such an action is brought, the "occupant" will receive notice of the action and of the right to answer and appear in court. Lockouts of such hotel occupants, or of permanent tenants, are strictly illegal.

#### **Example - Rent Increases**

- On February 20, 2020, a permanent/rent stabilized tenant paying \$200 a week vacates a hotel unit.
- On March 1, 2020, Mr. Ortiz moves in and does <u>not</u> request a lease. He is a transient tenant and is charged a rent of \$250 a week.
- On September 1, 2020, Mr. Ortiz becomes a permanent/rent stabilized tenant as he has been in occupancy for 6 months. His rent needs to be adjusted. The previous legal rent of \$200 can be increased by the guideline in effect (Hotel Order #49 - 0% increase), which is a \$0 increase and the legal rent remains \$200.
- On September 1, 2021, the anniversary date, Mr. Ortiz is still in occupancy, and the legal rent may be increased by the guideline in effect (Hotel Order #50 - 0% increase), which is \$0 and the legal rent remains \$200.
- Annual apartment registration filings for this apartment are as follows:
  - On April 1, 2020, the unit's status was Temporarily Exempt/Transient Occupancy in Hotel/SRO.
  - On April 1, 2021, the unit's status was Rent Stabilized.

#### **Example - Decrease in Service Rent Adjustments**

- On February 1, 2020, Ms. Chan moves into an SRO Unit, requests a lease, acquires permanent/rent stabilized status, and her rent is legally set at \$300 a week.
- On February 1, 2021, the anniversary date, Ms. Chan's rent of \$300 can be raised by the guideline in effect (Hotel Order #50 - 0% increase), which is a \$0 increase and legal rent remains \$300.
- On August 10, 2021, Ms. Chan, pursuant to filing a written application, receives a DHCR Order finding a decrease in services. It has a June 1, 2021 effective date.
- On September 1, 2021, the \$300 rent paid by Ms. Chan cannot be reduced by the most recent guideline adjustment rent increase, since it was 0%. However, the \$300 rent cannot be raised and is "frozen" until DHCR issues a rent restoration order finding services were restored.

This fact sheet is only a summary of relevant sections of the Rent Stabilization Code. For comprehensive and detailed information on this topic, please refer to the Rent Stabilization Code.



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### Operational Bulletin 2023-3 (November 21, 2023) (Replaces Operational Bulletin 95-2)

#### **Substantial Rehabilitation**

This Operational Bulletin replaces Operational Bulletin 95-2 and is issued pursuant to the Emergency Tenant Protection Regulations (TPR) adopted under the Emergency Tenant Protection Act (ETPA) section 10, and section 2527.11 of the Rent Stabilization Code (RSC). It sets forth the position of the Division of Housing and Community Renewal (DHCR) regarding the circumstances under which the agency will find that a building has been substantially rehabilitated within the meaning of TPR section 2500.9(e) and RSC section 2520.11(e), as amended by the changes to the rent regulations effective November 8, 2023.

It is being issued at this time to clarify the procedures the agency will use to determine issues of exemption from rent regulation due to substantial rehabilitation. The agency has not previously issued any formal directive or clarification on this subject and the lack of such guidance has made it difficult for applicants to have an understanding of how an application for exemption will be treated. Also, potential applicants have indicated that uncertainty about our procedures could contribute to an unwillingness to undertake substantial rehabilitation projects in deteriorated buildings. Accordingly, lack of clear procedures works to prevent use of this mechanism as intended in law and regulation.

Also, this Operational Bulletin takes into account court decisions related to substantial rehabilitation exemptions. In particular, it recognizes a recent court decision wherein it was found that a building did not have to be completely vacant to qualify for the exemption, and wherein it was ruled that the agency could not interpret "substantial" to mean total reconstruction of the building.

ETPA section 5 (a) (5) provides as follows:

Housing Accommodations Subject to Regulation

- (a) A declaration of emergency may be made pursuant to section three as to all or any class or classes of housing accommodations in a municipality, except:
  - (5) housing accommodations in buildings completed or buildings substantially rehabilitated as family units on or after January first, nineteen hundred seventy-four;

These provisions of section 5(a) (5) were incorporated into both TPR section 2500.9(e) and RSC section 2520.11(e).

This document is being reissued for informational purposes only.

The original document which contains signatures of authorization is on file at DHCR's Office of Rent Administration.

Issued (11/23) OB-2023-3 Page 1 of 4

#### I. Criteria

DHCR will find that a building has been substantially rehabilitated within the meaning of TPR section 2500.9(e) and RSC section 2520.11(e), and is therefore exempt from coverage under the ETPA or the RSL, for rent stabilized properties where the owner demonstrates, based upon the totality of the circumstances, that the following criteria have been met:

A. At least 75% of the building-wide and apartment systems contained on the following list must each have been completely replaced with new systems. Additionally, all ceilings, flooring and plasterboard or wall surfaces in common areas must have been replaced; and ceiling, wall, and floor surfaces in apartments, if not replaced, must have been made as new as determined by DHCR.

List of Building-wide and Apartment Systems:

- 1. Plumbing
- 2. Heating
- 3. Gas supply
- 4. Electrical wiring
- 5. Intercoms
- 6. Windows
- 7. Roof
- 8. Elevators
- 9. Incinerators or waste compactors
- 10. Fire escapes
- 11. Interior stairways
- 12. Kitchens
- 13. Bathrooms
- 14. Floors
- 15. Ceilings and wall surfaces
- 16. Pointing or exterior surface repair as needed
- 17. All doors and frames including the replacement of non-fire-rated items with fire-rated ones
- B. The rehabilitation was commenced in a building that was in a substandard or seriously deteriorated condition.

Space converted from nonresidential use to residential use need not meet this standard.

- C. DHCR will not find the building to have been substantially rehabilitated if it can be established that the owner has attempted to secure a vacancy by an act of arson resulting in criminal conviction of the owner or the owner's agent, and/or DHCR has made an outstanding finding of harassment, as defined pursuant to any applicable rent regulatory law, code or regulation.
- D. All building systems comply with all applicable building codes and requirements, and the owner has submitted copies of the building's certificate of occupancy, if such certificate of occupancy is required by law, before and after the rehabilitation.
- E. The Substantial Rehabilitation provision is intended to encourage the creation of new or rehabilitated housing. Accordingly, in making a determination as to the eligibility of a building for this exemption, DHCR will consider all facts that support this policy.

F. Where occupied, rent regulated units have not been rehabilitated, such units shall remain regulated for the duration of occupancy by the regulated tenants, notwithstanding a finding that the remainder of the building has been substantially rehabilitated and qualifies for exemption from regulation.

#### **II. Prior Opinion**

DHCR recognizes the very significant financial commitment that a substantial rehabilitation necessitates. Accordingly, an owner may apply to DHCR for an advisory prior opinion that the building qualifies for the exemption, based upon the owner's rehabilitation plan, which as evidenced by contracts, applications for building permits, blueprints, etc., meets the scope of work necessary to constitute substantial rehabilitation. Although they may do so at any time prior to commencement of the rehabilitation, owners are encouraged to apply for an advisory prior opinion at or about the time that they seek appropriate governmental approval for the rehabilitation work.

#### III. Documentation

The following documentation will be required from owners in support of a claim of substantial rehabilitation.

Records demonstrating the scope of the work actually performed in the building. These may include an itemized description of replacements and installations, copies of approved building plans, architect's or general contractor's statements, contracts for work performed, appropriate government approvals, and photographs of conditions before, during, and after the work was performed. Proof of payment by the owner for the rehabilitation work may be required; owners are advised to maintain records related to the rehabilitation. For rehabilitation projects completed before issuance of the Operational Bulletin, where undue hardship or prejudice would otherwise result, consideration will be given to the documentation which may be required.

#### IV. "Constructive Occupancy" by Rent Stabilized Tenants in Substantially Rehabilitated Buildings

In certain cases, because of the existence of hazardous conditions in their rent stabilized housing accommodations, e.g., fire damage, some rent stabilized tenants may be ordered by a governmental agency to vacate the housing accommodation. Such vacate order may create a "constructive occupancy," providing for payment by the tenant of a nominal rental amount such as \$1.00 per month, while the vacate order is in effect, and permitting the tenant to resume occupancy without interruption of his or her rent stabilized status, upon restoration of the housing accommodation to a habitable condition. Where the building has been substantially rehabilitated, constructive occupancy will have the effect of excepting the housing accommodation from exemption from rent regulation based upon such rehabilitation.

However, the exemption from rent regulation based upon substantial rehabilitation will apply to all housing accommodations in the building which are not "constructively occupied" or actually occupied by a previously rent regulated tenant. In addition, the exemption will also apply to a constructively occupied housing accommodation if the returning tenant subsequently vacates, or if the tenant who is entitled to return pursuant to court or DHCR order chooses not to do so.

### V. Individual Apartment Improvements, Major Capital Improvements, First Rents and Combined Apartments Distinguished from Substantial Rehabilitation

Where the work performed fails to meet the criteria set forth above for exemption from coverage under the ETPA or RSL on the basis of substantial rehabilitation, the owner may still qualify for rent increases based upon work performed on building-wide systems or in individual apartments.

In the event a substantial rehabilitation exemption is not found, the improvements will be considered for an MCI order provided the substantial rehabilitation application was made within two years of the completion of the work, and all MCI filing criteria are met.

It should be noted that the term "substantial rehabilitation" as utilized in TPR sections 2502.4(a) (1) and 2502. (a) (2) (ii), refers to work that is in the nature of an individual apartment improvement or a major capital improvement, which are discussed below, and not to that type of substantial rehabilitation which results in the exemption of an entire building from rent stabilization. It is the latter which is the subject of this Operational Bulletin.

Individual Apartment Improvements: TPR section 2502.4(a) and RSC section 2522.4(a)(1) provide for an increase in the rent of an individual housing accommodation where there has been a substantial increase in dwelling space, or an increase in the services, or the installation of new equipment or improvements, or new furniture or furnishings provided in or to such individual housing accommodation.

Major Capital Improvements: TPR section 2502.4(a) and RSC section 2522.4(a) (2) permit owners to apply for an increase in legal regulated rents, based upon the proven costs of building-wide major capital improvements.

First Rents: Where an owner creates a housing accommodation in space previously used for nonresidential purposes, the DHCR may find that the resultant housing accommodation was not in existence on the applicable base date. Such a finding may entitle the owner to charge a market or "first rent," subject to guidelines limitations for future rent adjustments.

Combined Apartments: When two apartments, at least one of which is rent stabilized, are combined to create a new apartment the resulting new apartment is rent stabilized and the legal rent for such apartment is the combined rents of the two original apartments. When an apartment dimensions are increased or decreased the first rent thereafter is to be increased or decreased by the same percentage as the percentage change in the dimensions.

#### VI. Binding Determination

Where, after completion of the work, DHCR issues a final order determining that the building is exempt from rent regulation on the basis of substantial rehabilitation, that order will be a binding determination on a building-wide basis, not withstanding occupancy by subsequent tenants. DHCR will not thereafter entertain challenges by subsequent tenants except upon showing that the determination was obtained as a result of fraud by the owner or the owner's agent.

Woody Pascal
Deputy Commissioner for Rent Administration
Issued November 21, 2023



### **Alternate Side Parking Rules**

2024 Suspension Calendar

New Year's Day*	Jan 1, Mon		
Three Kings' Day	Jan 6, Sat		
Martin Luther King, Jr.'s Birthday	Jan 15, Mon		
Lunar New Year's Eve	Feb 9, Fri		
Lunar New Year	Feb 10, Sat		
Lincoln's Birthday	Feb 12, Mon		
Ash Wednesday	Feb 14, Wed		
Washington's Birthday (Pres. Day)	Feb 19, Mon		
Purim	Mar 24, Sun		
Holy Thursday	Mar 28, Thurs		
Good Friday	Mar 29, Fri		
Idul-Fitr (Eid Al-Fitr)	Apr 10-11, Wed-Thurs		
Passover	Apr 23-24, Tue-Wed		
Passover (7th/8th Days)	Apr 29-30, Mon-Tue		
Holy Thursday (Orthodox)	May 2, Thurs		
Good Friday (Orthodox)	May 3, Fri		
Solemnity of the Ascension	May 9, Thurs		
Memorial Day*	May 27, Mon		
Shavuoth (2 Days)	June 12-13, Wed-Thurs		
Idul-Adha (Eid Al-Adha)	June 17-18, Mon-Tue		
Juneteenth	June 19, Wed		
Independence Day*	July 4, Thurs		
Tisha B'Av	Aug 13, Tue		
Feast of the Assumption	Aug 15, Thurs		
Labor Day*	Sept 2, Mon		
Rosh Hashanah	Oct 3-4, Thurs-Fri		
Yom Kippur	Oct 12, Sat		
Columbus Day	Oct 14, Mon		
Succoth (2 Days)	Oct 17-18, Thurs-Fri		
Shemini Atzereth	Oct 24, Thurs		
Simchas Torah	Oct 25, Fri		
Diwali	Nov 1, Fri		
All Saints' Day	Nov 1, Fri		
Election Day	Nov 5, Tue		
Veterans Day	Nov 11, Mon		
Thanksgiving Day*	Nov 28, Thurs		
Immaculate Conception	Dec 9, Mon		
Christmas Day*	Dec 25, Wed		

#### **Information**

Alternate Side Parking Regulations may be suspended from time to time because of snow, inclement weather or other emergencies. Please visit our website at nyc.gov/dot or dial 311 for further information.

TTY Deaf or Hearing-Impaired, dial (212) 504-4115.

#### **Did You Know?**

What's in a name? Do you know the difference in the meaning of these parking signs?

	NO STOPPING	NO STANDING	NO Parking
Can I stop to drop off or pick up passengers?	No	Yes	Yes
Can I stop to load or unload a package, or merchandise at curbside?	No	No	Yes
Is waiting allowed?	No	No	No

All of NYC was designated a Tow Away Zone under the State's Vehicle & Traffic law in 1959. This means that any vehicle parked or operated illegally, or with missing or expired registration or inspection stickers may be towed.

On MAJOR LEGAL HOLIDAYS, stopping, standing and parking are permitted except in areas where stopping, standing and parking rules are in effect seven days a week (for example, "No Standing Anytime"). Accordingly, parking meters will not be in effect on major legal holidays.

Double-parking of passenger vehicles is illegal at all times, including street cleaning days, regardless of location, purpose or duration.

It is illegal to park within 15 feet of either side of a fire hydrant. Painted curbs at hydrant locations **DO NOT** indicate where you can park.

An occupied, illegally parked vehicle causes the same safety hazard and congestion as an unoccupied vehicle. Be responsible and park legally.

\*Major Legal Holiday







### Greenpoint Avenue Bridge

Community Boards 1K, 2Q

Brooklyn & Queens

December 2023



your city. your needs. your number.

### Important Notice

Beginning on Tuesday, December 19<sup>th</sup> into Wednesday, December 20<sup>th</sup> from 11:00 p.m. to 5:00 a.m. (early morning), the NYCDOT Division of Bridges will conduct essential maintenance on the Greenpoint Avenue Bridge over Newtown Creek. As a result, the Queens-bound lanes will be closed. Two-way traffic will be shifted to the one Brooklyn-bound lane with the assistance of flaggers. Traffic will return to its original configuration after work hours. Bike lanes will stay open.

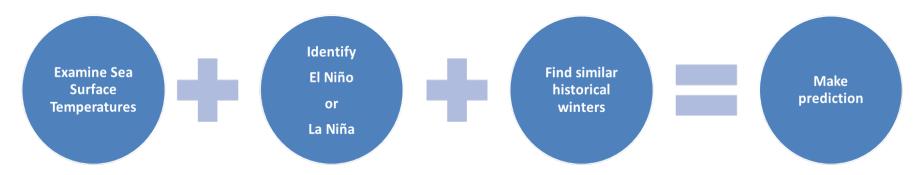


Queens-bound Double-lane Closure: Tuesday, December 19<sup>th</sup> – Wednesday, December 20<sup>th</sup> 11:00 p.m. – 5:00 a.m. (early morning)

Traffic will be restored to its original configuration after work hours.

Chery Mckenzie from the office of Community Affairs is available to provide information about this project at (212) 839-6307 or CMckenzie@dot.nyc.gov. For all NYC non-emergency services, including inquiries regarding NYCDOT construction projects, dial 311.

### 2023-2024 Winter Outlook Process

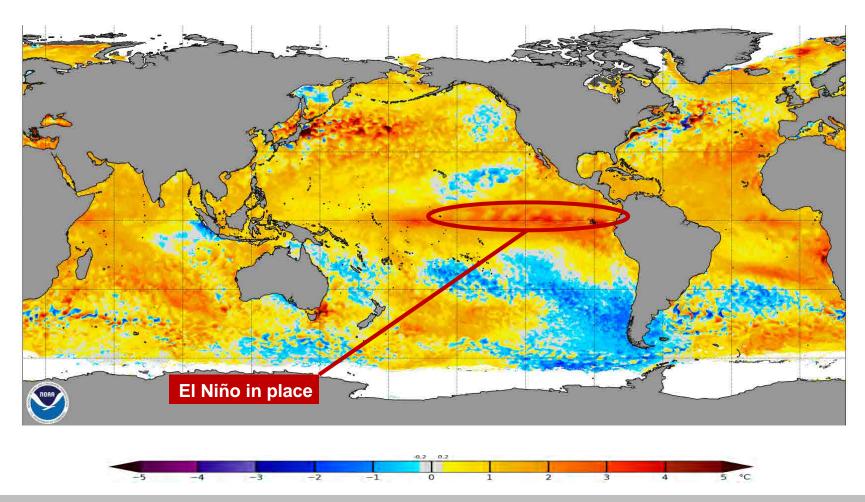


- Moderate to strong El Niño forecast for early to mid-winter
- Transitioning to weak El Niño by late winter or early spring
- Similar historical years: Strong El Nino years are not common...
  - Winter 1997 1998
  - Winter 2015 2016



### Global Sea Surface Temperature Anomalies

#### November 2023





### Similar Winter Seasons Central Park

Winter Season (Dec - Feb)	Average Temperature (°F)	Total Precipitation (in.)	Total Snowfall (in.)
1997-1998	39.6	15.28	0.50
2015-2016	41.0	13.53	31.90
Normal	36.1	11.24	25.30

### Key Takeaways

- Above normal temperatures
- Above normal precipitation
- 27.3" of snow fell in one storm on January 23<sup>rd</sup>, 2016



Downed Wire Safety Tips

If you see fallen power lines or damaged electrical equipment, call 1-800-75-CONED (1-800-752-6633) immediately. **Do not touch it or try to fix it yourself.** 

If an electrical product falls into water, don't touch it. If you and the plug are both dry, pull the plug, not the cord, from the outlet. Or, use the circuit breaker to shut off the power.

If a power line falls on your car while you're in it, don't get out. The car's rubber tires provide protective insulation. Honk your horn, call for help, and wait for first responders.





### Downed Trees Task Force (DTTF)

- DTTF Protocol developed in 2010 after microbursts in Queens
- Mobilized for Irene (2011), Sandy (2012),
   Riley-Quinn (2018) and Isaias (2020)
- NYCEM owns, activates and manages the DTTF
- Parks Dept is lead agency
- Downed Tree reports come primarily from 311 and Parks assessors
- Con Edison's role: track, triage and clear downed wires (company interest) entangled with trees





### Winter Bill Impacts

- Residential customers will likely see a 1% increase in gas-heating costs this winter.
- Electric costs will also be higher: Residential customers in New York City may see a 14% increase.
- Your energy usage and weather conditions will also affect your bill.







