



COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

FAX: (718) 389-0098

Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyn1

HON. ANTONIO REYNOSO
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER
FIRST VICE-CHAIRMAN

DEL TEAGUE
SECOND VICE-CHAIRPERSON

GINA BARROS
THIRD VICE-CHAIRPERSON

DAVID HEIMLICH
FINANCIAL SECRETARY

SONIA IGLESIAS
RECORDING SECRETARY

PHILIP A. CAPONEGRO
MEMBER-AT-LARGE

DEALICE FULLER
CHAIRPERSON

JOHANA PULGARIN
DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

REVISED

COMBINED PUBLIC HEARING
AND BOARD MEETING
211 AINSLIE STREET
JUNE 18, 2024

PUBLIC HEARING

ROLL CALL

The meeting was called to order at 6:08 PM by Chair Fuller. There were 27 members who answered the call.

1. **PRESENTATION: DOMINO REFINERY – MARQUEE SIGNAGE INTERNAL ILLUMINATION PACKAGE:** – Change to the marquee at the refinery that was previously approved by CB#1 and the LPC. Presenter Mr. David Lombino, Managing Director, Two Trees Management Company. **20 Minutes.**
2. **PRESENTATION: MTA- CBTC SIGNAL PROJECT ALONG THE CROSSTOWN G LINE IN BROOKLYN:** – The MTA came to the Combined Public Hearing and Board Meeting on February 13, 2024, to discuss the CBTC signal project along the crosstown G line in Brooklyn. Now they are coming back to discuss updates and provide more details, including shuttle bus routes 24/7 alternate service along parts of the G line will begin on June 28, 2024. Presenter, Andrew Inglesby, Assistant Director, Government and Community Relations MTA . **20 Minutes.**
3. **PRESENTATION: BCLP – SCHOOL AT 762 WYTHE AVENUE BSA CAL. Nos 55-12-BZII & 2024-27-BZ:-** Application for (1) an amendment to a special permit authorizing the existing school use and (2) a variance to permit construction of a two story enlargement above the four story portion of the existing six story school building. Presenter, Kurt Steinhouse, Associate, BCLP. **20 Minutes.**

4. **PRESENTATION: FRANKLIN BK HOSPITALITY LLC:** – 11-25 Franklin St, (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider) this venue will have a capacity of more than 200 patrons. Referred by Mr. Arthur Dybanowski, Chair of the SLA Review & DCA Committee. Presenter, Max Bookman, Pesetsky and Bookman PC. **20 Minutes**
5. **PRESENTATION: LA SIRENA EVENTS LLC:** – 25 Kent Ave, (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider) this venue will have a capacity of more than 200 patrons. Referred by Mr. Arthur Dybanowski, Chair of the SLA Review & DCA Committee. Presenter, Donald M. Bernstein, Bernstein Redo & Savitsky PC. **20 Minutes.**
6. **PRESENTATION: CITY OF YES FOR HOUSING OPPORTUNITY (PROJECT 2023Y0427) NON ULURP:-** The Land Use, ULURP & Landmarks Committee asked that DCP Provide additional information and answer the questions asked at the last Land Use, ULURP & Landmarks Committee meeting. Presenter, Lucia Marquez Reagan, Borough Planner, NYC Dpt of City Planning. **20 Minutes.**
7. **ELECTION OF OFFICERS:**

Chair Fuller requested a roll call to hand out the paper ballots, 44 Members were present.

ELECTION OUTCOME

EXECUTIVE BOARD:

- Chairperson: Ms. Fuller
- 1st Vice Chair: Mr. Weiser
- 2nd Vice Chair: Ms. Teague
- 3rd Vice Chair: Ms. Barros
- Financial Secretary: Mr. Heimlich
- Recording Secretary: Ms. Iglesias
- Member at Large: Mr. Caponegro

ATTENDANCE COMMITTEE:

- Ms. Cabrera
- Mr. Bruzaitis
- Rabbi Niederman

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

1. Bushniwa, 250 Varet St. App # 20240419030004
2. Cool World, 905 Lorimer St. App # 20240349030002
3. Elder Greene, 160 Franklin St. App # 20240319030001

4. El Born, 651 Manhattan Ave. App # 20240417030001
5. Oregano, 102 Berry St. App # 20240405030001
6. Salt + Charcoal, 171 Grand St. App # 20240313030001
7. The Whiskey Brooklyn, 44 Berry St. App # 20240404030001

9. **LIQUOR LICENSES**

NEW

1. 174 Bedford Tavern LLC, 174 Bedford Ave. (New Application and Temporary Retail Permit - Liquor, Wine, Beer& Cider, Bar /Tavern)
2. 175 Morgan LLC, DBA Supernature NYC, 173-175 Morgan Ave (New Application and Temporary Retail Permit - Liquor, Wine, Beer& Cider, Rest)
3. 180 Franklin LLC, DBA Bar Americano, 180 Franklin St (Alteration Roadway seating - Liquor, Wine, Beer& Cider, Rest)
4. 284 Via Grande LLC, 284 Grand St (New Application and Temporary Retail Permit - Liquor, Wine, Beer& Cider, Rest)
5. 462 Union Tavern LLC, 462 Union Avenue. (New Application and Temporary Retail Permit - Liquor, Wine, Beer& Cider, Bar /Tavern)
6. 559 Lorimer Tavern LLC, 559 Lorimer St. (New Application and Temporary Retail Permit - Liquor, Wine, Beer& Cider, Bar /Tavern)
7. A Touch of Lagos Inc, 470 Driggs Ave, STE 2. (New Application and Temporary Retail Permit - Liquor, Wine, Beer& Cider, Rest)
8. Carroll Hall LLC, 2 Vaandervoort Place (Corporate Change - Liquor, Wine, Beer& Cider, Catering)
9. Chef Kelseay Dukae LLC, 179 Meserole Ave (Class Change - Liquor, Wine, Beer& Cider, Rest)
10. Desy's Clam Restaurant Corp. 675 Grand St. (New Application and Temporary Retail Permit - Liquor, Wine, Beer& Cider, Rest)
11. Falu House LLC, DBA Falu House Scandinavian Deli, 34 Norman Ave. (New Application and Temporary Retail Permit - Wine, Beer& Cider, Rest)
12. Kokomo Restaurant LLC, 65 Kent Ave. (Renewal - Alteration - Liquor, Wine, Beer& Cider, Rest)
13. Mamushi Hooper LLC, DBA Mamushi, 391 Hooper St. (New Application, Liquor, Wine, Beer& Cider, Rest)
14. Mr. Suchi Japanese Restaurant Inc, 331 Graham Ave. (New Application and Temporary Retail Permit - Wine, Beer& Cider, Rest)
15. Omakase Shota LLC, 50 S 3rd St (Class Change - Liquor, Wine, Beer& Cider, Bar /Tavern)
16. Parkish LLC, 225 Roebling St (New Application and Temporary Retail Permit - Liquor, Wine, Beer& Cider, Tavern)
17. Pirate.com NY LLC, 110 Scott Ave (New Application and Temporary Retail Permit - Liquor, Wine, Beer& Cider, Bar/Tavern)
18. Pizza Pasta Salad LLC, DBA Salsa Pizza Napoletana, 40 Clifford Place. (New Application and Temporary Retail Permit - Wine, Beer & Cider, Rest)

19. Ruby's Williamsburg LLC, 98 Berry St (New Application and Temporary Retail Permit - Liquor, Wine, Beer& Cider, Rest)
20. Rude Mouth BK LLC, 359 Metropolitan Ave. (New Application and Temporary Retail Permit - Liquor, Wine, Beer& Cider, Bar /Tavern)
21. Tiny Omakase LLC, dba u Omakase, 173 Greenpoint Ave, 1st Floor (New Application - Wine, Beer & Cider - Rest)
22. Via Siracusa 64 Corp, DBA Lella Alimentari 2, 141 Havemeyer St. (New Application and Temporary Retail Permit - Liquor, Wine, Beer& Cider, Rest)
23. Yecaza Food Corp, 347 Union Ave. (Class Change - Method of Operation - Alteration - Liquor, Wine, Beer& Cider, Rest)

RENEWAL

1. 105 North 6th Inc, DBA Sweetwater, 105 N 6th St (Renewal - Liquor, Wine, Beer & Cider, Rest)
2. 18 Bedford Ave LLC, DBA Five Leaves, 18 Bedford Ave (Renewal - Liquor, Wine, Beer & Cider, Rest)
3. 33 1/3 Inc, DAB Iona, 180 Grand St (Renewal - Liquor, Wine, Beer & Cider, Rest)
4. 732 Townies Inc, DBA Twins Lounge, 732 Manhattan Ave (Renewal - Liquor, Wine, Beer & Cider, Bar/Tavern)
5. Angelvan Corp, DBA L Ange Noir Café, 247 Varet St (Renewal - Liquor, Wine, Beer & Cider, Rest)
6. Baheny Tavern Corp, DBA Connie GS, 158 Norman Ave, (Renewal - Liquor, Wine, Beer & Cider, Bar)
7. Beer Street Inc, 413 Graham Ave (Renewal - Wine, Beer & Cider, Bar/Tavern)
8. Boobietrap LLC, DBA Boobietrap, 308 Bleecker St (Renewal - Liquor, Wine, Beer & Cider, Bar/Tavern)
9. Dow Young Group I Inc, 579 Meeker Ave (Renewal - Liquor, Wine, Beer & Cider, Bar/Tavern)
10. Eleva Coffee GPL LLC, 7 Bell Slip Sapace 4 AKA 21 Commercial St. (Renewal - Liquor, Wine, Beer & Cider, Bar/Tavern)
11. Enlightenment Wines Farm and Meadery LLC, DBA Enlightenment Wines, 99 Scott Ave (Renewal - Liquor, Wine, Beer & Cider, Bar/Tavern)
12. Foodex Brooklyn LLC, DBA Tonchin Brooklyn, 109 North 3 St (Renewal - Liquor, Wine, Beer & Cider, Rest)
13. Fuzzy Logic LLC, DBA Chino Grande, 253 Grand St (Renewal - Liquor, Wine, Beer & Cider, Rest)
14. Han Restaurant Group LLC, DBA Ringolevio, 490 Humboldt St (Renewal - Liquor, Wine, Beer & Cider, Rest)
15. Hard eight Restaurant Company LLC, DBA The Whiskey Brooklyn, 44 Berry St. Store 4 (Renewal - Liquor, Wine, Beer & Cider, Rest, Bar/Tavern)
16. Hungry Burrito 3 Inc, 1079 manhattan ave (Renewal - Liquor, Wine, Beer & Cider, Rest)
17. Ja Tack, DBA Aska, 47 S 5TH ST (Renewal - Liquor, Wine, Beer & Cider, Rest)
18. La Mancha Restaurant Associates LLC, DBA La Mancha Tapas Bar Restaurant, 568 Metropolitan Ave (Renewal - Liquor, Wine, Beer & Cider, Rest)

19. Le Bird LLC, DBA Les Deux Chats, 1 Dunham PI AKA 27 Broadway (Renewal - Liquor, Wine, Beer & Cider, Rest)
20. Lennis's on Kent Inc, 225 Kent Ave (Renewal - Liquor, Wine, Beer & Cider, Rest)
21. Lucky Bamboo LLC, DBA Rose's R & R Bar, 457 Graham Ave (Renewal - Liquor, Wine, Beer & Cider, Bar/Tavern)
22. McCarren Park House LLC, DBA McCarren Parkhouse, 855 Lorimer St (Renewal - Liquor, Wine, Beer & Cider, Bar/Tavern)
23. Meane Joe Greene LLC, DBA The Grand National, 524 Grand St (Renewal - Liquor, Wine, Beer & Cider, Rest)
24. Night Rafter LLC, DBA Kilo Bravo; Wing Jawn, 180 N 10th St (Renewal - Liquor, Wine, Beer & Cider, Bar/Tavern)
25. NYSF Ventures LLC, DBA Horses and Divorces, 285 Bedford Ave (Renewal - Liquor, Wine, Beer & Cider, Bar/Tavern)
26. Oregano LLC, DBA Oregano, 102 Berry St (Alteration - Backyard & roadside - Liquor, Wine, Beer & Cider, Rest)
27. Ox Collar LLC, DBA Goldies, 195 Nassau Ave (Renewal - Liquor, Wine, Beer & Cider, Bar/Tavern)
28. Pick Quick Foods Inc, DBA Key Food, 224 McGuinness Blvd (Renewal - Wine, Beer & Cider, Retail/Supermarket)
29. Ponyboy Bar LLC, DBA Ponyboy, 632 Manhattan Ave (Renewal - Liquor, Wine, Beer & Cider, Bar/Tavern)
30. Pqcoffee LLC, DBA Pueblo Querido Coffee, 34 N 6th St (Renewal - Wine, Beer & Cider, Rest)
31. Que Bonita Inc, DBA The Narrows, 1037 Flushing Ave (Renewal - Liquor, Wine, Beer & Cider, Rest)
32. Stella Mae Brooklyn LLC, DBA Stella Rolla, 486 Metropolitan Ave (Renewal - Liquor, Wine, Beer & Cider, Bar/Tavern)
33. The Monarch Theatre LLC, DBA The Monarch Theatre, 146 Metropolitan Ave (Renewal - Liquor, Wine, Beer & Cider, Rest)
34. The West Café, 379 Union Ave (Renewal - Liquor, Wine, Beer & Cider, Bar/Tavern)
35. Up 640 LLC & MDH Hospitality LLC as Manager, DBA Upside Pizza, 640 Manhattan Ave (Renewal - Liquor, Wine, Beer & Cider, Bar/Tavern)
36. Xi An Town USA Inc, 165 Bedford ave (Renewal - Liquor, Wine, Beer & Cider, Rest)

10. **CANNABIS LICENSES: NO LICENSES RECEIVED**

BOARD MEETING

MOMENT OF SILENCE

Chair Fuller called for a moment of silence.

ROLL CALL – Chair Fuller requested a roll call 35 Members answered the call. (Absent: Ms. Argento, Mr. Chirichella, Ms. Friedman, Mr. Goldstein, Mr. Gross, Mr. Indig, Mr. Itzkowitz, Ms. Kaminski, Mr. Klagsbald, Ms. Lopez, Rabbi Niederman, Ms. Peterson, Ms. Sabel, Mr. Talati, Mr. VanCouten.

APPROVAL OF THE AGENDA

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

APPROVAL OF THE MINUTES

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

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

Hannah Bradford: Complaint Public charging stations at the corners of Powers St. and Union Ave.

Alyssa Chambers: Complaint about noise at 158 Roebling St. Market place and event venue on the historic block.

Ming Ong: Complaint about noise at 158 Roebling St. Market place and event venue on the historic block.

Kevin LaCherra: Comments about G Train shutdown.

Noah Solomon: Opposing Tao Group at 11-25 Franklin St.

Katherine Thompson: Opposing Tao Group at 11-25 Franklin St.

Bianca Bello: Opposing Tao Group at 11-25 Franklin St.

Kevin Hickey: Opposing Tao Group at 11-25 Franklin St.

Jane Pool: Opposing Tao Group at 11-25 Franklin St.

Elissa Iberti: Opposing Tao Group at 11-25 Franklin St.

Suzanne Redlich: Opposing Tao Group at 11-25 Franklin St.

Libby Brennan: Opposing Tao Group at 11-25 Franklin St.

Vincent Faivre: Opposing Tao Group at 11-25 Franklin St.

Charles Dicbolt: Opposing Tao Group at 11-25 Franklin St.

Teresa Czerkies: No show.

Kirsty Reeves: Complaint about Halcyon management.

Deanne Figurito: Complaint about Halcyon management.

COMMITTEE REPORTS

ENVIRONMENTAL PROTECTION COMMITTEE – Stephen Chesler, Committee Chair

Mr. Chesler requestion a motion to approve the following recommendations:

Motion # 1 - To recommend the board submit the attached letter as written, to our elected officials at the federal, state, and city levels, to demand the Department of Environmental Protection and National Grid provide regular details on the functionality and repair of the Newtown Creek Resource Recovery Facility and air quality analysis there, and if necessary, initiate legislation to enforce the providing of this data to the public and Brooklyn Community Board #1.

Motion # 2 - To recommend the board submit the attached comment to the Environmental Protection Agency regarding their proposed Meeker Avenue Plume Superfund remedy for interior spaces, requesting they adhere to the more stringent NYS Department of Environmental Conservation vapor intrusion chemical contamination.

Motion #3- Motion by Steve Chesler to recommend the board submit the following comment along with a copy of the June 6th, 2024, the Environmental Protection Committee report, to ExxonMobil and NYSDEC regarding the SPDES Permit Modification Proposal to consolidate ExxonMobil's Greenpoint Oil Spill Product Recovery Operation, copying federal, state and city elected representatives:

- 1) ExxonMobil perform due diligence and beyond with mitigating potential construction operation hazards including but limited to air monitoring, noise, dust, odors and construction related traffic.
- 2) ExxonMobil replaced all trees and planted areas removed and damaged during construction of the new treatment facility at 38 Varick Street.
- 3) ExxonMobil strongly consider future public and resilient uses for 400 Kingsland Ave, after its water treatment facility there is dismantled, that will help sustain and heal the community from decades of environmental degradation at multiple sites currently and previously owned by ExxonMobil and its historic acquired subsidiaries in Brooklyn Community District #1.
- 4) ExxonMobil work to be a better partner and to improve its relations with the Community.

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

The vote was 33 "Yes", 0 "No", 0 "ABSTENTIONS"; 0 "RECUSALS".

Motion Carried.

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

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

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

The vote was 31 "Yes", 0 "No", 0 "ABSTENTIONS"; 0 "RECUSALS".

Motion Carried.

Mr. Dybanowski requested a motion to Deny the application for FRANKLIN BK HOSPITALITY LLC: – 11-25 Franklin St, (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider) (Tao Group).

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

The vote was 31 “Yes”, 0 “No”, 0 “ABSTENTIONS”; 0 “RECUSALS”.

Motion Carried.

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

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

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

The vote was 31 “Yes”, 0 “No”, 0 “ABSTENTIONS”; 0 “RECUSALS”.

Motion Carried.

PARKS & WATERFRONT COMMITTEE – Mr. Philip Caponegro, Committee Chair.

Mr. Caponegro requested a motion to send a letter to Commissioner Maher to receive an update on our concerns.

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

The vote was 31 “Yes”, 0 “No”, 0 “ABSTENTIONS”; 0 “RECUSALS”.

Motion Carried.

Mr. Caponegro requested a motion to send a letter to our Council Member Jennifer Gutierrez, to set up a walkthrough of Sands Park with NYC Parks, CB 1 Park Committee members and concerned citizens to bring this much needed open space (2 acres) available to the community.

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

The vote was 31 “Yes”, 0 “No”, 0 “ABSTENTIONS”; 0 “RECUSALS”.

Motion Carried.

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

Ms. Teague requested a motion regarding presentation: city of yes: economic opportunity text

amendment - N240010 ZRY and N240011 ZRY to Support Items #1- #17 except for Items #3 and #11 which present potential threats to the quality of life and safety of resident. In addition, include the City Planning Presentation on file and the reasons stated on the Committee report

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

The vote was 31 “Yes”, 0 “No”, 0 “ABSTENTIONS”; 0 “RECUSALS”.

Motion Carried.

EXECUTIVE BOARD – Dealice Fuller, Chair.

Mr. Caponegro (Member at large) requested a motion to approve the District Manager Johana Pulgarin, salary increase by 10%.

A motion was made by Mr. Dybanowski and seconded by Ms. Foster.

The vote was 31 “Yes”, 1 “No”, 0 “ABSTENTIONS”; 0 “RECUSALS”.

Motion Carried.

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

Mr. Caponegro (Member at large) requested a motion to approve sending a letter to support the Council City Now Campaign.

A motion was made by Mr. Bruzaitis and seconded by Mr. D’Amato.

The vote was 31 “Yes”, 1 “No”, 0 “ABSTENTIONS”; 0 “RECUSALS”.

Motion Carried.

TRANSPORTATION COMMITTEE – Mr. Eric Bruzaitis, Committee Chair.

Mr. Bruzaitis requested a motion Community Board 1 to draft a letter to NYC DOT requesting an extension of the Community Board review of Dining Out applications from 30 to 60 days.

A motion was made by Mr. Vega and seconded by Mr. Bachorowski.

The was 30 “Yes”, 0 “No”, 0 “ABSTENTIONS”; 0 “RECUSALS”.

Motion Carried.

Mr. Bruzaitis requested a motion Community Board 1 to draft a letter to City Council Members Jennifer Gutierrez, Lincoln Restler and Council Speaker Adrian Adams requesting an amendment to the law that sheds come down for 4 months of the year.

Item was tabled. Refer back to the Transportation Committee.

Mr. Bruzaitis requested a motion Community Board 1 to adopt a policy to solicit comments from Board Members and the public in advance of the next scheduled Combined Public and Board Meeting for announced Dining Out applications where the 30-day review window does not allow for Transportation Committee review in advance. The Board will approve or deny applications at that meeting and report to NYC DOT.

A motion was made by Mr. Vega and seconded by Mr. Bachorowski.

The was 30 “Yes”, 0 “No”, 0 “ABSTENTIONS”; 0 “RECUSALS.

Motion Carried.

CHAIRPERSON’S REPORT – As written.

FIRST VICE-CHAIR’S REPORT – As written.

DISTRICT MANAGER’S REPORT – As written.

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

ANNOUNCEMENTS: ELECTED OFFICIALS

Anna Bessendorf, representative for Council Member Jennifer Gutierrez provided an update.

Kelly McCabe, representative for Council Member Lincoln Restler provided an update.

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

Maria Valdez, representative for Senator Julia Salazar, provided an update.

OLD BUSINESS

Mr. Pferd requested that the presentation for the Daylighting be put on next month’s Combined Public Hearing & Board Members Meeting agenda.

NEW BUSINESS

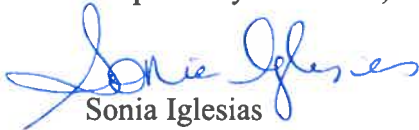
Mr. Pferd requested a motion to send a letter to Governor Hochul regarding congestion pricing.

Motion Failed.

ADJOURNMENT

The meeting was adjourned at 11:15 PM.

Respectfully submitted,



Sonia Iglesias

Recording Secretary

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



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HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

June 7, 2024

COMBINED PUBLIC HEARING AND BOARD MEETING NOTICE

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

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

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

WHEN: TUESDAY --- JUNE 18, 2024
TIME: *** 6:00 PM ***
WHERE: SWINGING SIXTIES SENIOR CENTER
211 AINSLIE STREET
BROOKLYN, NY 11211
(CORNER OF MANHATTAN AVENUE)

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

PUBLIC HEARING

AGENDA

1. PRESENTATION: DOMINO REFINERY – MARQUEE SIGNAGE INTERNAL
ILLUMINATION PACKAGE: – Change to the marquee at the refinery that was

previously approved by CB#1 and the LPC. Presenter Mr. David Lombino, Managing Director, Two Trees Management Company. **20 Minutes.**

2. **PRESENTATION: MTA- CBTC SIGNAL PROJECT ALONG THE CROSSTOWN G LINE IN BROOKLYN:** – The MTA came to the Combined Public Hearing and Board Meeting on February 13, 2024, to discuss the CBTC signal project along the crosstown G line in Brooklyn. Now they are coming back to discuss updates and provide more details, including shuttle bus routes 24/7 alternate service along parts of the G line will begin on June 28, 2024. Presenter, Andrew Inglesby, Assistant Director, Government and Community Relations MTA . **20 Minutes.**
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7. ELECTION OF OFFICERS AT 8:00 P.M.

8. DOT DINING OUT NYC PERMIT APPLICATIONS

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13. Mamushi Hooper LLC, DBA Mamushi, 391 Hooper St. (New Application, Liquor, Wine, Beer& Cider, Rest)
14. Mr. Suchi Japanese Restaurant Inc, 331 Graham Ave. (New Application and Temporary Retail Permit - Wine, Beer& Cider, Rest)
15. Omakase Shota LLC, 50 S 3rd St (Class Change - Liquor, Wine, Beer& Cider, Bar /Tavern)
16. Parkish LLC, 225 Roebling St (New Application and Temporary Retail Permit - Liquor, Wine, Beer& Cider, Tavern)
17. Pirate.com NY LLC, 110Scott Ave (New Application and Temporary Retail Permit - Liquor, Wine, Beer& Cider, Bar/Tavern)
18. Pizza Pasta Salad LLC, DBA Salsa Pizza Napoletana, 40 Clifford Place. (New Application and Temporary Retail Permit - Wine, Beer & Cider, Rest)
19. Ruby's Williamsburg LLC, 98 Berry St (New Application and Temporary Retail Permit - Liquor, Wine, Beer& Cider, Rest)

20. Rude Mouth BK LLC, 359 Metropolitan Ave. (New Application and Temporary Retail Permit - Liquor, Wine, Beer& Cider, Bar /Tavern)
21. Tiny Omakase LLC, dba u Omakase, 173 Greenpoint Ave, 1st Floor (New Application - Wine, Beer & Cider - Rest)
22. Via Siracusa 64 Corp, DBA Lella Alimentari 2, 141 Havemeyer St. (New Application and Temporary Retail Permit - Liquor, Wine, Beer& Cider, Rest)
23. Yecaza Food Corp, 347 Union Ave. (Class Change - Method of Operation - Alteration - Liquor, Wine, Beer& Cider, Rest)

RENEWAL

1. 105 North 6th Inc, DBA Sweetwater, 105 N 6th St (Renewal - Liquor, Wine, Beer & Cider, Rest)
2. 18 Bedford Ave LLC, DBA Five Leaves, 18 Bedford Ave (Renewal - Liquor, Wine, Beer & Cider, Rest)
3. 33 1/3 Inc, DAB Iona, 180 Grand St (Renewal - Liquor, Wine, Beer & Cider, Rest)
4. 732 Townies Inc, DBA Twins Lounge, 732 Manhattan Ave (Renewal - Liquor, Wine, Beer & Cider, Bar/Tavern)
5. Angelvan Corp, DBA L Ange Noir Café, 247 Varet St (Renewal - Liquor, Wine, Beer & Cider, Rest)
6. Baheny Tavern Corp, DBA Connie GS, 158 Norman Ave, (Renewal - Liquor, Wine, Beer & Cider, Bar)
7. Beer Street Inc, 413 Graham Ave (Renewal - Wine, Beer & Cider, Bar/Tavern)
8. Boobietrap LLC, DBA Boobietrap, 308 Bleecker St (Renewal - Liquor, Wine, Beer & Cider, Bar/Tavern)
9. Dow Young Group I Inc, 579 Meeker Ave (Renewal - Liquor, Wine, Beer & Cider, Bar/Tavern)
10. Eleva Coffee GPL LLC, 7 Bell Slip Sapace 4 AKA 21 Commercial St. (Renewal - Liquor, Wine, Beer & Cider, Bar/Tavern)
11. Enlightenment Wines Farm and Meadery LLC, DBA Enlightenment Wines, 99 Scott Ave (Renewal - Liquor, Wine, Beer & Cider, Bar/Tavern)
12. Foodex Brooklyn LLC, DBA Tonchin Brooklyn, 109 North 3 St (Renewal - Liquor, Wine, Beer & Cider, Rest)
13. Fuzzy Logic LLC, DBA Chino Grande, 253 Grand St (Renewal - Liquor, Wine, Beer & Cider, Rest)
14. Han Restaurant Group LLC, DBA Ringolevio, 490 Humboldt St (Renewal - Liquor, Wine, Beer & Cider, Rest)
15. Hard eight Restaurant Company LLC, DBA The Whiskey Brooklyn, 44 Berry St. Store 4 (Renewal - Liquor, Wine, Beer & Cider, Rest, Bar/Tavern)
16. Hungry Burrito 3 Inc, 1079 manhattan ave (Renewal - Liquor, Wine, Beer & Cider, Rest)
17. Ja Tack, DBA Aska, 47 S 5TH ST (Renewal - Liquor, Wine, Beer & Cider, Rest)
18. La Mancha Restaurant Associates LLC, DBA La Mancha Tapas Bar Restaurant, 568 Metropolitan Ave (Renewal - Liquor, Wine, Beer & Cider, Rest)

19. Le Bird LLC, DBA Les Deux Chats, 1 Dunham PI AKA 27 Broadway (Renewal - Liquor, Wine, Beer & Cider, Rest)
20. Lennis's on Kent Inc, 225 Kent Ave (Renewal - Liquor, Wine, Beer & Cider, Rest)
21. Lucky Bamboo LLC, DBA Rose's R & R Bar, 457 Graham Ave (Renewal - Liquor, Wine, Beer & Cider, Bar/Tavern)
22. McCarren Park House LLC, DBA McCarren Parkhouse, 855 Lorimer St (Renewal - Liquor, Wine, Beer & Cider, Bar/Tavern)
23. Meane Joe Greene LLC, DBA The Grand National, 524 Grand St (Renewal - Liquor, Wine, Beer & Cider, Rest)
24. Night Rafter LLC, DBA Kilo Bravo; Wing Jawn, 180 N 10th St (Renewal - Liquor, Wine, Beer & Cider, Bar/Tavern)
25. NYSF Ventures LLC, DBA Horses and Divorces, 285 Bedford Ave (Renewal - Liquor, Wine, Beer & Cider, Bar/Tavern)
26. Oregano LLC, DBA Oregano, 102 Berry St (Alteration - Backyard & roadside - Liquor, Wine, Beer & Cider, Rest)
27. Ox Collar LLC, DBA Goldies, 195 Nassau Ave (Renewal - Liquor, Wine, Beer & Cider, Bar/Tavern)
28. Pick Quick Foods Inc, DBA Key Food, 224 McGuinness Blvd (Renewal - Wine, Beer & Cider, Retail/Supermarket)
29. Ponyboy Bar LLC, DBA Ponyboy, 632 Manhattan Ave (Renewal - Liquor, Wine, Beer & Cider, Bar/Tavern)
30. Pqcoffee LLC, DBA Pueblo Querido Coffee, 34 N 6th St (Renewal - Wine, Beer & Cider, Rest)
31. Que Bonita Inc, DBA The Narrows, 1037 Flushing Ave (Renewal - Liquor, Wine, Beer & Cider, Rest)
32. Stella Mae Brooklyn LLC, DBA Stella Rolla, 486 Metropolitan Ave (Renewal - Liquor, Wine, Beer & Cider, Bar/Tavern)
33. The Monarch Theatre LLC, DBA The Monarch Theatre, 146 Metropolitan Ave (Renewal - Liquor, Wine, Beer & Cider, Rest)
34. The West Café, 379 Union Ave (Renewal - Liquor, Wine, Beer & Cider, Bar/Tavern)
35. Up 640 LLC & MDH Hospitality LLC as Manager, DBA Upside Pizza, 640 Manhattan Ave (Renewal - Liquor, Wine, Beer & Cider, Bar/Tavern)
36. Xi An Town USA Inc, 165 Bedford ave (Renewal - Liquor, Wine, Beer & Cider, Rest)

10. **CANNABIS LICENSES: NO LICENSES RECEIVED**

BOARD MEETING

MOMENT OF SILENCE

ROLL CALL

APPROVAL OF THE AGENDA

APPROVAL OF THE MINUTES – Combined Public Hearing and Board Meeting of May 14, 2024.

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

COMMITTEE REPORTS

CHAIRPERSON’S REPORT – As written.

DISTRICT MANAGER’S REPORT – As written.

PARKS REPORT – As written

ANNOUNCEMENTS: ELECTED OFFICIALS

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

Note: For further information on accessibility or to make a request for 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.