### Energy Affordability Program (EAP)

You may qualify for a discount on your monthly energy bill if you receive benefits from the following eligible governmental assistance programs.

### You'll be enrolled automatically if an agency notifies us that you receive:

- Home Energy Assistance Program (HEAP)
- Supplemental Nutrition Assistance Program (SNAP) – NYC SNAP, Westchester SNAP
- Supplemental Security Income (SSI)
- Direct Vendor or Utility Guarantee
- Temporary Aid to Needy Families (TANF) NYC TANF: Westchester TANF
- Safety Net Assistance (SNA) NYC SNA, Westchester SNA

#### If you only receive benefits from the following program(s), you must apply to enroll:

- Medicaid
- Federal Public Housing Assistance
- Veterans Disability or Survivors Pension
- Lifeline Telephone Service Program (Lifeline)

#### If living on tribal lands:

- Bureau of Indian Affairs General Assistance
- Head Start
- Tribal TANF
- Food Distribution Program on Indian Reservation (FDPIR)



<sup>\*</sup>You can check your enrollment status on page 1 of your bill under Adjustment Information.

### How To Enroll

- Log in to My Account to complete our online Life Support Equipment form
- Fill out our online LSE form which can be found at conEd.com/LifeSupportEquipment and email it to LifeSupportEquipment@conEd.com.
- Mail or email us your completed registration form and medical certification.
- Call us at 1-877-582-6633 or visit conEd.com/SpecialServices for more info



# Storm Outreach to Life Support Equipment & Medical Emergency Customers





## **EnergyShare Grants**

 Residential customers may qualify for up to \$200 toward their bill annually per EnergyShare season.

To qualify, a customer must:

- Have made at least one good-faith payment toward their bill within the last 12 months; AND
- Be eligible for government financial assistance and/or meet federal Home Energy Assistance Program (HEAP) income guidelines

For more information, contact our partner, HeartShare: (718) 422-4207 or HeartShareEnergy1@HeartShare.org



## Winter High Bills - Tips to Manage Billing

#### What To Do

- Check your benefits Receive government assistance? Check your EAP eligibility and enrollment status: <u>conEd.com/EAP</u>
  - Free Energy Savings Kit available for EAP customers (Limit 1 per account)
     SavingsKit.conEd.com
- Go clean heat and energy efficient Upgrade your lighting, thermostats, heating, and other appliances <u>conEd.com/savings</u>
- Explore Budget Billing (Level Payment Program) Spread payments out evenly across the year, avoid large month-to-month changes in energy costs.
   \*Automatic for newly enrolled EAP customers
- Consider a payment agreement- Pay down an outstanding balance in manageable, monthly installments.



## **Winter Gas Safety Tips**

- Make sure all burners are turned completely off when you're done cooking and before you leave the house. Keep range and oven burners clean.
- Never use an oven or gas range to heat the home or dry your clothes.
- Your pilot light should always be on. Blowing out the pilot light doesn't stop gas from escaping and can be dangerous.
- Keep cleaning products, gasoline, paints, and other flammable materials away from gas appliances.
- Keep kids away from gas appliances.
- Have your heating and ventilation system serviced regularly, and don't let snow, ice, leaves, or other debris block their vents and exhaust ducts.
- Keep a clear path to and around your gas meter. Use a brush, not a shovel, to remove snow and ice from around your gas meter and the pipes leading to it.



### **Smell Gas, Act Fast**

- Smell an odor similar to rotten eggs.
   See a white cloud, bubbles in water, blowing dust, dying plants.
   Hear a roar, hiss, or whistle.
- Leave immediately and take others with you. If the leak is outside, move to a safe spot far away.
- Call 911 or 1-800-752-6633. National Grid customers call 1-718-643-4050.



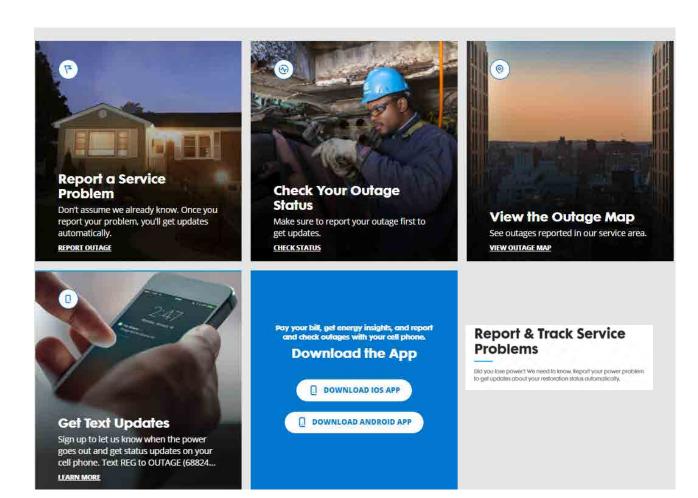






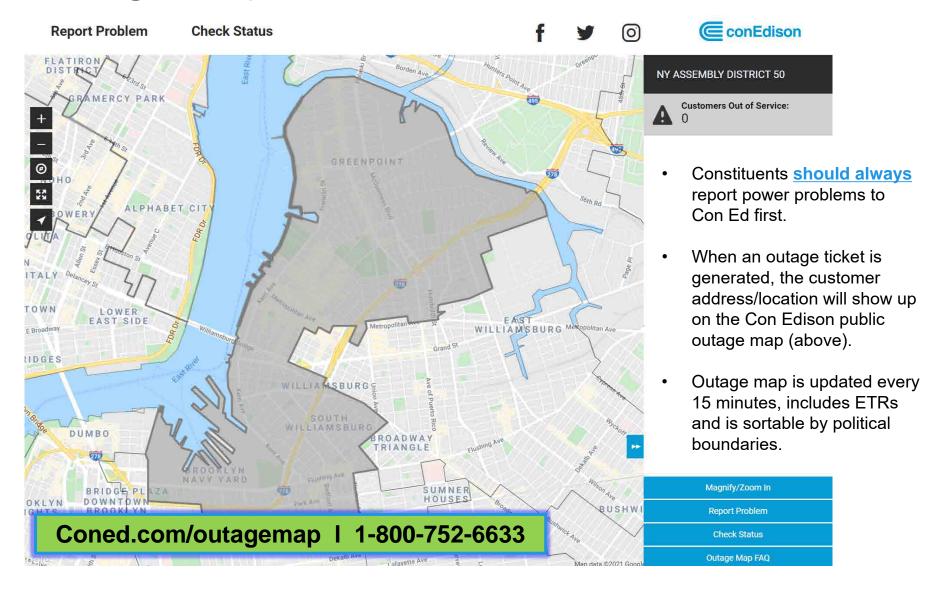
### Customer Resources at www.conEd.com

- Report a Service
   Problem
- Check Outage
   Status
- Get Text Updates
- Download the App
- View the Outage Map





# Outage Map







- Education & Youth Development
- Families, Community Building & Workforce Development

- Health, Housing & Homelessness Solutions
- Services for People Living with Disabilities





- Advocates for clean energy and environmental justice in collaboration with many nonprofit organizations
- Educates students on environmental issues such as wetland preservation, composting and bio-diversity
- Worked on the environmental reclamation project at Idlewild Park in Springfield Gardens, Queens





#### **Down Trees/Wires**

- Do you remove NYC tree debris resulting from a storm?
   No. If the tree was on your property, you are responsible for having the debris removed.
- For downed trees on NYC streets and public parks, contact the Department of Parks and Recreation at 311 or <a href="nyc.gov/311">nyc.gov/311</a>. The city responds to fallen trees and other hazards that are threatening public safety first. These hazards include downed trees blocking streets or resting on houses, standing damaged trees that can cause injury or property damage, and fallen tree limbs.
- Con Edison owns and is responsible for repairing or replacing the service wire that comes from the street to your home.

• If tree limbs interfere with the service wire, you're responsible for clearing the tree limbs on your property. A licensed tree-service contractor can remove the tree limbs for you. For your safety, let us know before you begin work so we can detach the electric service wire and confirm the line is not energized.

- In the case of a large-scale/large impact storm, NYC Office of Emergency Management (OEM) activates and deactivates the down tree task force based on their forecasting. The down tree task force is made up of OEM, Con Edison, FDNY, DOT, NYPD, and the Dept. of Sanitation. They work during daylight hours post-storm.
- The down tree task force organizes jobs based on calls from 311, 911 and 1-800-75-CONED and provides locations for work.



# Roadmap to Adult-Use Cannabis Licensing



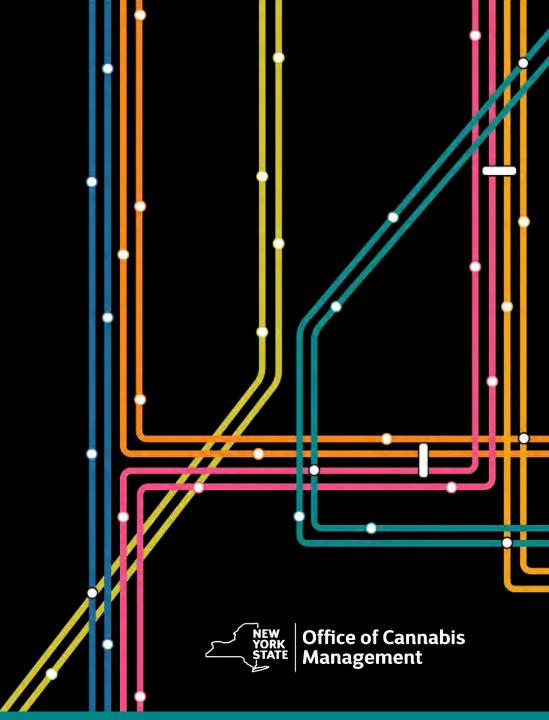












December 12, 2023

Roadmap to Adult-Use Licensing



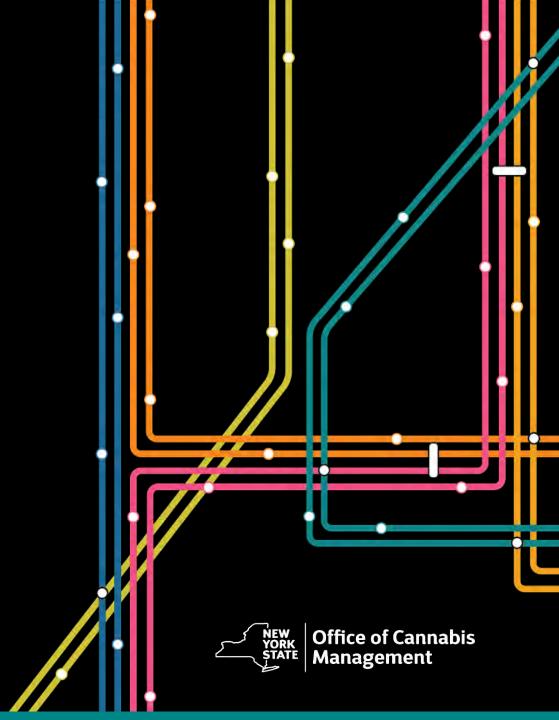












# **Dates of Adult-Use Retail Licenses**

- On September 12, 2023, the CCB approved the Adult-Use Regulations.
- The applications for adult-use license types will be available on New York Business Express (NYBE).
- The applications for these licenses began Wednesday,
   October 4, 2023.
- An adult-use dispensary applicant with proof of control over a retail location will be on track to go through an earlier Friday, November 17, 2023, approval process.
- Adult-Use Applications closes on Monday, December 18, 2023.



**Roadmap to Adult-Use** Licensing













# Adult-Use License Types Available Oct. 4th – Dec. 18th Application Window

#### Cultivator\*

Grows, clones, harvests, dries, cures, grades, and trims cannabis plants.

Tier 1: 20

Tier 2: 20

#### **Processor**

Extracts concentrated cannabis and/or compounds or manufactures cannabis products.

Type 1: 55

Type 2: 100

Type 3: No Limit

#### **Microbusiness**

Must cultivate cannabis. and may also process, distribute, and sell its own products.

220

#### Distributor

Sells pre-packaged, labtested cannabis products wholesale to licensed retailers.

#### **Retail Dispensary**

Sells cannabis products directly to consumers.

500-1000



Roadmap to Adult-Use Licensing









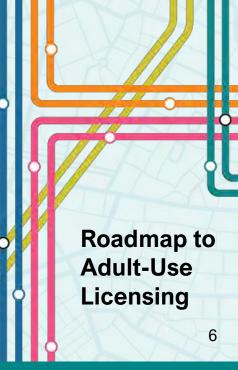






# What role do community boards play in the Board's process to approve or deny a cannabis license?

- Per Cannabis Law, community boards are allowed the opportunity to **express** an opinion on whether they support the Cannabis Control Board's approval of a:
  - 1. Retail Dispensary,
  - 2. Microbusiness, (When the microbusiness is selling in your municipality)
  - 3. An Article 4 registered organization with dispensing license.
- The **municipality opinion** will become part of the record upon which the Cannabis Control Board shall grant or deny an application for a cannabis license.
- Community Boards do not have a role in the Board's process to approve or deny any other cannabis licenses types (i.e., nursery, cultivator, processor, distributor).

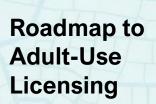


# Notification to Municipalities

 There is a specific form an applicant must use for this notification available at:

www.cannabis.ny.gov/municipal-notification

- This notification to a municipality must be sent by:
  - 1. Certified mail, return receipt requested;
  - 2. Overnight delivery service with proof of mailing; or
  - 3. Personal service upon the offices of the clerk or the municipality
- A municipality will have **30-days to reply** to the Office with their advisory opinion. A 30-day extension can be requested, if made within the original 30-day time. **Email**: <a href="mailto:municipalities@ocm.ny.gov">municipalities@ocm.ny.gov</a>
- A total of 60-days will be given if the extension is requested.



**Roadmap to Adult-Use** Licensing













# OCM Enforcement Activities



# **Illicit Sales**

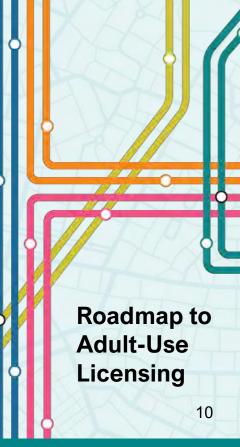
- OCM's Enforcement Division has been conducting investigations (locations, owners, products sold etc.) on all illicit cannabis operations since January of 2022.
- The Enforcement Division routinely confers with local DA's and law enforcement across the state about strategies in cannabis enforcement.
- OCM investigators work on multi-agency task forces to shut down illicit store fronts.
- The Enforcement Division continues to staff up and engage in enforcement actions across the state:
  - visiting illicit stores,
  - issuing cease and desist letters to stores conducting themselves contrary to existing law,
  - assisting local law enforcement in their investigations involving illicit stores.



# **Overview of Enforcement Activities**

Revisions to the Cannabis Law and Tax Law were included in the SFY 23-24 Budget to establish a comprehensive framework to address the spread of unlicensed cannabis shops statewide. Specifically, the new laws:

- Empowers the OCM to take enforcement actions against businesses selling cannabis without the required license, including so-called "sticker shops" and other similar unlicensed businesses selling cannabis.
- Bolsters the enforcement authority of the OCM
  - Allow OCM to conduct regulatory inspections of all businesses selling and giving away cannabis.
  - Allow for the inspect these businesses by using a court order if the businesses do not allow OCM to conduct an inspection.
- Empowers OCM to seize cannabis found in unlicensed cannabis businesses.
- Empowers OCM to assess civil penalties (Tax and OCM fines and penalties) against unlicensed cannabis business.

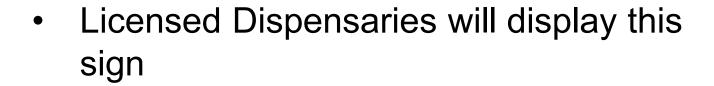


# **Closure of Illicit Stores**

- OCM has the authority to revoke, cancel, or suspend any registration, license, or permit issued under Cannabis Law for a violation of the Cannabis Law.
- OCM has the authority to conduct regulatory inspections, during normal business hours, of any place of business, including a vehicle used for such business, where a business is engaging in activity for which a license would be required under the Cannabis Law. Including:
  - -medical cannabis
  - -adult-use cannabis
  - -cannabis product
  - -cannabinoid hemp
  - -hemp extract
- Or any products marketed or labeled as such, are cultivated, processed, stored, distributed, or sold by any person holding a registration, license, or permit under the Cannabis Law.







- QR Code links to a list of <u>NYS Licensed</u> <u>Dispensaries</u>
- Medical Dispensaries have a similar tool





Roadmap to Adult-Use Licensing











# Stay Connected to OCM

 Sign up for OCM email updates at: cannabis.ny.gov

 Email questions to: <u>municipalities@ocm.ny.gov</u>

Follow OCM on social media:
 @nys\_cannabis













# TRANSPORTATION COMMITTEE REPORT

TO: Chairperson Dealice Fuller

and CB #1 Board Members

FROM: Mr. Eric Bruzaitis, Committee Chair

RE: Committee Report from Thursday, November 21, 2023 Meeting

The Transportation Committee met Thursday, November 21, 2023 (CALLED TO ORDER: 6:45 PM; ADJOURNED: 9:30 PM) at Swinging Sixties Senior Center, 211 Ainslie Street.

A quorum was not met.

#### ATTENDANCE:

Present: Bruzaitis; Costa; Drinkwater; Kelterborn; Odomirok; Pferd; Vega.

Absent: Weiser; Argento; Goldstein; Itzkowitz; Talati; \*Breitner.

\_\_\_\_\_

#### **AGENDA**

#### PUBLIC SESSION

6:45 Mr. Bruzaitis called the meeting to order and called roll. Quorum was not met.

#### 1. Street Co-Naming Requests from Councilmember Restler's office:

- 1. Agenda Item #1 Street Co-naming for Richard Ocana
  - 1. Tabled because no one present to speak to this item
- 2. Agenda Item #2 Street Co-naming for Stanley Love
  - 1. Tabled because no one present to speak to this item
- 3. Agenda Item #3 Street Co-naming for Emmanuel St. Bernard
  - 1. Tabled because no one present to speak to this item
- 4. Agenda Item #4 Street Co-naming for Banker's Anchor

Mr. David Clarkson presented, introduced his involvement, discussed neighborhood partners and activities, spoke in favor

Ms. Katie Denny Horowitz discussed the involvement of NBK Parks Alliance, spoke to the

naming logic and relationship to maritime history. Renaming would formalize the common name already in use. She also indicated that the request for renaming originated with DOT.

Mr. Kevin La Cherra spoke in favor as well and discussed long range goals for the plaza to include stormwater management and resilience

Ms. Odomorik initiated a discussion about access for trucks but Mr. Bruzaitis quickly refocused the discussion on the renaming item before the committee

MOTION: (Mr Kelterborn) To recommend approval to Community Board 1 co-naming the corner of Nassau Avenue and North 15<sup>th</sup> Street Banker's Anchor.

SECOND: Mr. Vega.

AYE: BRUZAITIS; COSTA; DRINKWATER; KELTERBORN; ODOMIROK; PFERD; VEGA.

NAY: 0

**ABSTENTION: 0** 

MOTION APPROVED.

# 2. Request from Councilmember Jennifer Gutierrez's for the Co-naming of Kinglsand Ave and Frost Street for Ms. Agustina Muniz.

Ms. Debra Benders, president of Cooper Park Resident Council, spoke about the commemoration of Ms. Muniz within Cooper Park Houses. Other representatives from Cooper Park Houses also expressed opinion that Ms. Muniz was best remembered for her service at the community center. They spoke about the distinction between volunteering and paid work and spoke against the co-naming.