**Community Board No. 1
Candidates for Elections
June 18, 2024**

(Names Appear Alphabetically for Each Position)

EXECUTIVE COMMITTEE

Chairperson

Dealice Fuller

First Vice Chairperson

Paul Kelterborn
Simon Weiser

Second Vice Chairperson

Del Teague

Third Vice Chairperson

Gina Barros

Financial Secretary

David Heimlich

Recording Secretary

Sonia Iglesias

Member At Large

Philip Caponegro

ATTENDANCE COMMITTEE

(3) To be Selected
Eric Bruzaitis
Iris Cabrera
Rabbi David Niederman
Austin Pferd



COMMUNITY BOARD NO. 1
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Website: www.nyc.gov/brooklyn1



ATTENDANCE SHEET

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

DATE: _____

BOARD MEETING AND PUBLIC HEARING

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

Council Member
Lincoln Restler

Council Member
Jennifer Gutierrez

BROOKLYN COMMUNITY BOARD # 1
OFFICIAL BALLOT ANNUAL ELECTION
JUNE 18, 2024

EXECUTIVE BOARD									
	NAME	CHAIRPERSON	FIRST VICE CHAIRPERSON	FIRST VICE CHAIRPERSON	SECOND VICE CHAIRPERSON	THIRD VICE CHAIR PERSON	FINANCIAL SECRETARY	RECORDING SECRETARY	MEMBER AT LARGE
		DEALICE FULLER	SIMON WEISER	PAUL KELTERBORN	DEL TEAGUE	GINA BARROS	DAVID HEIMLICH	SONIA IGLESIAS	PHILIP CAPONEGRO
1	GINA ARGENTO	X	X		X	X	X	X	X
2	BOGDAN BACHOROWSKI	X	X		X	X	X	X	X
3	LISA BAMONTE	X	X		X	X	X	X	X
4	GINA BARROS	X	X		X	X	X	X	X
5	ERIC BRUZAITIS	X		X	X	X	X	X	X
6	IRIS CABRERA	X	X		X	X	X	X	X
7	PHILIP CAPONEGRO	X	X		X	X	X	X	X
8	FRANK CARBONE	X	X		X	X	X	X	X
9	STEPHEN CHESLER	X		X	X	X	X	X	X
10	MICHAEL CHIRICHELLA	X	X		X	X	X	X	X
11	KEVIN COSTA	X		X	X	X	X	X	X
12	GIOVANNI D'AMATO	X	X		X	X	X	X	X
13	ERIN DRINKWATER	X		X	X	X	X	X	X
14	MIGUELINA DURAN	X	X		X	X	X	X	X
15	ARTHUR DYBANOWSKI	X	X		X	X	X	X	X
16	ROSEMARY ESPINAL	X	X		X	X	X	X	X
17	LLOYD FENG	X		X	X	X	X	X	X

ATTENDANCE COMMITTEE			
ATTENDANCE COMMITTEE	ATTENDANCE COMMITTEE	ATTENDANCE COMMITTEE	ATTENDANCE COMMITTEE
ERIC BRUZAITIS	IRIS CABRERA	RABBI DAVID NIEDERMAN	AUSTIN PFERD
X	X	X	
X	X	X	
X	X	X	
X	X		X
X	X		X
X	X		X
X	X	X	
X	X	X	
X	X		X
X	X	X	X
X	X		X
X	X	X	
			X
X	X		X
X	X	X	
	X	X	X
X	X		X

18	JULIA AMANDA FOSTER		X						
19	RIFKA FRIEDMAN	X	X		X	X	X	X	X
20	DEALICE FULLER	X	X		X	X	X	X	X
21	JOEL GOLDSTEIN	X	X		X	X	X	X	X
22	JOEL GROSS	X	X		X	X	X	X	X
23	DAVID HEIMLICH	X	X		X	X	X	X	X
24	LARISSA HO	X		X	X	X	X	X	X
25	KATIE DENNY HOROWITZ	X		X	X	X	X	X	X
26	SONIA IGLESIAS	X	X		X	X	X	X	X
27	MOISHE INDIG								
28	JACOB ITZKOWITZ	X	X		X	X	X	X	X
29	ROBERT JEFFERY	X		X	X	X	X	X	X
30	BOZENA KAMINSKI								
31	PAUL KELTERBORN	X		X	X	X	X	X	X
32	WILLIAM KLAGSBALD	X	X		X	X	X	X	X
33	MERYL LABORDE	X		X	X	X	X	X	X
34	MARIE LEANZA	X	X		X	X	X	X	X
35	YAMILLETTE LEBRON	X		X	X	X	X	X	X
36	MICHELLE LOPEZ								
37	CLEMENTINE McCOY			X					
38	ADAM MEYERS	X		X	X	X	X	X	X
39	TOBY MOSKOVITS	X	X		X	X	X	X	X
40	MICHAL MROWIEC	X		X	X	X	X	X	X

X	X	X	
X	X	X	
X	X	X	
X	X	X	
X	X	X	
X	X	X	
	X	X	X
X	X		X
X	X		X
X	X	X	
X	X	X	
X	X		X
X	X	X	
			X
X	X	X	
X	X		X
X	X		X
X	X		X
X	X	X	
	X	X	X

41	RABBI DAVID NIEDERMAN								
42	JANICE PETERSON								
43	AUSTIN PFERD			X					
44	BELLA SABEL	X	X		X	X	X	X	X
45	ISAAC SOFER	X	X		X	X	X	X	X
46	SAMEER TALATI	X		X	X	X	X	X	X
47	DEL TEAGUE	X		X	X	X	X	X	X
48	RAFFAELLO VAN COUTEN								
49	WILLIAM VEGA			X					
50	SIMON WEISER	X	X		X	X	X	X	X
	TOTAL:	40	26	18	40	40	40	40	40
	TIME:	8:00 PM							

			X
X	X	X	
X	X	X	
	X	X	X
X	X		X
X	X		X
X	X	X	
37	41	25	24

DATE: JUNE 18, 2024

COMBINED BOARD MEETING

NAME	ROLL CALL 1ST	ROLL CALL 2ND	ROLL CALL 3RD	ROLL CALL 4TH	ROLL CALL 5TH
GINA ARGENTO		X			
BOGDAN BACHOROWSKI	X	X	X		
LISA BAMONTE		X	X		
GINA BARROS	X	X	X		
ERIC BRUZAITIS		X	X		
IRIS CABRERA	X	X	X		
PHILIP CAPONEGRO	X	X	X		
FRANK CARBONE		X	X		
STEPHEN CHESLER	X	X	X		
MICHAEL CHIRICHELLA	X	X			
KEVIN COSTA		X	X		
GIOVANNI D’AMATO	X	X	X		
ERIN DRINKWATER	X	X	X		
MIGUELINA DURAN		X	X		
ARTHUR DYBANOWSKI	X	X	X		
ROSEMARY ESPINAL	X	X	X		
LLOYD FENG	X	X	X		
JULIA AMANDA FOSTER	X	X	X		
RIFKA FRIEDMAN		X			
DEALICE FULLER	X	X	X		
JOEL GOLDSTEIN		X			
JOEL GROSS		X			
DAVID HEIMLICH	X	X	X		
LARISSA HO		X	X		
KATIE DENNY HOROWITZ	X	X	X		
SONIA IGLESIAS	X	X	X		
MOISHE INDIG					
JACOB ITZKOWITZ		X			
ROBERT JEFFERY		X	X		
BOZENA KAMINSKI					
PAUL KELTERBORN	X	X	X		
WILLIAM KLAGSBALD		X			
MERYL LABORDE	X	X	X		
MARIE LEANZA	X	X	X		
YAMILLETTE LEBRON	X	X	X		
MICHELLE LOPEZ					
CLEMENTINE McCOY	X	X	X		
ADAM MEYERS		X	X		
TOBY MOSKOVITS		X	X		
MICHAL MROWIEC	X	X	X		
RABBI DAVID NIEDERMAN					
JANICE PETERSON					
AUSTIN PFERD	X	X	X		
BELLA SABEL	X	X			
ISAAC SOFER		X	X		
SAMEER TALATI		X			
DEL TEAGUE	X	X	X		
RAFFAELLO VAN COUTEN					
WILLIAM VEGA	X	X	X		
SIMON WEISER	X	X	X		
TOTAL:	27	44	35	0	0
TIME:	6:10 PM	8:23 PM	9:44 PM		



COMMUNITY BOARD NO. 1
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11211
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Website: www.nyc.gov/brooklyn1



CANNABIS REVIEW COMMITTEE MOTION: TO APPROVE REPORT AS
WRITTEN

Motion made by: Ms. Leanza

Seconded by: Ms. Foster

DATE: 6/18/2024

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

TIME: 10:37 PM TALLY: 31 YES 0 NO 0 ABS RECUSAL



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Website: www.nyc.gov/brooklyn1



ENVIRONMENTAL PROTECTION Motion: to recommend the board submit the attached comments along with a copy of the June 6th, 2024 the Environmental Protection Committee report, to ExxonMobil and NYSDEC regarding the SPDES Permit Modification Proposal to consolidate ExxonMobil’s Greenpoint Oil Spill Product Recovery Operation, copying federal, state and city elected representatives:

Motion made by: Mr. Bruzaitis
Seconded by: Mr. Costa

DATE: 6/18/2024

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

TIME: 10:10 PM TALLY: 33 YES 0 NO 0 ABS RECUSAL



COMMUNITY BOARD NO. 1
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ENVIRONMENTAL PROTECTION Motion: To recommend the board submit the attached letter as written, to our elected officials at the federal, state, and city levels, to demand the Department of Environmental Protection and National Grid provide regular details on the functionality and repair of the Newtown Creek Resource Recovery Facility and air quality analysis there, and if necessary initiate legislation to enforce the providing of this data to the public and Brooklyn Community Board #1.

Motion made by: Mr. Bruzaitis

Seconded by: Mr. Costa

DATE: 6/18/2024

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

TIME: 10:10 PM TALLY: 33 YES 0 NO 0 ABS RECUSAL



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ENVIRONMENTAL PROTECTION Motion: to recommend the board submit the attached comment to the Environmental Protection Agency regarding their proposed Meeker Avenue Plume Superfund remedy for interior spaces, requesting they adhere to the more stringent NYS Department of Environmental Conservation vapor intrusion chemical contamination thresholds that 1) require using their deeper New York Stater Remedial Actions Levels for TCE and PCE instead of the higher levels allowed and used by the EPA, and 2) require residential and commercial spaces utilize the same Remedial Action Levels instead of using higher levels for commercial spaces.

Motion made by: Mr. Bruzaitis
Seconded by: Mr. Costa

DATE: 6/18/2024

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

TIME: 10:10 PM TALLY: 33 YES 0 NO 0 ABS RECUSAL



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



EXECUTIVE BOARD MOTION: TO APPROVE THE DISTRICT MANAGER
JOHANA PULGARIN, SALARY INCREASE BY 10%

Motion made by: Mr. Dybanowski

Seconded by: Ms. Foster

DATE: 6/18/2024

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

TIME: 10:25 PM TALLY: 31 YES 0 NO 0 ABS RECUSAL



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HOUSING & PUBLIC HOUSING COMMITTEE Motion: to approve sending a letter to support Council City Now Campaign.

Motion made by: Mr. Bruzaitis
Seconded by: Mr. D'Amato

DATE: 6/18/2024

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

TIME: 10:50 PM TALLY: 31 YES 0 NO 0 ABS RECUSAL



COMMUNITY BOARD NO. 1
435 GRAHAM AVENUE – BROOKLYN, NY
11211
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LAN USE COMMITTEE Motion: motion regarding presentation: city of yes: economic opportunity text amendment - N240010 ZRY and N240011 ZRY to Support Items #1- #17 except for Items #3 and #11 which present potential threats to the quality of life and safety of resident. In addition, include the City Planning Presentation on file and the reasons stated on the Committee report

Motion made by: Ms. Iglesias

Seconded by: Ms. Bamonte

DATE: 6/18/2024

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

TIME: 10:45 PM TALLY: 31 YES 0 NO 0 ABS RECUSAL



COMMUNITY BOARD NO. 1
435 GRAHAM AVENUE – BROOKLYN, NY
11211
PHONE: (718) 389-0009
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PARKS MOTION: to send a letter to our Council Member Jennifer Gutierrez, to set up a walkthrough of Sands Park with NYC Parks, CB 1 Park Committee members and concerned citizens to bring this much needed open space (2 acres) available to the community.

Motion made by: Ms. Cabrera

Seconded by: Ms. Teague

DATE: 6/18/2024

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

TIME: 10:25 PM TALLY: 31 YES 0 NO 0 ABS RECUSAL



COMMUNITY BOARD NO. 1
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11211
PHONE: (718) 389-0009
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PARKS MOTION: to send a letter to Commission Maher to receive an update on our concerns.

Motion made by: Ms. Cabrera

Seconded by: Ms. Teague

DATE: 6/18/2024

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

TIME: 10:25 PM TALLY: 31 YES 0 NO 0 ABS RECUSAL



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SLA & DCA REVIEW COMMITTEE MOTION: TO DENY THE FOLLOWING APPLICATION:
Franklin BK Hospitality LLC, 11-25 Franklin Street, (New Application and Temporary Retail Permit - Liquor, Wine, Beer & Cider, Cabaret).
DUE HUGE OPPOSITION FROM THE COMMUNITY

Motion made by: Ms. Teague

Seconded by: Ms. Cabrera

DATE: 6/18/2024

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

TIME: 10:35 PM TALLY: 31 YES 0 NO 0 ABS RECUSAL



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



SLA & DCA REVIEW COMMITTEE MOTION: TO APPROVE REPORT AS WRITTEN

Motion made by: Mr. Caponegro

Seconded by: Dybanowski

DATE: 6/18/2024

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

TIME: TALLY: 31 YES 0 NO 0 ABS RECUSAL



COMMUNITY BOARD NO. 1
435 GRAHAM AVENUE – BROOKLYN, NY
11211
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TRANSPORTATION COMMITTEE Motion: Community Board 1 to draft a letter to NYC DOT requesting an extension of the Community Board review of Dining Out applications from 30 to 60 days.

Motion made by: Mr Vega
Seconded by: Mr. Bachorowski

DATE: 6/18/2024

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

TIME: 10:55 PM TALLY: 30 YES 0 NO 0 ABS RECUSAL



COMMUNITY BOARD NO. 1
435 GRAHAM AVENUE – BROOKLYN, NY
11211
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TRANSPORTATION COMMITTEE Motion: Community Board 1 to adopt a policy to solicit comments from Board Members and the public in advance of the next scheduled Combined Public and Board Meeting for announced Dining Out applications where the 30 day review window does not allow for Transportation Committee review in advance. The Board will approve or deny applications at that meeting and report to NYC DOT.

Motion made by: Mr Vega
Seconded by: Mr. Bachorowski

DATE: 6/18/2024

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

TIME: 10:55 PM TALLY: 30 YES 0 NO 0 ABS RECUSAL

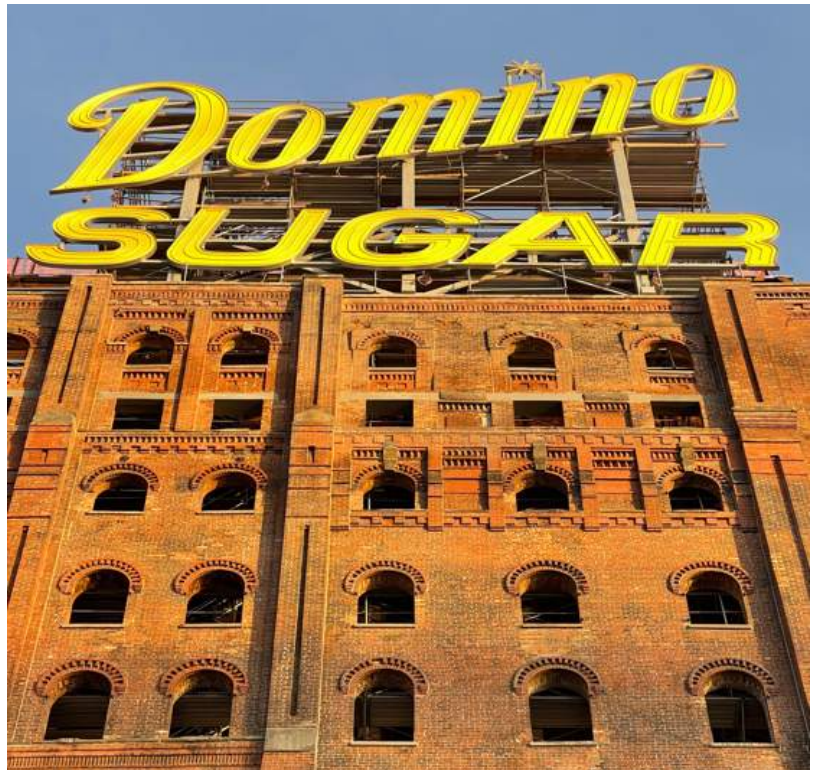
DOMINO REFINERY

INTERNALLY ILLUMINATED MARQUEE SIGN

BLOCK 2414, LOT 25

05.28.2024

NOT FOR CONSTRUCTION



NOT FOR CONSTRUCTION

client :



design architect :



ARCHITECT: PRACTICE FOR
ARCHITECTURE & URBANISM
215 Park Ave South Suite 1901
New York, NY 10003
T: 1.212.962.6307

executive architect :



EXECUTIVE ARCHITECT
DENSITYWORKS
55 Washington Street Suite 713
Brooklyn, NY 11201
T: 1.646.690.0333

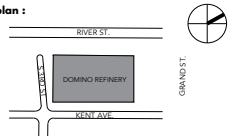
designer :

bonetti/kozerski architecture
46 bowery / 2nd floor / new york / ny 10013
tel. +1 (212)343-9898 / info@bonettikozerski.com

project :

DOMINO REFINERY
300 Kent Ave, Brooklyn, NY

key plan :

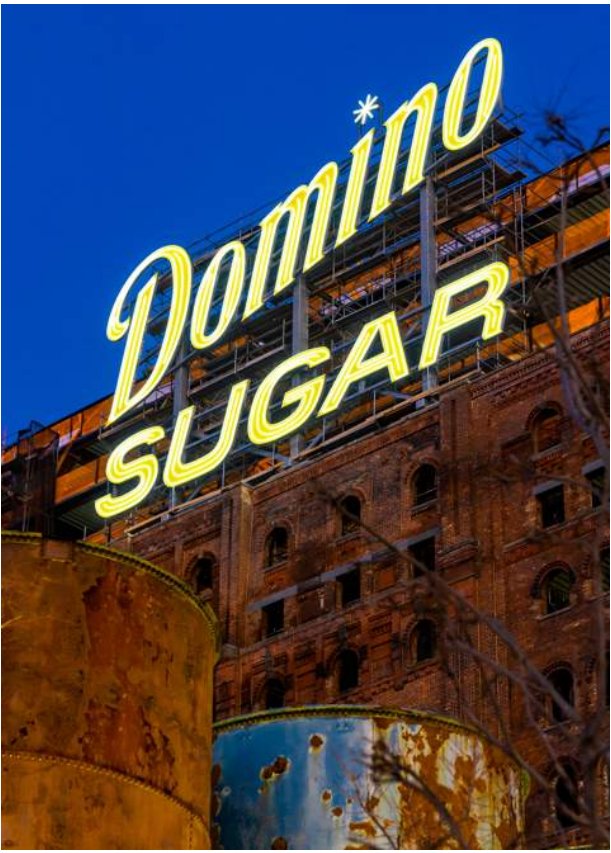
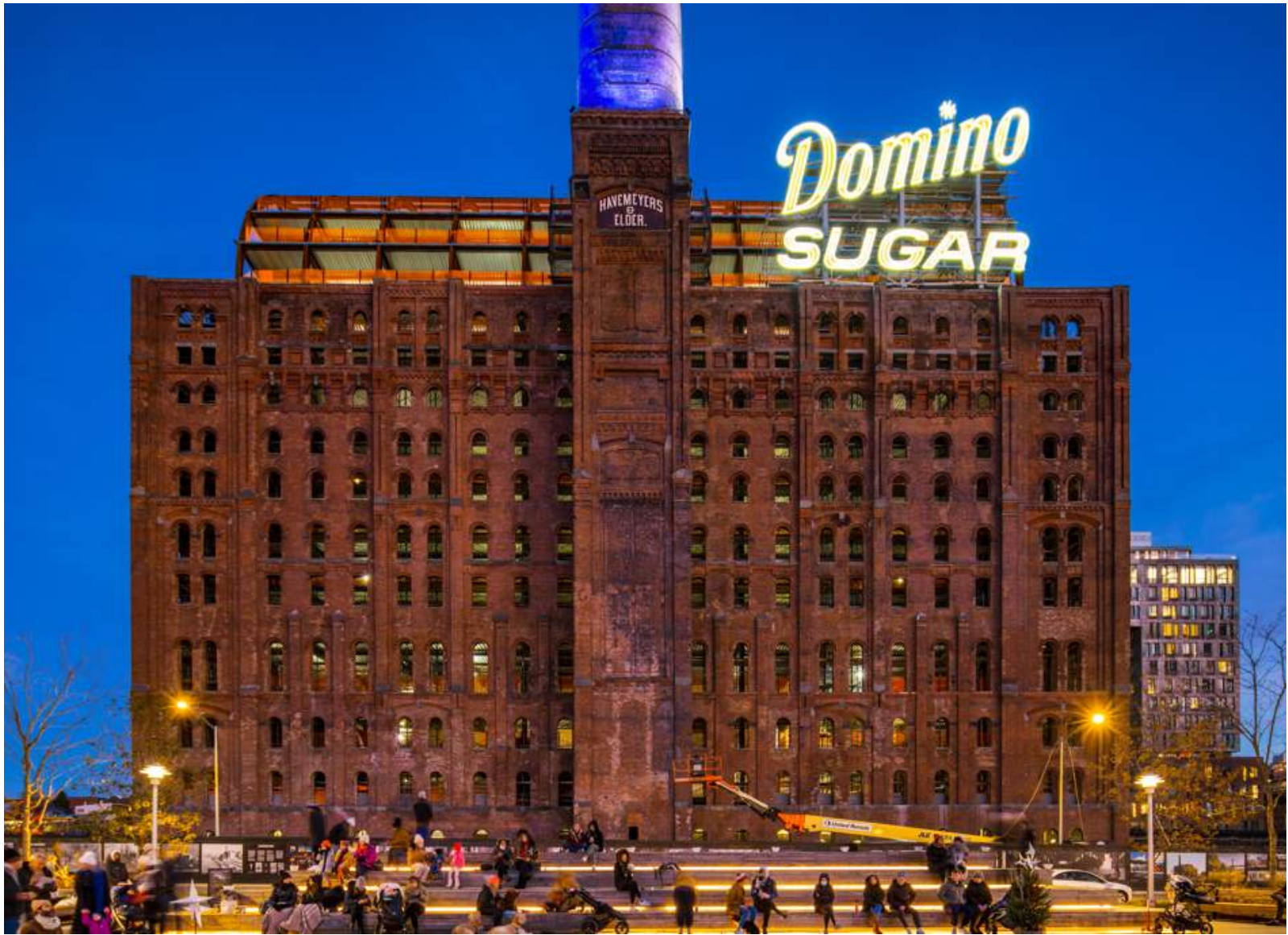


DOMINO SUGAR SIGN -
DAY

date

05-28-2024

LPC-2



NOT FOR CONSTRUCTION

client :



design architect :



ARCHITECT: PRACTICE FOR
ARCHITECTURE & URBANISM
215 Park Ave South Suite 1901
New York, NY 10003
T: 1.212.962.6307

executive architect :



EXECUTIVE ARCHITECT
DENSITYWORKS
55 Washington Street Suite 713
Brooklyn, NY 11201
T: 1.646.690.0333

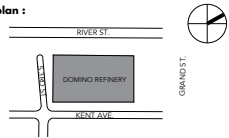
designer :

bonetti/kozerski architecture
46 bowery / 2nd floor / new york / ny 10013
tel. +1 (212)343-9898 / info@bonettikozerski.com

project :

DOMINO REFINERY
300 Kent Ave, Brooklyn, NY

key plan :



DOMINO SUGAR SIGN -
NIGHT

date

05-28-2024

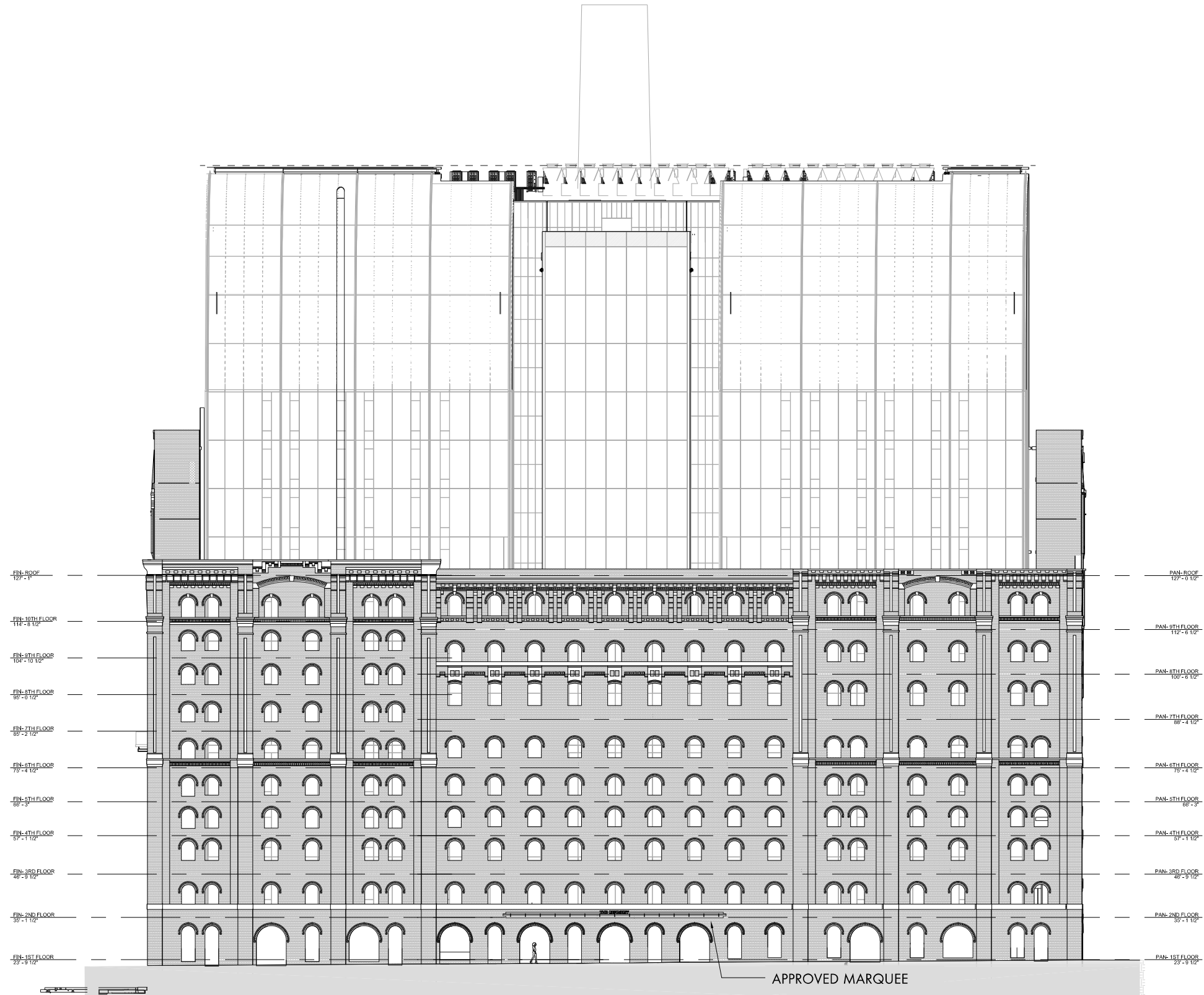
LPC-3

MARQUEE

Marquee and Signage were Approved by LPC on 4/23/2024
(Docket # LPC-24-08473 and Permit # COFA-24-08473)

Proposed Internal Illumination of Signage for Review

NOT FOR CONSTRUCTION



1 EXTERIOR ELEVATION - KENT AVE
N.T.S

NOT FOR CONSTRUCTION

client :



design architect :



ARCHITECT: PRACTICE FOR
ARCHITECTURE & URBANISM
215 Park Ave South Suite 1901
New York, NY 10003
T: 1.212.962.6307

executive architect :



EXECUTIVE ARCHITECT
DENCITYWORKS
55 Washington Street Suite 713
Brooklyn, NY 11201
T: 1.646.690.0333

designer :

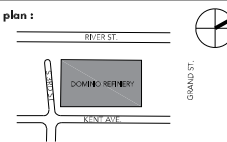
bonetti/kozerski architecture

46 bowery / 2nd floor / new york / ny 10013
tel. +1 (212)343-9898 / info@bonettikozerski.com

project :

DOMINO REFINERY
300 Kent Ave, Brooklyn, NY

key plan :

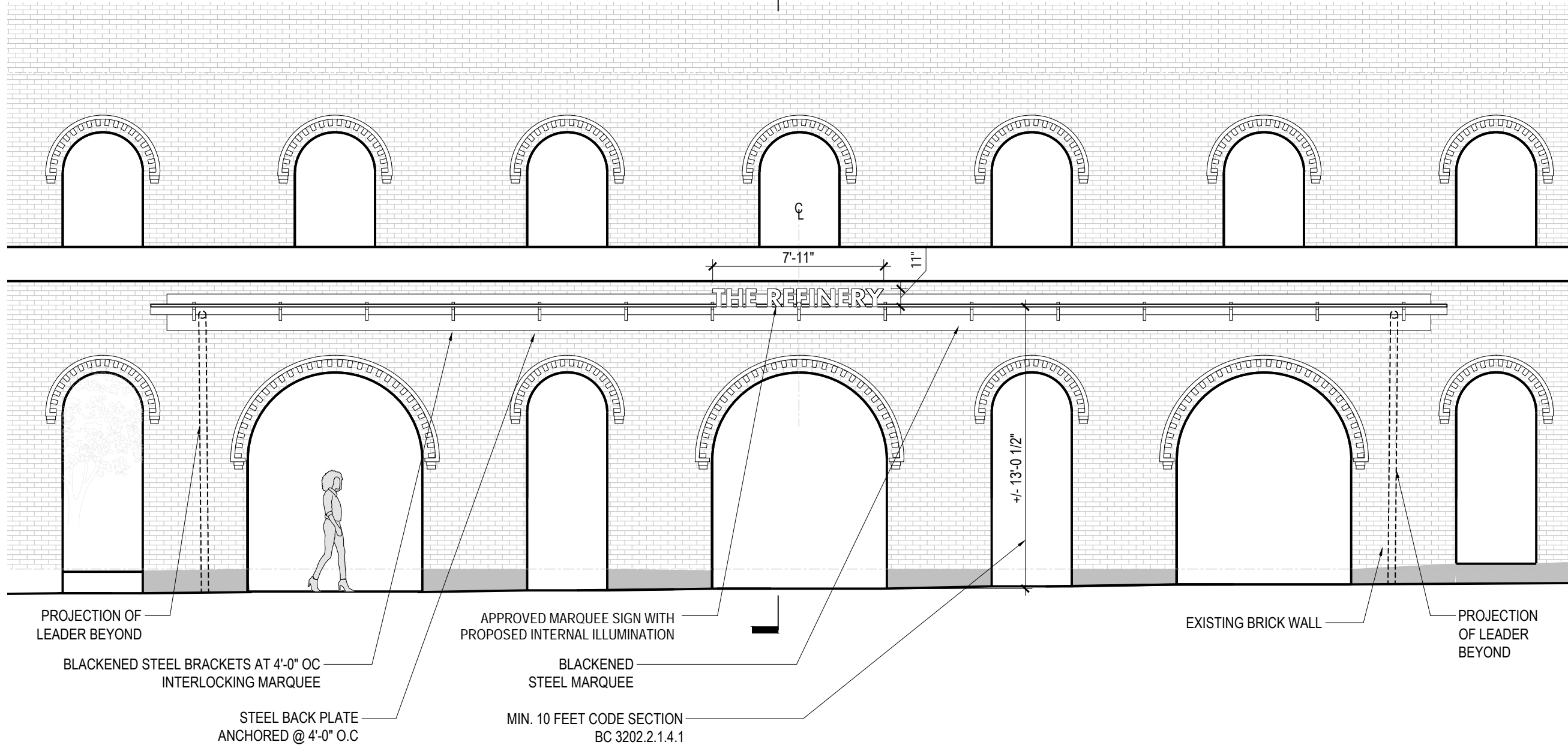


KENT AVE ENTRY MARQUEE -
EXTERIOR ELEVATION

date

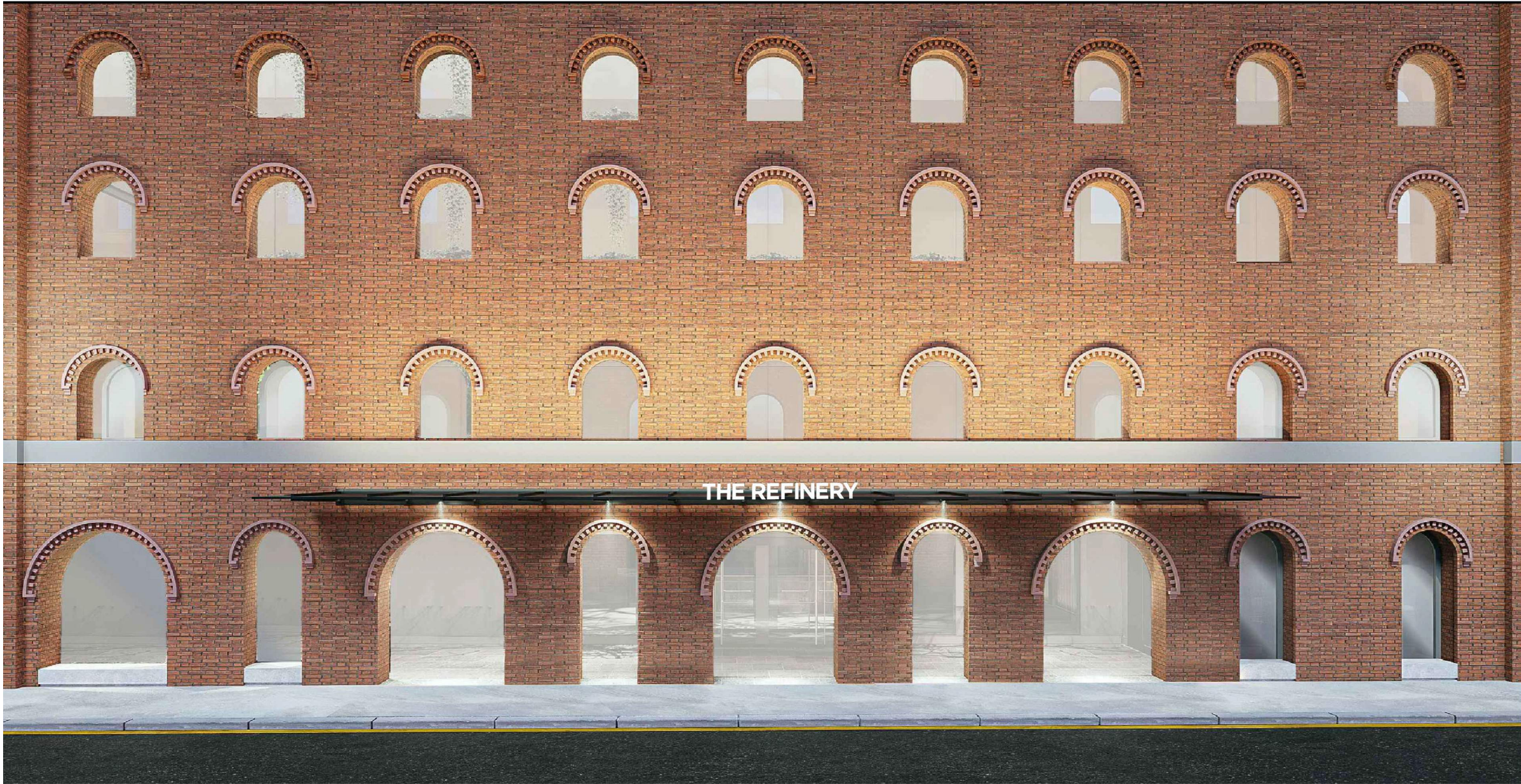
05-28-2024

LPC-5



①

NOT FOR CONSTRUCTION



**ENTRANCE MARQUEE
RENDERING**

1

N.T.S

NOT FOR CONSTRUCTION

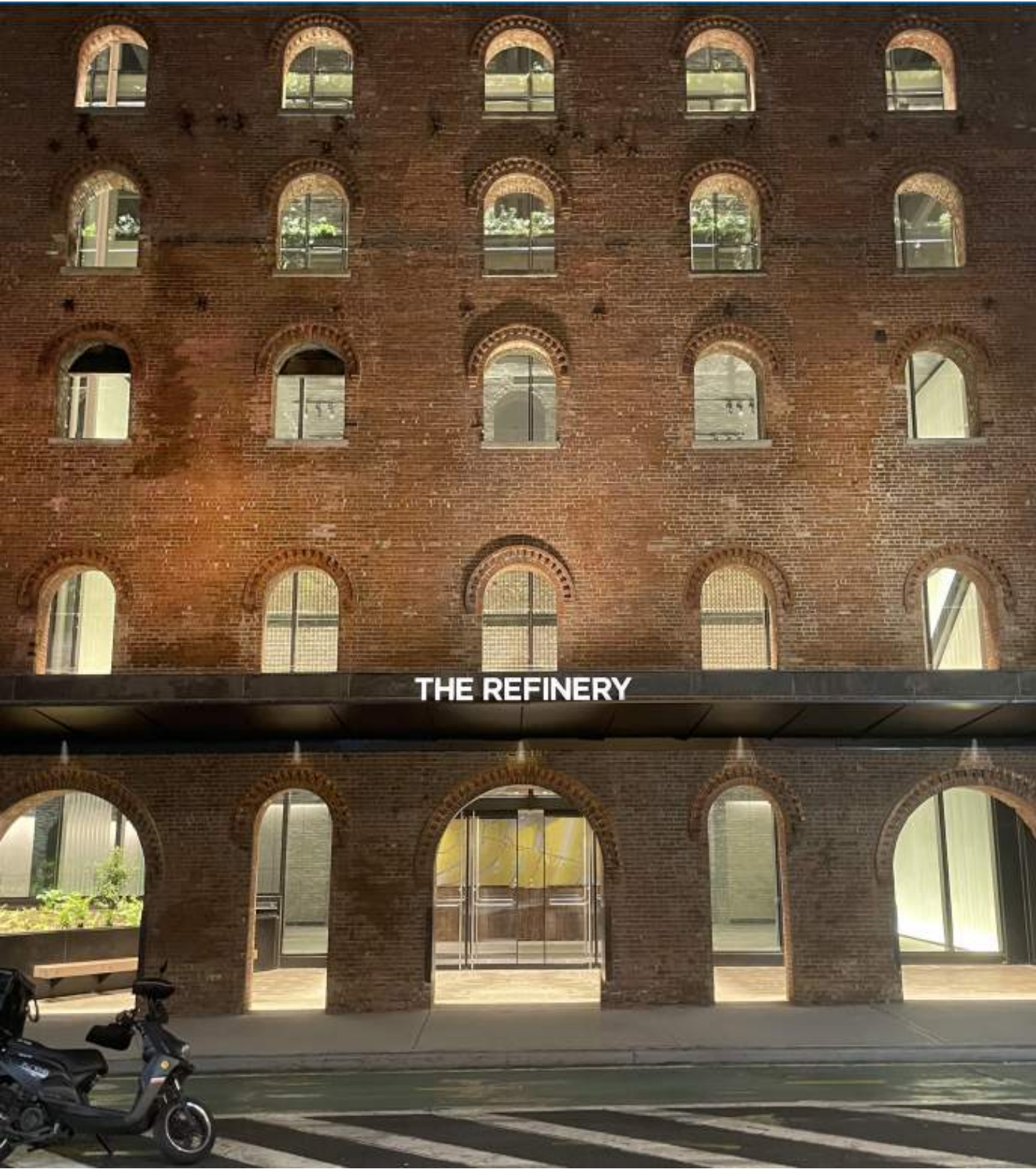


**ENTRANCE MARQUEE
RENDERING**

1

N.T.S

NOT FOR CONSTRUCTION

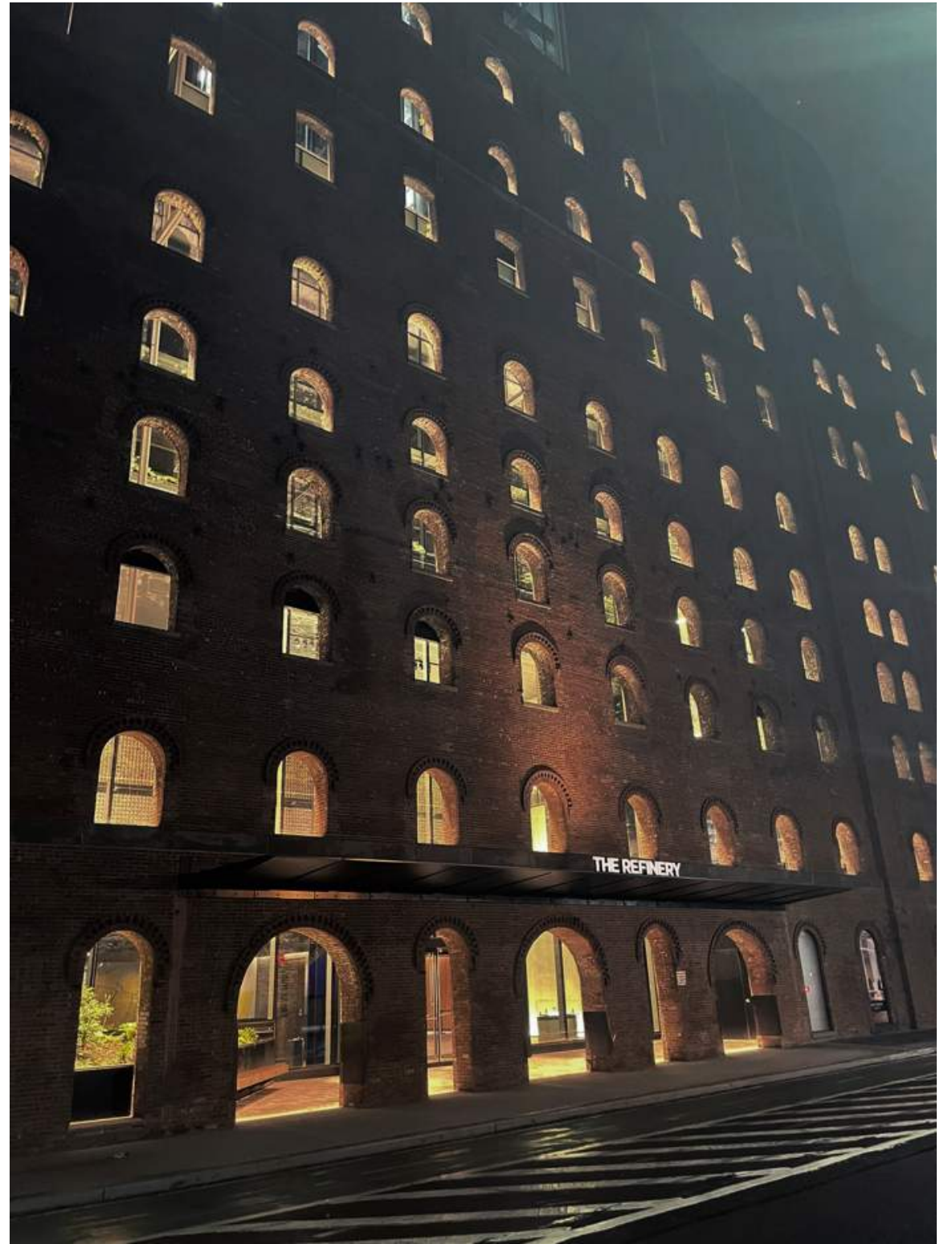


1 PHOTO - EXISTING SIGNAGE WITH PROPOSED LIGHTING
N.T.S

NOT FOR CONSTRUCTION



1 PHOTO - SOUTH VIEW
N.T.S



2 PHOTO - NORTH VIEW
N.T.S

NOT FOR CONSTRUCTION

client :



design architect :