Discussion ensued about most appropriate way to commemorate Ms. Muniz and how a focus on street safety redesigns would be a fitting tribute to her

Mr. Pferd expressed support for the street sign

Ms. Muniz's granddaughter, Ms. Geakette Muniz, arrived and read a statement about her grandmother's life and service.

MOTION: (Mr. Pferd) To recommend approval to Community Board 1 co-naming the corner of Frost Slip and Kingsland Avenue for Ms. Augustina Muniz.

SECOND: Mr. Vega

AYE: BRUZAITIS; COSTA; DRINKWATER; KELTERBORN; ODOMIROK; PFERD; VEGA.

NAY: 0

**ABSTENTION: 0** 

MOTION APPROVED.

MOTION: (Mr. Costa) Community Board 1 to draft a letter to NYC DOT requesting a comprehensive study of the Kingsland corridor from Maspeth to Division and present a plan for safety.

SECOND: Mr. Vega.

AYE: BRUZAITIS; COSTA; DRINKWATER; KELTERBORN; ODOMIROK; PFERD; VEGA.

NAY: 0

**ABSTENTION: 0** 

MOTION APPROVED.

#### 3. Agenda Item District Needs

1. The Committee began a discussion of district needs items for the FY 2026. Items discussed included comprehensive redesigns of Grand Street and Metropolitan Avenue, Broadway, and safety improvements on Jackson Street at Graham Avenue and at Humboldt.

As the committee works through revising the DNS for transportation, it will prepare its full recommendations to Ms. Gina Barros for the Budget Committee to incorporate into their next fiscal year recommendations by June 2024.

#### 4. Old Business

- 1. Mr. Pferd asked about the Monitor Street presentation. Mr. Bruzaits said he would check his notes and respond about the status at the December meeting
- 2. Mr. Costa raised the issue of Daylighting. Mr. Bruzaitis responded that he would check with the board chair about a presentation.
- **3.** Mr. Bruzaitis stated that no longer would motions be entertained for significant issues during New Business.

#### 5. New Business

Mr. Pferd brought up the death of Aurora Soto who tripped and fell while crossing the street and was killed at Flushing and Broadway.

MOTION: (Mr. Vega) Community Board 1 to draft a letter to NYPD Highway Patrol with copies to District Attorney Eric Gonzales; Councilmember Gutierrez and NYC DOT regarding the October 19th traffic fatality of Ms. Aurora Soto at Flushing Ave and Broadway.

SECOND: Ms. Drinkwater.

AYE: BRUZAITIS; COSTA; DRINKWATER; KELTERBORN; ODOMIROK; PFERD; VEGA. NAY: 0

#### **ABSTENTION: 0**

Mr. Pferd stated that 91 injuries have occurred in the district, requiring letters to be sent to appropriate agencies, per the motion passed in the summer.

Public comment Ms. Monica Holowacz about an interest in learning more about daylighting and how it would be implemented

Public comment Ms. Christine Holowacz about requesting stop signs on Meserole

MOTION: (Mr. Bruzaitis) Community Board 1 to request NYC DOT conduct a stop control/signal study for the intersections of Meserole Street at Diamond and Newel Streets. SECOND: Mr. Vega.

AYE: BRUZAITIS; COSTA; DRINKWATER; KELTERBORN; ODOMIROK; PFERD; VEGA.

NAY: 0

**ABSTENTION: 0** 

MOTION APPROVED.

Public comment Ms. Juli Schroeger requested info about why a traffic light was being installed at Richardson/Humboldt rather than a 4-way stop. Mr. Bruzaitis said he would discuss it with Ronda Messer at DOT and report back. A discussion ensued about how dangerous Humboldt is near the Meeker.

MOTION: (Mr. Bruzaitis) Community Board 1 to request NYC DOT conduct a traffic safety study and stop controls on Humboldt Street between Herbert and Withers Streets.

SECOND: Mr. Kelterborn.

AYE: BRUZAITIS; COSTA; DRINKWATER; KELTERBORN; ODOMIROK; PFERD; VEGA.

NAY: 0

**ABSTENTION: 0** 

Meeting adjourned at 9:30PM.

#### **MOTIONS**

MOTION: (Mr Kelterborn) To recommend approval to Community Board 1 co-naming the corner of Nassau Avenue and North 15<sup>th</sup> Street Banker's Anchor.

SECOND: Mr. Vega.

AYE: BRUZAITIS; COSTA; DRINKWATER; KELTERBORN; ODOMIROK; PFERD; VEGA.

NAY: 0

**ABSTENTION: 0** 

MOTION APPROVED.

MOTION: (Mr. Pferd) To recommend approval to Community Board 1 co-naming the corner of Frost Slip and Kingsland Avenue for Ms. Augustina Muniz.

SECOND: Mr. Vega

AYE: BRUZAITIS; COSTA; DRINKWATER; KELTERBORN; ODOMIROK; PFERD; VEGA.

NAY: 0

**ABSTENTION: 0** 

MOTION APPROVED.

MOTION: (Mr. Costa) Community Board 1 to draft a letter to NYC DOT requesting a comprehensive study of the Kingsland corridor from Maspeth to Division and present a plan for safety.

SECOND: Mr. Vega.

AYE: BRUZAITIS; COSTA; DRINKWATER; KELTERBORN; ODOMIROK; PFERD; VEGA.

NAY: 0

**ABSTENTION: 0** 

MOTION APPROVED.

MOTION: (Mr. Vega) Community Board 1 to draft a letter to NYPD Highway Patrol with copies to District Attorney Eric Gonzales; Councilmember Gutierrez and NYC DOT regarding the October 19th traffic fatality of Ms. Aurora Soto at Flushing Ave and Broadway.

SECOND: Ms. Drinkwater.

AYE: BRUZAITIS; COSTA; DRINKWATER; KELTERBORN; ODOMIROK; PFERD; VEGA.

NAY: 0

**ABSTENTION: 0** 

MOTION: (Mr. Bruzaitis) Community Board 1 to request NYC DOT conduct a stop control/signal study for the intersections of Meserole Street at Diamond and Newel Streets.

SECOND: Mr. Vega.

AYE: BRUZAITIS; COSTA; DRINKWATER; KELTERBORN; ODOMIROK; PFERD; VEGA.

NAY: 0

**ABSTENTION: 0** 

MOTION APPROVED.

MOTION: (Mr. Bruzaitis) Community Board 1 to request NYC DOT conduct a traffic safety

study and stop controls on Humboldt Street between Herbert and Withers Streets.

SECOND: Mr. Kelterborn.

AYE: BRUZAITIS; COSTA; DRINKWATER; KELTERBORN; ODOMIROK; PFERD; VEGA.

NAY: 0

**ABSTENTION: 0** 



#### **COMMUNITY BOARD No. 1**

435 GRAHAM AVENUE - BROOKLYN, NY 11211-8813

PHONE: (718) 389-0009 FAX: (718) 389-0098

Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyncb1

HON. ANTONIO REYNOSO BROOKLYN BOROUGH PRESIDENT

DEALICE FULLER CHAIRPERSON

HON. LINCOLN RESTLER COUNCILMEMBER, 33rd CD İıamsbürg

JOHANA PULGARIN DISTRICT MANAGER

HON. JENNIFER GUTIERREZ COUNCILMEMBER, 34th CD

SIMON WEISER FIRST VICE-CHAIRMAN

DEL TEAGUE SECOND VICE-CHAIRPERSON

GINA BARROS
THIRD VICE-CHAIRPERSON

DAVID HEIMLICH FINANCIAL SECRETARY

SONIA IGLESIAS RECORDING SECRETARY

PHILIP A. CAPONEGRO MEMBER-AT-LARGE

Honorable Sarah Carroll
Chair and Commissioner
NYC Landmarks Preservation Commission (LPC)
1 Centre Street 9<sup>th</sup> Floor North
New York, NY 10007

**RE: 17 Fillmore Place** 

#### Dear Chair Carroll:

Please be advised that Brooklyn Community Board No.1, held its regular board meeting on December 19, 2023, at 211 Ainslie Street, Brooklyn, NY, the members received a report from the Landmarks Subcommittee. The report was in regards 17 Fillmore Place. (Please see the attached report)

Kindly be advised that the board members voted unanimously to support the 17 Fillmore Place project.

The vote was as follows: 25 "YES"; 0 "NO"; 0"ABSTENTIONS"; 0 RECUSALS".

Working for a Better Greenpoint- Williamsburg.

Dealice Fuller Chairperson

Sincerely



250 Broadway, 29<sup>th</sup> Floor New York, NY 10007

Phone: (212) 386-0009 Web: www.nyc.gov/bsa

BSA APPLICATION NO.: 2023-54-BZ	
COMMUNITY BOARD NO.: _1	
BOROUGH: Brooklyn	

#### **Community Board Recommendation Report**

I	dentification (Information from the application)			
	Applicant(s) Information:	Property Information:		
	Eric Palatnik, P.C.	Address: 306 Rutledge St	reet	
		Block: 2228 Lot(s): 11		
. 1	Project Description	3		
	Application to allow a use variance file	ed		
	pursuant to Section 72-21 of the Zoning Resolution of the City of New York			
	("ZR"), seeking			
	Recommendation of Community Board	Date of Recomm	nendation: 12/19/2023	
	Recommendation submitted by: Brooklyn Community Box	ard 1		
	Recommendation	Vote		
	Approve	25 In Favor		
	Approve with Modifications/Conditions	O Against		
	Disapprove	O Abstaining		
	Recommendation Waived	25 Number of Commun	ity Board Members	
	Conditions/Comments			
	Summarize the reasons for the Community Board Recom	mendation or attach a copy of the full	report, if necessary	
	The Board Voted to approve the application.			
	Please see the attached Land Use Report.			
	Is there a minority report?  NO	YES (If yes, summarize on attached c	сору)	
	f CB officer completing this form	Title	Date	
me c	ealice Fuller Chairperson		1	

Return completed form to the Board of Standards and Appeals and any attachments by either:

E-mail (recommended) form along with attachments to: submit@bsa.nyc.gov or via mail to the Chairperson of the NYC Board of Standards and Appeals



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JOHANA PULGARIN HON. JENNIFER GUTIERREZ DISTRICT MANAGER COUNCILMEMBER, 34th CD

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PHILIP A. CAPONEGRO MEMBER-AT-LARGE

**Recommendation:** The committee agreed to recommend approval of the application on the condition that the developer will contribute financially to local infrastructure improvement, such as in a nearby park (e.g., putting up a fence around the Classon Triangle), or another public amenity (e.g., a local library). The developer will work with the Council member on the appropriate designation.



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#### LAND USE, ULURP, LANDMARKS (SUBCOMMITTEE) COMMITTEE:

Motion to approve the application for 306 RUTLEDGE STREET on the condition that the developer will contribute financially to local infrastructure improvement, such as in a nearby park or another public amenity. The developer will work with the councilmember on the appropriate designation.

Motion made by: Iris Cabrera

Seconded by: Joel Gross

**DATE: 12/19/2023** Yes NO ABS NO ABS **GINA ARGENTO** KATIE DENNY HOROWITZ **BOGDAN BACHOROWSKI SONIA IGLESIAS** LISA BAMONTE MOISHE INDIG  $\vec{a} = \vec{a}$ **GINA BARROS** JACOB ITZKOWITZ **ERIC BRUZAITIS** ROBERT JEFFERY  $\not\square$ ппп IRIS CABRERA **BOZENA KAMINSKI** PHILIP CAPONEGRO **CORY KANTIN** FRANK CARBONE PAUL KELTERBORN  $\not\square$ ø oo STEPHEN CHESLER WILLIAM KLAGSBALD MICHAEL CHIRICHELLA MARIE LEANZA **KEVIN COSTA ADAM MEYERS** STEPHANIE CUEVAS **SANTE MICELI TOBY MOSKOVITS RONAN DALY** GIOVANNI D'AMATO RABBI DAVID NIEDERMAN ERIN DRINKWATER MARY ODOMIROK ARTHUR DYBANOWSKI JANICE PETERSON  $\mathbf{Z} \cap \mathbf{D}$ **AUSTIN PFERD** LLOYD FENG JULIA AMANDA FOSTER MICHELLE ROJAS **DEALICE FULLER BELLA SABEL CRYSTAL GARCIA ISAAC SOFER** JOEL GOLDSTEIN **SAMEER TALATI** DEL TEAGUE **ANGELINA GRONTAS**  $\mathbf{q} = \mathbf{q}$ **JOEL GROSS** WILLIAM VEGA DAVID HEIMLICH  $\square$ SIMON WEISER SABRINA HILPP Time: 8:31 PM Tally: 25 YES 0 NO 0 ABS 0 RECUSAL



#### COMMUNITY BOARD No. 1

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SONIA IGLESIAS RECORDING SECRETARY

PHILIP A. CAPONEGRO MEMBER-AT-LARGE

December 21, 2023

williamsburg

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

**RE: SLA APPLICATIONS** 

#### Dear Chair Fan:

Kindly be advised that at the regular meeting of Brooklyn Community Board No. 1 held on December 19, 2023 the board members reviewed the SLA Review & DCA Committee Report (attached) and the various recommendations made. Below are the actions taken:

#### **LIQUOR LICENSES:**

#### NEW:

1. Eris Evolution LLC, DBA TBD, 167 Graham Avenue (Standard Police Notification Form, All Night Permit on New Year's Eve for the hours of 4 AM to 8 AM) Applicant did not appear. Committee recommended denial.

The Committee voted unanimously to deny the application.

The board members voted to support the recommendation to DENY the application.

The Vote was: 25 "Yes", 0 "No", 0 "Abstentions"

2. Ivanna Newball, DBA NYLA Café, 362 Hewes Street (New Application, Wine, Beer & Cider, Restaurant) Committee recommended approval.

The Committee recommends approval.

The Committee voted unanimously to approve the application.

The board members voted to support the recommendation to APPROVE the application.

The Vote was: 25 "Yes", 0 "No", 0 "Abstentions"

3. Salka Food LLC, DBA Copper Mug Coffee, 131 North 4<sup>th</sup> Street (New Application, Wine, Beer & Cider) Applicant requested postponement.

The board members voted to support the recommendation to POSTPONE the application. The Vote was: 25 "Yes", 0 "No", 0 "Abstentions"

4. Sandra Hills LLC, DBA Hills Kitchen Bar, 112 Graham Avenue (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Restaurant) Applicant did not appear. Committee recommended denial.

The Committee voted unanimously to deny the application.

The board members voted to support the recommendation to DENY the application.

The Vote was: 25 "Yes", 0 "No", 0 "Abstentions"

5. Silo Brooklyn LLC, DBA Silo, 90 Scott Avenue (Standard Police Notification Form, All Night Permit on New Year's Eve for the hours of 10 PM to 12 PM) Applicant did not appear. Committee recommended denial.

The Committee voted unanimously to deny the application.

The board members voted to support the recommendation to DENY the application.

The Vote was: 25 "Yes", 0 "No", 0 "Abstentions"

6. Stand Up A La Mode LLC, DBA TBD, 362 Grand Street (New Application and Temporary Retail Permit, Wine, Beer & Cider, Tavern) Committee recommended approval.

The Committee recommends approval.

The Committee voted unanimously to approve the application.

The board members voted to support the recommendation to APPROVE the application.

The Vote was: 25 "Yes", 0 "No", 0 "Abstentions"

7. Talea Beer Inc, DBA TBD, 87 Richardson Street (New Application, Liquor, Wine, Beer & Cider, Bar/Tavern) Applicant requested postponement.

The board members voted to support the recommendation to POSTPONE the application. The Vote was: 25 "Yes", 0 "No", 0 "Abstentions"

8. Ten Eyck Pins LLC, DBA TBD, 230 Bogart Street (New Application, Liquor, Wine, Beer & Cider, Bar/Tavern) **Applicant requested postponement.** 

The board members voted to support the recommendation to POSTPONE the application. The Vote was: 25 "Yes", 0 "No", 0 "Abstentions"

9. Wythe Berry Free Owner LLC, WB FNB LLC, WB Hotel LLC, WB Operations LLC, WV Hospitality LLC, DBA William Vale Hotel, 55 Wythe Avenue (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Hotel) Committee recommended approval.

The Committee recommends approval.

The Committee voted unanimously to approve the application.

The board members voted to support the recommendation to APPROVE the application.

The Vote was: 25 "Yes", 0 "No", 0 "Abstentions"

#### **RENEWAL:**

1. 184 Kent Avenue Inc, DBA La Nonna Ristorante Bar Enoteca, 184 Kent Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)

- 2. 4th Floor Project LLC, DBA Otis, 18 Harrison Place (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
- 3. Brooklyn Greens Golf LLC, DBA N/A, 195 Morgan Avenue (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
- 4. Capri Social Club Inc, DBA TBD, 156 Calyer Street (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
- 5. Ebie Corp, DBA TBD, 617 Grand Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
- 6. Jomyga Enterprises LLC, DBA Oak & Iron, 147 Franklin Street (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
- 7. Leo Grandpa Corp, DBA Leo, 318 Grand Street 1B & 1C (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
- 8. Lorimer Pizza LLC, DBA Sal's Pizzeria, 544 Lorimer Street (Renewal, Wine, Beer & Cider, Restaurant)
- 9. Mizu Sushi NY Inc, DBA DuMont Burger So Pho 88, 314 Bedford Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
- 10. Norman Kingsland LLC, DBA Norman Kingsland, 269 Norman Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
- 11. One Stop Beer Shop LLC, DBA Mary's, 134 Kingsland Avenue (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
- 12. Pippilocca LLC, DBA II Passatore, 14 Bushwick Avenue (Renewal, Wine, Beer & Cider, Restaurant)
- 13. Red House BK LLC, DBA Kings County Imperial, 22 Skillman Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
- 14. Sazon Perez Restaurant Inc, DBA TBD, 417 South 4<sup>th</sup> Street (Renewal, Beer & Cider, Restaurant)
- 15. Sea Thai Hospitality Inc, DBA Sea Thai Hospitality Inc, 114 North 6<sup>th</sup> Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
- 16. Shoreline Hospitality Group LLC, DBA Stowaway, 159 Greenpoint Avenue (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
- 17. Tomo Japanese Restaurant Inc, DBA TBD, 1077 Flushing Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
- 18. Vanessas Dumpling House Inc, DBA Vanessas Dumpling House Inc, 310 Bedford Avenue (Renewal, Wine, Beer & Cider, Restaurant)
- 19. Woodfire Collision LLC, DBA Lilia Restaurant, 567-575 Union Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)

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

The board members voted to support the APPROVAL OF THE RENEWALS.

The vote was as follows: 25 "Yes"; 0 "No"; 0 "Abstentions."

#### PREVIOUSLY POSTPONED:

1. 3 Times 483 INC, DBA 3 Times, 483 Grand Street (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Restaurant) Applicant did not appear. Committee recommended denial.

The Committee voted unanimously to deny the application.

The Note many 25 "Note" 0 (SL), 0 (SL), 0 (SL), 10 (SL),

The Vote was: 25 "Yes", 0 "No", 0 "Abstentions"

2. 148 Kingsland LLC, DBA TBD, 148 Kingsland Avenue (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern) Applicant did not appear. Committee recommended denial.

The Committee voted unanimously to deny the application.

The board members voted to support the recommendation to DENY the application.

The Vote was: 25 "Yes", 0 "No", 0 "Abstentions"

3. Brooklyn 24 Hrs LLC, DBA TBD, 518 Metropolitan Avenue (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Restaurant) Committee recommended approval.

The Committee recommends approval.

The Committee voted unanimously to approve the application.

The board members voted to support the recommendation to APPROVE the application.

The Vote was: 25 "Yes", 0 "No", 0 "Abstentions"

- 4. BTH Bar Brooklyn LLC, DBA Bury the Hatchet Brooklyn, 25 Noble Street Unit 106 (Renotification adding a Temporary Retail Permit, Liquor, Wine, Beer & Cider, Recreation Facility/Exhibition Hall, Bar/Tavern) Applicant requested postponement. The board members voted to support the recommendation to POSTPONE the application. The Vote was: 25 "Yes", 0 "No", 0 "Abstentions"
- 5. Entity to be formed by Jared Solomon, DBA Pending, 25 Kent Avenue (New Application, Liquor, Wine, Beer & Cider, Restaurant [Indoor Golf Concept]) Applicant requested postponement.

The board members voted to support the recommendation to POSTPONE the application. The Vote was: 25 "Yes", 0 "No", 0 "Abstentions"

6. Propped NY LLC, DBA Hello Meadow BK, 20 Meadow Street (New Application and Temporary Retail Permit, Wine, Beer & Cider, Catering Facility [Private Events Only]) Committee recommended approval.

The Committee recommends approval.

The Committee voted unanimously to approve the application.

The board members voted to support the recommendation to APPROVE the application. The Vote was: 25 "Yes", 0 "No", 0 "Abstentions"

- 7. Saint Jane LLC, DBA TBD, 312 Leonard Street (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Restaurant) Applicant was scheduled to present at the December 19, 2023 Full Board meeting.
- 8. TGS Clubhouse LLC, DBA TBD, 86 North 11<sup>th</sup> Street (New Application, Liquor, Wine, Beer & Cider, Bar/Tavern) Committee recommended approval.

  The Committee recommends approval.

The Committee voted unanimously to approve the application.

The board members voted to support the recommendation to APPROVE the application. The Vote was: 25 "Yes", 0 "No", 0 "Abstentions"

9. Tikka Indian Grill Inc, DBA TBD, 185 Grand Street (New Application and Temporary Retail Permit, Wine, Beer & Cider, Restaurant) Committee recommended approval. The Committee recommends approval.

The Committee voted unanimously to approve the application.

The board members voted to support the recommendation to APPROVE the application.

The Vote was: 25 "Yes", 0 "No", 0 "Abstentions"

10. X-Golf Brooklyn LLC, DBA TBD, 109 North 13<sup>th</sup> Street (New Application, Liquor, Wine, Beer & Cider, Recreation Facility/Exhibition Hall) **Applicant did not appear.** Committee recommended denial.

The Committee voted unanimously to deny the application.

The board members voted to support the recommendation to DENY the application.

The Vote was: 25 "Yes", 0 "No", 0 "Abstentions"

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

WHEN:

Thursday, January 4, 2024

TIME:

6:30 PM (Meeting will end at 9:00 PM)

WHERE:

**Swinging Sixties Senior Center** 

211 Ainslie Street

(Corner of Manhattan Avenue)

Working for a Better Williamsburg-Greenpoint.

Sincerely,

Dealice Fuller

Doalice Fully

Chairperson



SIMON WEISER FIRST VICE CHAIRMAN

DEL TEAGUE SECOND VICE-CHAIRPERSON

GINA BARROS THIRD VICE-CHAIRPERSON

DAVID HEIMLICH FINANCIAL SECRETARY

SONIA IGLESIAS
RECORDING SECRETARY

PHILIP A. CAPONEGRO MEMBER-AT-LARGE COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211-8813

PHONE: (718) 389-0009 FAX: (718) 389-0098

Email: bk01@cb.nyc.gov
Website: www.nyc.gov/brooklyncb1

HON. ANTONIO REYNOSO

BROOKLYN BOROUGH PRESIDENT

DEALICE FULLER CHAIRPERSON

JOHANA PULGARIN DISTRICT MANAGER HON. LINCOLN RESTLER COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ COUNCILMEMBER, 34th CD

December 19, 2023

williamsbura

#### **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 on November 29, 2023

The SLA Review & DCA Committee met at Swinging Sixties Senior Center, 211 Ainslie Street (Corner of Manhattan Avenue) at 6:30 pm on November 29, 2023, Representatives of the Community Board and other Community Board members participated in the discussion and review of the applications. Applicants were advised that the meeting was to end at 9:00 PM and those applications not reached would be postponed to the next Committee meeting. Prior to the meeting, the List of New and Renewal applications that had been posted at the Public Hearing was provided to the 90 and 94 Precincts of the NYPD for their review.

#### ATTENDANCE:

Present: Dybanowski, Chair; Bachorowski, Co-Chair; Bruzaitis; Sofer; Talati

Absent: Daly; Foster; Miceli; Cohen\*; Weiser(+)

(\*Non-Board member) (+) denotes member of 30-Day Waiver Review

5 members constitute a quorum for this committee, a quorum was reached.

#### **AGENDA**

The SLA Review & DCA Committee discussed the issue that they get several postponements monthly and the amount of postponement requests received by the same applicants.

The SLA Review & DCA Committee took a vote and decided that a postponement will be allowed once, after that either they have to reapply or will be automatically denied.

The Committee vote was as follows: 5 "Yes", 0 "No", 0 "Abstentions"

Motion passed.

#### **LIQUOR LICENSES**

#### **NEW**

- 1. Eris Evolution LLC, DBA TBD, 167 Graham Avenue (Standard Police Notification Form, All Night Permit on New Year's Eve for the hours of 4 AM to 8 AM) Applicant did not appear. Committee recommended denial.
- 2. Ivanna Newball, DBA NYLA Café, 362 Hewes Street (New Application, Wine, Beer & Cider, Restaurant) Committee recommended approval.
- 3. Salka Food LLC, DBA Copper Mug Coffee, 131 North 4<sup>th</sup> Street (New Application, Wine, Beer & Cider) Applicant requested postponement.
- 4. Sandra Hills LLC, DBA Hills Kitchen Bar, 112 Graham Avenue (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Restaurant) Applicant did not appear. Committee recommended denial.
- 5. Silo Brooklyn LLC, DBA Silo, 90 Scott Avenue (Standard Police Notification Form, All Night Permit on New Year's Eve for the hours of 10 PM to 12 PM) Applicant did not appear. Committee recommended denial.
- 6. Stand Up A La Mode LLC, DBA TBD, 362 Grand Street (New Application and Temporary Retail Permit, Wine, Beer & Cider, Tavern) Committee recommended approval.
- 7. Talea Beer Inc, DBA TBD, 87 Richardson Street (New Application, Liquor, Wine, Beer & Cider, Bar/Tavern) Applicant requested postponement.
- 8. Ten Eyck Pins LLC, DBA TBD, 230 Bogart Street (New Application, Liquor, Wine, Beer & Cider, Bar/Tavern) Applicant requested postponement.
- 9. Wythe Berry Free Owner LLC, WB FNB LLC, WB Hotel LLC, WB Operations LLC, WV Hospitality LLC, DBA William Vale Hotel, 55 Wythe Avenue (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Hotel) Committee recommended approval.

#### RENEWAL

- 1. 184 Kent Avenue Inc, DBA La Nonna Ristorante Bar Enoteca, 184 Kent Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
- 2. 4th Floor Project LLC, DBA Otis, 18 Harrison Place (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
- 3. Brooklyn Greens Golf LLC, DBA N/A, 195 Morgan Avenue (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
- 4. Capri Social Club Inc, DBA TBD, 156 Calyer Street (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
- 5. Ebie Corp, DBA TBD, 617 Grand Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)

- Jomyga Enterprises LLC, DBA Oak & Iron, 147 Franklin Street (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
- 7. Leo Grandpa Corp, DBA Leo, 318 Grand Street 1B & 1C (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
- 8. Lorimer Pizza LLC, DBA Sal's Pizzeria, 544 Lorimer Street (Renewal, Wine, Beer & Cider, Restaurant)
- 9. Mizu Sushi NY Inc, DBA DuMont Burger So Pho 88, 314 Bedford Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
- 10. Norman Kingsland LLC, DBA Norman Kingsland, 269 Norman Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
- 11. One Stop Beer Shop LLC, DBA Mary's, 134 Kingsland Avenue (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
- 12. Pippilocca LLC, DBA Il Passatore, 14 Bushwick Avenue (Renewal, Wine, Beer & Cider, Restaurant)
- 13. Red House BK LLC, DBA Kings County Imperial, 22 Skillman Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
- 14. Sazon Perez Restaurant Inc, DBA TBD, 417 South 4<sup>th</sup> Street (Renewal, Beer & Cider, Restaurant)
- 15. Sea Thai Hospitality Inc, DBA Sea Thai Hospitality Inc, 114 North 6<sup>th</sup> Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
- 16. Shoreline Hospitality Group LLC, DBA Stowaway, 159 Greenpoint Avenue (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
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- 18. Vanessas Dumpling House Inc, DBA Vanessas Dumpling House Inc, 310 Bedford Avenue (Renewal, Wine, Beer & Cider, Restaurant)
- 19. Woodfire Collision LLC, DBA Lilia Restaurant, 567-575 Union Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)

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.

#### **PREVIOUSLY POSTPONED:**

- 1. 3 Times 483 INC, DBA 3 Times, 483 Grand Street (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Restaurant) Applicant did not appear. Committee recommended denial.
- 2. 148 Kingsland LLC, DBA TBD, 148 Kingsland Avenue (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern) Applicant did not appear. Committee recommended denial.
- 3. Brooklyn 24 Hrs LLC, DBA TBD, 518 Metropolitan Avenue (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Restaurant) Committee recommended approval.

- 4. BTH Bar Brooklyn LLC, DBA Bury the Hatchet Brooklyn, 25 Noble Street Unit 106 (Renotification adding a Temporary Retail Permit, Liquor, Wine, Beer & Cider, Recreation Facility/Exhibition Hall, Bar/Tavern) Applicant requested postponement.
- 5. Entity to be formed by Jared Solomon, DBA Pending, 25 Kent Avenue (New Application, Liquor, Wine, Beer & Cider, Restaurant [Indoor Golf Concept]) **Applicant requested postponement.**
- 6. Propped NY LLC, DBA Hello Meadow BK, 20 Meadow Street (New Application and Temporary Retail Permit, Wine, Beer & Cider, Catering Facility [Private Events Only]) Committee recommended approval.
- 7. Saint Jane LLC, DBA TBD, 312 Leonard Street (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Restaurant) Applicant must present to the Full Board.
- 8. TGS Clubhouse LLC, DBA TBD, 86 North 11<sup>th</sup> Street (New Application, Liquor, Wine, Beer & Cider, Bar/Tavern) Committee recommended approval.
- 9. Tikka Indian Grill Inc, DBA TBD, 185 Grand Street (New Application and Temporary Retail Permit, Wine, Beer & Cider, Restaurant) Committee recommended approval.
- 10. X-Golf Brooklyn LLC, DBA TBD, 109 North 13<sup>th</sup> Street (New Application, Liquor, Wine, Beer & Cider, Recreation Facility/Exhibition Hall) Applicant did not appear. Committee recommended denial.

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

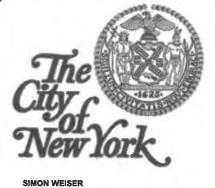
WHEN: Thursday, January 4, 2024

TIME: 6:30 PM (Meeting will end at 9:00 PM)

WHERE: Swinging Sixties Senior Center

211 Ainslie Street

(Corner of Manhattan Avenue)



FIRST VICE-CHAIRMAN
DEL TEAGUE

**GINA BARROS** 

SECOND VICE-CHAIRPERSON

THIRD VICE-CHAIRPERSON

DAVID HEIMLICH
FINANCIAL SECRETARY

SONIA IGLESIAS
RECORDING SECRETARY

PHILIP A. CAPONEGRO
MEMBER-AT-LARGE

### COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211-8813

PHONE: (718) 389-0009 FAX: (718) 389-0098

Email: bk01@cb.nyc.gov
Website: www.nyc.gov/brooklyncb1

HON. ANTONIO REYNOSO BROOKLYN BOROUGH PRESIDENT

DEALICE FULLER CHAIRPERSON

JOHANA PULGARIN DISTRICT MANAGER HON. LINCOLN RESTLER COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ COUNCILMEMBER, 34th CD

December 22, 2023

withamsburg

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

**RE: SLA POSTPONEMENTS** 

#### Dear Chair Fan:

Kindly be advised that at the regular meeting of Brooklyn Community Board No. 1 held on December 19, 2023, the board members reviewed the SLA Review & DCA Committee Report (attached) and voted to support the recommendation of the SLA Review & DCA Committee to allow a postponement once after which an applicant must reapply or will be automatically denied.

The vote was as follows: 25 "YES"; 0 "NO"; 0 "ABSTENTIONS".

Working for a Better Williamsburg-Greenpoint.

Sincerely,

Dealice Fuller Chairperson



FIRST VICE-CHAIRMAN
DEL TEAGUE

GINA BARROS

SECOND VICE-CHAIRPERSON

THIRD VICE-CHAIRPERSON

DAVID HEIMLICH
FINANCIAL SECRETARY

SONIA IGLESIAS
RECORDING SECRETARY

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DEALICE FULLER CHAIRPERSON

LLER HON. LINCOLN RESTLER
SON COUNCILMEMBER, 33rd CD

JOHANA PULGARIN DISTRICT MANAGER

HON. JENNIFER GUTIERREZ COUNCILMEMBER, 34th CD

December 21, 2023

amsbura

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

RE: Corp to be formed by Brice Jones

DBA TBD 240 Broadway

#### Dear Chair Fan:

Kindly be advised that at the regular meeting of Brooklyn Community Board No. 1 held on December 19, 2023, the Board Members voted unanimously to send this letter requesting that the New York State Liquor Authority provide an update on the liquor license for the Corp to be formed by Brice Jones, DBA TBD, 240 Broadway.

Several requests have been made to the NYSLA from our Community Board's office to obtain an update regarding 240 Broadway with no response.

The applicant came to present to the board on June 13, 2023, but did not attend the required SLA Review & DCA Committee Meeting on June 15, 2023, for review. The Board Members voted to deny the application on September 12, 2023. This applicant was strongly opposed by the residents of the surrounding community, local politicians, and board members. (Please see the attached).

Working for a Better Williamsburg-Greenpoint.

Sincerely,

Dealice Fuller Chairperson

### City of New York - Correspondence #1-1-4301055 BKCB1 Speaker Request Form

agencymail

Tue 5/16/2023 11:59 AM

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

Below is the result of your feedback form. It was submitted by () on Tuesday, May 16, 2023, at 11:58:42 AM

This form resides at

hxxxs://www[.]nyc[.]gov/site/brooklyncb1/meetings/speaker-request-form[.]page

Name: Sallie Gonzalez

Title: NYCHA Williams Plaza Tenants Association

Address: 190 Marcy Ave #9D

City: Brooklyn

State: NY

**ZIP Code: 11211** 

Phone: 7185517677

Fax:

Email: williamsplazata@outlook.com

I am representing: Organization

Please provide information regarding above: NYCHA Williams Plaza Tenants Association Is to improve the quality of life and resident satisfaction and to enable residents to create a positive living environment for families living in public housing.

I am: Against

Agenda Item Number: 10 (6)

Board Meeting Date: 5/16/2023

Explain Issue: Liquor, beer, wine and cider around the corner on 240 Broadway and adjacent NYCHA property, under the application that requesting Liquor license for an outdoor area Rooftop with live music, DJ, recording music, this establishment will have a negative side effect for our development

Name of Committee: SLA

Committee Meeting Date: 5/24 2023

Explain: Liquor, beer, wine and cider around the corner on 240 Broadway and adjacent NYCHA property, under the application that requesting Liquor license for an outdoor area Rooftop with live music, DJ, recording music, this establishment will have a negative side effect for our development

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HTTP\_USER\_AGENT: Mozilla/5.0 (Windows NT 10.0; Win64; x64; rv:109.0) Gecko/20100101 Firefox/113.0

True-Client-IP: 108[.]46[.]169[.]124

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### City of New York - Correspondence #1-1-3299311 BKCB1 Speaker Request Form

agencymail

Tue 5/16/2023 1:16 PM

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

Below is the result of your feedback form. It was submitted by () on Tuesday, May 16, 2023, at 01:14:39 PM

This form resides at

hxxxs://www[.]nyc[.]gov/site/brooklyncb1/meetings/speaker-request-form[.]page

Name: Neil Nappi

Title: VP of Security Operations

Address: 221 Division Ave

City: Brooklyn

State: NY

ZIP Code: 11211

Phone: 2124191685

Fax:

Email: wppact@gmail.com

I am representing: Agency

Please provide information regarding above: Reliant Safety

I am: Against

Agenda Item Number: 10 #6

Board Meeting Date: 5/16/2023

Explain Issue: 240 Broadway Liquor license for an outdoor area Rooftop with live music, will bring a safety security issue to the Housing Development and quality-of-life issue and noise.

Name of Committee: SLA

Committee Meeting Date: 5/24 2023

Explain: 240 Broadway Liquor license for an outdoor area Rooftop with live music, will bring a safety security

issue to the Housing Development and quality-of-life issue and noise.

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REMOTE\_HOST: apps[.]nyc[.]gov

HTTP\_USER\_AGENT: Mozilla/5.0 (Windows NT 10.0; Win64; x64; rv:109.0) Gecko/20100101 Firefox/113.0

True-Client-IP: 108[.]46[.]169[.]124

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### City of New York - Correspondence #1-1-9305127 BKCB1 Speaker Request Form

agencymail

Tue 5/16/2023 1:46 PM

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

Below is the result of your feedback form. It was submitted by () on Tuesday, May 16, 2023, at 01:44:33 PM

This form resides at

hxxxs://www[.]nyc[.]gov/site/brooklyncb1/meetings/speaker-request-form[.]page

Name: Kinya Wilson

Title: mr

Address: 325 Roebling St

City: Brooklyn

State: NY

ZIP Code: 11211

Phone: 3478800609

Fax:

Email: kwilson@reliantrs.com

I am representing: Myself

Please provide information regarding above: the resident in a window to the above property

I am: Against

Agenda Item Number: 10 #6

Board Meeting Date: 5/16/2023

Explain Issue: Liquor, beer, wine and cider around the corner on 240 Broadway, under the application that requesting Liquor license for an outdoor area Rooftop with live music, DJ, recording music, this establishment will have a negative side effect

Name of Committee: SLA

Committee Meeting Date: 5/23 2023

Explain: Liquor, beer, wine and cider around the corner on 240 Broadway , under the application that
requesting Liquor license for an outdoor area Rooftop with live music, DJ, recording music, this establishment
will have a negative side effect

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REMOTE\_HOST: apps[.]nyc[.]gov

HTTP\_USER\_AGENT: Mozilla/5.0 (Windows NT 10.0; Win64; x64; rv:109.0) Gecko/20100101 Firefox/113.0

True-Client-IP: 108[.]46[.]169[.]124

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#### City of New York - Correspondence #1-1-243742 BKCB1 Speaker Request Form

agencymail

Tue 5/16/2023 1:48 PM

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

Below is the result of your feedback form. It was submitted by () on Tuesday, May 16, 2023, at 01:48:08 PM

This form resides at

hxxxs://www[.]nyc[.]gov/site/brooklyncb1/meetings/speaker-request-form[.]page

Name: Jay Gold

Title: Mr.