PAU

ARCHITECT: PRACTICE FOR
ARCHITECTURE & URBANISM
215 Park Ave South Suite 1901
New York, NY 10003
T: 1.212.962.6307

executive architect :



EXECUTIVE ARCHITECT
DENSITYWORKS
55 Washington Street Suite 713
Brooklyn, NY 11201
T: 1.646.690.0333

designer :

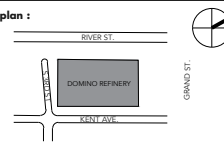
bonetti/kozerski architecture

46 bowery / 2nd floor / new york / ny 10013
tel. +1 (212)343-9898 / info@bonettikozerski.com

project :

DOMINO REFINERY
300 Kent Ave, Brooklyn, NY

key plan :

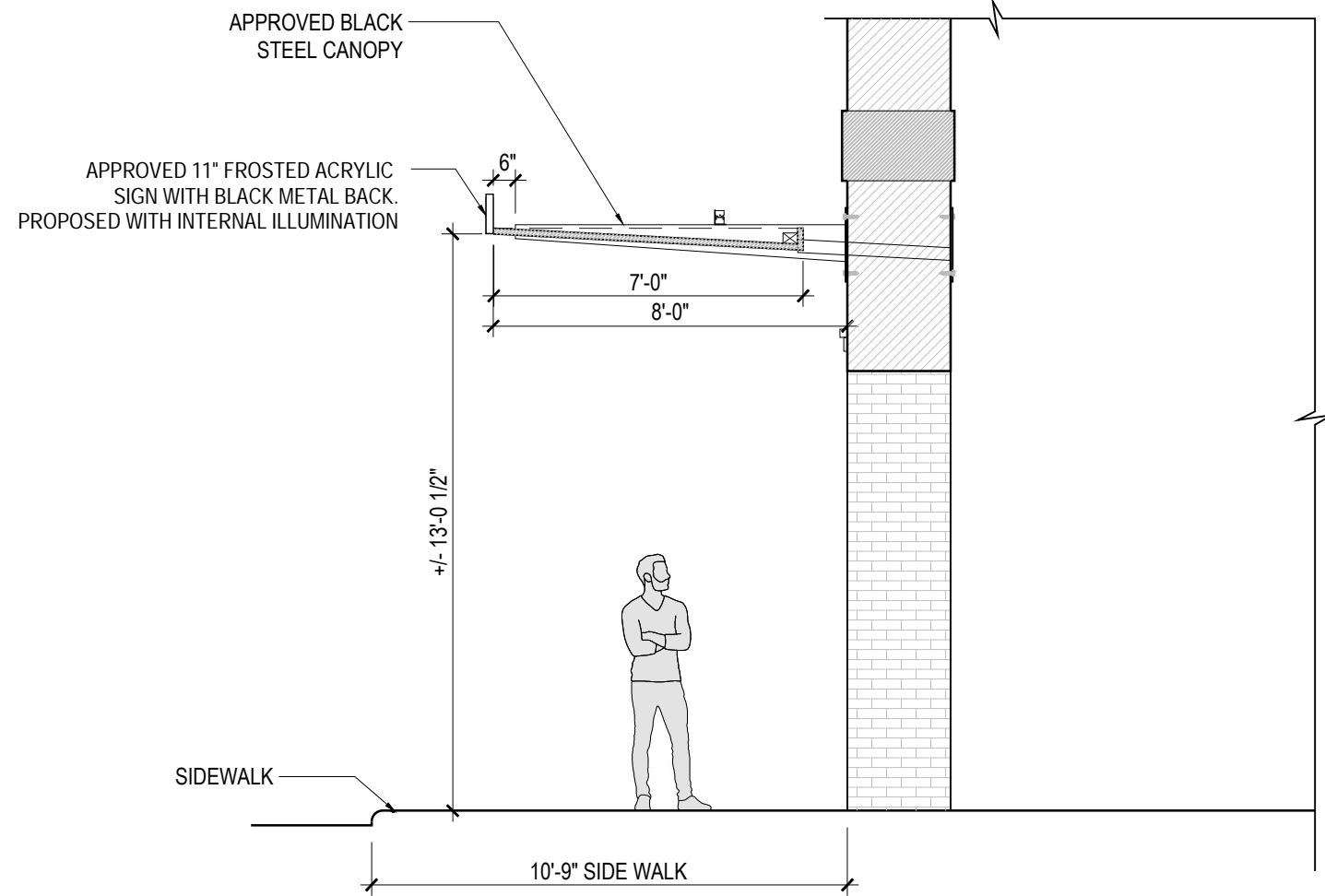


KENT AVE MARQUEE- LPC
EXISTING CONDITIONS

date

05-28-2024

LPC-10



1 **MARQUEE SECTION - NEW HEIGHT**
1/4"=1'-0"

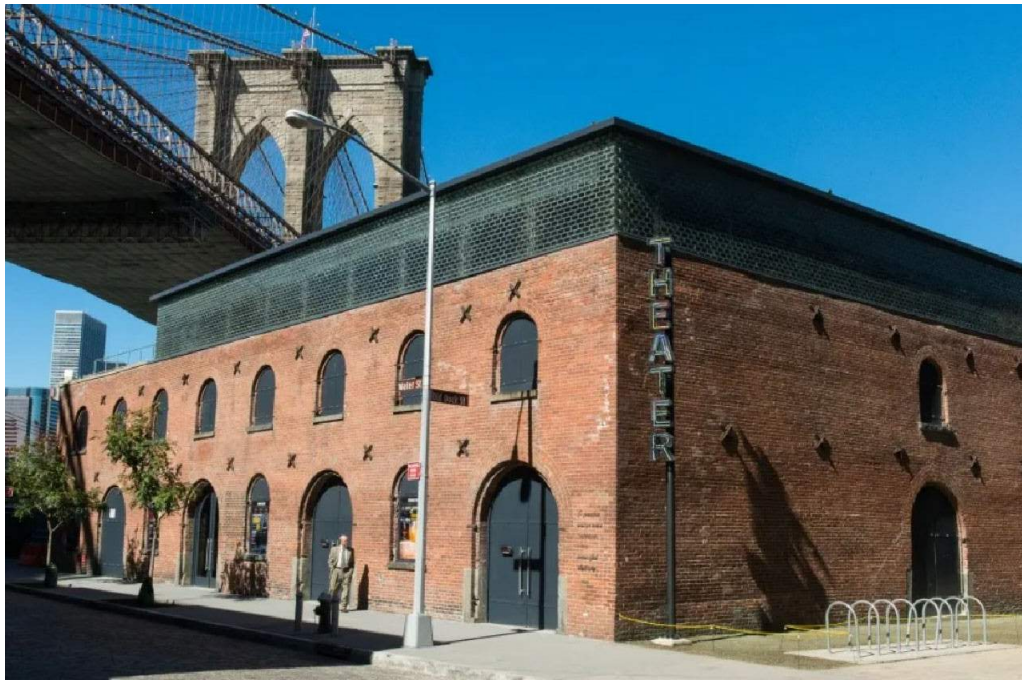


2 **MARQUEE**
PHOTO - LETTER AT FABRICATOR'S SHOP

NOT FOR CONSTRUCTION



3 **EMPIRE STORES**
N.T.S



2 **ST ANN'S WAREHOUSE**
N.T.S



1 **EMPIRE STORES - MARQUEE**
N.T.S

NOT FOR CONSTRUCTION



Construction & Development





Crosstown Line CBTC Signal Upgrades

**Brooklyn Community
Board 1**

June 18, 2024

Project Overview

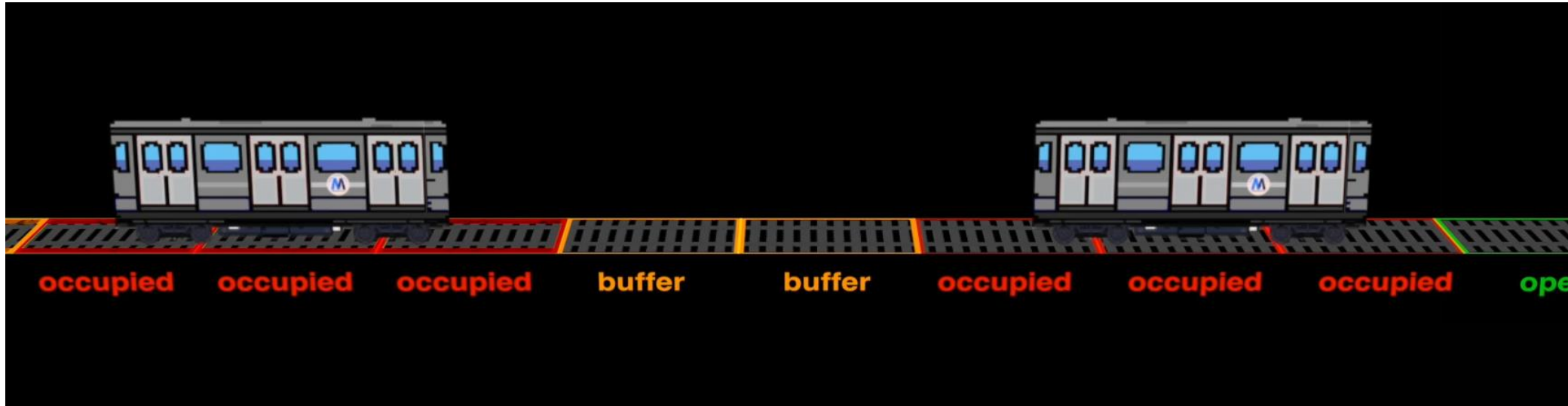
- Modernizing signals on the Crosstown  line will replace the antiquated, 1930s-era signal system with Communications-Based Train Control (CBTC)
- This will result in a safer, more reliable, and faster  train

Crosstown Signal Modernization

Contractor	Crosstown Partners (Thales and TC Electric joint ventures)
Award	December 2022
Estimated Completion	Q3 2027



Communications-Based Train Control (CBTC)



**Legacy
Signals**



CBTC

Why the **G** train?

The **G** has been prioritized for signal modernization because of the age and reliability challenges with its legacy signals

Age: The signal equipment (and some of the switches they control) date back to the 1930s

Reliability: The **G** train's performance suffers as a result

By the numbers

In November 2023, Customer Journey Time Performance for the **G** was just **81.8%**, among the lowest performing in the system and well below the average of **85%**.

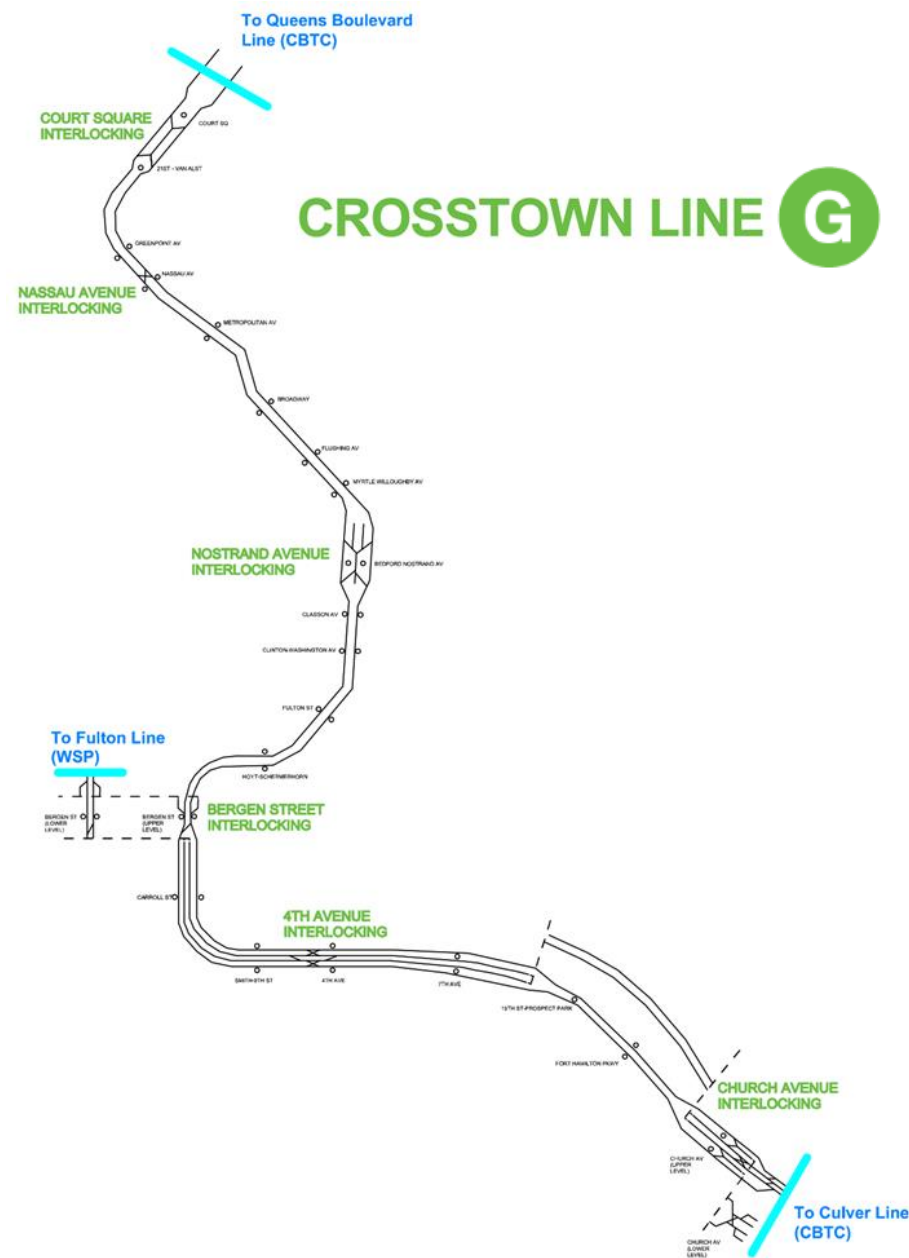
The **L** train, with its modern signals, was at **91.4%**.



Scope

Along the entire 11.4-mile **G** line:

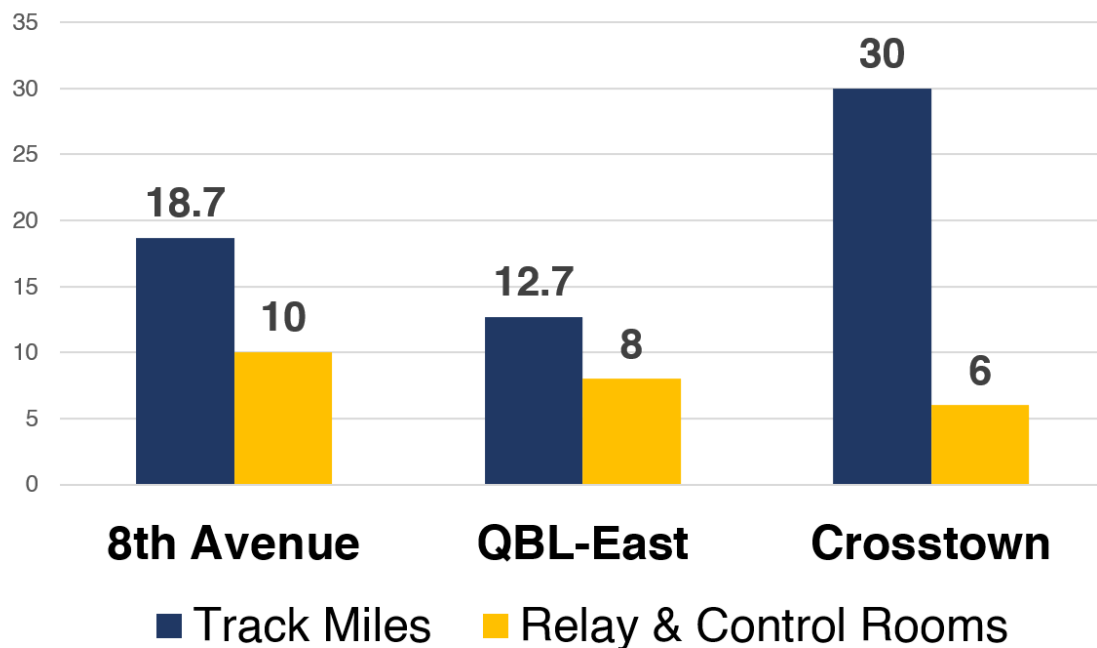
- Installation of new signaling equipment
 - Cable management system (racks and messengers) along the wayside of the tracks
 - Signal cables and equipment (the technology that relays the signals)
 - Construction of new signal rooms
- Replacement of 30 miles of track & more than a dozen switches
- Integration and testing of systems



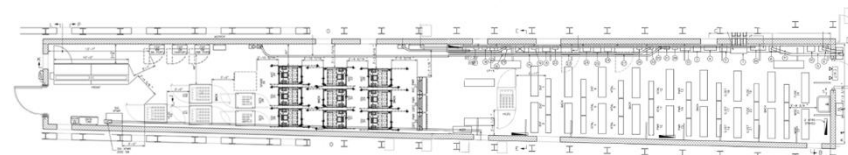
Modernizing signals better, faster, and cheaper

The Crosstown **G** project is the MTA's first Design-Build signal modernization project – meaning it will be more efficient and cost-effective

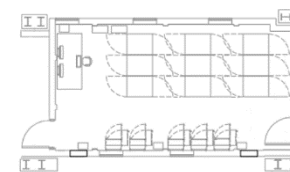
Reduced Wayside Equipment



Simplified Technology



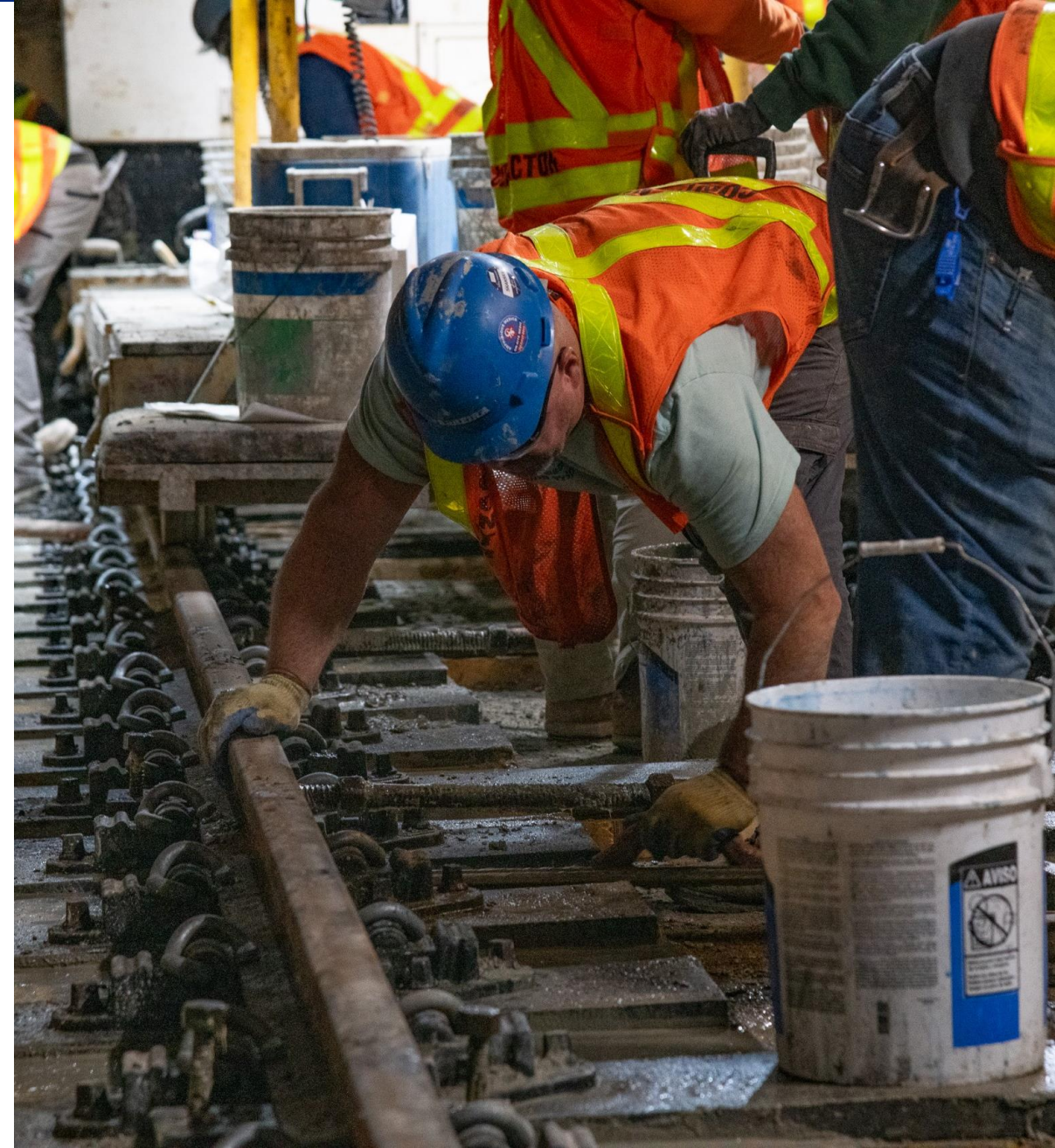
A C E 8 Avenue – Relay Room Layout



G Crosstown – CBTC Room Layout

Service Outages

- Any time a project needs to replace track or install equipment by the wayside, outages are required to do the work safely
- Replacing the 1930s-era switches is a particular challenge



Maximizing Station Improvements During Service Outages

We'll take advantage of these outages to do deep cleaning and Re-NEW-vations at stations throughout the line.



Customer Impacts

Overall Timeline: December 2023-August 2025

- Work will continue through 2027 without extended or continuous diversions

Overnight Shutdowns: Ongoing

- December 2023-June 2024

24/7 Continuous Shutdowns: This summer

- Late June 2024- early September 2024
 - Three phases



Free shuttle buses will replace **G** service

- Shuttles will run every 1-4 minutes during weekdays
- This draws on the successful service plan during the Greenpoint Tube reconstruction in the summer of 2014
- Along with our partners at DOT and NYPD, we have a plan to keep buses moving



24/7 Continuous Shutdowns

Phase 1: June 28 - July 5, 2024

No **G** service

Between Court Sq and Nassau Av

- A fare-free shuttle bus will operate between Court Sq and Nassau Av

G service

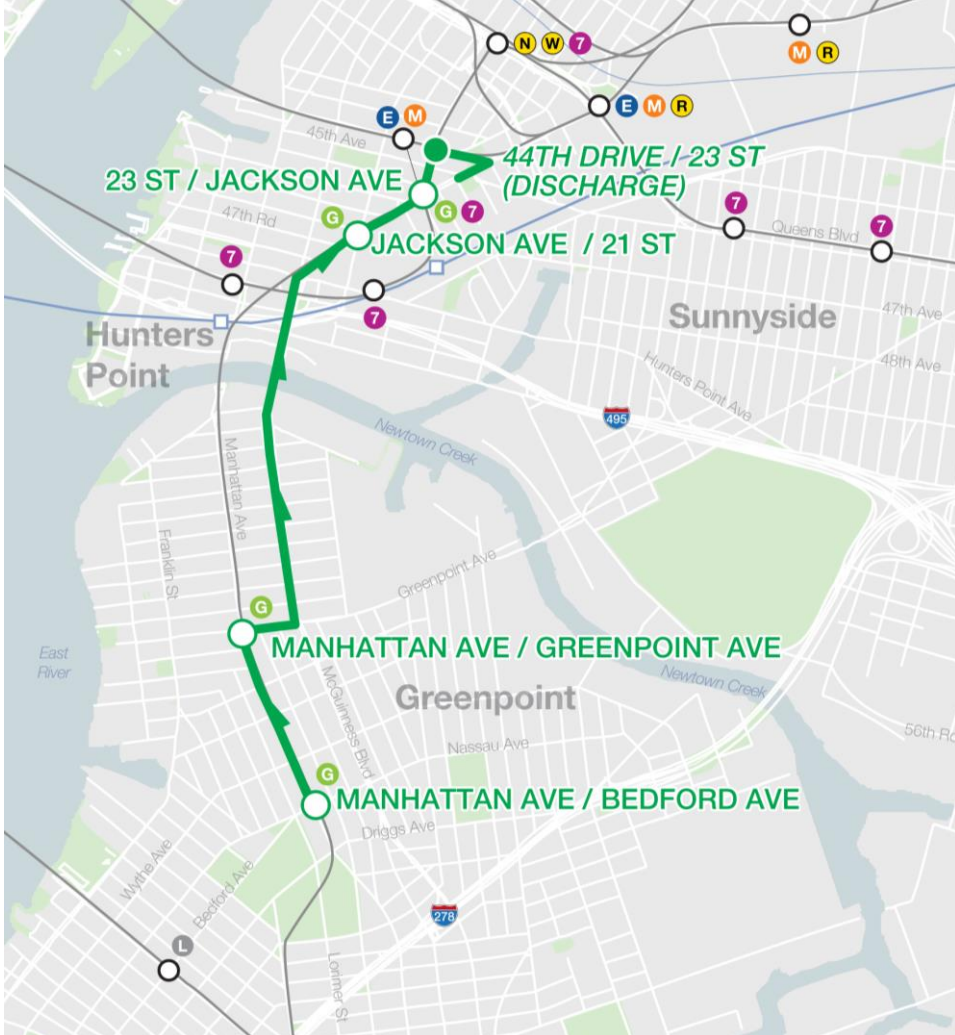
Between Church Av and Nassau Av

- Free out-of-system transfer between Broadway **G** and Hewes St/Lorimer St **J M Z**
- J Z** will make local stops between Myrtle Av and Marcy Av to provide a more frequent connection



Shuttle Bus Replacement

Phase 1: June 28 - July 5, 2024



Northbound

Bus stops replacing **G** service from Nassau Av to Court Sq

Five stops from Manhattan Av / Bedford Av to 44 Drive / 23 St:

ON

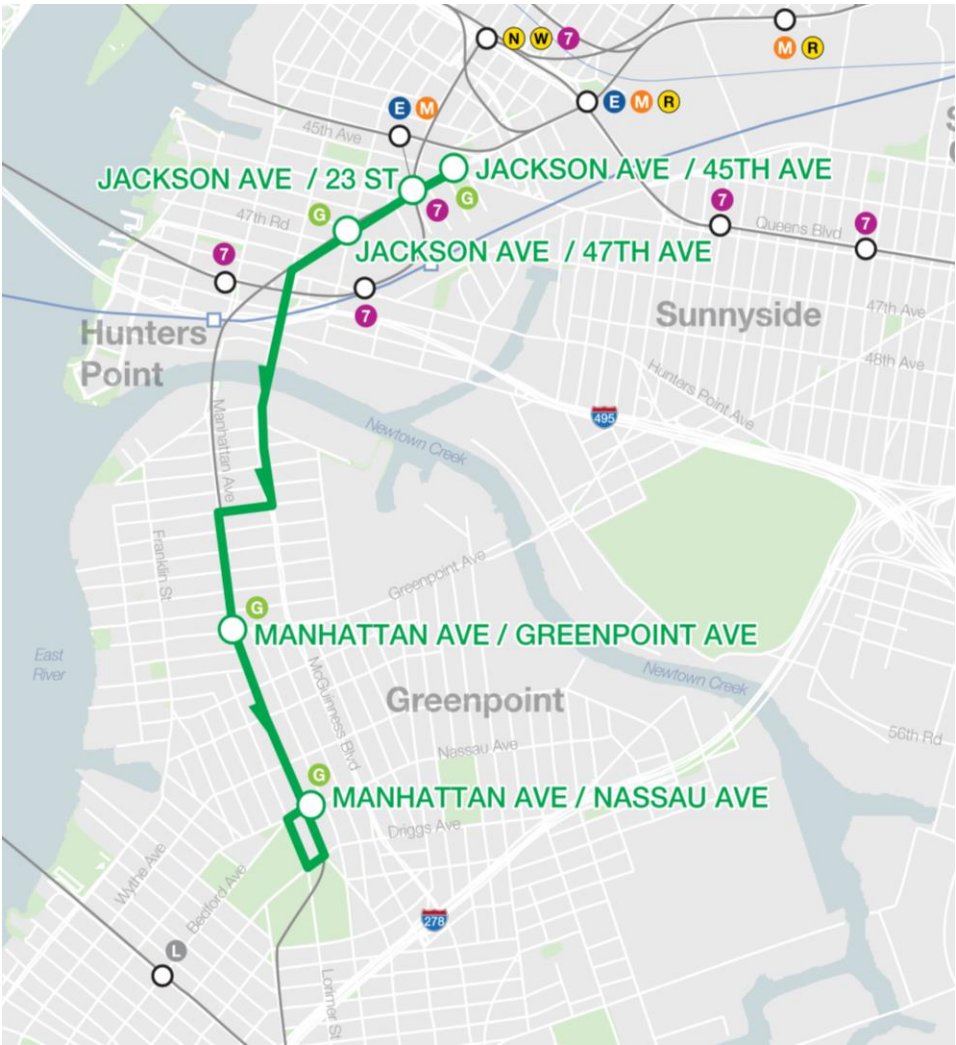
MANHATTAN AV
MANHATTAN AV
JACKSON AV
23 ST
44 DRIVE

AT

BEDFORD AV
GREENPOINT AV
21 ST
JACKSON AV
23 ST

Shuttle Bus Replacement

Phase 1: June 28 - July 5, 2024



Southbound

Bus stops replacing **G** service from Court Sq to Nassau Av

Five stops from Jackson Av / 45th Av to Manhattan Av / Nassau Av:

ON	AT
JACKSON AV	45TH AV
JACKSON AV	23 ST
JACKSON AV	47TH AV
MANHATTAN AV	INDIA ST
MANHATTAN AV	GREENPOINT AV
MANHATTAN AV	NASSAU AV

24/7 Continuous Shutdowns: Phase 2: July 5 - August 12, 2024



No service

Between Court Sq and Bedford-Nostrand Aves

- A fare-free shuttle bus will operate between Court Sq and Bedford-Nostrand Aves

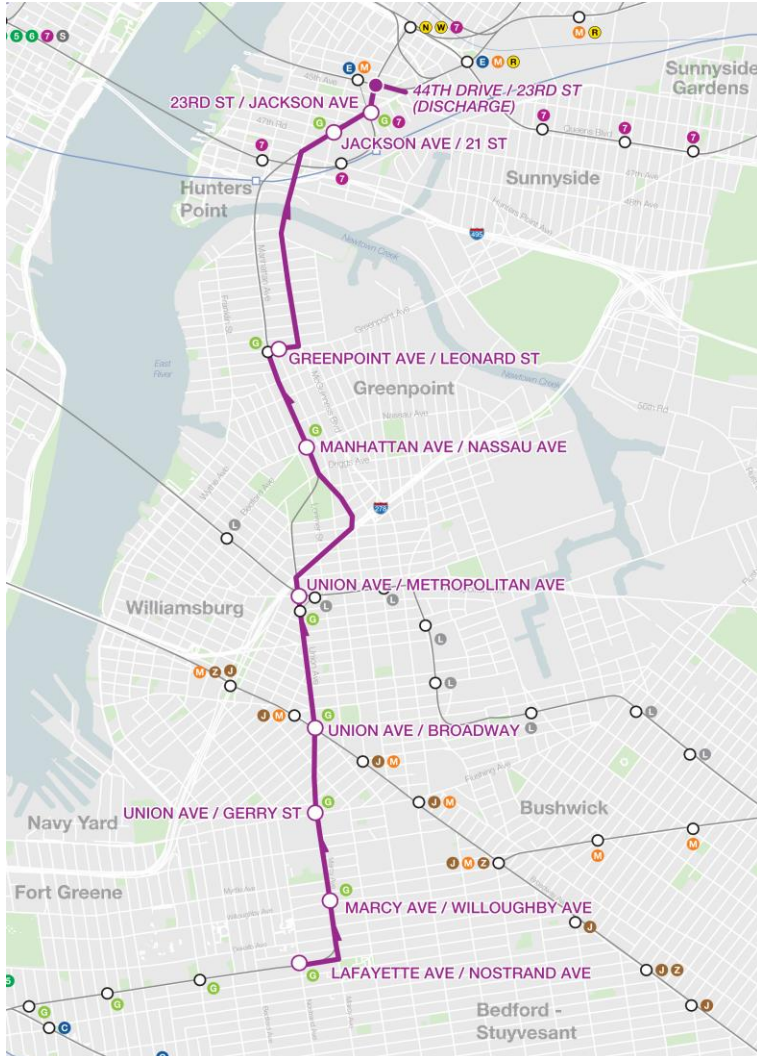
service

Between Church Av and Bedford-Nostrand Aves

-   will make local stops between Myrtle Av and Marcy Av to provide a more frequent connection



Shuttle Bus Replacement Phase 2: July 5 - August 12, 2024



Northbound

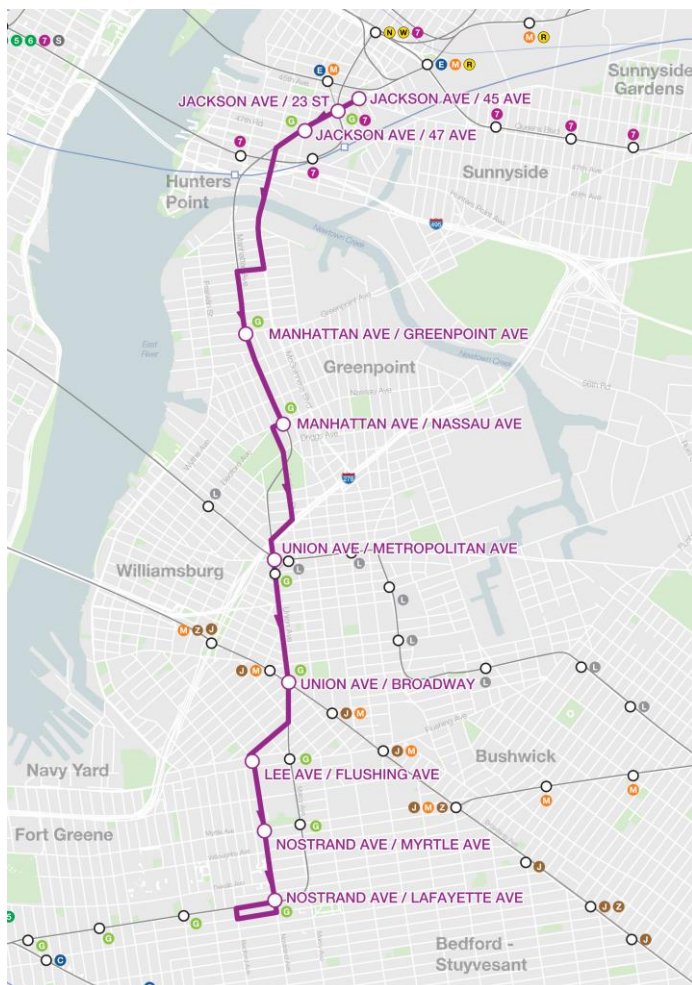
Bus stops replacing **G** service from Bedford-Nostrand Av to Court Sq

Ten stops from Lafayette Av / Nostrand Av to 44 Drive / 23 St:

ON	AT
LAFAYETTE AV	NOSTRAND AV
MARCY AV	WILLOUGHBY ST
UNION AV	GERRY ST
UNION AV	BROADWAY
UNION AV	METROPOLITAN AV
MANHATTAN AV	NASSAU AV
GREENPOINT AV	LEONARD ST
JACKSON AV	21 ST
23 ST	JACKSON AV
44 DRIVE	23 ST

Shuttle Bus Replacement

Phase 2: July 5 - August 12, 2024



Southbound

Bus stops replacing **G** service from Court Sq to Bedford-Nostrand Aves

Ten stops from Jackson Av / 45 Av to Nostrand Av / Lafayette Av:

ON
JACKSON AV
JACKSON AV
JACKSON AV
MANHATTAN AV
MANHATTAN AV
MANHATTAN AV
UNION AV
UNION AV
LEE AV
NOSTRAND AV
NOSTRAND AV

AT
45 AV
23 ST
47 AV
INDIA ST
GREENPOINT AV
NASSAU AV
METROPOLITAN AV
BROADWAY
FLUSHING AV
MYRTLE AV
LAFAYETTE AV

24/7 Continuous Shutdowns: Phase 3: August 12 - September 2

No **G** service

Between Bedford-Nostrand Aves and Church Av

- A fare-free shuttle bus will operate between Bedford-Nostrand Aves and Jay St-MetroTech
- **F** replaces **G** between Church Av and Bergen St

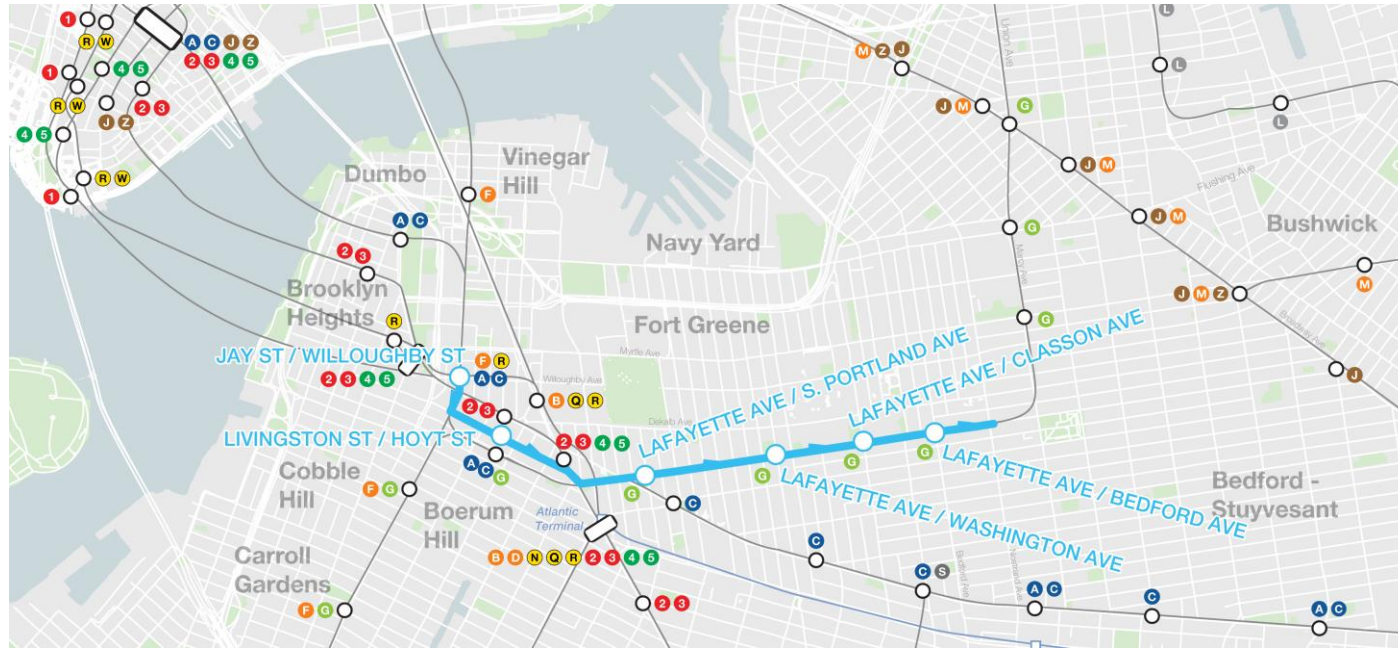
G service

Between Court Square and Bedford-Nostrand Aves

- Free out-of-system transfer between Broadway **G** and Hewes St/Lorimer St **J M Z**
- **J Z** will make local stops between Myrtle Av and Marcy Av to provide a more frequent connection



Shuttle Bus Replacement Phase 3: August 12 - September 2, 2024



Six bus stops from Jay St / Willoughby St to Lafayette Av / Bedford Av:

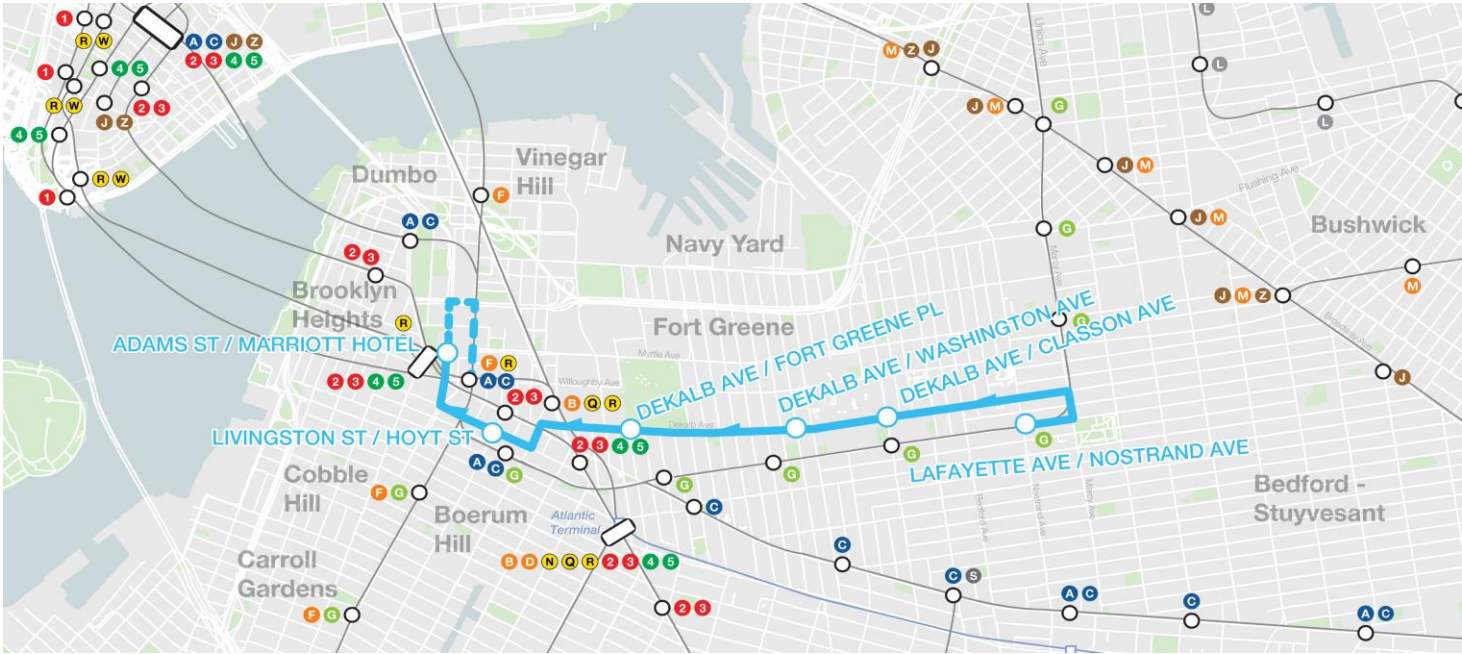
Northbound

Bus stops replacing **G** service from Hoyt-Schermerhorn to Bedford-Nostrand Aves

ON	AT
JAY ST	WILLOUGHBY ST
LIVINGSTON ST	HOYT ST
LAFAYETTE AV	S. PORTLAND AV
LAFAYETTE AV	WASHINGTON AV
LAFAYETTE AV	CLASSON AV
LAFAYETTE AV	BEDFORD AV

Shuttle Bus Replacement

Phase 3: August 12 - September 2, 2024



Six bus stops from Lafayette Av / Nostrand Av to Boerum Place / Marriott Hotel:

Southbound

Bus stops replacing **G** service from Bedford-Nostrand Aves to Hoyt-Schermerhorn

ON	AT
LAFAYETTE AV	NOSTRAND AV
DEKALB AV	CLASSON AV
DEKALB AV	WASHINGTON AV
DEKALB AV	FORT GREENE PL
LIVINGSTON ST	HOYT ST
ADAMS ST	MARRIOTT HOTEL

Shuttle Bus Schedule for June - September 24/7 Phases

Approximate shuttle bus frequencies:

Weekdays

<i>Morning to Evening</i>	Every 1 to 4 Minutes
<i>Late Evening and Overnight</i>	Every 5 to 10 Minutes

Saturday

<i>Morning to Evening</i>	Every 3 to 5 Minutes
<i>Late Evening and Overnight</i>	Every 5 to 10 Minutes

Sunday

<i>After 9:30AM to Evening</i>	Every 3 to 5 Minutes
<i>Early Morning, Late Evening and Overnight</i>	Every 6 to 10 Minutes

Keeping Traffic Moving

To make the shuttle bus work, we have to keep traffic flowing – especially on key stretches like Manhattan Ave.

Working together, MTA, DOT, and NYPD are planning to use a wide array of strategies to achieve this, including:

- **Cleared space** for new stops and layovers
- **Daylighting** to help buses make turns
- **Turn restrictions** to reduce traffic volume
- **Loading zones** to reduce double parking
- **Monitoring & Enforcement** to ensure these interventions are working



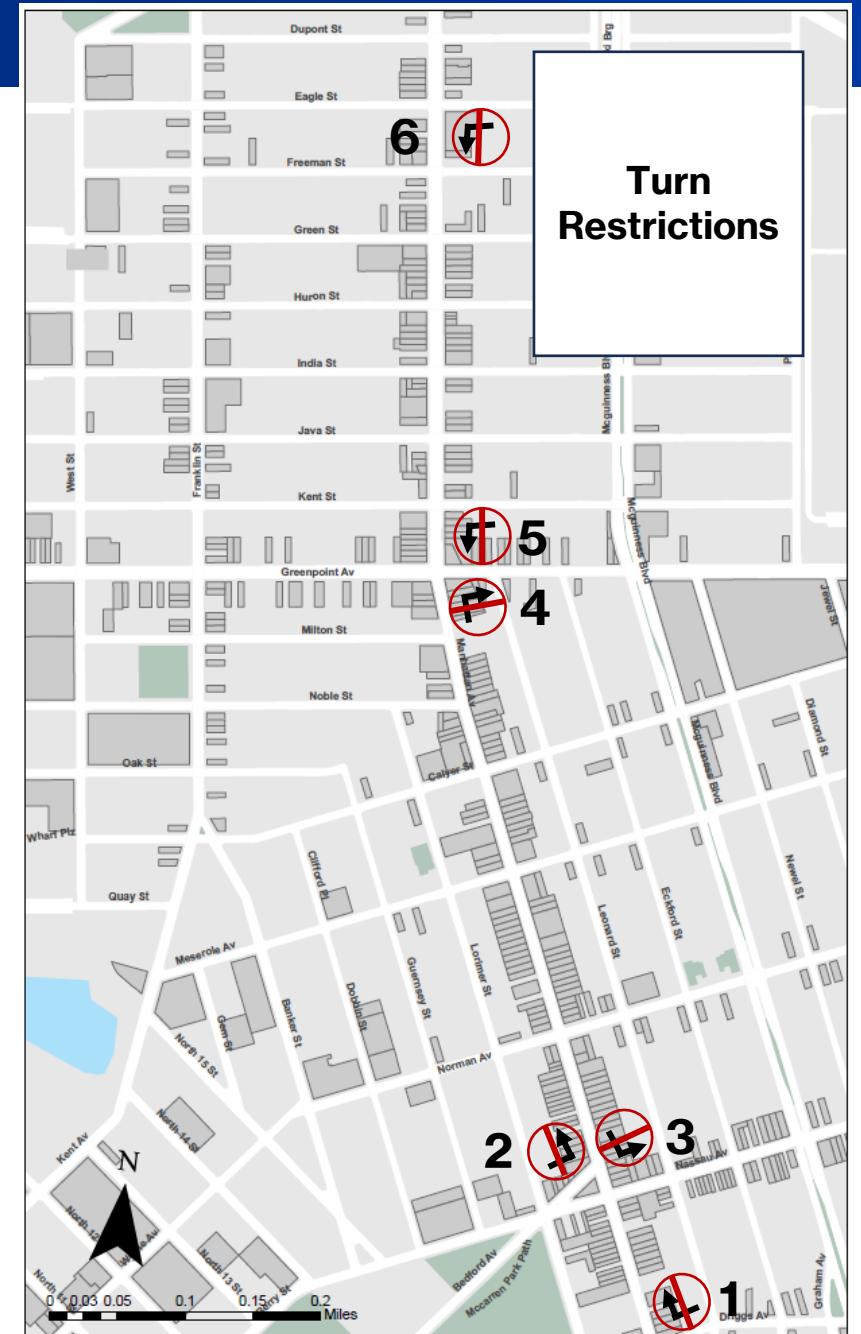
Key Tool: Turn Restrictions

Turn restrictions will reduce the volume of traffic on Manhattan Ave to make room for buses

Proposed Turn Restrictions:

1. WB Driggs Ave onto NB Manhattan Ave
2. EB Bedford Ave onto NB Manhattan Ave
 - Along with additional enforcement of existing EB Nassau Ave onto NB Manhattan Ave turn restriction
3. SB Manhattan Ave onto EB Nassau Ave
4. NB Manhattan Ave onto EB Greenpoint Ave
5. WB Greenpoint Ave onto SB Manhattan Ave
6. WB Freeman Street onto SB Manhattan Ave

These turn restrictions account for more than 50% of traffic both Northbound and Southbound.



Key Tool: Loading Zones

Loading zones reduce double parking by providing dedicated curb space for deliveries.

New loading zones will be sited at key retail locations with heavy loading demand.



Enforcement

Enforcement is necessary to make sure the turn restrictions and loading zones have their intended effect.

Coordination underway:

- **NYPD**
- **MTA Road Operations Division**
- **Automated Camera Enforcement**



Other Service Outages (Fall 2024 to 2025)

Weekend Shutdowns

- September 2024 – December 2024

Various Weeknights & Weekend Shutdowns

- First half of 2025



Summary

- The **G** train is getting modern signaling, replacing 1930s-era equipment for a faster and more reliable ride
- This work requires a long-term outage this summer
- During this outage, MTA along with our partners will provide free shuttle service, with targeted interventions to keep them moving



Community Outreach

We will stay in close communication with the community.

Project email and hotline:

- CrosstownLineSignalUpgrades@gmail.com
- (347) 757-4371

Thank you!

Questions?



762 WYTHE AVENUE

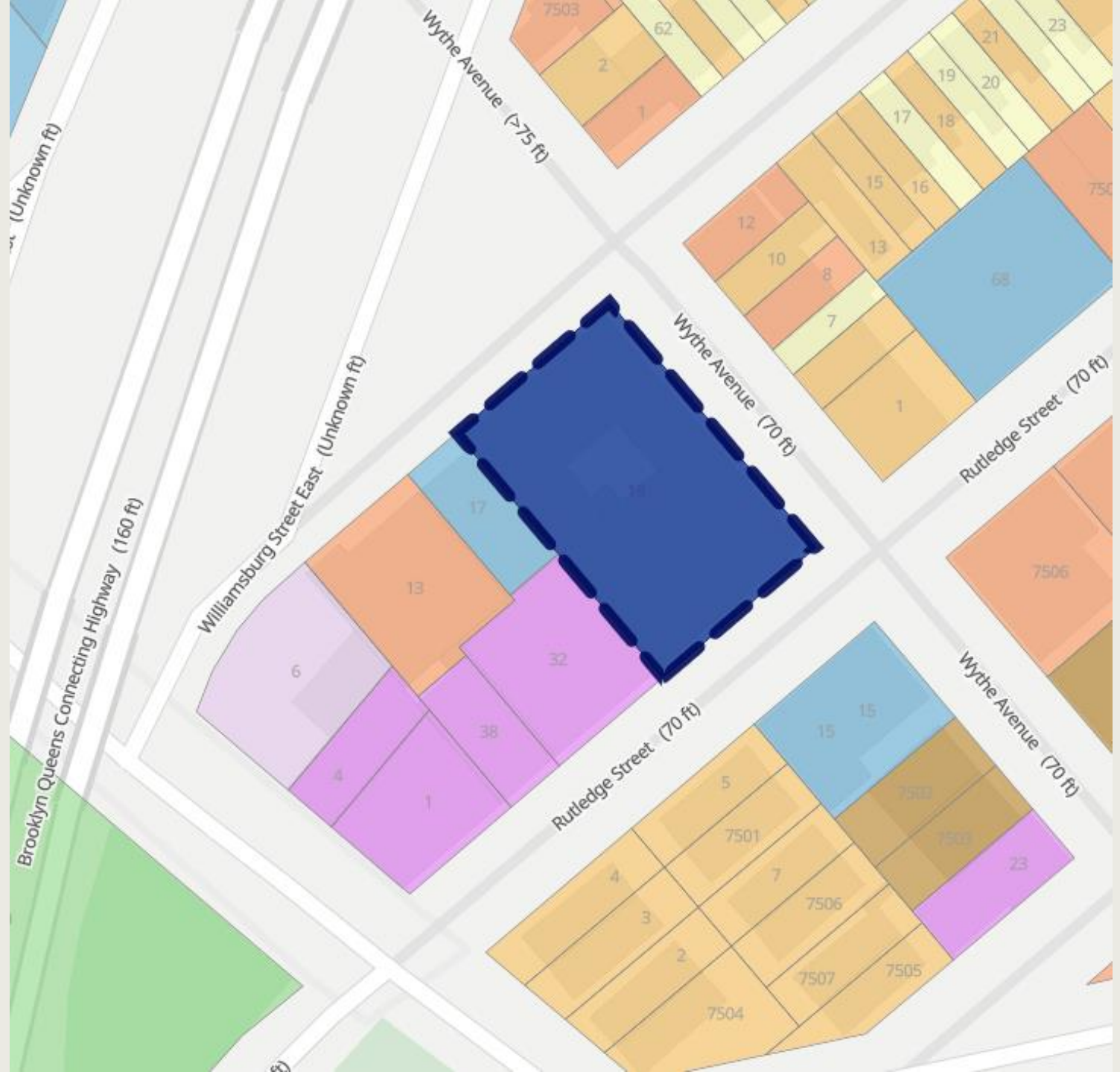
Bais Ruchel D'Satmar Boys School
Proposed Building Enlargement

06.18.2024



BCLP.

Site



Site Location

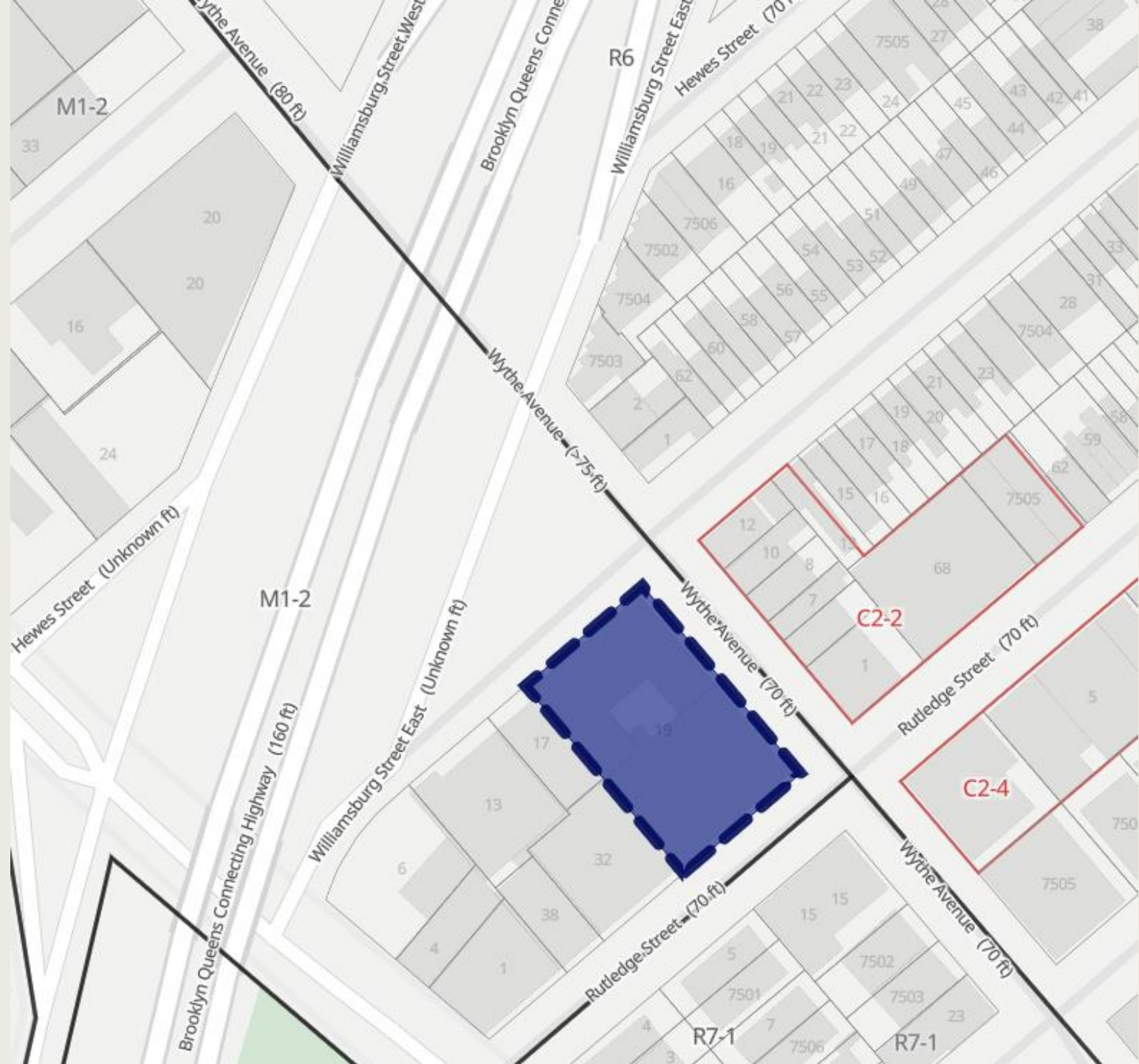


Neighborhood Context



Zoning District: M1-2

Nearby:
R6, R7-1, C2-2, C2-4



Surrounding Land Uses



Existing Building



Proposed



School Building Enlargement

Existing



Proposed



Bais Ruchel D'Satmar Boys School

- Central United Talmudic Academy educational system
- Nursery - 8th Grade
- Enrollment:
 - Today: 2,474 students
 - 2026: 2,500-2,600 students (return to pre-pandemic level)
- **School Program:**
 - Core Academic Spaces
 - Specialty Classrooms
 - Synagogue/Study Hall Space
 - Assembly/Recreation Space
 - Therapeutic Services
 - Administrative Space

Proposed BSA Actions

Special Permit Amendment

- ZR 73-19 special permit
- Granted in 2013
- Allows use in M1 District
- Must be amended to include the proposed enlargement

Zoning Variances

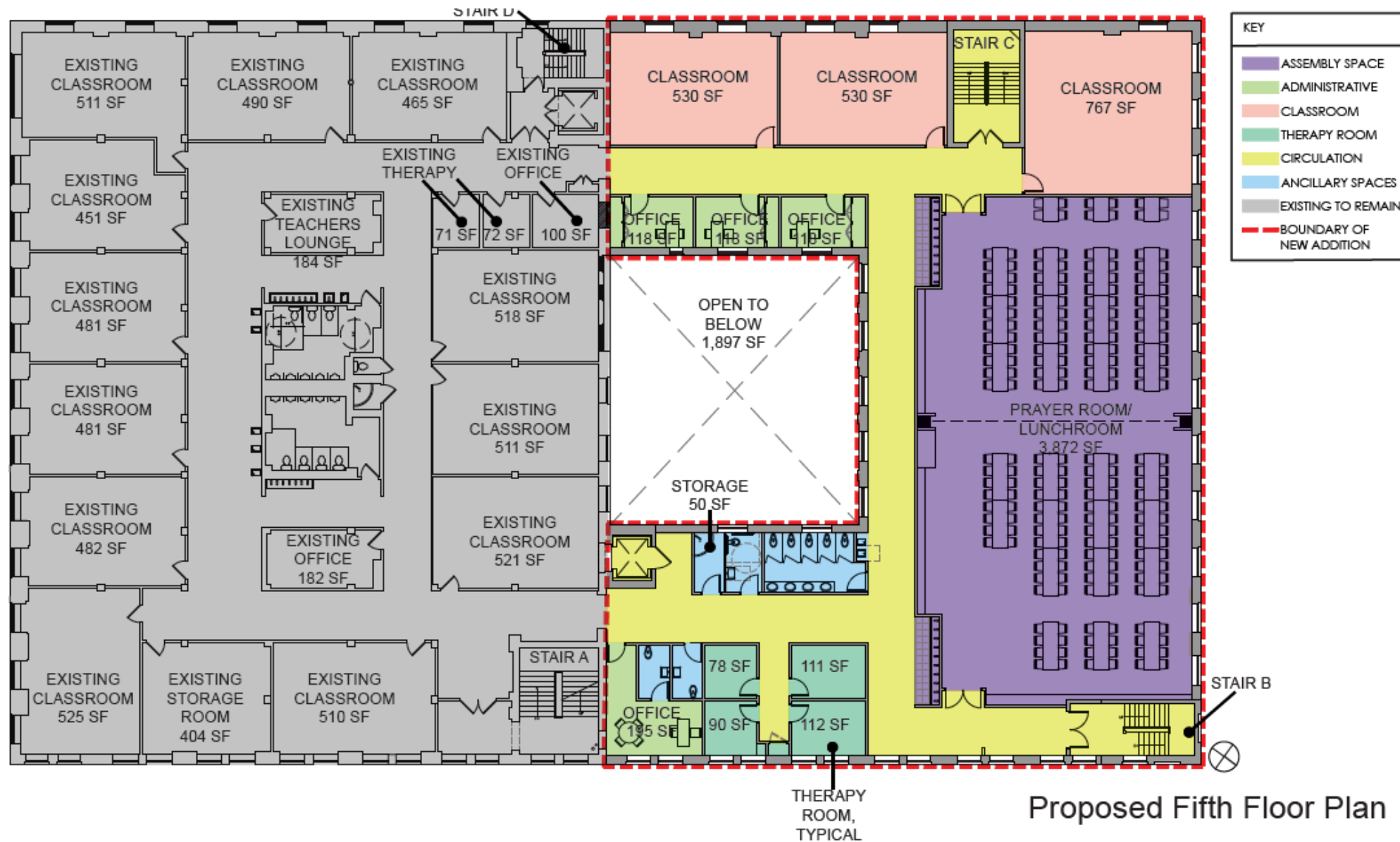
- Floor area ratio
- Rear yard
- Height and setback



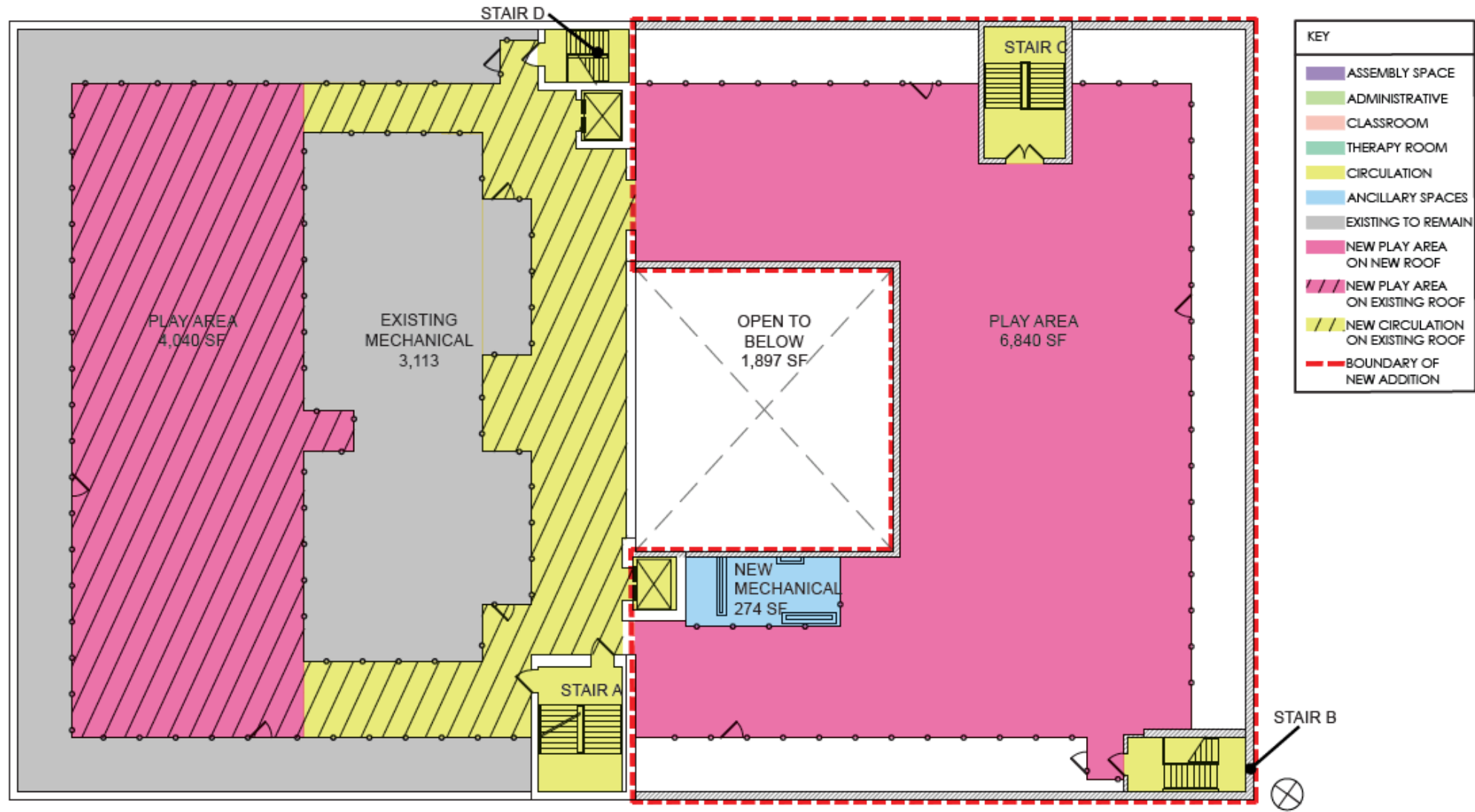
bcplaw.com

[This document] provides a general summary and is for information/educational purposes only. It is not intended to be comprehensive, nor does it constitute legal advice. Specific legal advice should always be sought before taking or refraining from taking any action.