Address: 255 Havemeyer st

City: Brooklyn

State: NY

ZIP Code: 11211

Phone: 7188808529

Fax:

Email: wppact@gmail.com

I am representing: Myself

Please provide information regarding above: the resident in a window to the above property

I am: Against

Agenda Item Number: 10 #6

Board Meeting Date: 5/16/2023

Explain Issue: Liquor, beer, wine and cider around the corner on 240 Broadway, under the application that requesting Liquor license for an outdoor area Rooftop with live music, DJ, recording music, this establishment will have a negative side effect

Name of Committee: SLA

Committee Meeting Date: 5/23 2023

,	Explain: Liquor, beer, wine and cider around the corner on 240 Broadway , under the application that
	requesting Liquor license for an outdoor area Rooftop with live music, DJ, recording music, this establishment
	will have a negative side effect

HTTP\_ADDR: 108.46.169.124, 184.51.148.214, 23.215.131.29, 10[.]138[.]109[.]45

REMOTE\_HOST: apps[.]nyc[.]gov

HTTP\_USER\_AGENT: Mozilla/5.0 (Windows NT 10.0; Win64; x64; rv:109.0) Gecko/20100101 Firefox/113.0

True-Client-IP: 108[.]46[.]169[.]124

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# City of New York - Correspondence #1-1-4709128 BKCB1 Speaker Request Form

agencymail

Tue 5/16/2023 1:58 PM

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

Below is the result of your feedback form. It was submitted by () on Tuesday, May 16, 2023, at 01:57:49 PM

This form resides at

hxxxs://www[.]nyc[.]gov/site/brooklyncb1/meetings/speaker-request-form[.]page

Name: El Puente Williams Plaza Leadership Center

Title: MRS.

Address: 323 Roebling St.

City: Brooklyn,

State: NY

ZIP Code: 11211

Phone: 718-387-0404

Fax:

Email: info@elpuente.us

I am representing: Organization

Please provide information regarding above: Williams Plaza Leadership Center

I am: Against

Agenda Item Number: 10 #6

Board Meeting Date: 5/16/2023

Explain Issue: Liquor, beer, wine and cider around the corner on 240 Broadway and adjacent El Puente Williams Plaza Leadership Center, under the application that requesting Liquor license for an outdoor area Rooftop with live music, DJ, recording music, this establishment will have a negative side effect for our El Puente Williams Plaza Leadership Center

Name of Committee: SLA

Committee Meeting Date: 5/23 2023

### City of New York - Correspondence #1-1-7407072 BKCB1 Speaker Request Form

agencymail

Tue 5/16/2023 2:01 PM

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

Below is the result of your feedback form. It was submitted by () on Tuesday, May 16, 2023, at 01:59:25 PM

This form resides at

hxxxs://www[.]nyc[.]gov/site/brooklyncb1/meetings/speaker-request-form[.]page

Name: Office of State Senator Julia Salazar, Isabel Anreus

Title: Chief of Staff

Address: 212 Evergreen St

City: Brooklyn

State: NY

ZIP Code: 11221

Phone: (718)573-1726

Fax:

Email: anreus@nysenate.gov

I am representing: Elected Official

Please provide information regarding above:

I am: Against

Agenda Item Number: N/A?

Board Meeting Date: 5/16/2023

Explain Issue: Senator Salazar Office is against the issuing of a liquor license at 240 Broadway Ave. Although we recognize that Marcy Corridor is need a of deep community revitalization, we support the NYCHA residents at Williams Plaza and South Berry/9th, and that providing a residential community environment is essential for the prosperity for both our constituents and business owners in the surrounding area.

Name of Committee: N/A

Committee Meeting Date: N/A

Explain: N/A

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CRIME VICTIMS, CRIME & CORRECTION

COMMITTEE MEMBER
FINANCE
HEALTH
HOUSING CONSTRUCTION F.
COMMUNITY DEVELOPMENT
MENTAL HEALTH
WOMEN'S ISSUES

MEMBER LEGISLATIVE WOMEN'S CAUCUS



ALBANY OFFICE: 511 STATE CAPITOL ALBANY, NY 12247 PHONE 518-153-2177

DISTRICT OFFICE: 212 EVERGREEN AVENUE BROOKLYN, NY 11221 PHONE 718-573-1726

> Website: salazar nysenate.gov

> > May 23, 2023

Vincent Bradley, Chairman New York State Liquor Authority 80 South Swan St. Albany, NY 12210

RE: Tavern and Liquor License Application Opposition – 5th floor & Rooftop Bar,240 Broadway, Brooklyn, NY

Chairman Bradley,

It has come to our attention that there is a pending Liquor License application for a **new Tavern** located on the 5th floor and rooftop of 240 Broadway, Brooklyn, NY, an area that we, the undersigned, represent. We write this letter to bring to your attention <u>our grave concerns should this license application proceed, and to request it be immediately denied.</u>

As legislators the health, safety, and well-being of our constituents are our primary concerns. Hundreds of NYCHA residents are opposed to the approval of the license, giving us reason to join them in their efforts. As the application reads, the business will open daily, **including Sundays from 11:00am to 4:00 am**. In addition to serving liquor, their activities include live music, a DJ and background music. The Tavern will serve a clientele of up to 450 person's daily. The Tavern's activities also include a **full Kitchen open from 11:00am to 4:00 am** and boasts two full on site Bars. Private parties and promotional events are all part of the establishment's routine activities. The license covers the application for two separate sites within the building: the fifth floor and the Rooftop.

The first concern residents expressed regards the Tavern's location. The business is situated on a rooftop around the corner of the NYCHA Williams Plaza Housing Complex and adjacent to the property from the back. On a regular basis, hundreds of families and their children will be forced to endure a nightly intrusion of loud live music and have their children via their windows witness the happenings of an adult establishment serving alcohol. These families will have a complete lack of control or authority over the constant intrusive and ongoing noise. In addition, El Puente's Youth Prevention and Education Program and

the neighborhood's most popular playground are all in close proximity to the prospective Tavern. Finally, the parking burden caused by an additional 450 drivers' will make it impossible for families to find parking.

This neighborhood has fought long and hard to establish a sense of community where residents work together to raise their children and families can safely thrive. For these reasons, we respectfully ask that this Liquor License application be denied in its entirety.

Sincerely,

**Senator Julia** 

Salazar, D18

Rep. Nydia M. Velázquez

Congress, D7

**Emily Gallagher,** 

Assemblymember, D50

Antonio Reynoso,

**Brooklyn, Boro President** 

Jennifer Guiterrez,

Council Member, D34

Lincoln Restler,

**Council Member, D33** 

Joel Gross, President,

Joel Gross

Williams Plaza Tenants Association

Cc: Michael Smith, Intergovernmental Relations, SLA

May 23, 2023



Re:

Liquor License Application

240 Broadway Brooklyn N.Y 11211

Dear Community Board 1 Brooklyn. and State Liquor Authority members:

We, the Williams Plaza Tenant Association represent 1,800 residents, close to 600 units, at NYCHA Williams Plaza Housing Complex.

It has come to our attention that there is a Liquor License application filled to open a TAVERN establishment at the rooftop of 240 Broadway around the corner of the Williams Plaza Housing Complex and adjacent to the property from the back, hundreds of residents facing the establishment under question.

A Tavern by itself is a major concern to us, between so many issues that will arise from this license (criminal activity, street urinating, garbage left on street, noise, parking), above all is the question of safety of our residents, that is being currently battled and slowly improving, such an establishment is going to deteriorate our accomplishment and will get us backwards to our old scary days, when adults and children have had problems getting home at night hours.

Our concern is even greater when we are finding out that the application is for a **ROOFTOP** bar with LIFE MUSIC in close proximity to our lovely Complex and visible from our windows where the noise of music and raucous patrons will be heard by tenants at wee hours of night.

**Furthermore**, the entrance to the after hour El Puente-Williams Plaza youth program that closes at 11:00 PM, is right behind the building, and the same is for our desired playground. This is a danger to our young kids, and putting under question the legality of the entire Liquor License application.

If this application is granted, this will impact tenants in the area negatively none of us will ever have any more a quiet and peaceful diner or just have our families sitting together, when having a Rooftop bar/ Tavern with music into the late night would be intrusive and stressful in that tenants would not have the ability to have restful evening or sleep. This would impact children in their ability to concentrate in school, as well as working adults. And let's not forget people trying to find parking in an already existing parking 'desert'.

The concern is even greater when we came to realize that this application is for a total of a occupancy of 450 participants and open till 4:00AM, besides all the issues above, this is not acceptable in any terms.

Enclosed please find a petition of **300 residences of the same block** that we were able to collect within 48 hours (applicant has submitted their application only last Friday May 19th at 3:00 PM)

Also please find letter of support from U.S Congress member Nydia M. Velázquez, State Senator Julia Salazar, State Assembly Member Emily Gallagher, Brooklyn Boro President Antonio Reynoso, Council member Lincoln Restler, Council Member Jennifer Guiterrez.

We respectfully are asking the honorable Community Board 1 members and the State Liquor Authority to take our great concern in consideration and deny the Liquor License application in its entirely, and not be granted at any form of the application for the establishment.

Thank you for your time and attention to this important matter. if you have any questions feel free to contact via email at williamsplazata@outlook.com

Very truly yours,

Geel Grass

President,

Williams Plaza Tenants Association

CHAIR
CRIME VICTIMS, CRIME & CORRECTION

COMMITTEE MEMBER
FINANCE
HEALTH
HOUSING CONSTRUCTION F.
COMMUNITY DEVELOPMENT
MENTAL, HEALTH
WOMEN'S ISSUES

MEMBER LEGISLATIVE WOMEN'S CAUCUS



ALBANY OFFICE: 514 STATE CAPITOL ALBANY, NY 12247 PHONE: 518-155-2172

DISTRICT OFFICE: 212 EVERGREEN AVENUE BROOKLYN, NY 19221 PHONE, 718-573-1726

> Website: salazar nysenate.gov

> > May 23, 2023

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This neighborhood has fought long and hard to establish a sense of community where residents work together to raise their children and families can safely thrive. For these reasons, we respectfully ask that this Liquor License application be denied in its entirety.

Sincerely,

**Senator Julia** 

Salazar, D18

Rep. Nydia M. Velázquez

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**Emily Gallagher,** 

Assemblymember, D50

Antonio Reynoso,

**Brooklyn, Boro President** 

Jennifer Guiterrez,

Council Member, D34

Lincoln Restler,

Council Member, D33

Joel Gross, President,

Joel Gross

**Williams Plaza Tenants Association** 

Cc: Michael Smith, Intergovernmental Relations, SLA

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We the undersigned object to any Liquor License TAVERN establishment on ROOFTOP with LIFE MUSIC located at 240 Broadway, Brooklyn, NY 11211. Issues: Security. Williams Plaza youth program that closes at 11:00 PM, 5 NYCHA Building with hundreds of families and kids are facing the rooftop.

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## [EXTERNAL] Fwd: Opposing the rooftop bar at 240 Broadway

simon weiser
Mon 6/5/2023 10:27 AM
To:BK01 (CB) <br/>bk01@cb.nyc.gov>

You don't often get email from shimenweisercb1@gmail.com. Learn why this is important

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----- Forwarded message -----

From: Family Schwartz < schwartzfamily170@gmail.com >

Date: Sun, Jun 4, 2023 at 6:40 PM

Subject: Re: Opposing the rooftop bar at 240 Broadway To: simon weiser <shimenweisercb1@gmail.com>

Hello,

As one residing in the surrounding area of 240 Broadway I want to express my deep concerns and total opposition to the approval for a license for a bar and rooftop bar at 240 Broadway. I'm really worried about the effect this will have on the entire area, and I hope the request for a license will be declined.

Thanks for all you're doing!

Israel Schwartz 170 Division Ave. Brooklyn NY 11211

On Sun, Jun 4, 2023 at 2:13 PM simon weiser < <a href="mailto:shimenweisercb1@gmail.com">shimenweisercb1@gmail.com</a> wrote: please resend with your address

On Thu, Jun 1, 2023 at 11:18 PM Family Schwartz < <a href="mailto:schwartzfamily170@gmail.com">schwartzfamily170@gmail.com</a> wrote: Hello,

As one residing in the surrounding area of 240 Broadway I want to express my deep concerns and total opposition to the approval for a license for a bar and rooftop bar at 240 Broadway. I'm really worried about the effect this will have on the entire area, and I hope the request for a license will be declined.

Thanks for all you're doing!

Israel Schwartz

#### [EXTERNAL] Fwd:

simon weiser
Mon 6/5/2023 10:27 AM
To:BK01 (CB) <br/>bk01@cb.nyc.gov>

You don't often get email from shimenweisercb1@gmail.com. Learn why this is important

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----- Forwarded message ------

From: First Discovered < firstdiscovered@gmail.com >

Date: Sun, Jun 4, 2023 at 3:21 PM

Subject: Re:

To: simon weiser < shimenweisercb1@gmail.com >

Dear community board members

I'm writing to express my opposition to the proposed bar on 240 Broadway,

Which will ruin our community

Please oppose the application

**Thanks** 

Joseph kohn 143 hewes street Brooklyn NY 11211

On Sun, Jun 4, 2023, 2:14 PM simon weiser <<u>shimenweisercb1@gmail.com</u>> wrote: please resend with your address

On Fri, Jun 2, 2023 at 2:18 PM First Discovered < <a href="mailto:firstdiscovered@gmail.com">firstdiscovered@gmail.com</a> wrote:

Dear community board members

I'm writing to express my opposition to the proposed bar on 240 Broadway , Which will ruin our community

Please oppose the application

Thanks Joseph kohn Williamsburg

## [EXTERNAL] Response 240 Broadway Application

Joel Gross < williamsplazata@outlook.com>

Mon 6/5/2023 2:32 PM

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

 $\label{lem:com} \begin{tabular}{ll} Cc: brice @ free hold hosp it a lity.com > ; paul @ free hold hosp it a lity.com > ; pau$ 

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Dear applicant:

Please see our comments to your Saturdays, June 3 Email , in RED COLOR

CB1.

I am a Brooklyn based hospitality operator who is looking to build a concept at 240 Broadway in Williamsburg Brooklyn. It has come to my attention that several people oppose our application.

300 Signatures of Williams Plaza residents, U.S Congress member Nydia M. Velázquez, State Senator Julia Salazar, State Assembly Member Emily Gallagher, Brooklyn Boro President Antonio Reynoso, Council member Lincoln Restler, Council Member Jennifer Guiterrez.

Regardless of whether or not this is true I would like to introduce myself. I have operated successful venues employing over 240 people in North Brooklyn, but your 240 Broadway application is for 450 people, almost double for the last decade while being a resident since 2004. I have worked extensively with the community, as well have been proclaimed by the City Council of New York in 2018 by now Brooklyn Borough President Antonio Reynoso for our work in the community. I am and always have been dedicated to our community here in Williamsburg.

In regards to the SLA application for 240 Broadway- we have attempted to reach out to multiple community members to only have doors shut on us. Please share emails you have contacted, and names of people you are trying to reach. We are still waiting for you to contact us. We completely understand and appreciate the need for community outreach to listen and begin the process to work with all stakeholders near the property, but time and time again have been rejected without even being able to describe our plans for the hospitality concept. You have met with several Williams Plaza residence outside of the SLA hearing room, we clearly explained our issues Additionally, we have pages and pages of local support for the project.

My request from you is to at the very least introduce us to those who potentially oppose our application. We have a long-standing relationship with our community stakeholders and have always believed this to be the first step. We are more than happy to meet you with all the concerned neighbors at our Williams Plaza Community center, after we receive a revised application for shorter hours as requested by the SLA and accept the standard Stipulation of CB1 SLA.

It should be noted that we have not received one formal note of opposition via the pathway outlined on the publicly posted 30-day notice form.

Additenally, when at the CB Public Safety meeting in May, where it has traditionally heard both from the proposing applicant and public forum in person, that we were not given permission to describe our projected operating standards, concept and menu. Since you have erased the standard Stipulations that every applicant agrees with, and you have been advised to change the application to meet the SLA standards and appear at the Combined Public Hearing & Board Meeting 6-13-23 Lastly, when approaching those who we believe may have opposed our application outside the meeting, the group refused to give us their contact information, saying that they had ours and were not interested in hearing anything about us or our proposal. You never asked for and we are here to listen once you reduce the hours and remove the outdoor live music and decrease the 450 participant in your application

I look forward to working with all the stakeholders of 240 Broadway and appreciate your consideration and support.

Once you send us a revised application as requested by the SLA, we would like to meet and discuss.

PLEASE DON'T WAIT FOR LAST MINUTE, THE NEXT HEARING IS JUNE 13TH. AND TAKES TIME TO ANNOUNCE AND ORGANIZED THE TENANTS TO ATTEND

Thank you,

Best.

Brice Jones FREEHOLD Hospitality

Very truly yours,

Joel Gross

President,

Williams Plaza Tenants Association
williamsplazata@outlook.com

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#### [EXTERNAL] 240 Broadway Application

Brice Jones <br/>
Sat 6/3/2023 8:01 AM<br/>
To:BK01 (CB) <br/>
bk01@cb.nyc.gov><br/>
Cc:Paul Lenti <paul@freeholdhospitality.com>

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CB1,

I am a Brooklyn based hospitality operator who is looking to build a concept at 240 Broadway in Williamsburg Brooklyn. It has come to my attention that several people oppose our application.

Regardless of whether or not this is true I would like to introduce myself. I have operated successful venues employing over 240 people in North Brooklyn for the last decade while being a resident since 2004. I have worked extensively with the community, as well have been proclaimed by the City Council of New York in 2018 by now Brooklyn Borough President Antonio Reynoso for our work in the community. I am and always have been dedicated to our community here in Williamsburg.

In regards to the SLA application for 240 Broadway- we have attempted to reach out to multiple community members to only have doors shut on us. We completely understand and appreciate the need for community outreach to listen and begin the process to work with all stakeholders near the property, but time and time again have been rejected without even being able to describe our plans for the hospitality concept. Additionally, we have pages and pages of local support for the project.

My request from you is to at the very least introduce us to those who potentially oppose our application. We have a long-standing relationship with our community stakeholders and have always believed this to be the first step.

It should be noted that we have not received one formal note of opposition via the pathway outlined on the publicly posted 30-day notice form.

Additionally, when at the CB Public Safety meeting in May, where it has traditionally heard both from the proposing applicant and public forum in person, that we were not given permission to describe our projected operating standards, concept and menu. Lastly, when approaching those who we believe may have opposed our application outside the meeting, the group refused to give us their contact information, saying that they had ours and were not interested in hearing anything about us or our proposal.

I look forward to working with all the stakeholders of 240 Broadway and appreciate your consideration and support.

Thank you,

Best.

Brice Jones FREEHOLD Hospitality 646.344.2619

## [EXTERNAL] Re: Response 240 Broadway Application

Brice Jones <a href="mailto:brice@freeholdhospitality.com">brice@freeholdhospitality.com</a>

Wed 6/7/2023 9:12 PM

To:Joel Gross <williamsplazata@outlook.com>

Cc:BK01 (CB) <bk01@cb.nyc.gov>;paul@freeholdhospitality.com <paul@freeholdhospitality.com>

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Mr. Gross,

Thank you for your response.

From reviewing, it seems that you and the community you represent have no interest in meeting with me. If you change your mind, I am available anytime to meet with you to discuss this project further.

Additionally, after speaking with the Borough President's office and the Community Board, I would like to offer the community a chance to hear our intentions for the space, as well as an opportunity to comment and ask any questions freely. Please see the details below and feel free to send to anyone that would like to attend.

### 240 Broadway Operator Presentation Meeting

6PM Monday June 12th
Freehold Brooklyn
45 S 3rd St
Brooklyn NY 11249
Brice@FreeholdHospitality.com
646.344.2619

Thank you!