BCLP • Client Intelligent



Proposed Fifth Floor Plan



TAO GROUP

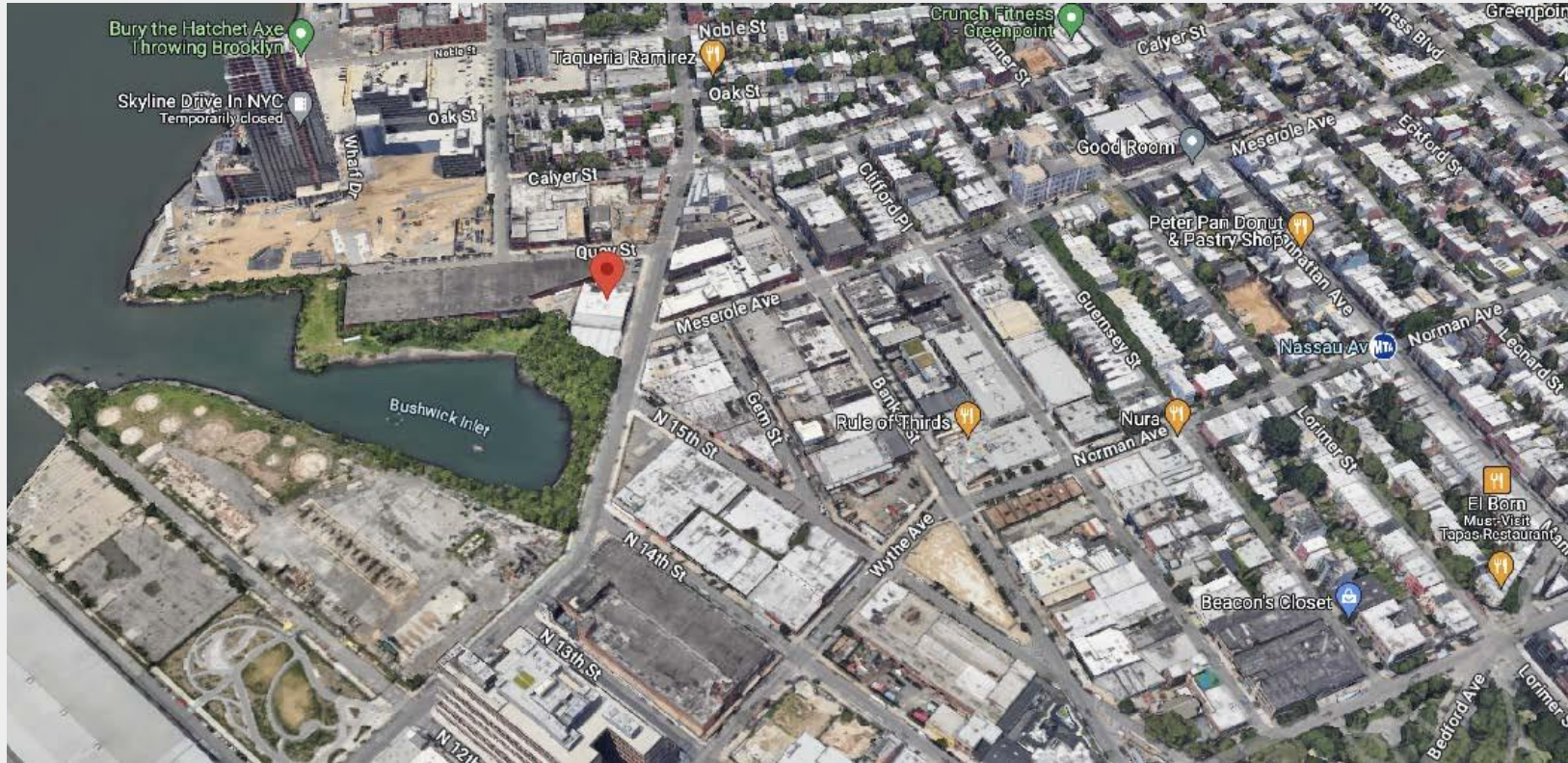
HOSPITALITY

**25 Franklin Street
Brooklyn, NY
11222**

Project Overview

- **Address: 25 Franklin Street**
 - Cross streets are Quay Street and Meserole Street
- **License Type: Cabaret**
- **Operator: Tao Hospitality Group**
- **Hour of Operation:**
 - Sunday: 10am - 4am
 - Monday - Saturday: 8am - 4am
 - Monday - Wednesday hours are subject to special events
- **Total Capacity: 1,760 including staff**

Site Location



Community Relations

The team has spoken with the following about this proposal:

- North Brooklyn Chamber of Commerce
- Brooklyn Chamber of Commerce
- Borough President Reynoso
- Kith
- W.H Christian & Sons, Inc.
- Nearby residents
- NYPD 94th Precinct
- Nearby businesses
- Churches United for Fair Housing
- St. Nick's Alliance
- 1 Meserole applicant
- The team held an open house “Meet our Management” events on Wednesday, May 15th and Tuesday, May 21st which was attended by local residents, business owners, NYPD representatives, and more.
 - Outreach attempts were made to nearby residential buildings

Community concerns/complaints may be sent to 25FranklinNeighbors@taogroup.com, which will be monitored by members of senior management to ensure timely and appropriate responses.

Community Relations

The team has received letters of support from:

- Friends of United Hatzalah
- Joe Torres (Owner of Franklin Guest House and other hospitality venues)
- Eden II Programs
- Covenant House
- Kulture City
- American Cancer Society
- W.H. Christian and Sons, Inc.
- Pat Romanello (resident)
- Kith
- Ann Fredlin (Resident near a Manhattan Tao operation)

Current TAO Operations

Active TAO Group Hospitality Operated US Venues	
DBA Name	Address
<u>New York</u>	
Beauty & Essex	146 Essex St, New York, NY 10002
Marquee NY	289 10th Ave, New York, NY 10001
TAO Downtown	92 9th Ave, New York, NY 10011
TAO Downtown Nightclub	
TAO Uptown	42 E 58th St, New York, NY 10022
Dream Downtown - Bodega Negra	355 W 16th St, New York, NY 10011
Dream Downtown - Electric Room	
Dream Downtown - PHD Lounge	
Dream Downtown - The Beach at Dream Downtown	
Dream Downtown - The Gallery at Dream Downtown	
Dream Midtown - Fishbowl	
Dream Midtown - PHD Terrace	210 W 56th St, New York, NY 10019
Dream Midtown - The Rickey	
Moxy Chelsea - Fleur Room	
Moxy East Village - Alphabet Bar and Café	112 E 11th St, New York, NY 10013
Moxy East Village - Cathedrale	
Moxy East Village - Little Sister	
Moxy East Village - The Ready	145 Bowery, New York, NY 10002
Moxy Lower East Side - Loosie's	
Moxy Lower East Side - Sake No Hana	
Moxy Lower East Side - Silver Lining	
Moxy Lower East Side - The Fix	
Moxy Lower East Side - The Highlight Room	
Moxy Times Square - Bar Moxy	485 7th Ave, New York, NY 10018
Moxy Times Square - Legasea	
Moxy Times Square - Magic Hour	

<u>Chicago</u>	
TAO Asian Bistro - Chicago	632 N Dearborn St, Chicago, IL 60654
TAO Nightclub - Chicago	
<u>Las Vegas</u>	
LAVO Italian Restaurant – Las Vegas	The Palazzo, 3325 S Las Vegas Blvd, Las Vegas, NV 89109
TAO Asian Bistro – Las Vegas	The Venetian, 3377 S Las Vegas Blvd, Las Vegas, NV 89109
TAO Beach	
TAO Nightclub – Las Vegas	
Beauty & Essex – Las Vegas	The Cosmopolitan, 3708 S Las Vegas Blvd, Las Vegas, NV 89109
Marquee Nightclub & Dayclub	
Luchini Restaurant Las Vegas	MGM Grand, 3799 S Las Vegas Blvd, Las Vegas, NV 89109
Hakkasan Nightclub and Restaurant	
Wet Republic	
Cathedral – Las Vegas	ARIA Resort & Casino, 3730 S Las Vegas Blvd, Las Vegas, NV 89109
Jewel	
Liquid	
OMNIA Nightclub	Caesars Palace, 3570 S Las Vegas Blvd, Las Vegas, NV 89109
Stanton Social Prime	
<u>Los Angeles</u>	
Fleur Room	9201 Sunset Blvd, West Hollywood, CA 90069
LAVO Los Angeles	9201 Sunset Blvd, West Hollywood, CA 90069
TAO Asian Bistro – Los Angeles	6421 Selma Ave, Los Angeles, CA 90028
Dream Hollywood – The Highlight Room	6417 Selma Ave, Los Angeles, CA 90028
<u>Miami</u>	
Casadonna	1737 N. Bayshore Dr., Miami, FL 33132

Security Plans

- AG Security Group Inc. will provide thirty-three (33) security guards at Franklin St. Brooklyn, NY 11222. The aforementioned security guard numbers are reflective of the security schedule when the entire venue is open and operating.
- All security guards are required to go through Training orientation and ongoing training programs which include but are not limited to, De-escalation, Hospitality, ID checking, Searching, Active Shooter, Fire Safety, Sexual Harassment, Crowd Control, Video Surveillance.

Objective:

- Traffic control.
- Directing guests upon arrival to entrance to be queued inside.
- Directing guests upon exiting to rideshares and public transportation.
- Ensure that noise levels are kept down at all times during operations.
- Keeping the sidewalk clear for pedestrians while efficiently directing guests to venue entrance.

Security Plans

SECURITY GUARDS 1-5: Posted on sidewalk and street assisting with traffic control and guest entry at the beginning and end of each event

- Traffic control
- Directing guests upon arrival to entrance to be cued inside
- Directing guests upon exiting to rideshares and public transportation.
- Ensure that noise levels are kept down at all times during operations.
- Keeping the sidewalk clear for pedestrians while efficiently directing guests to venue entrance
- Directing stragglers to the corner of the block to keep front of venue clear of unnecessary congestion.

SECURITY GUARDS 6-9: Posted at the four (4) entrances to the venue

- Greeting patrons upon entering and exiting.
- Check guest identification ensuring all guests are 21 and over as stated by New York State law.
- Answer all questions pertaining to entry.
- Denying entry to customers who are overly impaired or who are verbally and physically aggressive.
- Politely ensure that patrons are quiet and respectful of neighbors.
- Crowd control/Ensure that noise levels are kept down at all times during operations.
- Enforcing the rule that no patron may leave the venue with a bottle, glass, beverage, or open container purchased in the venue.
- Utilizing a clicker/counter to ensure the attendance does not go over the legal number of occupants.

SECURITY GUARDS 10-13: Posted inside the entrance searching guests

- Searching all guests and utilizing handheld metal detectors to ensure no weapons or illegal paraphernalia enter the venue.

SECURITY GUARDS 14: Front Door / Street Supervisor

- Overseeing guards 1-13 and ensuring all security protocols are followed and executed in a vigilant, professional, and hospitable manner.
- Liaison with venue management, law enforcement, and government agencies.
- Handling any incidents that may arise and reporting to venue management.
- Writing nightly recap of security operations and documenting any incidents on an incident report.

INSIDE SECURITY GUARD POST ORDERS:

SECURITY GUARDS 15-17: Restrooms

- One security guard will be posted outside of each of the men's, women's and ADA bathrooms from open until close.
- Ensuring that in the event a line should form, the line does not block any path to an ingress or egress of venue.
- Allowing only one guest into each bathroom stall at a time.
- Communicating with other security personnel and management to have a safe and organized flow of people.
- After all patrons have exited, the guard will make sure all restrooms are clear and secure before signing out with management.

Security Plans

SECURITY GUARDS 18-19: Roving north and south corridors that access main room and the back outside

- Politely clearing a path in these walkways for safety of guests and if emergency services are needed.
- Assisting guests with any questions or needs they may have.
- Protecting persons and/or property from harm, theft, and/or unlawful activity. Communicating with other Allstar Security and management to have a safe and organized flow of people.
- After all patrons have exited, the guard will make sure all restrooms are clear and secure before signing out with management.

SECURITY GUARDS 20-26: Posted throughout main room

- Monitoring bar and main room.
- Protecting persons and/or property from harm, theft, and/or unlawful activity.
- Communicating any suspicious activity to supervisor.
- Assisting guests with any questions or needs they may have.
- Covering all exits to ensure clear paths to all egresses.
- Communicating with other Allstar Security and management to have a safe and organized flow of people.
- After all patrons have exited, guards will make sure all areas are clear and secure before signing out with management.

SECURITY GUARD 27: Inside Supervisor

- Monitoring guards 15-26 and ensuring all security protocols are followed and executed in a vigilant, professional, and hospitable manner.
- Liaison with venue management, law enforcement, and government agencies.
- Handling any incidents that may arise and reporting to venue management
- Writing nightly recap of security operations and documenting any incidents on an incident report.
- After all patrons have exited, guards will make sure all areas are clear and secure before signing out with management.

SECURITY GUARDS 28-31: Posted Outside

- Monitoring the outdoor part of venue.
- Directing patrons up to the designated seating areas on the floor and towards the 3rd floor.
- Directing customers to the bathrooms and coat check.
- Guard will periodically monitor entrances and egresses to make sure everything is clear in case of emergency.
- Assisting bar staff with any concerns they may have with patrons
- Assisting customers on any questions they may have (i.e. What time do you close? Can I see a manager? etc.)
- Communicating any suspicious activity with venue management.
- Protecting persons and/or property from harm, theft, and/or unlawful activity.
- Once venue management has called to close the guard will assist with the exit process

SECURITY GUARD 32: Outside Supervisor

- Overseeing outside guards 28-31 and ensuring all security protocols are followed and executed in a vigilant, professional, and hospitable manner.
- Addressing any incidents in outside area and reporting to venue management
- Guard will periodically monitor staircases, entrances and egresses to make sure everything is clear in case of emergency.
- Assisting staff with any concerns they may have with patrons
- Assisting customers on any questions they may have.
- Communicating any suspicious activity with venue management.
- Protecting persons and/or property from harm, theft, and/or unlawful activity.
- Once venue management has called to close the supervisor will assist with the exit process

CCTV OPERATIONS AND SPECIFICATION

*Security Cameras are recording 24/7 including during hours of operation

*Footage for security Cameras will be preserved for at least 90 days system capacity permitting

*Copy of recording shall be made available to law Enforcement via email request to management and upon presentation of a Subpoena

Sound Analysis

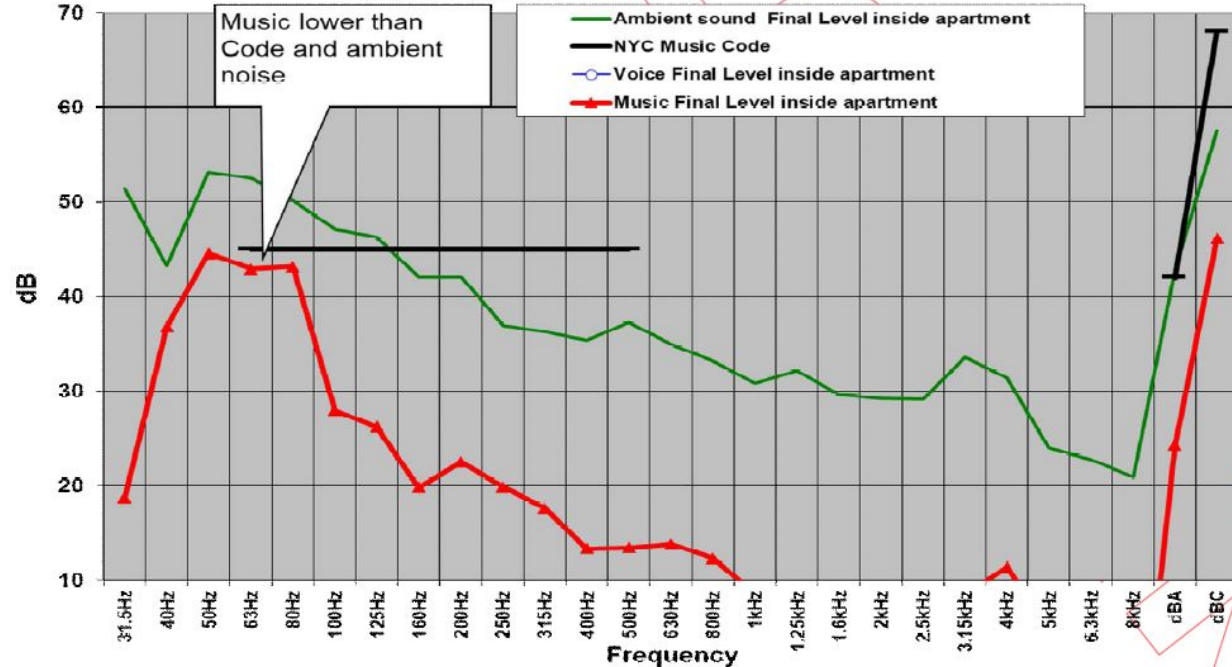
*A sound study of the space was performed by Acoustilog on April 29, 2024 and found that the operations will be code compliant.

*Music was tested at a loud level of 109 dBC and 91 dBA was played through a large loudspeaker system.

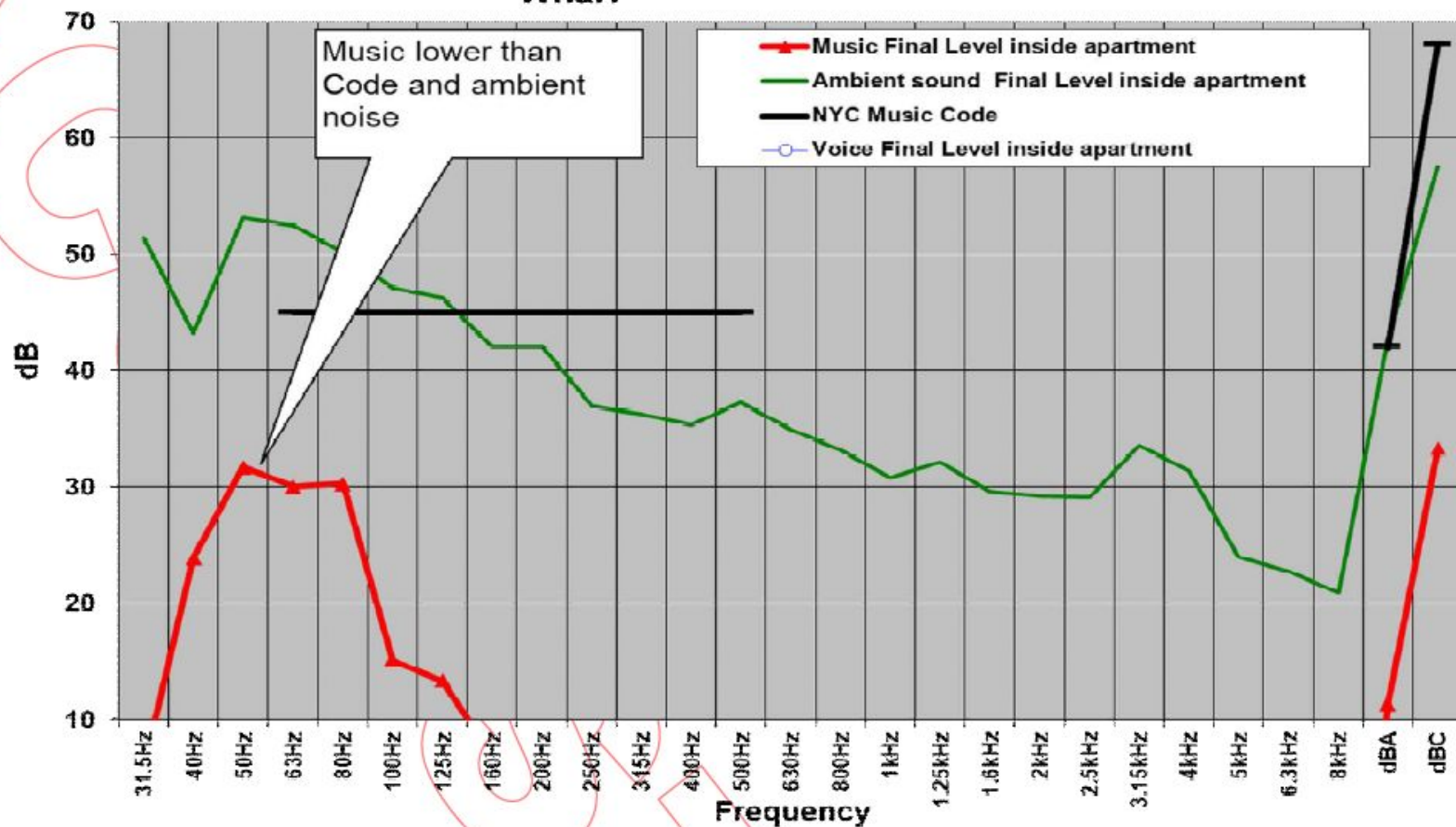
*The sound on the front sidewalk with the doors closed is fairly low, under 70 decibels at 63 Hertz, because of the buffer zone which will become a waiting area.

*The test sound was not heard one block away at the Northwest corner of Quay Street. The premises currently does not have a functional HVAC system, which will drown out more of this sound.

**Measured and Calculated Sound Levels Before Soundproofing-
Franklin Court**



Measured and Calculated Sound Levels Before Soundproofing- West Wharf



In order to have a safety margin, the team will take the following measures to ensure we are practicing best practices to be good neighbors:

- Prevent noise transfer at the rear opening to the patio.
- Prevent HVAC sound leakage.
- We will not prop doors open and doors will be heavy, with a solid core, and will have door seals.
 - Vestibules will also be constructed at the front door which will act as an additional sound lock.
- Ceilings and walls will be lined with 2" thick absorption material.
- The team will seal up the skylight to prevent any sound leakage from the ceiling, in addition to the measures taken above.
- The sound system will incorporate an equalizer which will feed into a limiter. This will prevent sound from exceeding a predetermined sound level.
- Additional acoustical treatments will be implemented as needed.

Traffic Analysis

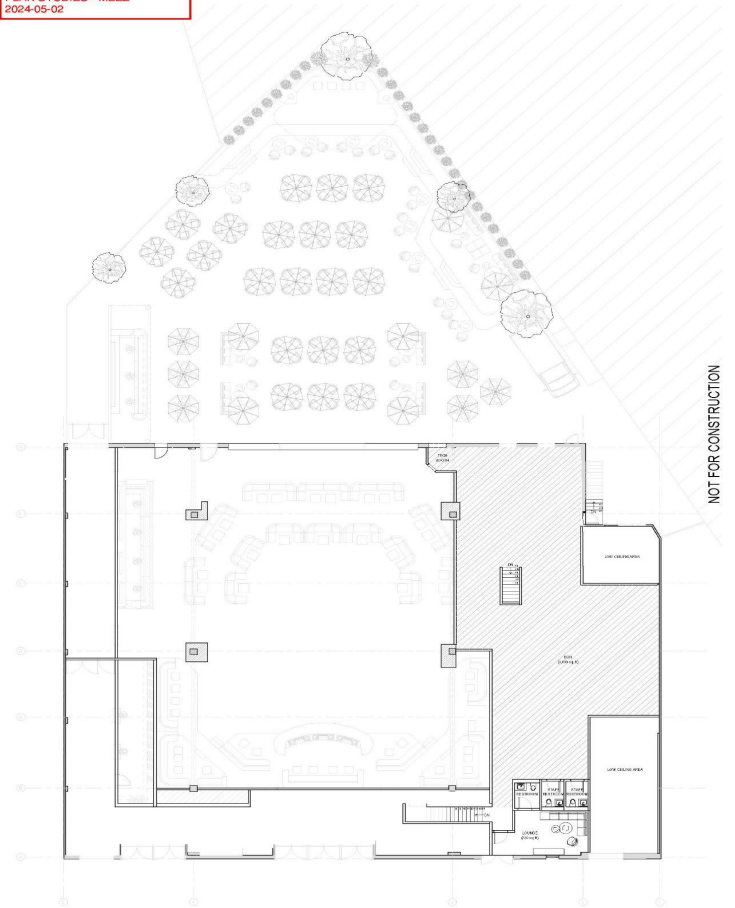
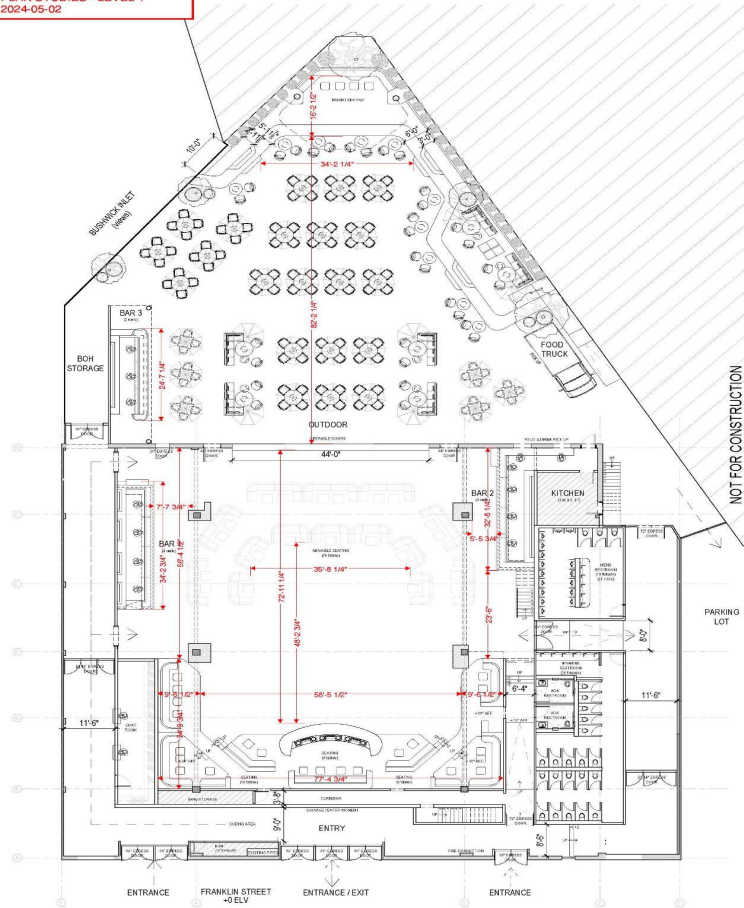
*A traffic analysis of the space was performed by GZA and found that the operations can function at this location without adversely affecting traffic or parking conditions in the area

Key findings:

- The pedestrian network in the project site's vicinity generally provides ample sidewalk space. As such, GZA believes the proposed venue can function at this location without adversely affecting pedestrian conditions in the area.
- The highest concentration of vehicular activity associated with the proposed venue is expected to occur during late night hours when ambient traffic volumes are minimal, and it is therefore anticipated that the vehicular traffic generated by the proposed venue would be accommodated by and absorbed into the existing transportation network and would not have a significant effect on either traffic operations or parking.
- There is sufficient available curbside space in proximity to the proposed venue to accommodate the anticipated taxi / car-service drop-off and pick up volumes that would overlap in any one 2-minute "snapshot".

To further prevent any adverse traffic impacts (both pedestrian and vehicular), the team is implementing the following measures:

- Temporary pedestrian barriers will be placed to keep patrons out of the sidewalk's walking path and the bike lane and to direct departing patrons to safe crossings and curbside pick-up areas.
- During peak arrival and departure hours, at least 4 staff will be deployed for peak events to provide active management of drop-off and pick-up traffic to assure that conflicts with buses, pedestrians, parked vehicles, bike lane and travel lane movements are minimized, as well as assure that pedestrian movements use sidewalks and crosswalks and do not interfere with vehicular traffic.
- Venue staff will assist with the smooth and quiet exit of members and guests at closing times.
- Venue staff will be aware of the location of taxi ranks, on-street parking, bus stops, subway stations and will advise patrons accordingly.
- The team will develop unique safety and staffing plans to manage traffic operations for each type of event.
- Information on venue website will provide instructions for those arriving on foot and car about where to drop-off and be picked-up from at the venue.
- A single point of contact will be established to serve as a traffic safety liaison, who would be directly accessible to the community and local police should any issue associated with traffic or pedestrian operations arise, so they are documented and addressed immediately.







TAO GROUP

HOSPITALITY

**THANK
YOU**

LA SIRENA EVENTS LLC
25 KENT AVENUE
BROOKLYN, NEW YORK 11249

CATERING ESTABLISHMENT LICENSE APPLICATION

QUESTIONNAIRE

1. PHOTOGRAPHS/RENDERINGS
2. DIAGRAMS
3. SAMPLE MENU
4. CURRENT CERTIFICATE OF OCCUPANCY
5. GOOGLE MAP/ZoLA MAP/SLA PROXIMITY REPORT
6. EMAILS TO COMMUNITY GROUPS/NOTICE TO NEIGHBORS/LETTER TO NYPD
7. NOTICE POSTING

BERNSTEIN REDO & SAVITSKY P.C.
1177 Avenue of the Americas, 5th Floor
New York, NY 10036
Tel.: 212.651.3100



COMMUNITY BOARD NO. 1

435 GRAHAM AVENUE – BROOKLYN, NY 11211

PHONE: (718) 389-0009

FAX: (718) 389-0098

Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyn1



Applicant: La Sirena Events Inc.

Location: 25 Kent Avenue

Date Submitted: 6 / 12 2024

↓ OFFICIAL USE ONLY ↓

Date

Received:

Who should fill out this form?

(Check which one you are applying for)

Any owner, or prospective owner of an establishment seeking:

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

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

-OR-

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

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

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

Brooklyn Community Board #1

Liquor License Application Questionnaire

APPLICANT La Sirena Events Inc.		DOING BUSINESS AS (DBA) TBD	
STREET ADDRESS 25 Kent Avenue (Please attach your map)		CROSS STREETS N 12th Street and N 13th Street	
OWNER	NAME: Joe Torres	LAWYER	NAME: Bernstein Redo & Savitsky P.C. Donald M. Bernstein
	PHONE: 347-232-8889		PHONE: 212-651-3100
	FAX:		FAX:
MANAGER	NAME: Joe Torres & Nicholas Ramirez	LANDLORD	NAME: 19 Kent Acquisition LLC
	PHONE: 347-232-8889 & 347-776-0839		PHONE: 215-563-3558
	FAX:		FAX:

Emergency contact for when the establishment is operating:

Name: Joe Torres

Relationship to establishment: Owner

Contact Number: 347-232-8889

ADDITIONAL OWNER(S) (Please attach additional pages if needed)	NAME: None
	PHONE:
	FAX:

DESCRIPTION OF BUSINESS					
Please describe the nature of your proposed venue:					
Catering Establishment - Event Space					
LICENSE TYPE	<input type="radio"/> Restaurant Wine & Beer <input type="radio"/> On-Premises Liquor <input type="radio"/> Eating Place Beer <input type="radio"/> Hotel Beer <input type="radio"/> Club Beer <input type="radio"/> Cabaret Liquor <input type="radio"/> Club Wine & Beer <input type="radio"/> Tavern Wine <input checked="" type="radio"/> Catering Establishment <input type="radio"/> Hotel Wine & Beer <input type="radio"/> Other (explain) _____				
APPLICATION TYPE (check one)	<input checked="" type="radio"/> New	Has applicant owned or managed a similar business?		<input checked="" type="radio"/> YES	<input type="radio"/> NO
		What was the name of former premises?		1) Box House Hotel/ <u>Brooklyn Lantern</u>	
		Existing name?		2) Franklin Guesthouse/ <u>Madre</u>	
		What was the address of the former premises?		1) 77 Box Street 2) 214 Franklin Street	
	<input type="radio"/> Transfer	What were the dates the applicant was involved with this former premise?		2019 - present	
		What is the prior license #?			
		What is the expiration date on the prior license?			
		Are you making any alterations or operational changes?		<input type="radio"/> YES	<input type="radio"/> NO
	<i>If alterations or operational changes are being made, please attach the plans to this form.</i>				
	<input type="radio"/> Alteration	What is the current license #?			
		What is the expiration date on the current license?			
		<i>Please describe the nature of the alterations and attach the plans</i>			
NYPD & COMMUNITY BOARD RECORDS APPROVED DOB APPLICATION	<input checked="" type="radio"/> Letters	<i>Please provide letters from the NYPD and the respective Community Board about prior history of the proposed location and any other establishments that the applicant has operated.</i> <i>Please provide copy of the Department of Buildings approved application.</i>			
Is the 500 Foot Rule Triggered? (on provided map) Show all establishments on your map.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	DATE OF SLA MEETING: To be set after license application is filed		
Is the 200 Foot Rule Triggered? (on your map)	<input type="radio"/> YES	<input checked="" type="radio"/> NO	ATTACH YOUR MAP		
Are your plans filed with DOB? (include copy of plan)	<input checked="" type="radio"/> YES	<input type="radio"/> NO	ATTACH COPY OF PLAN		
Is a Public Assembly permit required?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	ATTACH PERMIT INFORMATION pending		

PLANS FILED WITH NYC DEPARTMENT OF BUILDINGS

[illegible]

	SEPARATED APPLICATIONS:
	STRUCTURAL #B00085113-S1
	PLUMBING #B00085113-S4
	MECHANICAL #B00085113-S5
	SPRINKLER #B00085113-S6
	PUBLIC ASSEMBLY #B01003618-11
	NEW BUILDING #320591944

SEPARATED APPLICATIONS:	
STRUCTURAL	#600945113-S1
PLUMBING	#600945113-S4
MECHANICAL	#600945113-S5
SPRINKLER	#600945113-S6
PUBLIC ASSEMBLY #601003618-11	
NEW BUILDING #320591944	

MECHANICAL
SPRINKLER
PUBLIC ASSEMBLY #B010003818-11
NEW BUILDING #320591944



PUBLIC ASSEMBLY #B01003618-11
NEW BUILDING #320591544

MEVILLE ENGINEERING GROUP
40-42 SPRINGFIELD BLVD.
Camden Camden, NY 12826
Phone (518) 522-8770
Email: norman.ficchi@meville.com

68-42 SPRINGFIELD BLVD.,
CAWAIERS GARDENS, NY 11564
Phone (516) 522-8778
E-mail: reynar15001@yahoo.com


MCLEOD ARCHITECT PLLC
110 VAN BRUNT FLOOR, BROOKLYN, NY 11201

Project: 25 Kent Avenue, Brooklyn NY 11249 - Proposed Interior Renovation at 4th Floor	The Site Plan, Zoning Map, Tax Map, General Notes, Building Code Notes & Existing Floor Plan	100 01
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<p> A-100.01 Date: 03/08/2024 As indicated VG 43154 RMS </p>	<p> B00985113-P1 CDD signature: [Signature] Date: 03/08/2024 </p>		 <p> Chloe Gray APPROVED cgray@ogm.ny.gov </p>
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3444 J. Neurosci., September 24, 2008 • 28(39):3439–3444

SITE LOCATION

TR-1 SPECIAL INSPECTIONS FIRE-RESISTANT PENETRATIONS AND JOINTS	BC 1704.27
TR-1 PROGRESS INSPECTIONS ENERGY CODE COMPLIANCE INSPECTION FIRE-RESISTANCE RATED CONSTRUCTION	BC 110.3.5 BC 110.3.4

TAN MAP

ACCORDANCE WITH THE ALTERATION AGREEMENT AND AS DIRECTED BY THE BUILDING MANAGER, ALL VENTS AND EXHAUSTS MUST BE FULLY SEALED TO PREVENT AIR FROM ENTERING THE BUILDING. ALL VENTS AND EXHAUSTS MUST BE PROTECTED AND SEALED THROUGHOUT THE WORK WITH MASSONERIES AND PLASTIC FOR EXTENSIVE PROJECTS, PROVIDE A DIST CONTROL, VESTIBULE AT THE ENTRANCE TO THE WORK AREA.

- THE CONTRACTOR SHALL OBTAIN ALL LICENSED CONTRACTORS WHERE APPLICABLE. GENERAL CONTRACTING SHALL BE PROVIDED BY CONTRACTOR WITH A COMMERCIAL CONTRACTORS LICENSE AS ADMINISTERED BY THE NEW YORK CITY DEPARTMENT OF BUILDINGS. THE CONTRACTOR SHALL PROVIDE ELECTRICAL WORK SHALL BE PROVIDED BY CONTRACTORS LICENSED BY NEW YORK CITY. SUBMIT COPIES OF THE LICENSES, AND NAMES AND ADDRESSES OF THE CONTRACTORS' SUBCONTRACTORS FOR REVIEW. THESE INCLUDE:
- CONTRACTORS' SUBCONTRACTORS FOR REVIEW. THESE INCLUDE:
 - GO TO PROVIDE CERTIFICATION OF LIABILITY INSURANCE AND PROOF OF WORKMANS COMPENSATION AND COVERAGE.
 - THE CONTRACTOR SHALL PROVIDE A SCHEDULE MUST BE PROVIDED BY THE CONTRACTOR TO THE OWNER AND MANAGER.

GENERAL CONSTRUCTION NOTES:

1. CONSTRUCTION SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL CODES AND ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL MATERIALS, IF DRAWINGS OR SPECIFICATIONS CONFLICT WITH ANY LAW OR CODE, THE PERTINENT LAW OR CODE SHOULD SUPERSEDE DRAWINGS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL OBTAIN AND MAINTAIN ALL INSURANCE REQUIRED BY STATUTE AND BY BUILDING OWNER.
3. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS AND LOCATIONS SHOWN ON THE DRAWINGS AND SHALL NOTIFY THE CONTRACTOR IMMEDIATELY IN WRITING OF ANY DISCREPANCIES. THE CONTRACTOR SHALL MAINTAIN PROTECTION OF THE PUBLIC, CONSTRUCTION PERSONNEL, AND PROPERTY.
4. THE CONTRACTOR SHALL OBTAIN AND MAINTAIN ALL MATERIALS, TOOLS, AND EQUIPMENT ON THE SITE AND ON ALL ADJACENT PROPERTY WHETHER FURNISHED BY CONTRACTOR OR OWNER.
5. THE CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS AND SAMPLES, AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, SUBJECT TO STANDARDS OF NEW YORK CITY BUILDING CODE. BY SO DOING THE CONTRACTOR REPRESENTS THAT HE HAS VERIFIED ALL MATERIALS, FIELD CONDITIONS, AND DIMENSIONS OF THE EXISTING WORK AND MATERIALS NOT MENTIONED IN THE CONTRACT SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
7. BUT NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF WORK.

BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE ASTM SPECIFICATIONS APPLICABLE AND SHALL CONFORM TO THE STANDARDS AND RECOMMENDATIONS OF THE VARIOUS TRADE INSTITUTES (A.C.I., I.C.R., ETC.).

RECOMMENDATIONS OF THE VARIOUS TRADE INSTITUTES (A.C.I., A.I.S.S., ETC.)
WHERE APPLICABLE.

AREA OF WORK

ENGINEERING FIRM:
MEVILLE ENGINEERING GROUP
89-42 SPRINGFIELD BLVD.,
JAMAICA, NY 11435
Contact: (718) 522-2777 / 284
Email: terranor2001@yahoo.com

PROJECT ANTICIP.



SEABOND ARCHITECT P.L.L.C.
110 Van Brunt Pkwy., Brooklyn, NY 11214

Phone (718) 322-0325 Fax (718) 322-4456
www.aa-nyc.org/aafranc.com

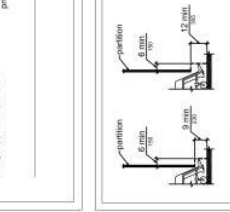
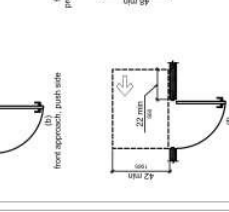
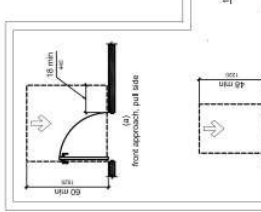
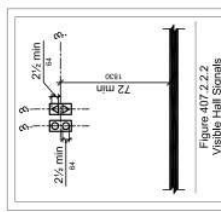
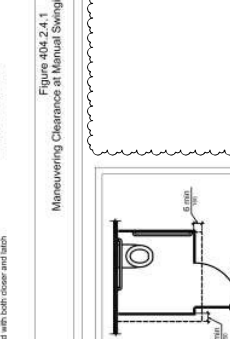
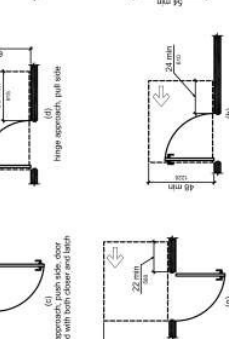
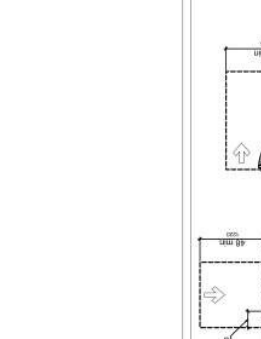
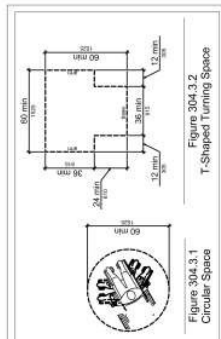
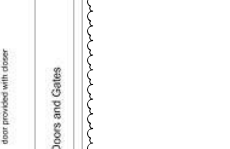
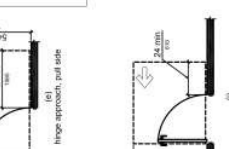
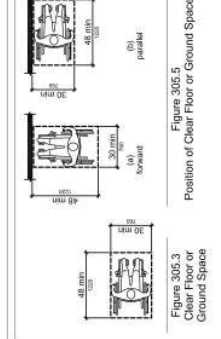
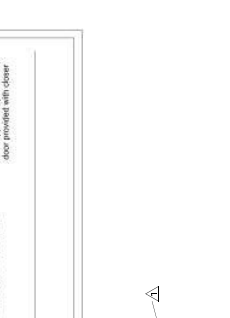
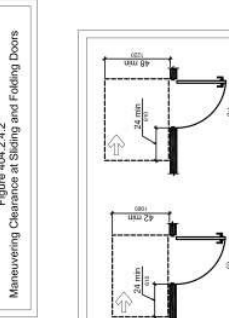
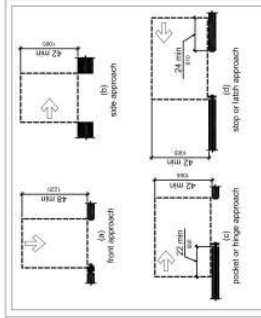
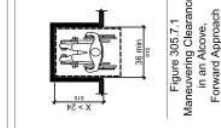
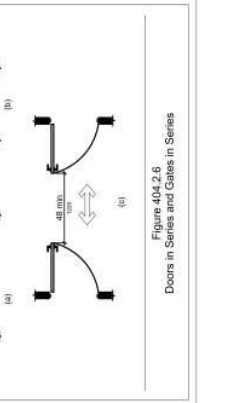
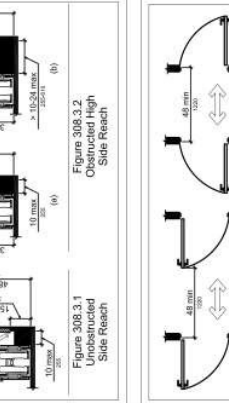
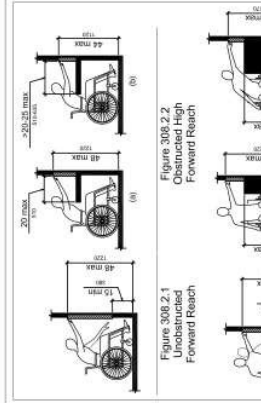
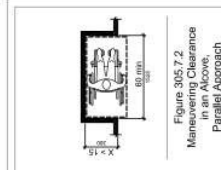
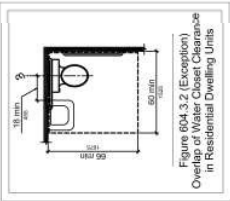
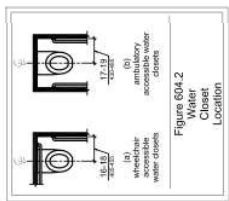
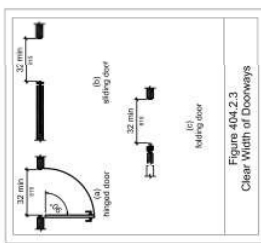
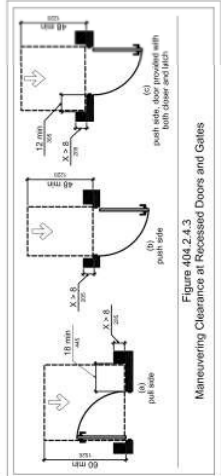
Project:
25 Kent Avenue, Brooklyn NY
11249 -
Proposed Interior
Renovation at 4th Floor

The
Site Plan, Zoning Map, Tax
Map, General Notes, Building
Code Notes & Existing Floor
Plan

NAME	A-100.01
DATE	03/08/2024
AS INDICATED	As indicated
VIG	43154
RMS	
NEW YORK STATE LABORATORY OF TESTING AND RESEARCH DIVISION OF LABOR	
LABORATORY NUMBER	B00995113-P1
CERTIFICATE STATUS	Check Gray APPROVED
PAA	CPH/PAZ/DA

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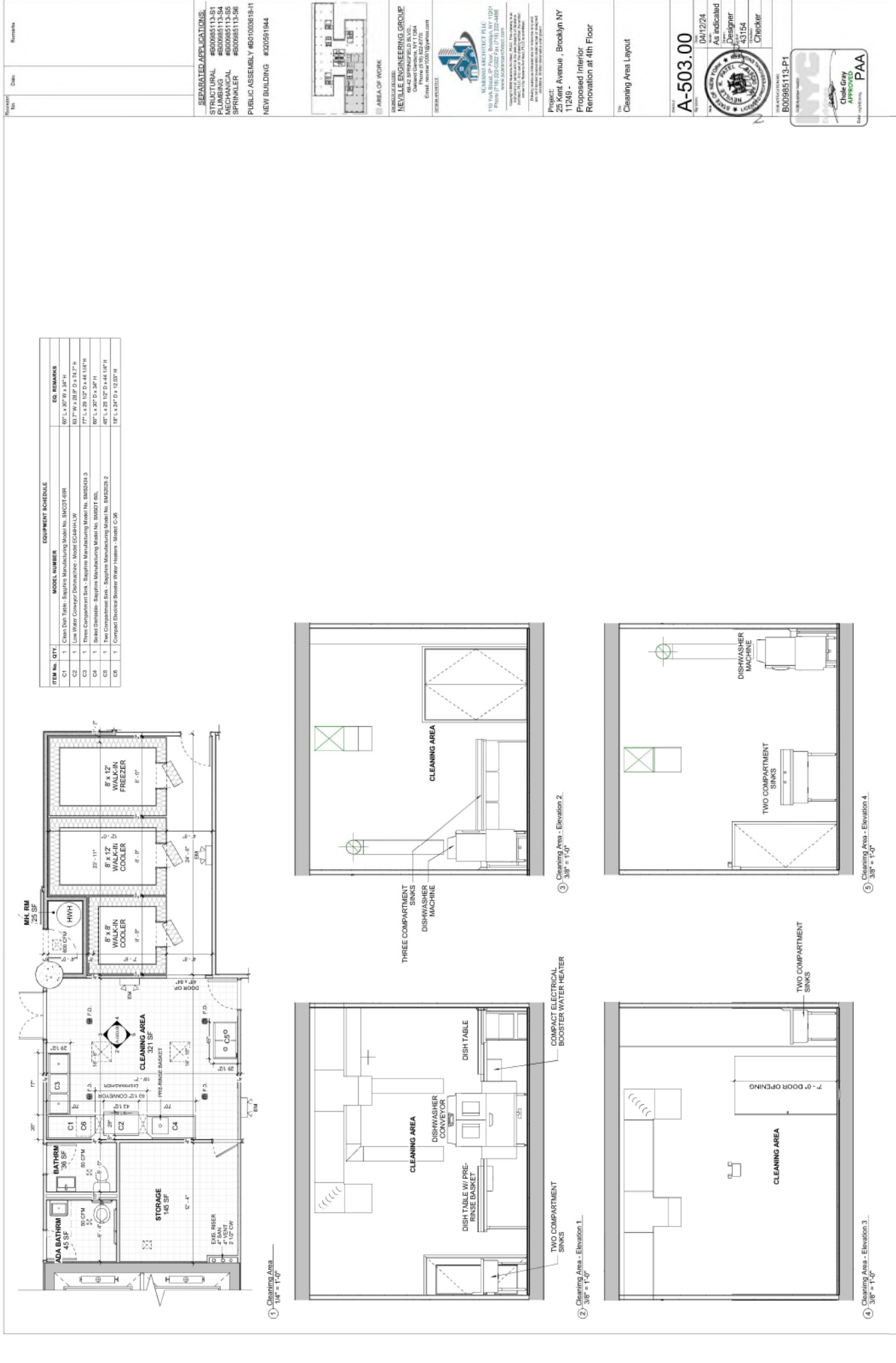
Project No: _____ Date: _____ Remarks: _____
 Title: _____
 Scale: _____
 Drawing No: _____

SEPARATED APPLICATIONS:

STRUCTURAL #B00985113-51
 PLUMBING #B00985113-54
 MECHANICAL #B00985113-56
 ELECTRICAL #B00985113-58
 PUBLIC ASSEMBLY #B01003618-11
 NEW BUILDING #320591944

AREA OF WORK:

1. Kitchen
 2. Dining Room
 3. Living Room
 4. Bedroom
 5. Bathroom
 6. Hallway
 7. Staircase
 8. Entry
 9. Porch
 10. Deck
 11. Garage
 12. Basement
 13. Attic
 14. Roof
 15. Foundation
 16. Siding
 17. Windows
 18. Doors
 19. Landscaping
 20. Hardscaping
 21. Softscaping
 22. Fencing
 23. Driveway
 24. Walkways
 25. Patios
 26. Decks
 27. Porches
 28. Staircases
 29. Entrances
 30. Exits
 31. Egress
 32. Fire
 33. Safety
 34. Security
 35. Access
 36. Elevation
 37. Orientation
 38. Circulation
 39. Connectivity
 40. Integration
 41. Synergy
 42. Harmony
 43. Balance
 44. Proportion
 45. Scale
 46. Contrast
 47. Emphasis
 48. Rhythm
 49. Pattern
 50. Texture
 51. Color
 52. Material
 53. Form
 54. Function
 55. Experience
 56. Perception
 57. Understanding
 58. Knowledge
 59. Wisdom
 60. Insight
 61. Awareness
 62. Sensitivity
 63. Empathy
 64. Compassion
 65. Kindness
 66. Generosity
 67. Gratitude
 68. Humility
 69. Patience
 70. Persistence
 71. Resilience
 72. Flexibility
 73. Openness
 74. Curiosity
 75. Wonder
 76. Awe
 77. Reverence
 78. Respect
 79. Appreciation
 80. Gratitude
 81. Humility
 82. Patience
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 116. Reverence
 117. Respect
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Revision: _____ Date: _____

For: _____

SEPARATED APPLICATIONS:

STRUCTURAL #S0085113-S4

PLUMBING #S0085113-S4

MECHANICAL #S0085113-S5

SPRINKLER #S0085113-S6

PUBLIC ASSEMBLY #B01003818-14

NEW BUILDING #S02091194

Project No: _____

Site No: _____

Drawn By: _____

Checked By: _____

Scale: 1/2" = 1'-0"

SAPPHIRE SOLID-STATE PULSES

Straight Design

NSF (NSF-61) Listed

PFT LINE BEST

NSF (NSF-61) Listed

SAPPHIRE SOLID-STATE PULSES

Straight Design

NSF (NSF-61) Listed

PFT LINE BEST

NSF (NSF-61) Listed

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SAPPHIRE SOLID-STATE PULSES

Straight Design

NSF (NSF-61) Listed

PFT LINE BEST

NSF (NSF-61) Listed

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OPERATIONAL ISSUES									
HOURS		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY	
**will vary by event	Operation	10am -4am	10am-4am	10am-4am	10am-4am	10am-4am	10am-4am	10am-4am	10am-4am
REMINDER: Hours for sidewalk cafés are per the NYC DCA guidelines unless stipulated differently.	Music	10am -4am	10am-4am	10am-4am	10am-4am	10am-4am	10am-4am	10am-4am	10am-4am
	Kitchen	10am -4am	10am-4am	10am-4am	10am-4am	10am-4am	10am-4am	10am-4am	10am-4am
	Outdoor * Space	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
*Terrace space for occupancy allows for only 3 people									
OCCUPANCY	INDOOR				BAR			OUTSIDE	
	Capacity (Certificate of Occupancy)	Maximum # of Persons You Anticipate Occupying Premises	Number of Seats	Number of Tables	Number of Service Only Bars	Number of Stand-Up Bars	Number of Seats at Bars	Number of Seats	Number of Tables
	approx 400	400 including staff	360	45	0	2	0	0	0
Will you be applying or do you intend to apply for a cabaret license?					YES		NO		
Will you be hosting private parties and promotional events?					YES		NO		*premises is a catering establishment-private events
Will outside promoters be used?					YES		NO		
Will State certified security personnel(s) be used?					YES		NO		
Will New York Nightlife Association/NYPD recommendations be followed?					YES		NO		
Will you be using delivery bicycles?					YES		NO		
Will applicant have music?					YES		NO		
If you plan to have music, what type(s)?					BACKGROUND		LIVE MUSIC		DJ
Attach your security plan. Who implements it (explain)					Security personnel will be hired for every event - 1 per 100 guests				

BUILDING DESIGN				
The French doors, garage doors, retractable roofs and sliding windows will be closed when any amplified music is played (per law) and in the event of no amplified sound, will be closed by 11 PM Friday and Saturday and 10 PM on all other days.	YES	NO	N/A	
Will the kitchen exhaust system be designed to be compliant with NYC building codes and be constructed to not disturb neighboring tenants? (Provide documentation)	YES	NO	N/A	
Will you follow the recommendations of a certified sound engineer to mitigate potential noise disturbance to the neighboring residents and buildings, including placing speakers on the floor of the establishment?	YES	NO	N/A	
Do you agree to comply with DOB rules concerning a storm enclosure? (Storm enclosures can be used between November 15 and April 15, but they may NOT project more than 18 inches from the store front)	YES	NO	N/A	premises is located on the 4th floor
In the event that I apply for alterations, as defined by SLA or DCA (as applicable), I agree to reappear before CB#1 to describe these alterations.	YES	NO	N/A	

OUTDOOR ITEMS

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

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

Will you use the rooftop, rear yard or any outdoor space?	YES	<input checked="" type="radio"/> NO	N/A	*The terrace for occupancy allows for only 3 people
Do you agree to no smoking in outdoor space?	YES	NO	<input checked="" type="radio"/> N/A	
The rear yard, rooftop, and any outdoor space will be closed and vacated by 1 AM on Friday & Saturday and 11 PM on all other days.	YES	NO	<input checked="" type="radio"/> N/A	
The service and consumption of alcohol in the rear yard, on the rooftop, or in any other outdoor space will be only via seated food service. Must be a full menu service.	YES	NO	<input checked="" type="radio"/> N/A	
The rear yard, rooftop, and any other outdoor space will not allow standing space for patrons to drink or smoke.	YES	NO	<input checked="" type="radio"/> N/A	STIPULATIONS: No more than 25% of designated space.
The applicant will do everything in their power to provide an effective sound baffling or sound controlled environment through landscaping or some type of enclosure, where possible; provided they do not violate any fire or building code regulations? This includes working with landlords for soundproofing tenants apartments (such as installing soundproofing windows, acoustical tiles, etc.).	YES	NO	<input checked="" type="radio"/> N/A	ATTACH INFORMATION ON WHAT WILL IMPLEMENTED
The applicant will enforce a quiet environment in the outdoor space, so as not to disturb nearby residents (e.g. there will be no amplified music, as per the law, and windows and doors to areas that play amplified music shall be closed). The applicant will make every effort possible to limit the noise emanating from patrons by posting signs outside and also on menus asking for respect of the neighbor's privacy and peace. The staff will also encourage a peaceful environment amongst the outdoor patrons.	YES	NO	<input checked="" type="radio"/> N/A	STIPULATIONS
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors? (ambient lighting)	YES	NO	<input checked="" type="radio"/> N/A	STIPULATIONS

LOCATION & ZONING			
Primary Zoning District:	M1-2	Overlay (If Applicable):	
Anti harassment Zone:			
Does the building have a Certificate of Occupancy ("C of O")? <i>(Please attach copy)</i>		<input checked="" type="radio"/> YES	<input type="radio"/> NO
Is the proposed occupancy permitted within the current C of O? If not determined, please attach objection sheet from NYC DOB.		<input checked="" type="radio"/> YES	<input type="radio"/> NO
		ATTACH COPY WITH APPLICATION *Certificate of Occupancy to be updated	
Building Type	<input type="radio"/> Residential <input checked="" type="radio"/> Commercial <input type="radio"/> Mixed Use <input type="radio"/> Other, describe: _____		
Adjacent Buildings	<input type="radio"/> Residential <input checked="" type="radio"/> Commercial <input type="radio"/> Mixed Use <input type="radio"/> Other, describe: _____		
NOTIFICATION: What organizations / community groups, if any, have you notified regarding your application?	# 1	Churches United for Fair Housing	
	# 2	Evergreen	
	# 3	People's Firehouse	
	# 4		
<h1 style="margin: 0;">Brooklyn Community Board</h1> <h2 style="margin: 0;">No. 1 reserves its right to deny any application that negatively impacts the neighborhood and quality of life.</h2>			

STIPULATION AGREEMENT (Print name and address here):

STIPULATIONS FOR OUTDOOR USAGE – For any applications that have “any access into the outdoors” you must meet the following:

- A.) Close 11PM Sun. – Thurs.; 1AM Fri. & Sat.
- B.) No speakers or live music in backyard. No background music.
- C.) Only ambient lighting is to be used.
- D.) Self closing mechanism is to be used on every door leading to the backyard.
- E.) Umbrellas and/or soundproofing to be installed.
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- M.) Observe NYC Department of Health & Mental Hygiene regulations on smoking, including designated smoking areas in outdoor spaces.

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

APPLICANT AGREEMENT WITH THE COMMUNITY

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

SIGN HERE →	X	Joe Torres	5/14/24
	SIGNATURE OF APPLICANT OR ATTORNEY	Print Name	DATE

NOTARY

Sworn to before me on this 21st of May year 2024

X

Notary Signature/Stamp

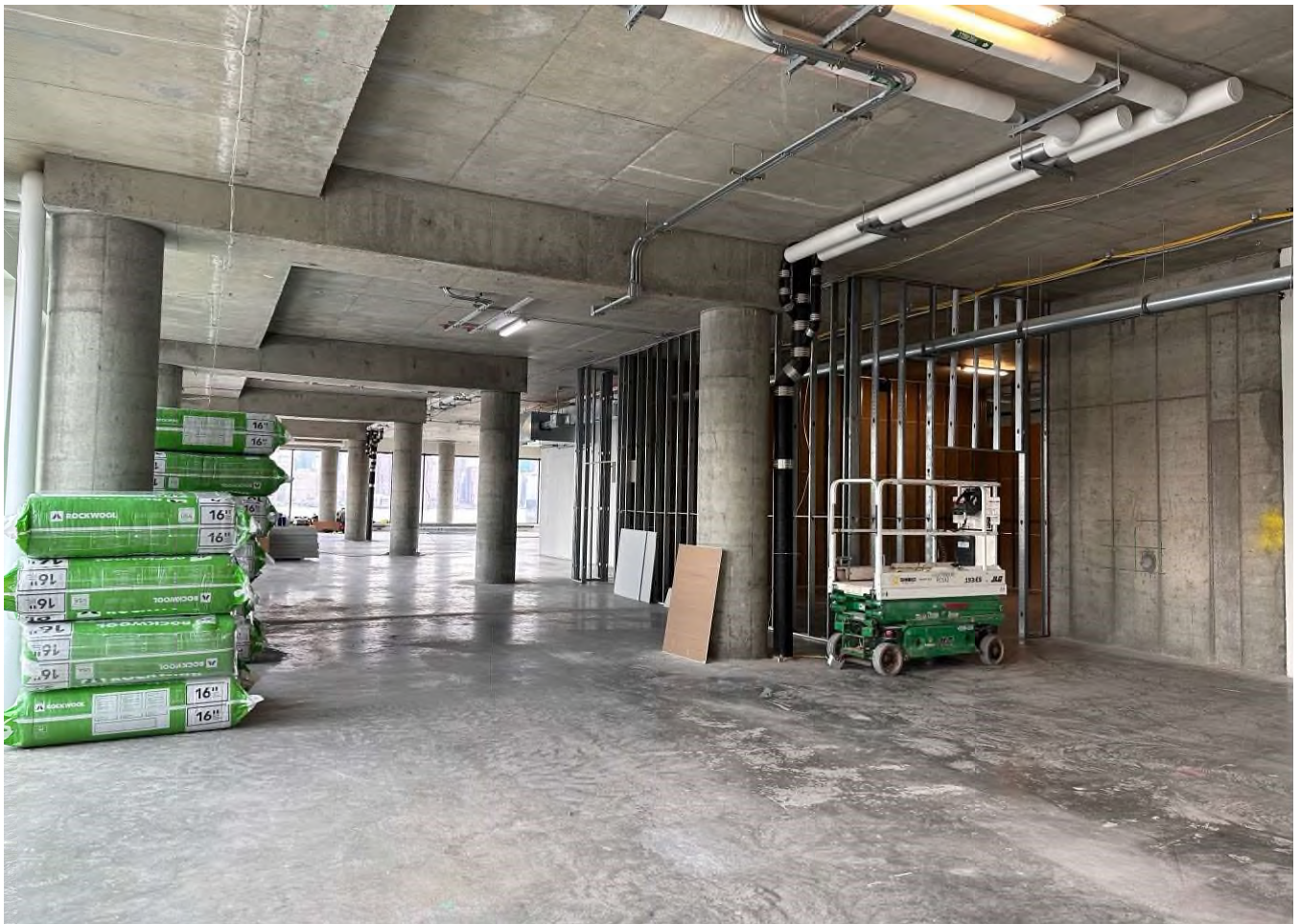
GILLIAN J. HILLAIRE
Notary Public, State of New York
No. 01HI6353264
Qualified in Kings County
Commission Expires January 17, 2025

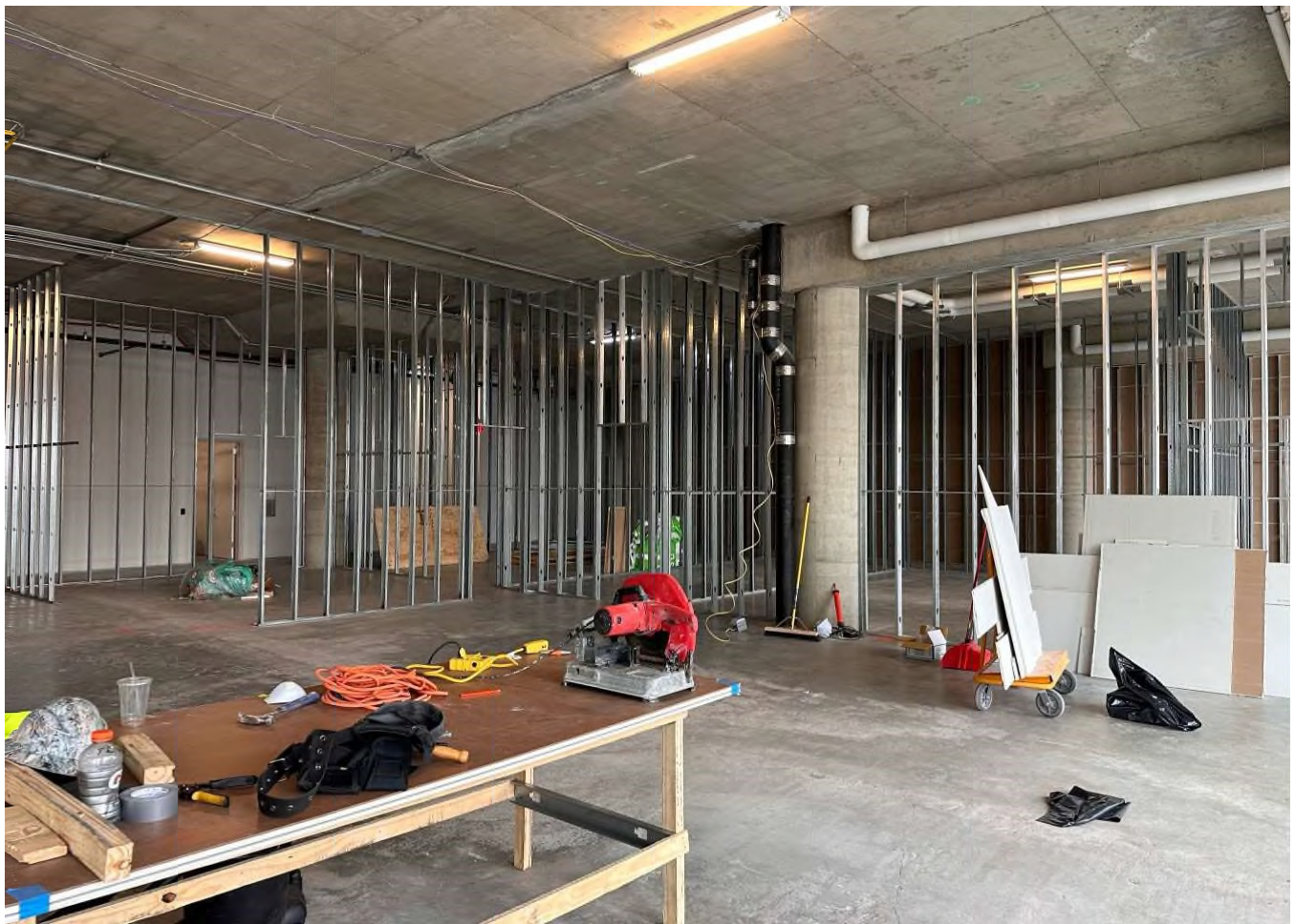
BROOKLYN CB#1 REPRESENTATIVES

<i>Committee Chair</i>	<i>Print/Date</i>	<i>Committee Member</i>	<i>Print/Date</i>	<i>Committee Member</i>	<i>Print/Date</i>
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ATTACHMENT 1.

1. PHOTOGRAPHS/RENDERINGS



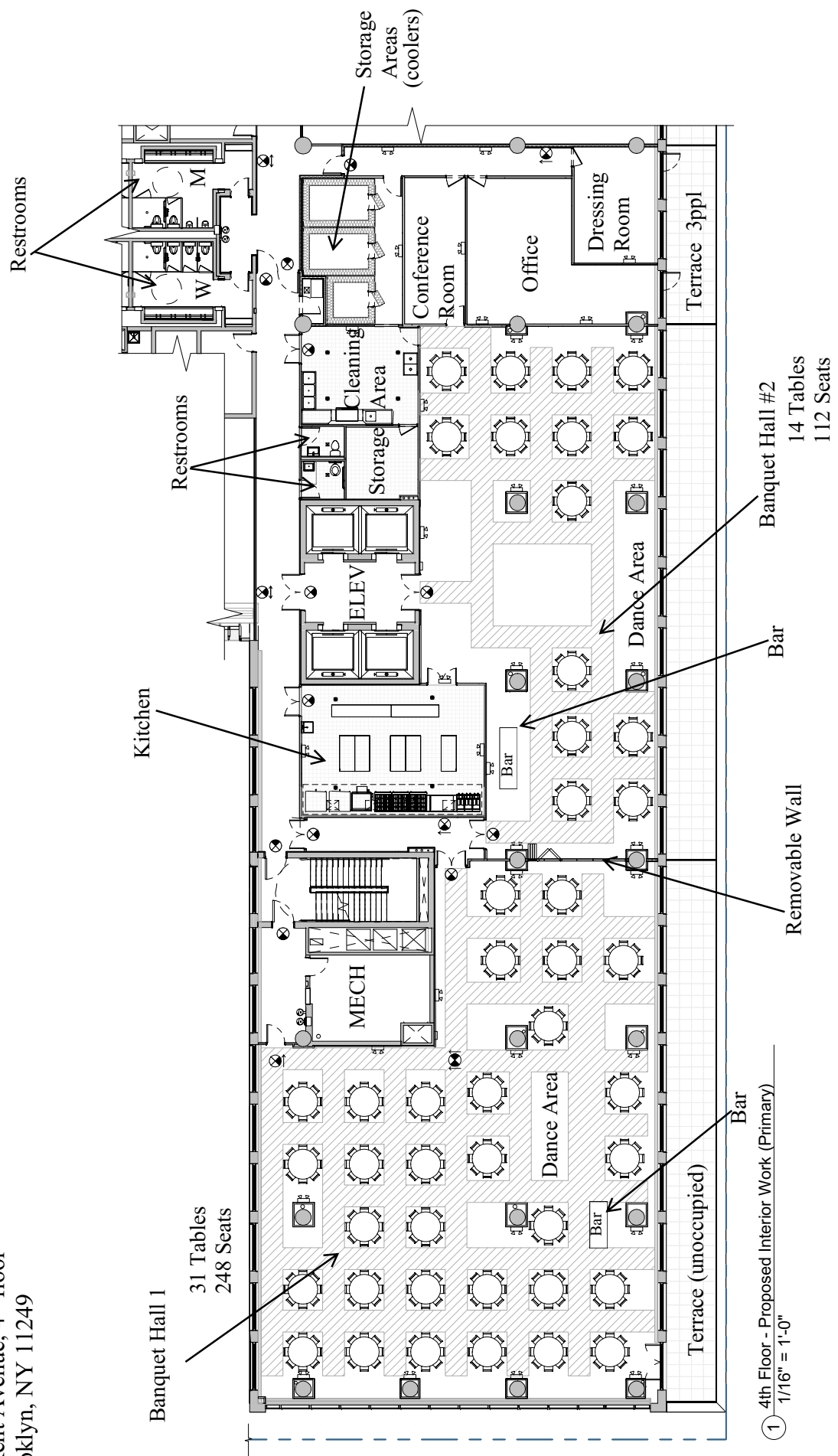




2. DIAGRAMS

OPTION 1

La Sirena Events Inc.
25 Kent Avenue, 4th floor
Brooklyn, NY 11249



① 4th Floor - Proposed Interior Work (Primary)
1/16" = 1'-0"

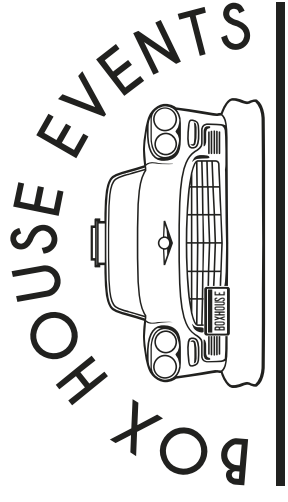
Drawn: Designer	Checked: Checker	Title: 4th Floor Plan - Primary	Date: 05/02/2024	Count: DWG#
Project: 25 Kent Avenue , Brooklyn NY 11249 -			Job #: 43154	DWG#: A-100
SCARANO ARCHITECT, P.L.L.C. 100 West 25th Street, New York, NY 10001 Phone: 212 693 1234 Fax: 212 693 1235 www.scaranoarchitect.com			Scale: 1/16" = 1'-0"	

OPTION 2



Drawn:	Checked:	Checker:	Title:	4th Floor Plan - Secondary	Date:	05/02/2024	Count:
Designer:	SCARANO		Project:	25 Kent Avenue, BrooklynNY 11249 -	Job #	43154	DWG#
	ARCHITECT PLLC				Scale	1/16" = 1'-0"	A-101
	100 York Street, 6th Floor, NY, NY 10038						
	Phone: 212.693.8300 Fax: 212.693.8301						
	Website: www.scaranoarch.com						

3. SAMPLE MENU



Here at The Box House Hotel we pride ourselves in supporting local farmers who sustainably farm our produce, meat, and fish.