Best Regards,

Brice Jones FREEHOLD Hospitality 646.344.2619

On Mon, Jun 5, 2023 at 2:31 PM Joel Gross < williamsplazata@outlook.com > wrote:

Dear applicant:

Please see our comments to your Saturdays, June 3 Email , in RED COLOR

# [EXTERNAL] Response 240 Broadway Application

Joel Gross < williamsplazata@outlook.com>

Thu 6/8/2023 2:47 PM

To:Brice Jones <bri>
Sprice@freeholdhospitality.com>

Cc:BK01 (CB) <bk01@cb.nyc.gov>;paul@freeholdhospitality.com <paul@freeholdhospitality.com>

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#### Brice.

We have again to clarify our position, it seems from your Email that you haven't read our previous Email correctly.

The following is our response in Blue color, The red color is our previous response to your Monday June 5th Email

Mr. Gross,

Thank you for your response.

From reviewing, it seems that you and the community you represent have no interest in meeting with me. If you change your mind, I am available anytime to meet with you to discuss this project further. The following is an extract of the June 5th Email.

My request from you is to at the very least introduce us to those who potentially oppose our application. We have a long-standing relationship with our community stakeholders and have always believed this to be the first step. We are more than happy to meet you with all the concerned neighbors at our Williams Plaza Community center, after we receive a revised application for shorter hours as requested by the SLA and accept the standard Stipulation of CB1 SLA.

Additionally, after speaking with the Borough President's office and the Community Board, I would like to offer the community a chance to hear our intentions for the space, as well as an opportunity to comment and ask any questions freely. Please see the details below and feel free to send to anyone that would like to attend.

The Borough President's office has signed a letter against your establishment, with whom did you speak to? With whom from our Community Board SLA members, did you speak when we are still in process?

We offered you to meet at the location you are applying for a License, and show you the bad consequences of such an establishment. Meeting in your beautiful location at S. 3rd has been proven to be not productive, since we can't discuss the physical details about the license, and not feasible to the hundreds of residents, elderly and Mom with Kids (dinner time) of Williams Plaza Additionally Monday there is a Community Board meeting and the members and I are not available

240 Broadway Operator Presentation Meeting

6PM Monday June 12th Freehold Brooklyn 45 S 3rd St Brooklyn NY 11249

We have also requested clarification of your last email, but we still didn't get it, as follows:

In regards to the SLA application for 240 Broadway- we have attempted to reach out to multiple community members to only have doors shut on us. Please share emails you have contacted, and names of people you are trying to reach. We are still waiting for you to contact us.?

We are pleased that you are finally approaching us, sadly 2 weeks + have passed by, losing crucial time needed for discussion of your complicated application, reaching out days

# before the hearing, and offering an inconvenient location, is not considered you are willing to negotiate and compromise

Very truly yours,
Joel Gross
President,
Williams Plaza Tenants Association
williamsplazata@outlook.com

From: Brice Jones < brice@freeholdhospitality.com >

Sent: Wednesday, June 7, 2023 9:12:00 PM
To: Joel Gross <williamsplazata@outlook.com>

Cc: CB1 (bk01@cb.nyc.gov) <br/>bk01@cb.nyc.gov>; paul@freeholdhospitality.com <paul@freeholdhospitality.com>

Subject: Re: Response 240 Broadway Application

Mr. Gross,

Thank you for your response.

From reviewing, it seems that you and the community you represent have no interest in meeting with me. If you change your mind, I am available anytime to meet with you to discuss this project further.

Additionally, after speaking with the Borough President's office and the Community Board, I would like to offer the community a chance to hear our intentions for the space, as well as an opportunity to comment and ask any questions freely. Please see the details below and feel free to send to anyone that would like to attend.

#### **240 Broadway Operator Presentation Meeting**

6PM Monday June 12th
Freehold Brooklyn
45 S 3rd St
Brooklyn NY 11249
Brice@FreeholdHospitality.com
646.344.2619

Thank you!

Best Regards,

Brice Jones FREEHOLD Hospitality 646.344.2619

From: Joel Gross

Sent: Monday, June 5, 2023 2:32 PM

To: CB1 (bk01@cb.nyc.gov) <br/>bk01@cb.nyc.gov>

Cc: brice@freeholdhospitality.com; paul@freeholdhospitality.com

Subject: Response 240 Broadway Application

Importance: High

Dear applicant:

Please see our comments to your Saturdays, June 3 Email , in RED COLOR

## [EXTERNAL] Re: Response 240 Broadway Application

Brice Jones <bri>
<br/>
dhospitality.com>

Thu 6/8/2023 6:02 PM

To:Joel Gross < williamsplazata@outlook.com>

Cc:BK01 (CB) <br/>bk01@cb.nyc.gov>;paul@freeholdhospitality.com <paul@freeholdhospitality.com>

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Mr. Gross,

I did in fact read your email correctly though did not see how me agreeing to your requests first as a requisite to a discussion, is in fact a discussion at all rather than a demand.

I am requesting a proactive discussion amongst community stakeholders in regard to how our use as a food and beverage establishment can benefit the community it serves.

Regarding your Monday time-line. I reviewed the CB1 calendar and did not see anything that day, though if you have a commitment, I am happy to host this anytime after 1PM to accommodate your schedule.

Additionally, and thank you for the kind words about Freehold as that is the standard we hold ourselves to, due to insurance provisions we can not host within the interiors of 240 Broadway. Alternatively if the convenience of Freehold is not appreciated, perhaps outside 240 Broadway would be better, though I think it would be valuable to community members to see the type of operations we run and design ethos we take. Lastly, I would be happy to offer several candidates of your choosing (3) a tour of the property in person Monday or Tuesday as well as that is a number we can approve at this time.

Looking forward to hearing from you.

Thank you.

Best.

**Brice Jones** 

On Thu, Jun 8, 2023 at 2:47 PM Joel Gross < williamsplazata@outlook.com > wrote:

Brice.

We have again to clarify our position, it seems from your Email that you haven't read our previous Email correctly.

Fw: [EXTERNAL] Fwd: 240 Broadway roof top

#### BK01 (CB)

Mon 6/5/2023 3:16 PM

Bcc:lris Cabrera <alcoiris12@gmail.com>;Arthur Dybanowski <adybanowski@gmail.com>;Bella Sabel

<bellasabel@yahoo.com>;bkaminskiny@aol.com <bkaminskiny@aol.com>;Bogdan Bachorowski

<poltravel@verizon.net>;Del Teague <tq.fenjazz@gmail.com>;dina231@aol.com

<dina231@aol.com>;ebruzaitis@yahoo.com <ebruzaitis@yahoo.com>;Emdrinkwater@gmail.com

<Emdrinkwater@gmail.com>;ffstjl@aol.com <ffstjl@aol.com>;Frank Carbone <fpc1024@gmail.com>;Gina

Argento <ginabws@gmail.com>;Gina Barros <ginbarros@aol.com>;gio.damato@gmail.com

<gio.damato@gmail.com>;GrossJoel@yahoo.com <GrossJoel@yahoo.com>;Iglesias, Sonia

<Siglesias@lossures.org>;lssac Sofer <isaac@proactny.com>;Jan Peterson <Jan.peterson@huairou.org>;Lisa
Bamonte <loubigirl@gmail.com>;Marie Leanza <mleanza@stnicksalliance.org>

From: simon weiser <shimenweisercb1@gmail.com>

**Sent:** Monday, June 5, 2023 10:27 AM **To:** BK01 (CB) <bk01@cb.nyc.gov>

Subject: [EXTERNAL] Fwd: 240 Broadway roof top

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#### Hi Mr Weiser

i heard about this application and I'm very upset to hear that this can happen in our neighborhood, i live only 1 block away on 165 south 8 st Brooklyn NY 11211 and this can be a big problem for us!

kindly please do all in your hands to stop this application from going through

your effort is greatly appreciated have a nice day!

# [EXTERNAL] Ref: 240 Broadway Brooklyn NY

Beily Weissmandl Fri 6/9/2023 1:04 PM To:BK01 (CB) <bk01@cb.nyc.gov>

1 attachments (28 KB) .Letter.pdf;

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Dear SLA of community board 1 and members,

Please see the letter attached. Thank You

Ref: 240 Broadway Brooklyn NY

Dear SLA of community board 1 and members,

I'm writing this letter to voice my worry and concern about the Liquor License application that was filed to open a Tavern at the above location which is on the block where I work. The entire neighborhood will become a place where people will want to avoid passing. My current babysitter already let me know that as soon as it's opening, she is no more willing to babysit for me. It will be impossible for me to locate a babysitter willing to watch my child in such a bad area while I'm at work. Even more, I'm alone concerned about my child's safety in such a neighborhood.....!

I beg you, please think again before starting the wine club in such a lovely and secure area. Help us preserve the peace of our neighborhood.

Thank You for taking the time to consider my concerns!

Beily Westmardl 234 Broadway

Brooklyn NY,11211

[EXTERNAL] Ref: 240 Broadway Brooklyn NY

Sossy Matyas
Fri 6/9/2023 5:09 PM
To:BK01 (CB) <bk01@cb.nyc.gov>

1 attachments (34 KB) liquorapp.pdf;

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Hi,

Please see attached.

Thank you!

--

Sossy Matyas

Ref: 240 Broadway, Brooklyn NY

Dear SLA of community board 1 and Members,

I am currently an employee at a professional firm located at 234 Broadway. We've been informed that a Liquor License application was filed to open a Tavern two buildings away from our office, at 240 Broadway, which is a great concern to us.

As a professional business having a Tavern so close-by will negatively impact our business. The Tavern will feature an open rooftop and all the noise and activity taking place there will be a major disturbance to our day-to-day operations.

Approving the opening of a Tavern establishment would be highly unfair to the residents of the surrounding businesses or housing developments. The constant noise, dirt, drunkards dwelling the street and of course, the unsafety all this will pose must be taken into consideration.

We ask that you put this neighborhood's safety first and disallow the opening of this Tavern establishment.

With much appreciation,

losey the

234 Broadway, Brooklyn NY 11211

#### [EXTERNAL] Ref: 240 Broadway Brooklyn NY

Bella Lieberman <bella@themedbillgroup.com>
Sat 6/10/2023 10:02 PM
To:BK01 (CB) <be/>bk01@cb.nyc.gov>

1 attachments (20 KB) Letter..pdf;

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Dear SLA of community board 1 and members,

Please see the letter attached.

Thank You

Bella Lieberman

P. 718.633.2455 ext 109 234 Broadway #2 Brooklyn NY, 11211

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Ref: 240 Broadway Brooklyn NY

Dear SLA of community board 1 and members,

It came to our attention that a **Liquor License application** was filed to open a Tavern at the above location. I work on that block at 232 Broadway. It's totally unsafe for young females to be in an environment with a lot of intoxicated people where crime will undoubtedly rise. If this will actually open, I will quit my work along with some other colleges too.

Please accept my letter and SAVE ME FROM GOING UNEMPLOYED!

I hope this letter reaches the right party!

Thanks in Advance!

234 Broadway

Brooklyn NY,11211

# [EXTERNAL] Ref: 240 Broadway Brooklyn NY

Suzy M Sun 6/11/2023 3:11 AM To:BK01 (CB) <bk01@cb.nyc.gov>

1 attachments (33 KB) tavern letter 1.pdf;

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Hi,

Please see attached letter.

Thank you, Suzy Elfer Ref: 240 Broadway Brooklyn NY

Dear SLA fo Community Board 1 and Members,

It has come to my attention that a Liquor License application for a Tavern establishment at 240 Broadway has been filed.

I am currently employed at a business located right nearby which therefore, makes us very concerned. We frequently work late/night hours and needless to say, it would be highly unsafe for us to walk out on the street should this Tavern establishment open. Furthermore, inviting business people to our office for meetings, with last night's gatherings aftermath littering the street, will give a very negative and unprofessional impression. We must maintain the professional and secure environment of this area!

We, therefore, ask for you take our concerns into consideration and reject the application for this Tavern establishment.

Your efforts in ensuring the safety and satisfaction of the residents of this neighborhood are greatly appreciated!

Sincerely,

234 Broadway Brooklyn NY 11211

## [EXTERNAL] Ref: 240 Broadway Brooklyn NY

Stacy Weinberger <stacy@themedbillgroup.com>
Sun 6/11/2023 6:31 AM
To:BK01 (CB) <bk01@cb.nyc.gov>

1 attachments (25 KB) 20230609.pdf;

You don't often get email from stacy@themedbillgroup.com. Learn why this is important

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Dear SLA of community board 1 and members,

Please see attached urgent letter.

#### **Stacy Weinberger**

**P.** 718.633.2455 x 104 **F.** 347.325.9448 234 Broadway 2nd floor Brooklyn NY, 11211

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Ref: 240 Broadway Brooklyn NY

Dear SLA of community board 1 and members,

It came to our attention that a **Liquor License application** was filed to open a Tavern at the above location.

Working and living in the area with three young children this is of great concern to me. My kids will no longer be able to run freely in the park located right in back of the Liquor establishment. I will no longer feel safe to venture outside myself with three little kids when there are drunk people around. This neighborhood has always been safe and child friendly. Please do not allow a Liquor establishment that will bring people who do not live or work in this area and make a safe neighborhood no longer be so...!

Thank you,

Stacy A

450 pt 2

234 Broadway Brooklyn NY 11211

Ity a

## [EXTERNAL] 240 Broadway Brooklyn NY

Zissy Weinberger Sun 6/11/2023 11:38 AM To:BK01 (CB) <bk01@cb.nyc.gov>

1 attachments (27 KB)t20230609.pdf;

You don't often get email from zissy486@gmail.com. Learn why this is important

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

Urgent! Please see attached.

Ref: 240 Broadway Brooklyn NY

Dear SLA of community board 1 and members,

It came to our attention that a Liquor License application was filed to open a Tavern at the above location.

Working in this neighborhood I pass this location every single day on my way to work. With a Tavern in the area, I will no longer feel safe commuting to work. And when winter rolls around, and it gets dark outside at 5:00 PM, will I have to give up my job fairing my safety?

Please, help us keep our streets safe and crime free and do not allow any establishments that will put the entire neighborhood at risk.

It is my sincere hope that this license be revoked.

Thank you,

Zissy Weinberger

234 Broadway Brooklyn NY 11211

#### [EXTERNAL] Ref: 240 Broadway Brooklyn NY

Simon Klein <simon@themedbillgroup.com>
Mon 6/12/2023 10:46 AM
To:BK01 (CB) <bk01@cb.nyc.gov>

1 attachments (274 KB)
240 Broadway.pdf;

You don't often get email from simon@themedbillgroup.com. Learn why this is important

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Dear SLA of community board 1 and members.

Please see attached

**Simon Klein | CEO P.** 718.633.2455 x 101 **F.** 718.633.2466
234 Broadway 4th Fl Brooklyn NY,11211

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My name is Simon Klein and I am a business owner at 234 Broadway, Brooklyn, NY 11211. I am contacting you in regards to the Liquor License application that was filed to open a Tavern at 240 Broadway, Brooklyn, NY.

It is with great concern that I am requesting a hold on granting the liquor license mentioned above. Allowing a tavern to open at the location above would have numerous and terrible, detrimental effects

First, the area is a serious work location for many who work during the day as well as late hours at their respective offices, including but not limited to my staff. Loud noise and crowds of people would encroach on this quiet area and discourage further development of businesses.

Second, parking in the area is extremely difficult and such an establishment of a tavern would overburden the already clogged streets with thousands of additional people per from out of the area.

Third, I and my fellow colleagues who have worked in this area for a long time were shocked to hear about this plan without being notified or asked beforehand. We are vociferously opposed to any such activity and hope that this can be resolved without much ado

With much appreciation... for Cen

Simon Klein



#### [EXTERNAL] Ref: 240 Broadway Brooklyn NY

Chana Beilus Mon 6/12/2023 11:09 AM To:BK01 (CB) <bk01@cb.nyc.gov>

1 attachments (13 KB)Wine Bar Permit Letter.docx;

You don't often get email from chanabeilus@gmail.com. Learn why this is important

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

Dear SLA of community board 1 and members.

It came to our attention that a **Liquor License application** was filed to open a Tavern at the above location.

Please see attached.

Thank you.

Re: Wine Bar Permit

Dear SLA of community board 1 and members,

It has come to my knowledge that a **Liquor License application** is pending for approval to be located at 240 Broadway right next door to where I reside. This will significantly disturb my daily life in a negative way which is really worrying. First there is the noise level to consider which will become unbearable considering the loud disruptive music, and drunkards yelling. Second, with all that would be happening on the streets, managing the traffic in the region would become exceedingly challenging. With all the wrong conduct going on, it will also tremendously distress our children. But most significantly my greatest concern is our safety which will become greatly compromised. Drunkards screaming, glass being thrown precariously, dirt and noise all over. Especially late at night, it would be a real danger simply walking on the street. This would be absolutely unfair as we have been living here ever so peacefully for many years and having that taken away from us would be really unjust.

Please take into account the aforementioned, and deny the license so that we can continue to live happy, healthy, and peaceful lives.

#### [EXTERNAL] 240 Broadway Brooklyn NY

Mordechai Kraus Mon 6/12/2023 11:30 AM To:BK01 (CB) <bk01@cb.nyc.gov>

1 attachments (195 KB) Kraus.pdf;

You don't often get email from mordechaikraus4@gmail.com. Learn why this is important

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Hi

Please see attached

It is with strong objections that I send this letter to you in regards to the liquor license application for 240 Broadway, Brooklyn NY 11211.

I have been the owner of 234 Broadway, Brooklyn NY 11211 for many decades. An establishment of liquor near my property will decrease the overall value of my property by discouraging renters from renting office space in my property.

My current tenants have talked about leaving once their leases expire for fear that a bar will be too noisy for their office staff. They also worry about parking and garbage.

I am begging that you consider all this and not grant any liquor license in my vicinity.

**Many Thanks** 

Mordechai Kraus

in lile

## [EXTERNAL] 240 Broadway Brooklyn NY

Zlaty
Mon 6/12/2023 11:55 AM
To:BK01 (CB) <bk01@cb.nyc.gov>

1 attachments (125 KB)

Permit .pdf;

You don't often get email from zlatyc450@gmail.com. Learn why this is important

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Hi,

Please see attached.

Thank you!

Dear SLA of community board 1 and members,

Ref:240 Broadway Brooklyn NY

It came to our attention that a **Liquor License application** was filed to open a Tavern at the above location. Since I work and live here, I believe that this would be horrible for the neighborhood!

I won't feel secure walking on the streets at night if a bar is open all night. This will attract unwanted elements such as drug dealers, thieves, and vandals who would prey on the vulnerable patrons and residents. Therefore, I will have a real issue when needing to come in to work at night.

Please do not grant this permit, as it will greatly affect me & the entire community.

I appreciate your consideration.

Zlaty Cohen

234 Broadway, Brooklyn NY, 11211

#### [EXTERNAL] 240 broedway

dinov08

Mon 6/12/2023 1:37 PM

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

You don't often get email from dinov08@gmail.com. Learn why this is important

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Hi, my name is Laser Ehrenfeld me my wife and 6 kids live at 123 south 8 st brooklyn ny 11211, Would like to share my voice, "I strongly oppose the rooftop on 240 broadway top since this will make a lot of noise and other issues!"

Thank you very much for helping

## [EXTERNAL] Ref: 240 Broadway Brooklyn NY

Rechie Weiss Mon 6/12/2023 5:13 PM To:BK01 (CB) <bk01@cb.nyc.gov>

1 attachments (94 KB)
Permit.pdf;

You don't often get email from rechie266@gmail.com. Learn why this is important

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

Hi,

See attached.

Thank you.

Dear SLA of community board 1 and members,

#### Ref; 240 Broadway Brooklyn NY

I am writing to express my strong opposition to the permit of a wine bar opening on 240 Broadway, the area where I both work & live.