Thank you to our partners who make serving our guests delectable food a reality!

AQUA BEST

ELYSIAN FIELDS FARMS

F. ROZZO & SONS

GREEN CIRCLE FARMS

GREENPOINT FISH & LOBSTER CO.

HUDSON VALLEY DUCK FARMS

MURRAY'S CHEESE

NORWICH MEADOW FARMS

NUESKE FARMS

PALOMA COFFEE & BAKERY

PRIME FOOD DISTRIBUTORS

PETROSSIAN CAVIAR

SNAKE RIVER FARMS

TOM CAT BAKERY

PREMIUM OPEN BAR

SPIRITS

KETEL ONE VODKA
TITO'S VODKA
HENDRICK'S GIN
PATRÓN ANEJO TEQUILA
PATRÓN SILVER TEQUILA
BUHO MEZCAL
BACARDI SILVER
BACARDI BLACK
BULLEIT RYE
BULLEIT BOURBON
JAMESON IRISH WHISKEY
LAPHROAIG 10 YEAR SINGLE MALT
MACALLAN 12 YEAR SINGLE MALT

*SUBSTITUTIONS NOT PERMITTED
ADDITIONAL SPIRITS AVAILABLE UPON REQUEST +MP

FROZEN COCKTAILS

choose 2 | +10
FROZÉ
rosé | strawberry purée
PIÑA COLADA
rum | pineapple | coconut cream
LA MARGARITA
tequila | orange liqueur | lime
BOURBON SMASH
bourbon | chai | apple cider

SIGNATURE COCKTAILS

POBLANO PASSION
rum | ancho reyes | passionfruit juice | lime
OLD FASHIONED
bourbon | angostura bitters | simple syrup
COSMOPOLITAN
vodka | cranberry | triple sec | lime
GARDEN MEZCAL
mezcal | lime | amaro montenegro | poblano | basil
FRENCH MARTINI
gin | chambard | pineapple | lemon
STRAWBERRY MARGARITA
jalapeño infused tequila | strawberry purée | lime
ELDERFLOWER BLITZ
vodka | elderflower | lemon | cucumber
APEROL SPRITZ
aperol | sparkling wine | club soda

ADDITIONAL SELECTIONS

ADDITIONAL SIGNATURE COCKTAIL +10
SPARKLING WINE TOAST +5
ROSÉ +4
SATELLITE BAR +10

BAR SNACKS

choose 3 | +10
choose 5 | +12

EDAMAME WITH SMOKED SALT
5 SPICE WONTONS
CHEESE CRISPS
ITALIAN GRISSINI BREADSTICKS
WASABI CORN NUTS
SPICY KAFFIR LIME PEANUTS
MASALA SPICED POTATO CHIPS
SALT AND VINEGAR POTATO CHIPS
SMOKED PAPRIKA POTATO CHIPS
TARO CHIPS
S'MORES TRAIL MIX
MAPLE PECAN BACON BRITTLE

BEERS

BUD LIGHT
LAGUNITAS IPA
ALLAGASH WHITE
SIERRA NEVADA PALE ALE

*SUBSTITUTIONS NOT PERMITTED
ADDITIONAL BEERS AVAILABLE UPON REQUEST +MP

FROM THE CELLAR

| CHOOSE ONE FROM EACH CATEGORY IN YOUR SELECTED TIER |

TIER ONE

WHITE

Terranoble | Central Valley | Sauvignon Blanc | 2021
Di Lenardo Vineyards | Monovittigno | Pinot Grigio | 2021
Oxford Landing Estate | Chardonnay | 2021

HOUSE SOMMELIER: "Great value wines from notable regions that will be sure to please any palate. All wines pair well with dinner options. Rest assured, all guests will be happy with these selections."

RED

Terranoble | Central Valley | Cabernet Sauvignon | 2019
Cultusboni | Chianti | Cetamura | 2020
Gravelly Ford | Pinot Noir | California | 2020

SPARKLING

Paul Louis | Black Label Blanc de Blanc | NV

TIER TWO +10

HOUSE SOMMELIER: "For a bit more sophisticated palate that appreciates delicate wine making techniques. This package will certainly have your guests going back for a third and fourth glass!"

WHITE

Weingut Stadt Krems | Kremstal | Grüner Veltliner | 2021
Pine Ridge Vineyards | Chenin Blanc | Vioignier | 2021
Fritz Haag | Trocken | Riesling | 2020

RED

Chateau de Saint Cosme | Cotes du Rhone | 2021
Clos la Coutale | Cahors | 2020
Allan Scott | Pinot Noir | Marlborough | 2021

SPARKLING

Adami Garbèl | Prosecco Treviso | Brut | NV

TIER THREE +20

HOUSE SOMMELIER: "World class wines that have proven throughout history to be some of the best on the planet. These wines are for serious groups looking to match an incredible reception with exceptional wines."

WHITE

Domaine Pinson Frères | Chablis | 2021
Donnhoff | Tonschiefer | Trocken | 2021
Weingut Bernhard Ott | Fass 4 | 2021

RED

Cavallotto | Langhe | Nebbiolo | 2020
Equis | Crozes-Hermitage | Domaine Des Lises | 2020
Anthill Farms | Pinot Noir | Anderson Valley | 2020

SPARKLING

Paul Laurent | Champagne Brut | NV

CANAPÉS

| SERVED DURING COCKTAIL HOUR |
| ADDITIONAL SELECTION +5 |
| ADDITIONAL 30 MINUTES +15 |

HOT

MAC & CHEESE CROQUETTE (V)

clothbound cheddar mornay | oyster cracker crust

SEASONAL SOUP SHOOTER (VG-GF)

potato leek soup or watermelon gazpacho

KOREAN FRIED CHICKEN

buttermilk popcorn chicken | korean honey

HEIRLOOM BUTTERNUT SQUASH SLIDER (V)

cornmeal crust | chipotle aioli | tomato jam

FRANKS IN BLANKETS

all beef franks | everything bagel | pickled mustard seed aioli

SRF AMERICAN WAGYU SLIDER +5

caramelized shallot | clothbound cheddar

FLORIDA PINK SHRIMP SKEWER (GF) +5

bitter orange mojo

MINI LOBSTER ROLL +7

butter poached lobster | chive | creme fraiche

COLD

SEASONAL BRUSCHETTA (V)

brick oven sweet potato or oven dried tomato | ricotta | balsamic

DEVILED QUAIL EGGS (GF)

pickled shallots | tarragon | petrossian caviar supplement +5

BUTTERNUT SQUASH CAPONATA (V)

sourdough | lemon pepper | cherve

THAI TOFU ROLL (V-GF)

glass noodles | mint | thai basil | madras curry aioli

18 MONTH SAN DANIELE PROSCIUTTO (GF)

seasonal melon | tellicherry peppercorn

BIG EYE TUNA TARTARE (GF) +5

plantain chip | avocado mousse | lime gel

CHATEAUBRIAND SRF STEAK TARTARE +5

smoked egg dressing | cornichons | egg yolk gel

OCTOPUS AGUACHILE +5

black sesame fermented praline | burnt chili | heirloom tomato broth

all items and prices are subject to change | all prices subject to an administrative fee & New York State sales tax of 8.875%
V - Vegetarian | VG - Vegan | GF - Gluten Free | many food items can be made vegan and gluten free

STATIONS

| SERVED DURING COCKTAIL HOUR |
| PRICES VARY FOR ADDITIONAL SELECTIONS |

PASTA STATION

choose 1 + | 12

ORECCHIETTE (V)

pesto | ricotta salata

RIGATONI PRIMAVERA (V)

baby zucchini | baby squash | cherry tomatoes

MEZZE MANICHE (V)

pomodoro | thai basil | confit tomato

PAPPARDELLE (V) +5

veal bolognese | basil | mascarpone

MEZZE PLATTER (VG-GF) +10

house cured olives

red pepper feta

chickpea hummus

baba ghanoush

vegetable crudité

pita | naan

TACO BAR

choose 3 | +12

roasted cauliflower with poblano chile

lime marinated grilled chicken

homemade chorizo

baja fried cod +5

double R ranch | carne asada +5

salsas | traditional fixings | various tortillas | guacamole

FLATBREAD STATION

choose 2 | +12

MARGHERITA (V)

san marzano tomato | mozzarella | basil

ARTICHOKE & FETA (V)

poached artichoke | herb feta | oregano

MUSHROOM & TRUFFLE (V) +3

confit mushroom | black truffle praline

CHICKEN & BACON +3

chicken | Nueske bacon | house made ranch

MANCHEGO & IBÉRICO +5

ibérico ham | 24 month aged manchego | arbequina

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PREMIUM STATIONS

| SERVED DURING COCKTAIL HOUR |

LIVE CARVING STATION

choose 1 | +20

ALLAGASH ALE MARINATED PERNIL

heritage berkshire pig cooked en caja

ELYSIAN FIELDS GARLIC STUDDERED LEG OF LAMB (GF)

spit roasted | sticky rosemary jus

SNAKE RIVER FARMS FILET MIGNON (GF) + 10

grilled market vegetables | chimichurri

60 DAY DRY AGED HERB CRUSTED PRIME RIB (GF) + 20

rosemary thyme oregano crust | horseradish jus

CHEESE & CHARCUTERIE + 20

36 month aged gouda "beemster"

cowgirl creamery "mt. tamm" triple cream brie

aged clothbound english cheddar | bayley hazen bleu cheese

olives | seasonal marmalade | honey comb

saucisson sec | dried mexican chorizo | duck confit rilletes

san danielle prosciutto | mortadella | salami

assorted breadsticks | brown grain mustard

RAW BAR + 15 | + 30 | + 50

| 15 | east & west coast oysters | jumbo shrimp cocktail

| 30 | includes above | lobster tails | snow crab

| 50 | includes above | scottish langoustines
alaskan king crab | sevruga petrossian caviar

DIM SUM

choose 1 starch and 3 dumplings | +15

STARCH

vegetable fried rice
chicken fried rice
szechuan cold sesame noodles
shrimp fried rice +5
beef fried rice +5

DUMPLINGS

chicken & basil dumplings
edamame dumplings
pork chive dumplings
pork & corn shumai
shrimp & spinach dumplings +5
shrimp shumai + 5
lobster shumai +7

YAKITORI STATION

choose 2 | +15

seasonal vegetables (VG-GF)
florida pink shrimp (GF)
airline chicken breast (GF)

snake river farms
chateaubriand
dry scallops (GF) +5
spanish octopus (GF) +7

SUSHI BAR +25

SASHIMI

Tuna
Yellowtail

ROLLS

Tuna
Salmon
Yellowtail
Spicy tuna
Yellowtail scallion
Eel cucumber
Cucumber pickled carrot (VG)

POKE BOWL

Tuna
Salmon
Yellowtail

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FIRST COURSE

| ADDITIONAL SELECTION +10 |

STARTERS

CITRUS BURRATA (V-GF)

locally sourced burrata | poached cherry tomato | watermelon radish

SQUASH TERRINE (V-GF)

"ratatouille" | goat cheese

CLAMS CASINO

nueske farms bacon | piquillo peppers | brioche bread crumbs

AGUACHILE TOSTADA (GF) +3

crispy corn tortilla | black sesame fermented praline | burnt chili | tomato

SRF STEAK TARTARE +5

chateaubriand | smoked egg dressing | cornichons | egg yolk gel

CRAB CAKE +5

handpicked maine crab | trout roe | celery root & green apple slaw

SALADS

SALSIFY & LADY APPLE (V-GF)

aged feta | pomegranate | watercress

CHOPPED SALAD (GF)

persian cucumber | corn | snap peas | beets | bacon | tarragon vinaigrette

TRADITIONAL CAESAR

romaine | parmesan | bagna cauda

BABY GEM LETTUCE (VG)

sherry vinaigrette | snap peas | pine nuts | focaccia crisps

SATUR FARMS BEETS (V-GF) +3

campari orange peels | goat foam cheese | hazelnuts | aged sherry

PANZANELLA SALAD (V) +3

crispy baguette | heirloom tomato | lemon thyme vinaigrette

FAMILY STYLE MAIN COURSE

| ADDITIONAL SELECTION +15 |

FROM THE LAND

DRY AGED FLANK STEAK (GF)

confit king oyster mushroom | caramelized shallots | bordelaise

“BRICKED” AMISH CHICKEN (GF)

prosciutto | taleggio | charred lemon

LONG ISLAND DUCK BREAST (GF) +12

lavander honey glaze | sweet potato mousseline

SNAKE RIVER FARMS SHORT RIB +15

72 hour braised | fingerling potatoes | crispy shallots

DRY AGED NY STRIP +MP

charred spring onions | sauce au poivre

SPRING LAMB CHOPS (GF) +MP

marinated lamb | salsa verde | mint yogurt

FROM THE SEA

BRANZINO (GF)

fennel & grape salad | sauce vierge

LONG ISLAND BLACK BASS

white miso marinade | gingered bok choy | citrus beurre blanc

WILD CAUGHT STRIPED BASS (GF) +3

jersey corn fricasse | sunburst tomatoes | charred onion pesto

PAN SEARED KING SALMON +5

steamed asparagus | sauce maitaise

OCTOPUS +7

spanish octopus | romesco | potato foam

FROM THE EARTH

VEGETABLE DUMPLINGS (V)

chipotle sweet potato | black beans | clothbound cheddar

EGGPLANT PARMESAN (V)

globe eggplant | mozzarella | basil

STUFFED PIQUILLO PEPPER (VG-GF)

rice | basque spices | charred vidalia | medjool dates

VEGETABLE WELLINGTON (V) +8

puff pastry | crimini mushrooms | butternut squash | roasted beets

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V - Vegetarian | VG - Vegan | GF - Gluten Free | many food items can be made vegan and gluten free

FOR THE TABLE

| ADDITIONAL SELECTION +8 |

VEGGIE

FRIED SICILIAN CAULIFLOWER (V-GF)

roasted grapes | marcona almonds | aged gouda

VEGETABLE RATATOUILLE (VG-GF)

gold bar squash | roma tomatoes | japanese eggplant

WHOLE ROASTED CARROTS (VG-GF)

spiced honey | coriander

CHARRED BROCCOLINI (VG-GF)

garlic confit | yuzu kosho

SEARED BRUSSEL SPROUTS (GF) +5

bacon | kumquats | ricotta

FORAGED MUSHROOM FRICASSE (V-GF) +5

smoked butter | hard herbs

STARCH

YUKON GOLD POTATO GRATIN (V)

gruyère | thyme flowers

WHITE CORN POLENTA (V-GF)

heirloom grains | vermont creamery butter

ENGLISH LEEK PUDDING (V)

brioche | gruyère

BLACK TRUFFLE MAC N CHEESE (V) +3

truffle oil | emmentaler | maine lobster supplement +7

LONG GRAIN RICE "PILAF" (V-GF) +3

heritage grains | saffron | orange zest

"TRAIL MIX" QUINOA (V-GF) +3

white & red quinoa | mixed nuts | dried fruit

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DESSERT STATIONS

| ADDITIONAL DESSERT +10 |

COCONUT PANNA COTTA (V-GF)
passionfruit gelée

CRÈME BRÛLÉE ALA JOEY (V-GF)
fig compote | tahitian vanilla

CHURROS (V)
bittersweet chocolate | cinnamon sugar

SEASONAL CRUMBLE (V)
brown butter crumbs | vanilla gelato supplement (+3)

MAKE YOUR OWN SUNDAE BAR (V) +5
every fixing imaginable

<u>MOCHI STATION</u> choose 2 +5	mango (VG)	chocolate
green tea matcha		

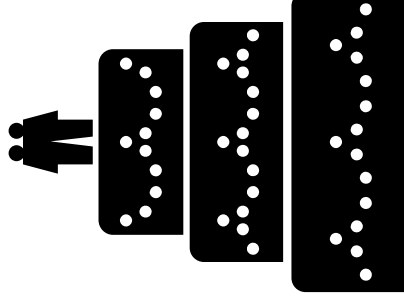
<u>CREPE STATION</u> choose 2 +7	apple cinnamon (VG)	hazelnut spread banana
pastry cream raspberry		

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V - Vegetarian | VG - Vegan | GF - Gluten Free | Many food items can be made vegan & gluten free

BOX HOUSE WEDDING CAKE +10

| BOX HOUSE EVENTS IS PLEASED TO BAKE THE PERFECT WEDDING CAKE FOR YOUR BIG NIGHT |

OUR PASTRY CHEFS WILL PREPARE A 3-TIER
“NAKED” CAKE THAT CAN FEED UP TO 75
GUESTS. WE WILL ALSO PROVIDE A SHEET CAKE
TO SERVE THE REST OF YOUR PARTY!



CAKE FLAVORS

vanilla
chocolate
confetti
red velvet
lemon
rosé +5

FILLING FLAVORS

hazelnut
banana
passion fruit
cream cheese
chocolate mousse
strawberry preserves +3

all items subject to change | all prices subject to an administrative fee & New York State sales tax of 8.875%
V - Vegetarian | VG - Vegan | GF - Gluten Free | Many food items can be made vegan & gluten free

LATE NIGHT SNACKS

| CHOOSE 3 | +15 |
| CHOOSE 6 | +22 |

ESQUITE CUPS (V-GF)
tajin mayo | queso fresco | lime

CHICKEN WINGS
bbq | chipotle honey

TRUFFLE FRIES (V)
white truffle | parmesan | lemon aioli

SOFT PRETZEL BITES (V)
hand rolled pretzel | beer cheese

FLATBREAD PIZZA (V)
margherita | thai basil

GRILLED CHEESE (V)
three cheese | onion marmalade

POPCORN CART (GF) +2
movie theater fixings

ELOTE POPCORN (V-GF) +5
housemade popcorn | lime

4. CURRENT CERTIFICATE OF OCCUPANCY

[CLICK HERE TO SIGN UP FOR BUILDINGS NEWS](#)

NYC Department of Buildings
Property Profile Overview
ALSO SEE OTHER BIN(S) BELOW

25 KENT AVENUE

KENT AVENUE 19 - 33
NORTH 12 STREET 67 - 101
NORTH 13 STREET 58 - 92
WYTHE AVENUE 58 - 72

[View DCP Addresses...](#) [Browse Block](#)

BROOKLYN 11249

Health Area : 400
Census Tract : 557
Community Board : 301
Buildings on Lot : 1

BIN# 3425961

Tax Block : 2282
Tax Lot : 1
Condo : NO
Vacant : NO

[View Zoning Documents](#)[View Challenge Results](#)[Pre - BIS PA](#)[View Certificates of Occupancy](#)

Cross Street(s): NORTH 13 STREET, NORTH 12 STREET

DOB Special Place Name:

DOB Building Remarks:

Landmark Status:

Local Law: NO

SRO Restricted: NO

UB Restricted: NO

Environmental Restrictions: N/A

Legal Adult Use: NO

Special Status: N/A

Loft Law: NO

TA Restricted: NO

Grandfathered Sign: NO

City Owned: NO

Additional BINs for Building: [3819938](#) [3339515](#) [3061529](#)

Additional Designation(s): IBZ - INDUSTRIAL BUSINESS ZONE
POPS - PRIVATELY OWNED PUBLIC SPACES

HPD Multiple Dwelling: No

Special District: UNKNOWN

This property is not located in an area that may be affected by Tidal Wetlands, Freshwater Wetlands, Coastal Erosion Hazard Area, or Special Flood Hazard Area. [Click here for more information](#)

Department of Finance Building Classification:**O6-OFFICE BUILDINGS**

Please Note: The Department of Finance's building classification information shows a building's tax status, which may not be the same as the legal use of the structure. To determine the legal use of a structure, research the records of the Department of Buildings.

	Total	Open	Elevator Records
Complaints	36	0	Electrical Applications
Violations-DOB	19	0	Permits In-Process / Issued
Violations-OATH/ECB	37	0	Illuminated Signs Annual Permits
Jobs/Filings	110		Plumbing Inspections
ARA / LAA Jobs	0		Open Plumbing Jobs / Work Types
Total Jobs	110		Facades
Actions	28		Marquee Annual Permits
OR Enter Action Type: <input type="text"/>			Boiler Records
OR Select from List: <input type="text" value="Select..."/>			DEP Boiler Information
AND <input type="button" value="Show Actions"/>			Crane Information
			After Hours Variance Permits



Certificate of Occupancy

CO Number: 3425961-0000017

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

A.	Borough: BROOKLYN Address: 19 KENT AVE Building Identification Number(BIN): 3425961	Block Number: 2282 Lot Number(s): 1 Additional Lot Number(s): Application Type: NB - NEW BUILDING	Full Building Certificate Type: Temporary Date Issued: 03/11/2024
This building is subject to this Building Code: 2008			
This Certificate of Occupancy is associated with job# 320591944-01			
B.	Construction Classification: I-B: 3 HOUR PROTECTED Building Occupancy Group classification: B - BUSINESS Multiple Dwelling Law Classification: Not Available		
	No. of stories: 8	Height in feet: 153	No. of dwelling units: Not Available
C.	Fire Protection Equipment: Fire Alarm System, Sprinkler System, Standpipe System		
D.	Parking Spaces and Loading Berths: Open Parking Spaces: 0 Enclosed Parking Spaces: 275 Total Loading Berths: Not available		
E.	This Certificate is issued with the following legal limitations: Restrictive Declaration: None Zoning Exhibit: 2014000239306, 2014000239305 BSA Calendar Number(s): None CPC Calendar Number(s): C160124ZSK, C160125ZSK, N160126ZRK		
Borough Comments: updated construction signoff is required prior to next renewal.			

Borough Commissioner

Commissioner



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Cellar	F-2	N/A	OG	6, 11	0	320591944	Temporary	06/09/2024
Description of Use: Mechanical and/or electrical equipment rooms MECHANICAL ROOM, GAS METER ROOM, WATER METER ROOM, WATER TANK ROOM, ELECTRICAL ROOM, FUEL OIL TANK ROOM, FUEL OIL PUMP ROOM (DRY FLOODPROOFED).						Exceptions:		
Cellar	S-2	N/A	OG	6, 11	0	320591944	Temporary	06/09/2024
Description of Use: Parking Garage ATTENDED ACCESSORY PARKING FOR 275 SPACES, ACCESSORY BICYCLE STORAGE ROOM AND STORAGE ROOM (DRY FLOODPROOFED)						Exceptions:		
Cellar	B	2	OG	6, 11	0	320591944	Temporary	06/09/2024
Description of Use: Offices BUILDING MANAGER OFFICE (DRY FLOODPROOFED)						Exceptions:		
Cellar	A-3	162	OG	6	0	320591944	Temporary	06/09/2024
Description of Use: Health Club/ Gym/ Fitness Center ACCESSORY EXERCISE ROOM (NOT A PLACE OF ASSEMBLY) SHALL BE RESTRICTED TO TENANTS FOR WHICH NO ADMISSION OR MEMBERSHIP FEES SHALL BE CHARGED.						Exceptions:		
Floor 1	M	1335	100	6a, 6c	0	320591944	Temporary	06/09/2024
Description of Use: Retail Sales RETAIL STORES_(ABOVE BASE FLOOD ELEVATION)						Exceptions:		
Floor 1	B	N/A	100	6, 11	0	320591944	Temporary	06/09/2024
Description of Use: Other COMMERCIAL LOBBIES (ABOVE BASE FLOOD ELEVATION)						Exceptions:		



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 1	S-2	N/A	100	6, 11	0	320591944	Temporary	06/09/2024
Description of Use: Parking Garage ACCESSORY LOADING BERTHS and PARKING ENTRANCE (ABOVE BASE FLOOD ELEVATION)						Exceptions:		
Floor 2	F-2	0	200	11a	0	320591944	Core & Shell	06/09/2024
Description of Use: Low-Hazard: Manufacturing Factory						Exceptions: Zero Occupancy Allowed.		
Floor 2	B	0	125	6b	0	320591944	Core & Shell	06/09/2024
Description of Use: Offices Office						Exceptions: Zero Occupancy Allowed.		
Floor 2	F-2	N/A	100	11	0	320591944	Temporary	06/09/2024
Description of Use: Mechanical and/or electrical equipment rooms MECHANICAL ROOMS, ELECTRICAL ROOMS						Exceptions:		
Floor 3	B	204	100	6b	0	320591944	Temporary	06/09/2024
Description of Use: Offices offices						Exceptions:		
Floor 3	B	246	125	11a, 16a, 17b	0	320591944	Temporary	06/09/2024
Description of Use: Other MAKER/MANUFACTURING						Exceptions:		



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 3	S-1	4	100	11a, 16a, 17b	0	320591944	Temporary	06/09/2024
Description of Use: Storage of Flammable or Combustible Materials MECHANICAL ROOMS, ELECTRICAL ROOMS, MANUFACTURING STORAGE.						Exceptions:		
Floor 3	B	181	50	6b	0	320591944	Temporary	06/09/2024
Description of Use: Offices Meeting Space, Pantry						Exceptions:		
Floor 4	F-2	NA	100	6	0	320591944	Temporary	06/09/2024
Description of Use: Mechanical and/or electrical equipment rooms MECHANICAL ROOMS, ELECTRICAL ROOMS						Exceptions:		
Floor 4	B	559	50	6b	0	320591944	Temporary	06/09/2024
Description of Use: Offices offices						Exceptions:		
Floor 5	B	356	50	6b		320591944	Temporary	06/09/2024
Description of Use: Business and Service OFFICES						Exceptions:		
Floor 5	F-2	0	100	6	0	320591944	Core & Shell	06/09/2024
Description of Use: Mechanical and/or electrical equipment rooms MECHANICAL ROOMS, ELECTRICAL ROOMS						Exceptions: Zero Occupancy Allowed.		



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Floor 6	B	0	50	6b	0	320591944	Core & Shell	06/09/2024
Description of Use: Offices offices						Exceptions: Zero Occupancy Allowed.		
Floor 6	F-2	0	100	6	0	320591944	Core & Shell	06/09/2024
Description of Use: Mechanical and/or electrical equipment rooms MECHANICAL ROOMS, ELECTRICAL ROOMS						Exceptions: Zero Occupancy Allowed.		
Floor 7	B	0	50	6b	0	320591944	Core & Shell	06/09/2024
Description of Use: Offices offices						Exceptions: Zero Occupancy Allowed.		
Floor 7	F-2	0	100	6	0	320591944	Core & Shell	06/09/2024
Description of Use: Mechanical and/or electrical equipment rooms MECHANICAL ROOMS, ELECTRICAL ROOMS						Exceptions: Zero Occupancy Allowed.		
Floor 8	F-2	0	100	6	0	320591944	Core & Shell	06/09/2024
Description of Use: Mechanical and/or electrical equipment rooms MECHANICAL ROOMS, ELECTRICAL ROOMS						Exceptions: Zero Occupancy Allowed.		
Floor 8	B	0	50	6b	0	320591944	Core & Shell	06/09/2024
Description of Use: Offices offices						Exceptions: Zero Occupancy Allowed.		



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Roof	B	74	100	6		320591944	Temporary	06/09/2024
Description of Use: Other TENANT AMENITY SPACE ACCESSORY TO OFFICE USE						Exceptions:		
Roof	A-2	317	100	6, 11		320591944	Temporary	06/09/2024
Description of Use: Eating and Drinking ACCESSORY TENANT ROOF TERRACE						Exceptions:		
Roof	F-2	39	100	6b, 6	0	320591944	Temporary	06/09/2024
Description of Use: Mechanical and/or electrical equipment rooms MECHANICAL ROOMS, PUMP ROOM,ELEVATOR MACHINE ROOMS						Exceptions:		
Roof	B	74	100	6		320591944	Temporary	06/09/2024
Description of Use: Other BUILDING AMENITIES SPACE ACCESSORY TO OFFICE USE						Exceptions:		

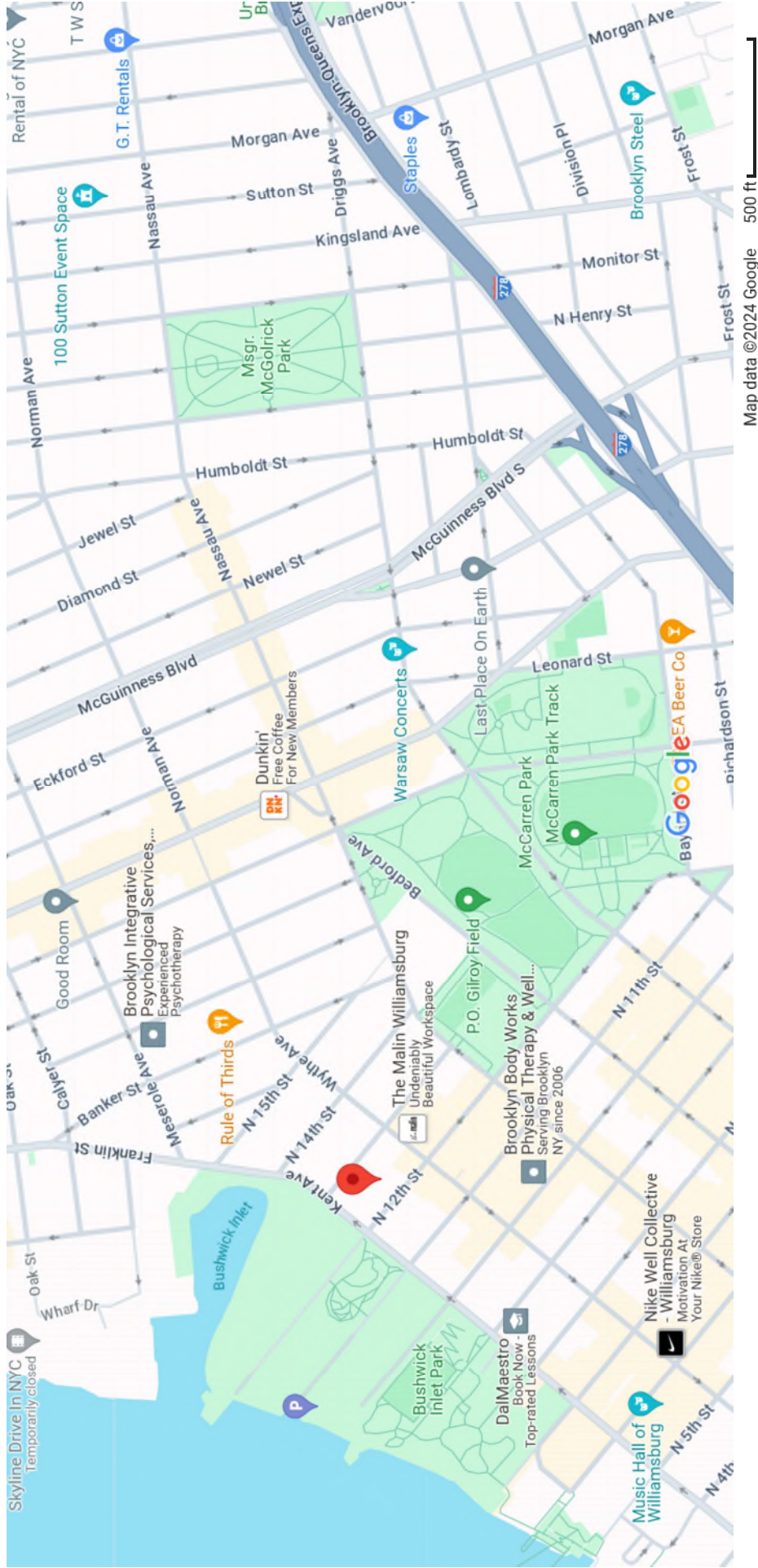
CofO Comments: NOTE: SUBCELLAR AND CELLAR ARE DRY FLOODPROOFED AND BUILT TO WITHSTAND THE HYDROSTATIC PRESSURES.

Borough Commissioner

Commissioner




















5. GOOGLE MAP/ZoLA MAP SLA PROXIMITY REPORT

Google Maps 25 Kent Ave





Zoning and Land Use 3

- ☒ Tax Lots 
 - ☐ Show Land Use Colors
 - ☒ Zoning Districts 
 - ☒ Commercial Districts  
 - ☒ Manufacturing Districts  
 - ☒ Residence Districts  
 - ☒ Parks 
 - ☒ Battery Park City 
 - ☒ Commercial Overlays 
 - ☐ 
 - ☒ C1-1 through C1-5 
 - ☒ C2-1 through C2-5 
 - ☐ Zoning Map Amendments 
 - ☐ Pending Zoning Map Amendments 
 - ☐ Special Purpose Districts 
 - ☐ Special Purpose  

TAX LOT | BBL 3022820001

19 KENT AVENUE, 11249

Brooklyn (Borough 3) | Block 2282 | Lot 1

Zoning District: [M1-2](#)

INTERSECTING MAP LAYERS

 Transit Zone

 Coastal Zone

 Flood Zone Effective Flood Insurance Rate Maps 2007

 Flood Zone Preliminary Flood Insurance Rate Maps 2015

Environmental Designation

[Appendix J Designated M District](#)

ZONING DETAILS:

[↗ Digital Tax Map](#)

[Zoning Map: 12c \(PDF\)](#)

[↗ Historical Zoning Maps \(PDF\)](#)

Owner	Show Owner
Land Use	Commercial & Office Buildings
Lot Area	80,000 sq ft
Lot Frontage	200 ft
Lot Depth	400 ft
Year Built	2017

Year Altered	2015
Building Class	Office Buildings - Office with Comm – 7 to 19 Stories (O6)
Number of Buildings	1
Number of Floors	10
Gross Floor Area	485,034 sq ft
Total # of Units	32
Building Info ⓘ	🔗 BISWEB
Property Records ⓘ	🔗 View ACRIS
Housing Info ⓘ	🔗 View HPD's Building, Registration & Violation Records
Community District	🔗 Brooklyn Community District 1
City Council District	🔗 Council District 33
School District	14
Police Precinct	94
Fire Company	L106
Sanitation Borough	3
Sanitation District	01
Sanitation Subsection	1A

This report is for informational purposes only in aid of identifying establishments potentially subject to 500 and 200 foot rules. Distances are approximated using industry standard GIS techniques and do not reflect actual distances between points of entry. The NYS Liquor Authority makes no representation as to the accuracy of the information and disclaims any liability for errors.