As a member of this community, I believe that such an establishment would have negative effects on the neighborhood. Among the main concerns that we have are the potential increase of noise, disturbance, security issues and littering in the area. The opening of a wine bar could also attract unwanted traffic, and attract unwanted elements to the area. Moreover, I believe that the presence of such an establishment in the neighborhood would also harm the overall character of the area and potentially pose safety risks for nearby residents.

For these reasons, I urge the council to carefully consider the implications of allowing the permit for this wine bar before making a decision.

Thank you for your time and consideration.

Rechie Weiss

234 Broadway Brooklyn NY 11211

#### City of New York - Correspondence #1-1-4547792 BKCB1 Speaker Request Form

agencymail

Tue 6/13/2023 2:54 AM

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

Below is the result of your feedback form. It was submitted by () on Tuesday, June 13, 2023, at 02:54:25 AM

This form resides at

hxxxs://www[.]nyc[.]gov/site/brooklyncb1/meetings/speaker-request-form[.]page

Name: Sony George

Title: Executive Board member of Williams Plaza

Address: 190 Marcy 17D

City: Brooklyn

State: NY

**ZIP Code: 11211** 

Phone: 3477703092

Fax:

Email: iptofax@gmail.com

I am representing: Organization

Please provide information regarding above: Our NYCHA development is opposing a liquor license with loud music till 4:00 a.m.

I am: Commenting

Agenda Item Number: 240 Broadway

Board Meeting Date: June 13 23

Explain Issue: Opposing the liquor license

Name of Committee: SLA

Committee Meeting Date: June 15

Explain: Opposing the liquor license of 240 Broadway

\_\_\_\_\_\_

HTTP\_ADDR: 2607:fb90:e893:b58b:19c:85a3:c35c:928e, 184.51.149.31, 104.116.101.196,

10[.]138[.]109[.]84

REMOTE\_HOST: apps[.]nyc[.]gov

HTTP\_USER\_AGENT: Mozilla/5.0 (Android 10; Mobile; rv:101.0) Gecko/101.0 Firefox/101.0

True-Client-IP: 2607:fb90:e893:b58b:19c:85a3:c35c:928e

# City of New York - Correspondence #1-1-6329152 BKCB1 Speaker Request Form

#### agencymail

Tue 6/13/2023 12:22 PM

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

Below is the result of your feedback form. It was submitted by () on Tuesday, June 13, 2023, at 12:22:18 PM

This form resides at

hxxxs://www[.]nyc[.]gov/site/brooklyncb1/meetings/speaker-request-form[.]page

Name: Suzy Matjas

Title:

Address: 234 Broadway

City: Brooklyn

State: NY

**ZIP Code: 11211** 

Phone: 929-289-0597

Fax:

Email: sossymatyas@gmail.com

I am representing: Myself; Organization;

Please provide information regarding above: opposing liquor license

I am: Against

Agenda Item Number: 240 Broadway

Board Meeting Date: 6/13/23

Explain Issue: opposing liquor license

Name of Committee: SLA

Committee Meeting Date: 6/15/23

Explain: opposing liquor license

HTTP\_ADDR: 96.246.47.111, 184.51.149.31, 23.36.1.30, 10[.]138[.]109[.]45

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HTTP\_USER\_AGENT: Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like

Gecko) Chrome/114.0.0.0 Safari/537.36

True-Client-IP: 96[.]246[.]47[.]111

## City of New York - Correspondence #1-1-7980053 BKCB1 Speaker Request Form

agencymail

Tue 6/13/2023 12:26 PM

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

Below is the result of your feedback form. It was submitted by () on Tuesday, June 13, 2023, at 12:26:11 PM

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This form resides at

hxxxs://www[.]nyc[.]gov/site/brooklyncb1/meetings/speaker-request-form[.]page

Name: Stacy Wein

Title:

Address: 234 Broadway

City: Brooklyn

State: NY

**ZIP Code: 11211** 

Phone: 9299002916

Fax:

Email: zissy486@gmail.com

I am representing: Myself; Organization;

Please provide information regarding above: opposing liquor license

I am: Against

Agenda Item Number: 240 Broadway

Board Meeting Date: 6/13/23

Explain Issue: opposing liquor license

Name of Committee: SLA

Committee Meeting Date: 6/15/23

Explain: opposing liquor license

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HTTP\_ADDR: 96.246.47.111, 23.219.82.71, 23.36.1.30, 10[.]138[.]109[.]45

REMOTE\_HOST: apps[.]nyc[.]gov

HTTP\_USER\_AGENT: Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like

Gecko) Chrome/114.0.0.0 Safari/537.36

True-Client-IP: 96[.]246[.]47[.]111

## City of New York - Correspondence #1-1-6174506 BKCB1 Speaker Request Form

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Tue 6/13/2023 12:30 PM

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

Below is the result of your feedback form. It was submitted by () on Tuesday, June 13, 2023, at 12:28:00 PM

This form resides at

hxxxs://www[.]nyc[.]gov/site/brooklyncb1/meetings/speaker-request-form[.]page

Name: Simon Klein

Title:

Address: 232 Broadway

City: Brooklyn

State: NY

**ZIP Code: 11211** 

Phone: 3476752160

Fax:

Email: simo@themedbillgroup.com

I am representing: Organization

Please provide information regarding above: opposing liquor license

I am: Against

Agenda Item Number: 240 Broadway

Board Meeting Date: 6/13/23

Explain Issue: opposing liquor license

Name of Committee: SLA

Committee Meeting Date: 6/15/23

Explain: opposing liquor license

HTTP\_ADDR: 96.246.47.111, 23.219.82.71, 23.36.1.61, 10[.]138[.]109[.]45

REMOTE\_HOST: apps[.]nyc[.]gov

HTTP\_USER\_AGENT: Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like

Gecko) Chrome/114.0.0.0 Safari/537.36

True-Client-IP: 96[.]246[.]47[.]111

#### City of New York - Correspondence #1-1-9171496 BKCB1 Speaker Request Form

agencymail

Tue 6/13/2023 12:56 PM

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

Below is the result of your feedback form. It was submitted by () on Tuesday, June 13, 2023, at 12:56:12 PM

This form resides at

hxxxs://www[.]nyc[.]gov/site/brooklyncb1/meetings/speaker-request-form[.]page

Name: Sandra Gore

Title:

Address: 325 Roebling St

City: Brooklyn

State: NY

ZIP Code: 11211

Phone: 7184123202

Fax:

Email: dfmlfgmno@gmail.com

I am representing: Myself

Please provide information regarding above: opposing 240 Broadway liquor license application

I am: Against

Agenda Item Number: opposing 240 Broadway liquor license application

Board Meeting Date: 06/13/2023

Explain Issue: opposing 240 Broadway liquor license application

Name of Committee: SLA

Committee Meeting Date: 06/15/2023

Explain: opposing 240 Broadway liquor license application

HTTP\_ADDR: 108.46.169.124, 23.40.16.31, 23.36.1.30, 10[.]138[.]109[.]45

REMOTE\_HOST: apps[.]nyc[.]gov

HTTP\_USER\_AGENT: Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like

Gecko) Chrome/114.0.0.0 Safari/537.36 Edg/114.0.1823.43

True-Client-IP: 108[.]46[.]169[.]124

## City of New York - Correspondence #1-1-8032168 BKCB1 Speaker Request Form

agencymail

Tue 6/13/2023 12:59 PM

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

Below is the result of your feedback form. It was submitted by () on Tuesday, June 13, 2023, at 12:59:25 PM

This form resides at

hxxxs://www[.]nyc[.]gov/site/brooklyncb1/meetings/speaker-request-form[.]page

Name: SALLIE GONZALEZ

Title: Secretary of NYCHA Williams Plaza

Address: 227 DIVISION AVE

City: Brooklyn

State: NY

ZIP Code: 11211

Phone: 7184123202

Fax:

Email: dfmlfgmno@gmail.com

I am representing: Organization; Agency;

Please provide information regarding above: opposing 240 Broadway liquor license application

lam: Against

Agenda Item Number: opposing 240 Broadway liquor license application

Board Meeting Date: 06/13/2023

Explain Issue: opposing 240 Broadway liquor license application

Name of Committee: SLA

Committee Meeting Date: 06/15/2023

Explain: opposing 240 Broadway liquor license application

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HTTP\_ADDR: 108.46.169.124, 23.44.202.50, 23.36.1.61, 10[.]138[.]109[.]45

REMOTE\_HOST: apps[.]nyc[.]gov

HTTP\_USER\_AGENT: Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like

Gecko) Chrome/114.0.0.0 Safari/537.36 Edg/114.0.1823.43

True-Client-IP: 108[.]46[.]169[.]124

## City of New York - Correspondence #1-1-4483514 BKCB1 Speaker Request Form

agencymail

Tue 6/13/2023 1:03 PM

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

Below is the result of your feedback form. It was submitted by () on Tuesday, June 13, 2023, at 01:03:19 PM

This form resides at

hxxxs://www[.]nyc[.]gov/site/brooklyncb1/meetings/speaker-request-form[.]page

Name: Delecia Jenkins

Title:

Address: 225 Division Ave

City: Brooklyn

State: NY

**ZIP Code: 11211** 

Phone: 7184123202

Fax:

Email: dfmlfgmno@gmail.com

I am representing: Myself

Please provide information regarding above: opposing 240 Broadway liquor license application

lam: Against

Agenda Item Number: opposing 240 Broadway liquor license application

Board Meeting Date: 06/13/2023

Explain Issue: opposing 240 Broadway liquor license application

Name of Committee: SLA

Committee Meeting Date: 06/15/2023

Explain: opposing 240 Broadway liquor license application

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HTTP\_ADDR: 108.46.169.124, 23.198.215.153, 23.36.1.30, 10[.]138[.]109[.]84

REMOTE\_HOST: apps[.]nyc[.]gov

HTTP\_USER\_AGENT: Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like

Gecko) Chrome/114.0.0.0 Safari/537.36 Edg/114.0.1823.43

True-Client-IP: 108[.]46[.]169[.]124

#### City of New York - Correspondence #1-1-3344186 BKCB1 Speaker Request Form

agencymail

Tue 6/13/2023 1:09 PM

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

Below is the result of your feedback form. It was submitted by () on Tuesday, June 13, 2023, at 01:08:40 PM

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This form resides at

hxxxs://www[.]nyc[.]gov/site/brooklyncb1/meetings/speaker-request-form[.]page

Name: Mrs. wise

Title: VP of NYCHA Williams Plaza

Address: 195 DIVISION AVE

City: Brooklyn

State: NY

ZIP Code: 11211

Phone: 7184123202

Fax:

Email: dfmlfgmno@gmail.com

I am representing: Organization

Please provide information regarding above: opposing 240 Broadway liquor license application

I am: Against

Agenda Item Number: opposing 240 Broadway liquor license application

Board Meeting Date: 06/13/2023

Explain Issue: opposing 240 Broadway liquor license application

Name of Committee: SLA

Committee Meeting Date: 06/15/2023

Explain: opposing 240 Broadway liquor license application

HTTP\_ADDR: 108.46.169.124, 23.198.215.153, 23.36.1.61, 10[.]138[.]109[.]45

REMOTE\_HOST: apps[.]nyc[.]gov

HTTP\_USER\_AGENT: Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like

Gecko) Chrome/114.0.0.0 Safari/537.36 Edg/114.0.1823.43

True-Client-IP: 108[.]46[.]169[.]124

## City of New York - Correspondence #1-1-2349499 BKCB1 Speaker Request Form

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u	CITCALLE	18

Tue 6/13/2023 1:11 PM

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

Below is the result of your feedback form. It was submitted by () on Tuesday, June 13, 2023, at 01:10:44 PM

This form resides at

hxxxs://www[.]nyc[.]gov/site/brooklyncb1/meetings/speaker-request-form[.]page

Name: Joel lovinger

Title:

Address: 225 Division Ave

City: Brooklyn

State: NY

ZIP Code: 11211

Phone: 7184123202

Fax:

Email: dfmlfgmno@gmail.com

I am representing: Myself

Please provide information regarding above: opposing 240 Broadway liquor license application

I am: Against

Agenda Item Number: opposing 240 Broadway liquor license application

Board Meeting Date: 06/13/2023

Explain Issue: opposing 240 Broadway liquor license application

Name of Committee: SLA

Committee Meeting Date: 06/15/2023

Explain: opposing 240 Broadway liquor license application

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HTTP\_ADDR: 108.46.169.124, 23.40.16.23, 104.116.101.189, 10[.]138[.]109[.]84

REMOTE\_HOST: apps[.]nyc[.]gov

HTTP\_USER\_AGENT: Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like

Gecko) Chrome/114.0.0.0 Safari/537.36 Edg/114.0.1823.43

True-Client-IP: 108[.]46[.]169[.]124

#### City of New York - Correspondence #1-1-7541718 BKCB1 Speaker Request Form

agencymail

Tue 6/13/2023 1:13 PM

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

Below is the result of your feedback form. It was submitted by

() on Tuesday, June 13, 2023, at 01:13:23 PM

This form resides at

hxxxs://www[.]nyc[.]gov/site/brooklyncb1/meetings/speaker-request-form[.]page

Name: JOEL GROSS

Title: President of NYCHA Williams Plaza

Address: 225 Division Ave

City: Brooklyn

State: NY

**ZIP Code: 11211** 

Phone: 7184407535

Fax: 7184123202

Email: williamsplazata@outlook.com

I am representing: Organization

Please provide information regarding above: opposing 240 Broadway liquor license application

I am: Against

Agenda Item Number: opposing 240 Broadway liquor license application

Board Meeting Date: 06/13/2023

Explain Issue: opposing 240 Broadway liquor license application

Name of Committee: SLA

Committee Meeting Date: 06/15/2023

Explain: opposing 240 Broadway liquor license application

HTTP\_ADDR: 108.46.169.124, 23.198.215.153, 104.116.101.196, 10[.]138[.]109[.]45

REMOTE\_HOST: apps[.]nyc[.]gov

HTTP\_USER\_AGENT: Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like

Gecko) Chrome/114.0.0.0 Safari/537.36 Edg/114.0.1823.43

True-Client-IP: 108[.]46[.]169[.]124

## City of New York - Correspondence #1-1-1974174 BKCB1 Speaker Request Form

agencymail

Tue 6/13/2023 1:22 PM

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

Below is the result of your feedback form. It was submitted by () on Tuesday, June 13, 2023, at 01:21:54 PM

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This form resides at

hxxxs://www[.]nyc[.]gov/site/brooklyncb1/meetings/speaker-request-form[.]page

Name: Abraham Frankel

Title:

Address: 225 Division Ave

City: Brooklyn

State: NY

ZIP Code: 11211

Phone: 7184407535

Fax:

Email: williamsplazata@outlook.com

I am representing: Myself

Please provide information regarding above: opposing 240 Broadway liquor license application

I am: Against

Agenda Item Number: opposing 240 Broadway liquor license application

Board Meeting Date: 06/13/2023

Explain Issue: opposing 240 Broadway liquor license application

Name of Committee: opposing 240 Broadway liquor license application

Committee Meeting Date: 06/15/2023

#### Explain: opposing 240 Broadway liquor license application

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HTTP\_ADDR: 108.46.169.124, 23.198.215.137, 104.116.101.196, 10[.]138[.]109[.]84

REMOTE\_HOST: apps[.]nyc[.]gov

HTTP\_USER\_AGENT: Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like

Gecko) Chrome/114.0.0.0 Safari/537.36 Edg/114.0.1823.43

True-Client-IP: 108[.]46[.]169[.]124

## City of New York - Correspondence #1-1-8240429 BKCB1 Speaker Request Form

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~~	$\sim$	~,		<b>~</b>

Tue 6/13/2023 1:56 PM

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

Below is the result of your feedback form. It was submitted by () on Tuesday, June 13, 2023, at 01:55:27 PM

This form resides at

hxxxs://www[.]nyc[.]gov/site/brooklyncb1/meetings/speaker-request-form[.]page

Name: Alex Finreb

Title:

Address: skymngmt@gmail.com

City: Brooklyn

State: NY

**ZIP Code: 11211** 

Phone: 3474546746

Fax:

Email: skymngmt@gmail.com

I am representing: Myself; Organization;

Please provide information regarding above: opposing liquor license

I am: Against

Agenda Item Number: 240 Broadway

Board Meeting Date: 6/13/23

Explain Issue: opposing liquor license

Name of Committee: SLA

Committee Meeting Date: 6/13/23

Explain: opposing liquor license

\_\_\_\_\_

HTTP\_ADDR: 96.246.47.111, 23.219.82.45, 23.36.1.30, 10[.]138[.]109[.]45

REMOTE\_HOST: apps[.]nyc[.]gov

HTTP\_USER\_AGENT: Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like

Gecko) Chrome/114.0.0.0 Safari/537.36

True-Client-IP: 96[.]246[.]47[.]111

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### [EXTERNAL] Fwd: Freehold - 45 S 3rd St, Brooklyn, NY

David Heimlich

Tue 6/13/2023 5:19 PM

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

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

Please forward to ALL members

----- Forwarded message -----

From: Azria, Ariel < AAzria@twotreesny.com >

Date: Tue, Jun 13, 2023, 5:15 PM

Subject: Freehold - 45 S 3rd St, Brooklyn, NY To: David Heimlich < <a href="mailto:dheimlich@gmail.com">dheimlich@gmail.com</a>>

Hi David,

It has been brought to my attention that Freehold, located at 45 S 3<sup>rd</sup> St in Brooklyn has applied for a liquor license at 240 Broadway in Williamsburg. I am not someone that likes to interfere with other people's business, but I do have some concerns regarding the current situation at this one and the possibility of patronage being increased under the current configuration. There have been a few latenight noise complaints from our residents at 325 Kent Ave, which we directed to contact 311 and is common in a large event type place of gathering. My primary concern is the constant blocking of traffic on South 3<sup>rd</sup> by all the Uber and Lift vehicles in the evenings and early am hours dropping off and picking up of patrons. This is not a random event which occurs only on a big event now and then but has become a weekly problem and something which is impacting many residents and businesses in the area including our Park Kwik garage. There have been many nights where S 3<sup>rd</sup> St remains closed for long durations due to the volume of livery vehicles waiting on the street, which basically closes our parking entrance and causes long delays and inconveniences to many of our parkers or people trying to maneuver through the neighborhood. Something needs to be done to improve the current situation.

I appreciate any assistance you can provide on this matter. Please feel free to contact me should you have any additional questions.

Thank you,

Ariel Azria

Park Kwik LLC

Two Trees Management Co. LLC

Office 718-222-2500



435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009 FAX: (718) 389-0098 Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyncb1

HON. ANTONIO REYNOSO BROOKLYN BOROUGH PRESIDENT

DEALICE FULLER CHAIRPERSON

JOHANA PULGARIN DISTRICT MANAGER HON. LINCOLN RESTLER COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ COUNCILMEMBER, 34th CD greenpoint will amsburg

FINANCIAL SECRETARY

SONIA IGLESIAS

RECORDING SECRETARY

PHILIP A. CAPONEGRO MEMBER-AT-LARGE

SIMON WEISER

GINA RARROS

FIRST VICE-CHAIRMAN
DEL TEAGUE

SECOND VICE-CHAIRPERSON

THIRD VICE-CHAIRPERSON
DAVID HEIMLICH

Chair Tremaine Wright
Office of Cannabis Management
59 Maiden Lane
New York, NY 10038

Dear Chair Wright:

December 21, 2023

**RE: CANNABIS APPLICATIONS** 

Kindly be advised that at the regular meeting of Brooklyn Community Board No. 1 held on December 19, 2023, the board members reviewed the Cannabis Review Committee Report (attached) and the various recommendations made. Below are the actions taken:

#### **CANNABIS APPLICATIONS:**

1. Alkalife LLC, 118 Bedford Avenue, Retail Dispensary (applicant failed to appear, committee recommends OCM not to approve application)

The Committee voted unanimously to deny the application.

The board members voted to support the recommendation to DENY the application. The Vote was: 24"Yes", 1 "No", 0 "Abstentions"

2. Yerba Buena Shops LLC, 118 Bedford Avenue, Retail Dispensary (committee recommends OCM to approve application)

The Committee recommends approval.

The Committee voted unanimously to approve the application.

The board members voted to support the recommendation to APPROVE the application.

The Vote was: 24 "Yes", 1 "No", 0 "Abstentions"

3. Canna Life NY Inc DBA Hii, 152 Bedford Avenue, Retail Dispensary (committee recommends OCM to approve application)

The Committee recommends approval.

The Committee voted unanimously to approve the application.

The board members voted to support the recommendation to APPROVE the application.

The Vote was: 24 "Yes", 1 "No", 0 "Abstentions"

4. Leafy NYC Corp, 193 Bedford Avenue, Retail Dispensary (applicant failed to appear, committee recommends OCM not to approve application)

The Committee voted unanimously to deny the application.

The board members voted to support the recommendation to DENY the application.

The Vote was: 24"Yes", 1 "No", 0 "Abstentions"

5. RS Organic Market LLC, 265 Bedford Avenue, Retail Dispensary (applicant failed to appear, committee recommends OCM not to approve application)

The Committee voted unanimously to deny the application.

The board members voted to support the recommendation to DENY the application.

The Vote was: 24"Yes", 1 "No", 0 "Abstentions"

6. Brooklyn Wellness Group LLC, 153 Berry Street, Retail Dispensary (applicant failed to appear, committee recommends OCM not to approve application)

The Committee voted unanimously to deny the application.

The board members voted to support the recommendation to DENY the application.

The Vote was: 24"Yes", 1 "No", 0 "Abstentions"

7. Heisler LLC, 19 Box Street, Retail Dispensary (applicant failed to appear, committee recommends OCM not to approve application)

The Committee voted unanimously to deny the application.

The board members voted to support the recommendation to DENY the application.

The Vote was: 24"Yes", 1 "No", 0 "Abstentions"

8. Encore Retailer I LLC, 159 Broadway, Retail Dispensary (applicant failed to appear, committee recommends OCM not to approve application)

The Committee voted unanimously to deny the application.

The board members voted to support the recommendation to DENY the application.

The Vote was: 24"Yes", 1 "No", 0 "Abstentions"

9. Greymark LLC DBA NY Kush, 208 Broadway, Retail Dispensary (applicant failed to appear, committee recommends OCM not to approve application)

The Committee voted unanimously to deny the application.

The board members voted to support the recommendation to DENY the application.

The Vote was: 24"Yes", 1 "No", 0 "Abstentions"

10. Dispo Holdings Group LLC, 33 Franklin Street, Retail Dispensary (applicant failed to appear, committee recommends OCM not to approve application)

The Committee voted unanimously to deny the application.

The board members voted to support the recommendation to DENY the application.

The Vote was: 24"Yes", 1 "No", 0 "Abstentions"

- 11. Garden Bliss LLC, 97 Graham Avenue, Retail Dispensary (applicant withdrew application)
- 12. Authentic 212 LLC, 285 Grand Street, Retail Dispensary (applicant failed to appear, committee recommends OCM not to approve application)

The Committee voted unanimously to deny the application.

The board members voted to support the recommendation to DENY the application.

The Vote was: 24"Yes", 1 "No", 0 "Abstentions"

13. Green on Grand LLC, 285 Grand Street, Retail Dispensary (applicant failed to appear, committee recommends OCM not to approve application)

The Committee voted unanimously to deny the application.

The board members voted to support the recommendation to DENY the application.

The Vote was: 24"Yes", 1 "No", 0 "Abstentions"

14. Cachimba LLC, 501 Grand Street, Retail Dispensary (applicant failed to appear, committee recommends OCM not to approve application)

The Committee voted unanimously to deny the application.

The board members voted to support the recommendation to DENY the application.

The Vote was: 24"Yes", 1 "No", 0 "Abstentions"

15. Dumbo Canna Ventures LLC, 692 Grand Street, Retail Dispensary (applicant failed to appear, committee recommends OCM not to approve application)

The Committee voted unanimously to deny the application.

The board members voted to support the recommendation to DENY the application.

The Vote was: 24"Yes", 1 "No", 0 "Abstentions"

16. Fix My Phone Inc DBA Super Lit, 710 Grand Street, Retail Dispensary (applicant failed to appear, committee recommends OCM not to approve application)

The Committee voted unanimously to deny the application.

The board members voted to support the recommendation to DENY the application.

The Vote was: 24"Yes", 1 "No", 0 "Abstentions"

17. Dispo Holdings Group LLC, 738 Grand Street, Retail Dispensary (applicant failed to appear, committee recommends OCM not to approve application)

The Committee voted unanimously to deny the application.

The board members voted to support the recommendation to DENY the application.

The Vote was: 24"Yes", 1 "No", 0 "Abstentions"

18. HotBoxNYCity LLC, 247 Johnson Avenue, Retail Dispensary (applicant failed to appear, committee recommends OCM not to approve application)

The Committee voted unanimously to deny the application.

The board members voted to support the recommendation to DENY the application.

The Vote was: 24"Yes", 1 "No", 0 "Abstentions"

19. Brooklyn Botanix, 61 Kent Avenue, Retail Dispensary (applicant requested postponement of review, committee granted postponement)

The Committee voted unanimously to Postpone the application.

The board members voted to support the recommendation to Postpone the application.

The Vote was: 24"Yes", 1 "No", 0 "Abstentions"

20. RMAN Holdings LLC, 184 Kent Avenue, Retail Dispensary (applicant requested postponement of review, committee granted postponement

The Committee voted unanimously to Postpone the application.

The board members voted to support the recommendation to Postpone the application.

The Vote was: 24"Yes", 1 "No", 0 "Abstentions"

21. Green Scene NYC LLC, 294 Kent Avenue, Retail Dispensary (applicant failed to appear, committee recommends OCM not to approve application)

The Committee voted unanimously to deny the application.

The board members voted to support the recommendation to DENY the application.

The Vote was: 24"Yes", 1 "No", 0 "Abstentions"

22. Green Apple Distribution Ltd, 572 Manhattan Avenue, Retail Dispensary (applicant requested postponement of review, committee granted postponement)

The Committee voted unanimously to Postpone the application.

The board members voted to support the recommendation to Postpone the application.

The Vote was: 24"Yes", 1 "No", 0 "Abstentions"

23. EOY Corp, 611 Manhattan Avenue, Retail Dispensary (applicant failed to appear, committee recommends OCM not to approve application)

The Committee voted unanimously to deny the application.

The board members voted to support the recommendation to DENY the application.

The Vote was: 24"Yes", 1 "No", 0 "Abstentions"

24. Budzrus Corp, 611 Manhattan Avenue, Retail Dispensary (applicant failed to appear, committee recommends OCM not to approve application)

The Committee voted unanimously to deny the application.

The board members voted to support the recommendation to DENY the application.

The Vote was: 24"Yes", 1 "No", 0 "Abstentions"

25. Alkalife LLC, 642 Manhattan Avenue, Retail Dispensary (applicant failed to appear, committee recommends OCM not to approve application)

The Committee voted unanimously to deny the application.

The board members voted to support the recommendation to DENY the application. The Vote was: 24"Yes", 1 "No", 0 "Abstentions"

26. 807 Man TH LLC, 807 Manhattan Avenue, Retail Dispensary (applicant failed to appear, committee recommends OCM not to approve application)

The Committee voted unanimously to deny the application.

The board members voted to support the recommendation to DENY the application.

The Vote was: 24"Yes", 1 "No", 0 "Abstentions"

27. Eyespot Inc, 263 McGuinness Boulevard, Retail Dispensary (committee recommends OCM to approve application)

The Committee recommends approval.

The Committee voted unanimously to approve the application.

The board members voted to support the recommendation to APPROVE the application.

The Vote was: 24 "Yes", 1 "No", 0 "Abstentions"

28. Picasso Labs, 55 Meadows Street #Courtyard, Microbusiness (applicant failed to appear, committee recommends OCM not to approve application)

The Committee voted unanimously to deny the application.

The board members voted to support the recommendation to DENY the application.

The Vote was: 24"Yes", 1 "No", 0 "Abstentions"

- 29. Mikhail Stoliarov, 38 Meserole Street #CF, Retail Dispensary (applicant withdrew application)
- 30. Hop Stock & Barrel V LLC, 302 Metropolitan Avenue, Retail Dispensary (applicant withdrew application)
- 31. Harlem Syndicate LLC, 195 Morgan Avenue #101, Retail Dispensary (applicant failed to appear, committee recommends OCM not to approve application)

The Committee voted unanimously to deny the application.

The board members voted to support the recommendation to DENY the application.

The Vote was: 24"Yes", 1 "No", 0 "Abstentions"

32. Kakes Brands LLC, 60 North 1st Street, Retail Dispensary (applicant failed to appear, committee recommends OCM not to approve application)

The Committee voted unanimously to deny the application.

The board members voted to support the recommendation to DENY the application.

The Vote was: 24"Yes", 1 "No", 0 "Abstentions"

33. 100 North 3rd Ltd DBA 7 Leaf Clover, 100 North 3rd Street, Retail Dispensary (committee recommends OCM to approve application)

The Committee recommends approval.

The Committee voted unanimously to approve the application.

The board members voted to support the recommendation to APPROVE the application.

The Vote was: 24 "Yes", 1 "No", 0 "Abstentions"

34. The High Priestess Herbal Wellness Co Incorporated, 361 Stagg (applicant requested postponement of review, committee granted postponement)

The Committee voted unanimously to Postpone the application.

The board members voted to support the recommendation to Postpone the application.

The Vote was: 24"Yes", 1 "No", 0 "Abstentions"

35. Potency Group LLC, 371 Union Avenue, Retail Dispensary (committee recommends OCM to approve application)

The Committee recommends approval.

The Committee voted unanimously to approve the application.

The board members voted to support the recommendation to APPROVE the application.

The Vote was: 24 "Yes", 1 "No", 0 "Abstentions"

36. WVH Cannabis LLC, 55 Wythe Avenue, Retail Dispensary (applicant failed to appear, committee recommends OCM not to approve application)

The Committee voted unanimously to deny the application.

The board members voted to support the recommendation to DENY the application.

The Vote was: 24"Yes", 1 "No", 0 "Abstentions"

37. Breckenridge Café NYC LLC, 319 Wythe Avenue (applicant failed to appear, committee recommends OCM not to approve application)

The Committee voted unanimously to deny the application.

The board members voted to support the recommendation to DENY the application.

The Vote was: 24"Yes", 1 "No", 0 "Abstentions"

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

WHEN:

**January 2, 2024** 

TIME:

6:00PM

WHERE:

**Swinging Sixties Senior Center** 

211 Ainslie Street

(Corner of Manhattan Avenue)

Working for a Better Williamsburg-Greenpoint.

Sincerely,



435 GRAHAM AVENUE - BROOKLYN, NY 11211-8813

PHONE: (718) 389-0009 FAX: (718) 389-0098

Email: bk01@cb.nyc.gov Website: www.nyc.gov/brooklyncb1

HON. ANTONIO REYNOSO

BROOKLYN BOROUGH PRESIDENT

JOHANA PULGARIN

DISTRICT MANAGER

DEALICE FULLER HON. LINCOLN RESTLER **CHAIRPERSON** COUNCILMEMBER, 33rd CD

> HON. JENNIFER GUTIERREZ COUNCILMEMBER, 34th CD



SIMON WEISER FIRST VICE-CHAIRMAN

**DEL TEAGUE** SECOND VICE-CHAIRPERSON

**GINA BARROS** THIRD VICE-CHAIRPERSON

DAVID HEIMLICH FINANCIAL SECRETARY

SONIA IGLESIAS RECORDING SECRETARY

PHILIP A. CAPONEGRO MEMBER-AT-LARGE

December 27, 2023

williamsburg

Commissioner Keith Bray **Brooklyn Office** NYC Department of Transportation 16 Court Street Brooklyn, NY 11241

**RE: Kingsland Avenue Corridor from Maspeth** Avenue to Division Place

Dear Commissioner Bray:

At the regular meeting of Brooklyn Community Board No. 1, held the evening of December 19, 2023, the board members received a report from the Transportation Committee (report is attached). Please be advised that the board members voted to support sending this letter.

The Board Members voted to request that the New York City Department of Transportation conduct a comprehensive study of the Kingsland Avenue corridor from Maspeth Avenue to Division Place and present a plan for safety.

The vote was as follows: 25 "YES"; 0"NO";0 "ABSTENTIONS".

Working for Safer Williamsburg and Greenpoint.

Sincerely,



435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009 FAX: (718) 389-0098

Email: bk01@cb.nyc.gov
Website: www.nyc.gov/brooklyncb1

HON. ANTONIO REYNOSO BROOKLYN BOROUGH PRESIDENT

DEALICE FULLER

CHAIRPERSON

DISTRICT MANAGER

JOHANA PULGARIN

HON. LINCOLN RESTLER COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ COUNCILMEMBER, 34th CD



THIRD VICE-CHAIRPERSON
DAVID HEIMLICH

FIRST VICE-CHAIRMAN
DEL TEAGUE

SECOND VICE-CHAIRPERSON

SIMON WEISER

**GINA BARROS** 

FINANCIAL SECRETARY
SONIA IGLESIAS

RECORDING SECRETARY

PHILIP A. CAPONEGRO MEMBER-AT-LARGE

December 27, 2023

Commissioner Keith Bray Brooklyn Office NYC Department of Transportation 16 Court Street Brooklyn, NY 11241

RE: Request for a Stop Control/Signal Study for the Intersections of Meserole Street at Diamond & Newel Streets

#### Dear Commissioner Bray:

At the regular meeting of Brooklyn Community Board No. 1, held the evening of December 19, 2023, the board members received a report from the Transportation Committee (report is attached). Please be advised that the board members voted to support sending this letter.

The Board Members voted to request that the New York City Department of Transportation conduct a stop control/signal study for the intersections of Meserole Street at Diamond and Newel Streets.

The vote was as follows: 25 "YES"; 0"NO";0 "ABSTENTIONS".

Working for Safer Williamsburg and Greenpoint.

Sincerely



435 GRAHAM AVENUE - BROOKLYN, NY 11211-8813

PHONE: (718) 389-0009 FAX: (718) 389-0098

Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyncb1

HON. ANTONIO REYNOSO BROOKLYN BOROUGH PRESIDENT

DEALICE FULLER CHAIRPERSON

HON. LINCOLN RESTLER COUNCILMEMBER, 33rd CD

**JOHANA PULGARIN** DISTRICT MANAGER

HON. JENNIFER GUTIERREZ COUNCILMEMBER, 34th CD

SECOND VICE-CHAIRPERSON **GINA BARROS** 

FIRST VICE-CHAIRMAN **DEL TEAGUE** 

SIMON WEISER

THIRD VICE-CHAIRPERSON

DAVID HEIMLICH FINANCIAL SECRETARY

SONIA IGLESIAS RECORDING SECRETARY

PHILIP A. CAPONEGRO MEMBER-AT-LARGE

December 27, 2023

The Honorable Lincoln Restler 33<sup>rd</sup> District Council Member, New York City Council

250 Broadway

**Suite 1883** 

New York, New York 10007

RE:

Street Co-Naming the Corner of Nassau Avenue

and North 15th Street Bankers's Anchor

Dear Council Member Restler,

At the regular meeting of Brooklyn Community Board No. 1, held the evening of December 19, 2023, the board members received a report from the Transportation Committee (report is attached). Please be advised that the board members voted to support sending this letter.

Brooklyn Community Board No. 1 supports the co-naming of the Corner of Nassau Avenue and North 15th Street to Banker's Anchor.

The vote was as follows: 25 "YES"; 0"NO"; 0 "ABSTENTIONS".

Working for a Better Williamsburg-Greenpoint.

Sincerely

Dealice Fuller Chairperson

Brooklyn Borough President Antonio Reynoso NYC DOT Brooklyn Borough Commissioner Keith Bray

cc:



435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009 FAX: (718) 389-0098

Email: bk01@cb.nyc.gov
Website: www.nyc.gov/brooklyncb1

ANTONIO REYNOSO BROOKLYN BOROUGH PRESIDENT

DEALICE FULLER CHAIRPERSON

HON. LINCOLN RESTLER COUNCILMEMBER, 33rd CD amsburg

JOAHANA PULGARIN DISTRICT MANAGER HON. JENNIFER GUTIERREZ COUNCILMEMBER, 34th CD

FIRST VICE-CHAIRMAN

DEL TEAGUE
SECOND VICE-CHAIRPERSON

SIMON WEISER

GINNA BARROS THIRD VICE-CHAIRPERSON

DAVID HEIMLICH FINANCIAL SECRETARY

SONIA IGLESIAS RECORDING SECRETARY

PHILIP A. CAPONEGRO MEMBER-AT-LARGE

December 27, 2023

Inspector Sylvester Ge Commanding Officer, Highway Patrol New York City Police Department 1 Police Plaza New York, New York 10038

RE: Inquiry Status of Investigation for Traffic Fatality

on Flushing Avenue and Broadway

Dear Captain, Inspector Ge:

At the regular meeting of Brooklyn Community Board No. 1, held the evening of December 19,2023, the board members received a report from the Transportation Committee (report is attached). Please be advised that the board members voted to support sending this letter.

Community Board #1 seeks an update regarding the status of the investigation into the following traffic fatality:

Date/Time:

October 19, 2023

Location:

Flushing Avenue and Broadway

Victim:

Ms. Aurora Soto

The vote was as follows: 25 "YES"; 0 "NO"; 0 "ABSTENTIONS".

Working for a Safer Williamsburg-Greenpoint.

cc: District Attorney Eric Gonzalez Council Member Jennifer Gutierez NYC DOT Brooklyn Borough Commissioner Keith Bray



435 GRAHAM AVENUE - BROOKLYN, NY 11211-8813

PHONE: (718) 389-0009 FAX: (718) 389-0098

Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyncb1

HON. ANTONIO REYNOSO BROOKLYN BOROUGH PRESIDENT

DEALICE FULLER CHAIRPERSON

JOHANA PULGARIN DISTRICT MANAGER HON. LINCOLN RESTLER COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ COUNCILMEMBER, 34th CD greenpoint williamsburg

RECORDING SECRETARY

PHILIP A. CAPONEGRO MEMBER-AT-LARGE

SIMON WEISER

**GINA BARROS** 

FIRST VICE-CHAIRMAN

DEL TEAGUE

SECOND VICE-CHAIRPERSON

THIRD VICE-CHAIRPERSON

DAVID HEIMLICH
FINANCIAL SECRETARY

SONIA IGLESIAS

December 27, 2023

Commissioner Keith Bray Brooklyn Office NYC Department of Transportation 16 Court Street Brooklyn, NY 11241

RE: Request for a Traffic Safety Study of and Stop Controls on Humboldt Street between Herbert and Withers Streets

#### Dear Commissioner Bray:

At the regular meeting of Brooklyn Community Board No. 1, held the evening of December 19, 2023, the board members received a report from the Transportation Committee (report is attached). Please be advised that the board members voted to support sending this letter.

The Board Members voted to request that the New York City Department of Transportation conduct a traffic safety study and stop controls on Humboldt Street Between Herbert and Withers Street.

The vote was as follows: 25 "YES"; 0"NO";0 "ABSTENTIONS".

Working for Safer Williamsburg and Greenpoint.

Sincerely,