Proximity Report For:

Location **25 Kent Ave - 25 Kent Ave, Brooklyn**

Geocode **Latitude: 40.72333**
longitude: -73.95843

Report Generated On **3/18/2024**

8 Closest Liquor Stores

Name	Address	Distance
CK BROOKLYN LLC License ID: 0100-23-123773 Legacy Serial No.: 1238132	44 BERRY ST STORE #5 AKA 109 N BROOKLYN, New York 11211	986 ft
NORMAN SAKE LLC License ID: 0100-22-117506 Legacy Serial No.: 1337614	29 NORMAN AVE UNIT 100 BROOKLYN, New York 11222	1,029 ft
ALEXANDER WINES INC License ID: 0100-22-116631 Legacy Serial No.: 1225806	132 KENT AVE 6TH & 7TH ST BROOKLYN, New York 11249	1,454 ft
BEDFORD WINES AND SPIRITS INC License ID: 0100-23-123791 Legacy Serial No.: 1298794	101 BEDFORD AVE BROOKLYN, New York 11211	1,461 ft
NORTHSIDE DISCOUNT LIQUORS & WINES INC License ID: 0100-23-126634 Legacy Serial No.: 1253914	105 BERRY ST BROOKLYN, New York 11211	1,549 ft
MAPADU LLC License ID: 0100-22-116198 Legacy Serial No.: 1310657	114 FRANKLIN ST BROOKLYN, New York 11222	1,966 ft
ISLEWORTH MANAGEMENT LLC License ID: 0100-22-116304 Legacy Serial No.: 1270356	761 MANHATTAN AVE BROOKLYN, New York 11222	2,078 ft
PIER WINES CORP License ID: 0100-21-113586 Legacy Serial No.: 1263815	164 KENT AVE AKA 12 N 5TH ST BROOKLYN, New York 11249	2,083 ft

Schools within 500 feet

Name	Address	Distance
No Schools within 500 feet		

Churches within 500 feet

Name	Distance
No Churches within 500 feet	

Pending On Premises Liquor Licenses within 750 feet

Name	Address	Distance
AFURI NEW YORK LLC Application ID: NA-0340-23-110173	61 N 11TH ST BROOKLYN, New York 11249.0	442 ft
ALIEN EXPERIENCE, THE Application ID: NA-0340-23-110712	55 WYTHE AVE BROOKLYN, New York 11249.0	484 ft
WVH BAR LLC Application ID: NA-0340-22-141677	94 N 13TH ST BROOKLYN, New York 11249.0	535 ft
94 WYTHE F&B LLC Application ID: NA-0340-23-111934	94 WYTHE AVE BROOKLYN, New York 11249.0	618 ft
X GOLF BROOKLYN LLC Application ID: NA-0370-24-108721	105 N 13th St Brooklyn, NY 11249.0	714 ft

Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
51 KENT CAFE INC License ID: 0340-22-103659 Legacy Serial No.: 1261724	51 KENT AVE BROOKLYN, New York 11211	396 ft
OXKALE LLC License ID: 0340-23-133419 Legacy Serial No.: 1355114	52 N 11TH ST BROOKLYN, New York 11249	431 ft
74 WYTHE AVE TENANT LLC License ID: 0417-23-142094 Legacy Serial No.: 1324738	74 WYTHE AVE BROOKLYN, New York 11249	452 ft
ISLA & CO WILLIAMSBURGH LLC License ID: 0340-23-136057 Legacy Serial No.: 1343092	55 WYTHE AVE STORE A BROOKLYN, New York 11249	484 ft
80 WYTHE LLC License ID: 0343-23-102507 Legacy Serial No.: 1257145	80 WYTHE AVE BROOKLYN, New York 11211	491 ft
TVC15 LLC License ID: 0370-23-163911 Legacy Serial No.: 6006298	90 WYTHE AVE BROOKLYN, New York 11249	591 ft
BROOKLYN BOWL LLC License ID: 0417-23-139920 Legacy Serial No.: 1327330	61 77 WYTHE AVE NORTH 11 & NORTH 12TH STREETS BROOKLYN, New York 11249	601 ft
KOKOMO RESTAURANT LLC License ID: 0340-22-114173 Legacy Serial No.: 1323397	65 KENT AVE BROOKLYN, NY 11249	604 ft
WILLIAM VALE HOTEL LLC, WILLIAM VALE FNB LLC, THE License ID: 0343-22-119426 Legacy Serial No.: 1292817	45 59 WYTHE AVE AKA/94 114 N 13TH ST/103 121 N BROOKLYN, New York 11249	635 ft
QUADRUN BK LLC & QUADRUN HOSPITALITY GROUP LLC License ID: 0343-24-102685 Legacy Serial No.: 6010658	96 Wythe Ave Brooklyn, New York 11249	686 ft
GUTTER BAR LLC, THE License ID: 0340-23-133122 Legacy Serial No.: 1184342	200 N 14TH STREET BROOKLYN, New York 11211	696 ft
BROOKLYN BILLIARDS LLC License ID: 0340-22-109348 Legacy Serial No.: 1307403	90 N 11TH ST AKA 97 N 10TH ST AKA 97 N 10TH ST BROOKLYN, New York 11249	716 ft

**6. EMAIL TO COMMUNITY GROUPS/NOTICE TO NEIGHBORS/
LETTER TO NYPD**

We are reaching out to let you know that our client La Sirena Inc. (“Sirena”) intends to apply for a new Catering Establishment license with the New York State Liquor Authority (“SLA”) for premises at 25 Kent Avenue, 4th floor, between N 12th and N 13th Streets.

Sirena will be a banquet/event space which can accommodate up to 360 guests at its maximum use of the entire space, with a removable interior wall to create two (2) smaller banquet halls.

The premises is for private events only, for which the hours will vary depending on the event, with the latest closing at 4am.

The premises is located on the 4th floor and will have recorded background music, live music and dancing, which will also vary depending on the specific event. There are two (2) terrace spaces at the premises. One is a small terrace for only 3 people. The other, larger, terrace space is not for occupancy or use.

The owner and operator of Sirena also owns and operates The Box House hotel and Brooklyn Lantern at 77 Box Street, and the Franklin Guesthouse and Madre at 214 Franklin Street, the liquor licenses for both of which were approved by Brooklyn Community Board 1.

The application for this Catering Establishment license is scheduled to be heard on June 18, 2024 at the Public Hearing of Community Board 1 (“CB1”) and by CB1’s SLA Review Committee at its meeting on June 24, 2024.

If you have any questions or would like any additional information, please contact me at martha@brpclaw.com.

Thank you.

BERNSTEIN REDO & SAVITSKY P.C.
-ATTORNEYS AT LAW-

1177 AVENUE OF THE AMERICAS, 5TH FL
NEW YORK, NEW YORK 10036
TEL (212) 651-3100

DONALD M. BERNSTEIN
MARTHA M. REDO
BENJAMIN S. SAVITSKY

May 17, 2024

New York City Police Department
94th Precinct
100 Meserole Avenue
Brooklyn, New York 11222-2636
Attn: Community Affairs

Re: La Sirena Events Inc.
25 Kent Avenue, 4th floor
Brooklyn, NY 11249
Location History Request by Brooklyn Community Board 1

To whom it may concern:

This firm represents La Sirena Events Inc., which will be operating an event space at 25 Kent Avenue, 4th floor.

Our client will be filing an application with the New York State Liquor Authority for a new Catering Establishment license. In connection therewith, we notified Brooklyn Community Board No. 1 ("CB1") of our intent to make such application.

CB1 has requested that we submit a letter from the New York Police Department indicating the history of the location. Pursuant to the Freedom of Information Law, would you kindly provide a letter indicating what, if any, history is associated with the Premises or otherwise indicate that there has been no prior history at this address.

Thank you very much for your assistance with this matter. If you have any questions, please feel free to contact me at 212-651-3100 or by email at martha@brpclaw.com

Very truly yours,

DocuSigned by:

Martha M. Redo

27482670CC75913
Martha M. Redo

Nearby Residential Buildings to Distribute Notice

- 17 Kent Avenue
- 51 Kent Avenue
- 53 Kent Avenue
- 65 Kent Avenue
- 34 Berry Street
- 44 Berry Street
- 55 Berry Street
- 70 Berry Street
- 150 N 12th Street
- 55 N 10th Street
- 111 N 10th Street

NOTICE TO OUR NEIGHBORS

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If you have any questions or would like any additional information, please contact me at martha@brpclaw.com.

Thank you.

7. NOTICE POSTING

ATTENTION **RESIDENTS &** **NEIGHBORS**

LA SIRENA EVENTS INC. - JOE TORRES 347-232-8889

Company/DBA and Contact Number for Questions

PLANS TO OPEN A

CATERING ESTABLISHMENT

(Please indicate) Bar/Restaurant/Club/Grocery/Liquor Store/Wholesaler
Please indicate if there will be a Sidewalk Café or Backyard Garden

AT THE FOLLOWING LOCATION


25 KENT STREET - 4th FLOOR

Street Number and Street Name

THIS ESTABLISHMENT IS SEEKING A LICENSE TO SERVE

BEER/WINE AND LIQUOR

Beer and Wine or Beer/Wine and Liquor

Attach  (Attach Sheet "A" to Sheet "B")
--

**THERE WILL BE AN OPPORTUNITY
FOR PUBLIC COMMENT ON**

Tuesday

DATE: 06/18/2024

at 6:00 PM

SWINGING 60's SENIOR CITIZEN CENTER

211 AINSLIE STREET

BROOKLYN, NY 11211

(Corner of Manhattan Avenue)

Date/Time/Location

**AT THE
CB#1's PUBLIC HEARING**

**All those who wish to speak
must sign in and submit their speaker form
at 5:45 PM No Later Than 6:00 PM.**

Written Comments Can Also Be Sent To:

Community Board No. 1, Brooklyn

435 Graham Avenue

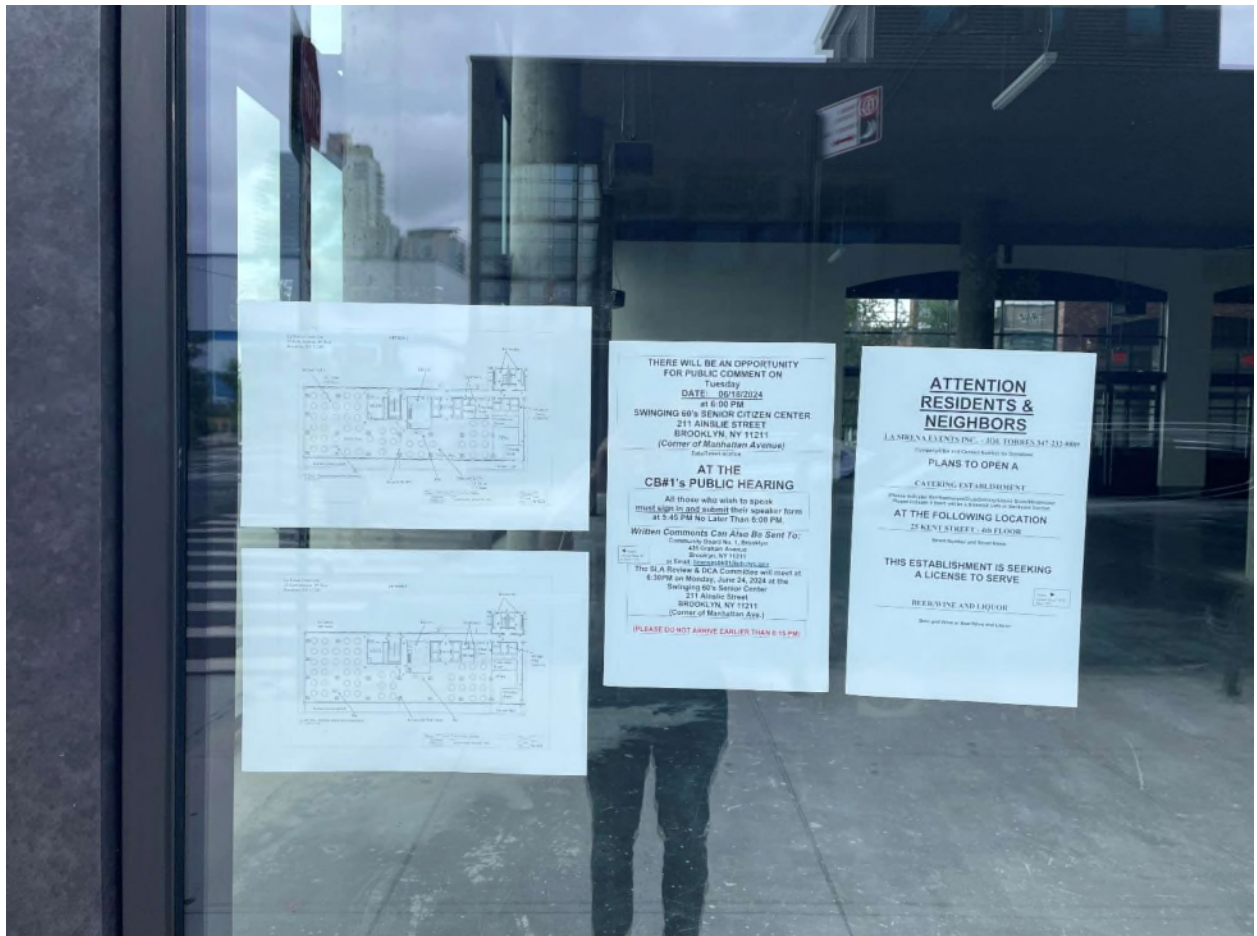
Brooklyn, NY 11211

or Email: licensesbk01@cb.nyc.gov

◀ Attach
(Attach Sheet "B"
to Sheet "A")


**The SLA Review & DCA Committee will meet at
6:30PM on Monday, June 24, 2024 at the
Swinging 60's Senior Center
211 Ainslie Street
BROOKLYN, NY 11211
(Corner of Manhattan Ave.)**

(PLEASE DO NOT ARRIVE EARLIER THAN 6:15 PM)





Add a Caption

 Look Up **Place** >

Thursday • Jun 6, 2024 • 10:51 AM

Adjust


IMG_2450


Apple iPhone 12


Wide Camera — 26 mm f1.6


12 MP • 3024 x 4032 • 1.9 MB


ISO 32 | 26 mm | 0 ev | f1.6 | 1/1855 s











city of **yes**

city of **diversity**

city of **affordability**

city of **neighbors**

city of **housing opportunity**

city of **families**





Image credit: Alfred Twu

Overview

City of Yes for Housing Opportunity

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

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

Why do we need more housing in New York City?

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

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



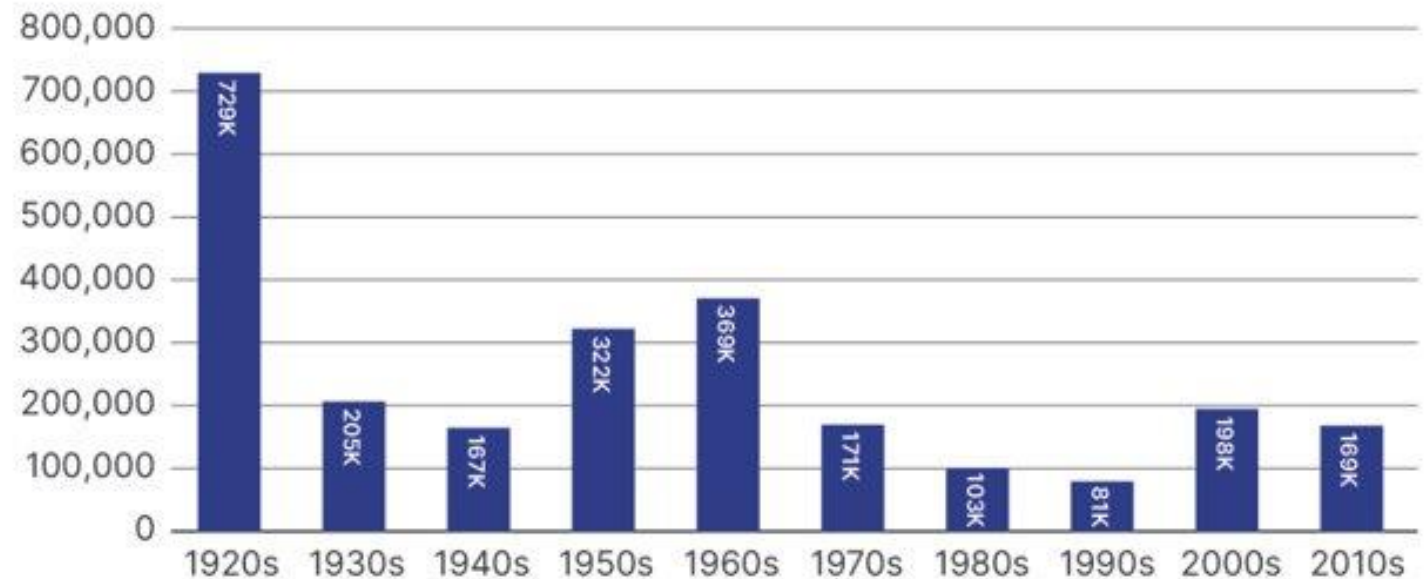
NYC is not building enough housing to meet New Yorkers' needs

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

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

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

New Housing Production by Decade



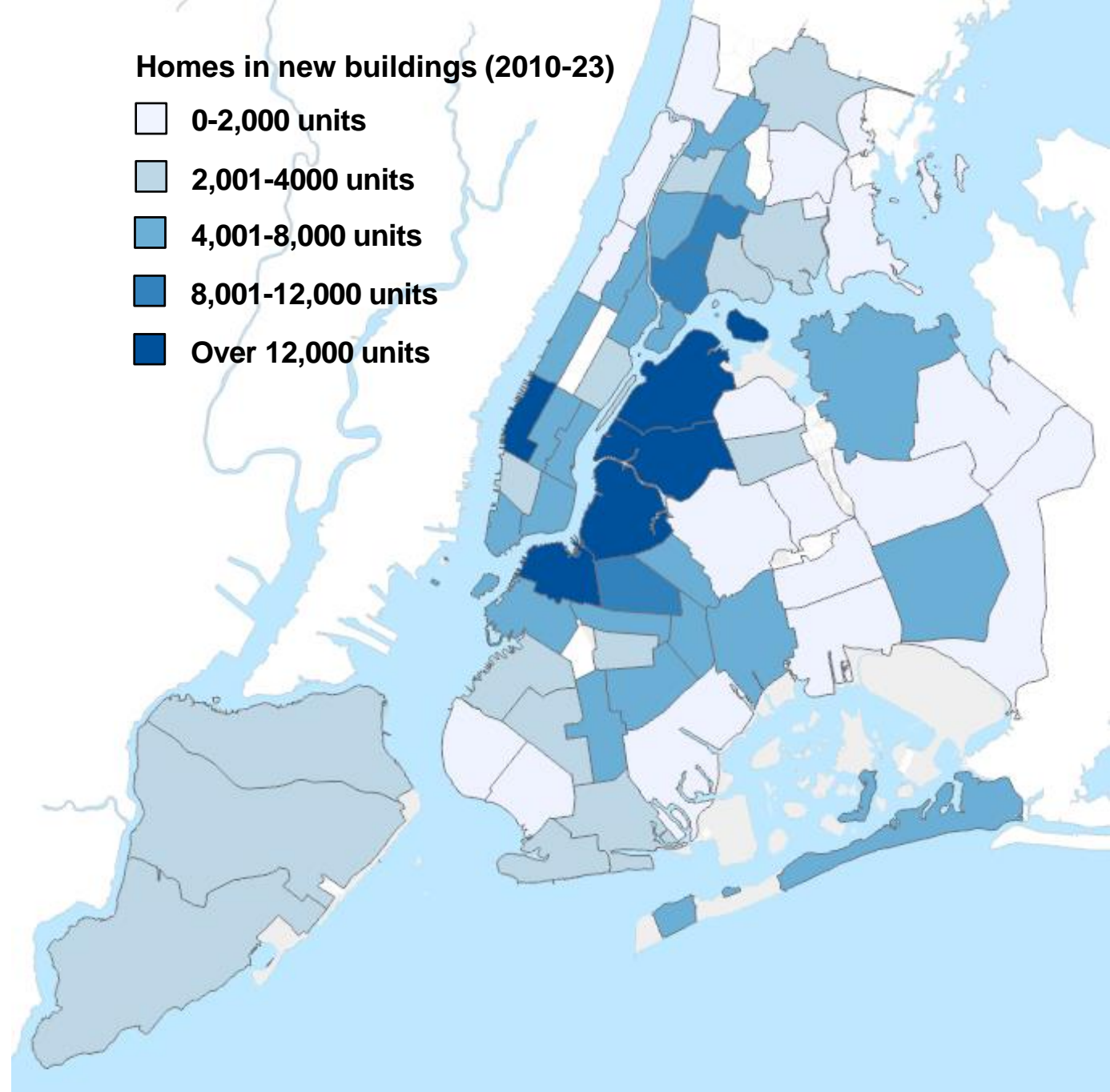
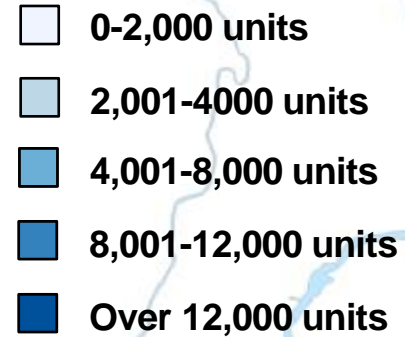
New housing is concentrated in just a few neighborhoods

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

Some neighborhoods have created virtually zero new housing

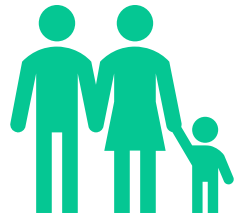
This puts additional pressure on just a few parts of the city to produce almost all new housing

Homes in new buildings (2010-23)



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

Income

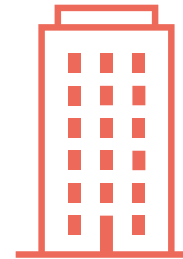


\$5,833/month

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

*Median household income of NYC renters

Rent



\$2,752/month

Average 2-bedroom apartment available in NYC

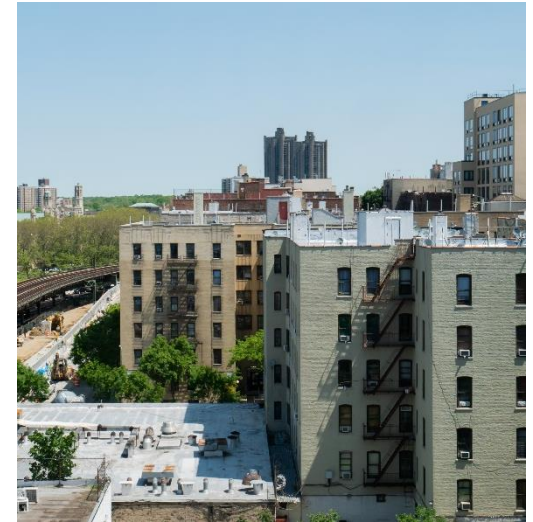
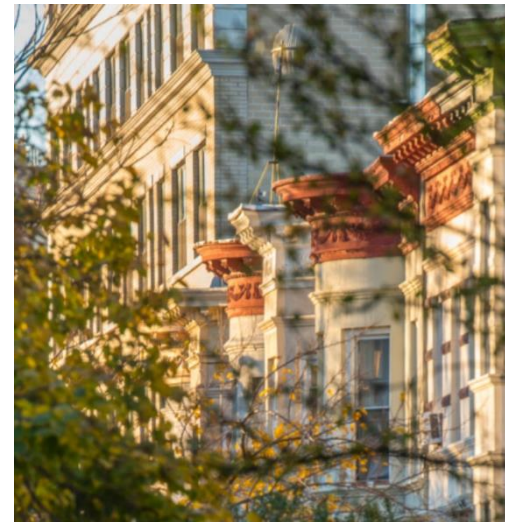
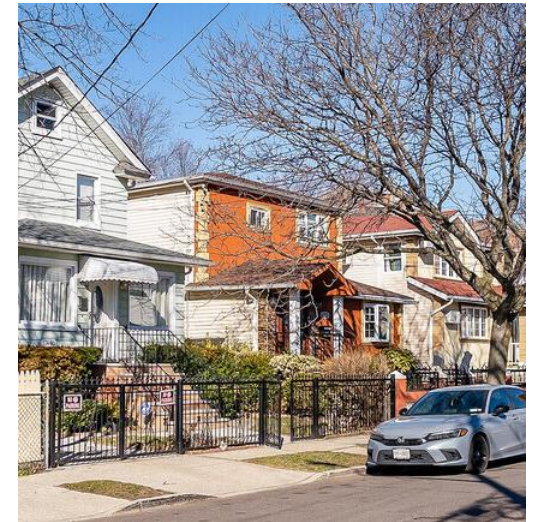
Zoning is one tool to address NYC's housing shortage

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

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

Other tools to support housing include:

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



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How can we help address the housing crisis with zoning?

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

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

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



Image credit: Alfred Twu

Proposal overview

Low-density proposals

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

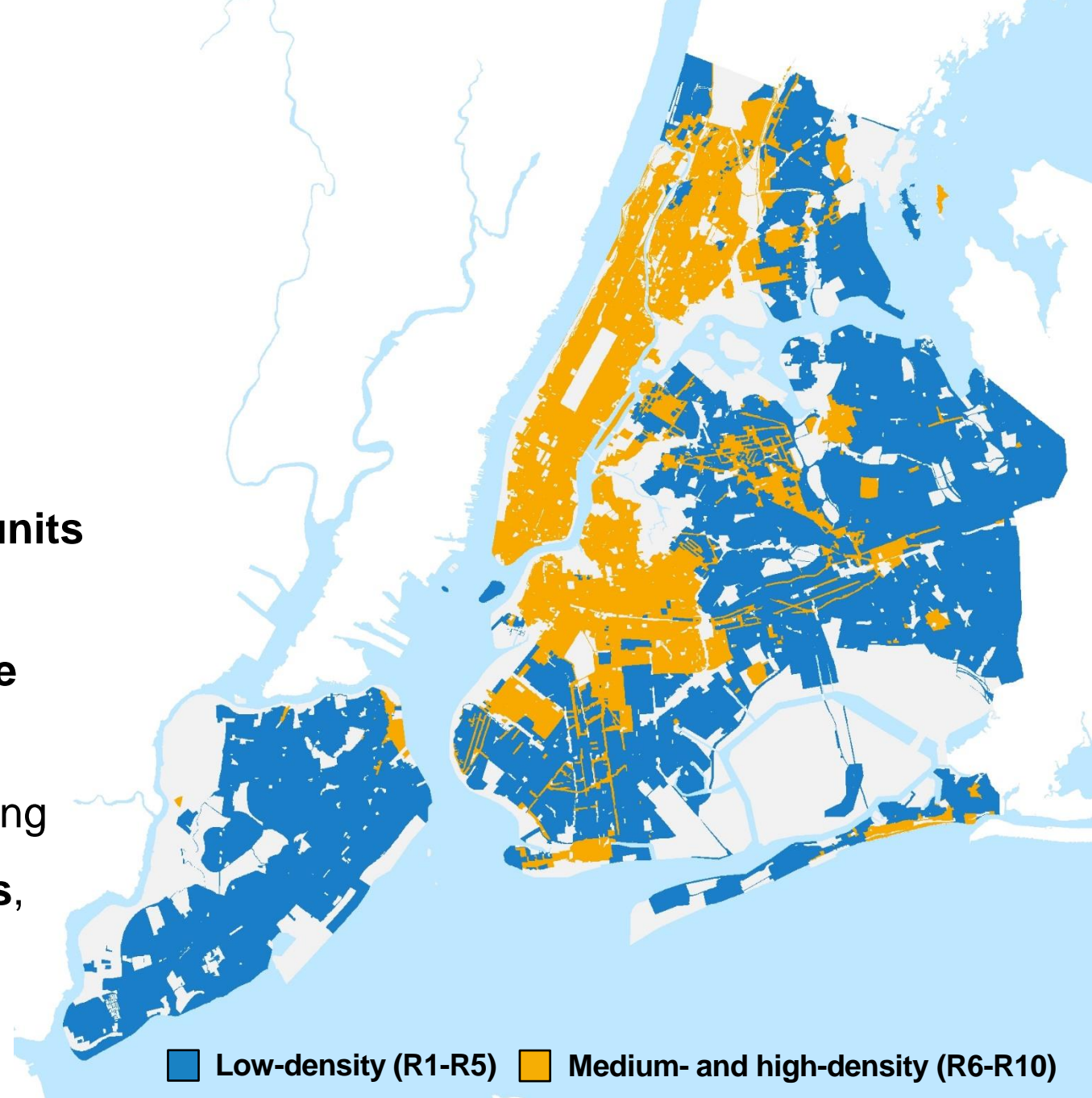
Medium- and high-density proposals

- Create a **Universal Affordability Preference**

Parking proposals

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

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



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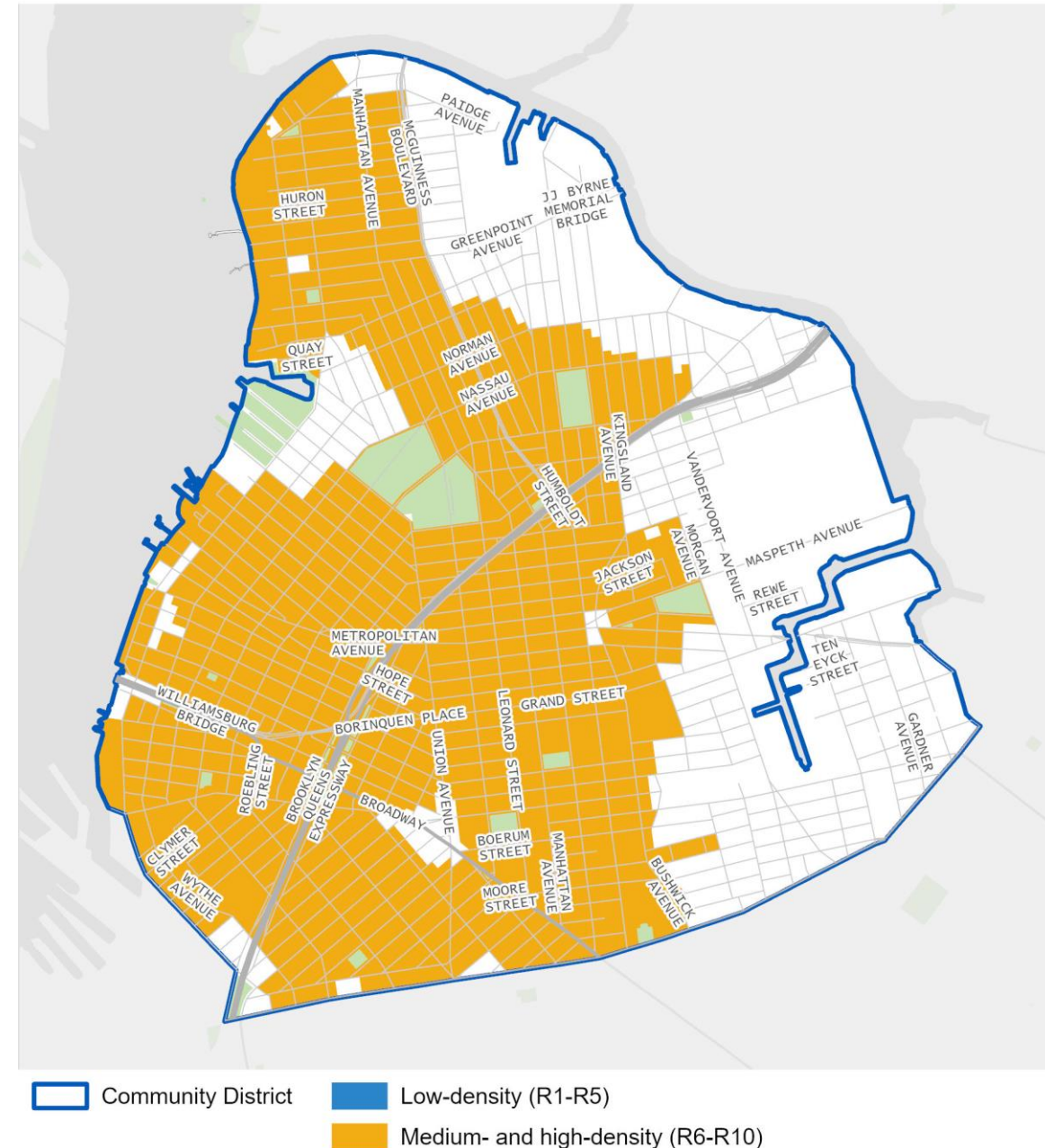
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Brooklyn CD 01



Overview

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

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



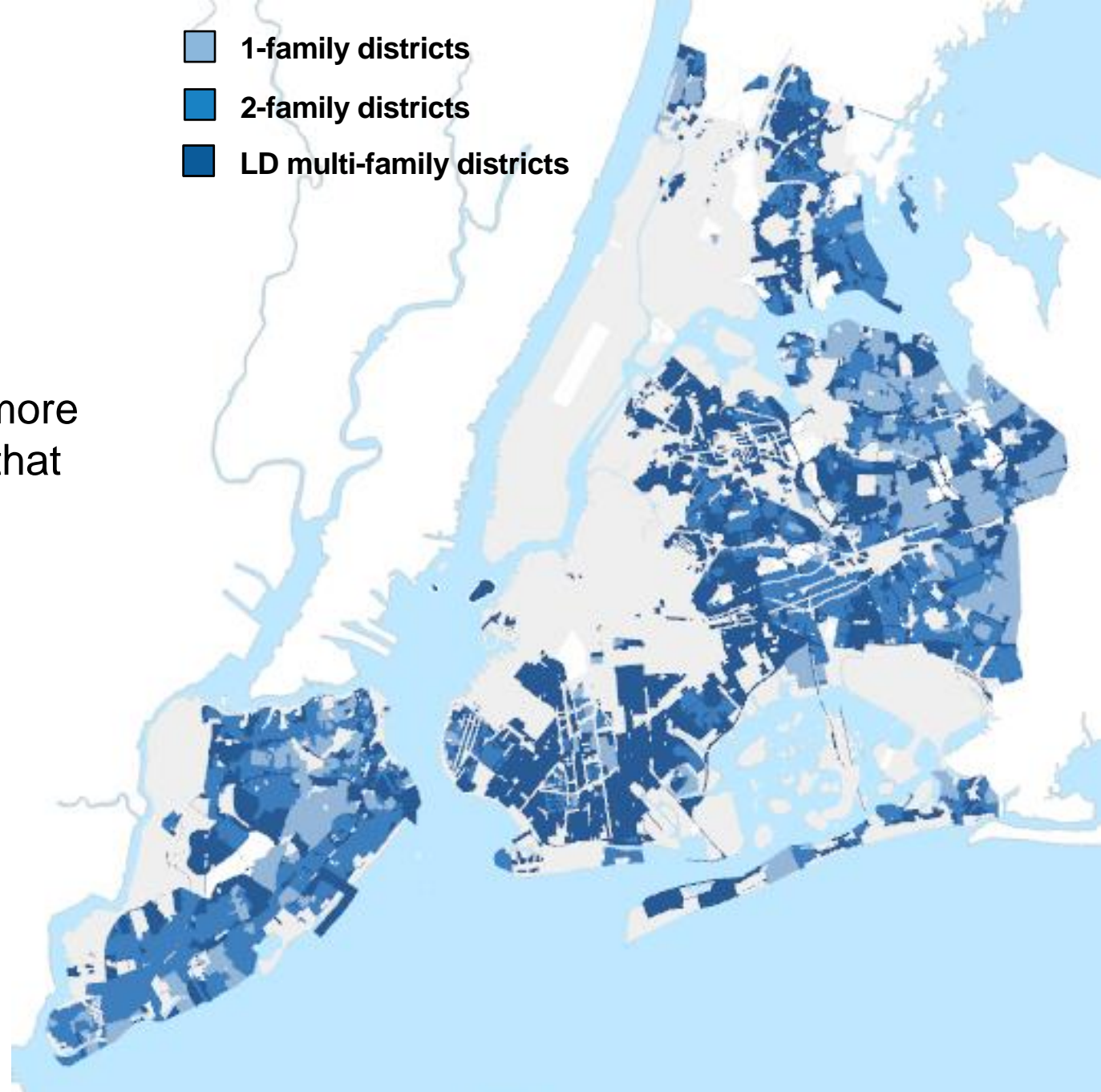
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Modest apartment buildings exist across low-density neighborhoods but could not be built today

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



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

Brooklyn CD 01



- Community District
- 1-family districts
- 2-family districts
- LD multi-family districts

Town center zoning

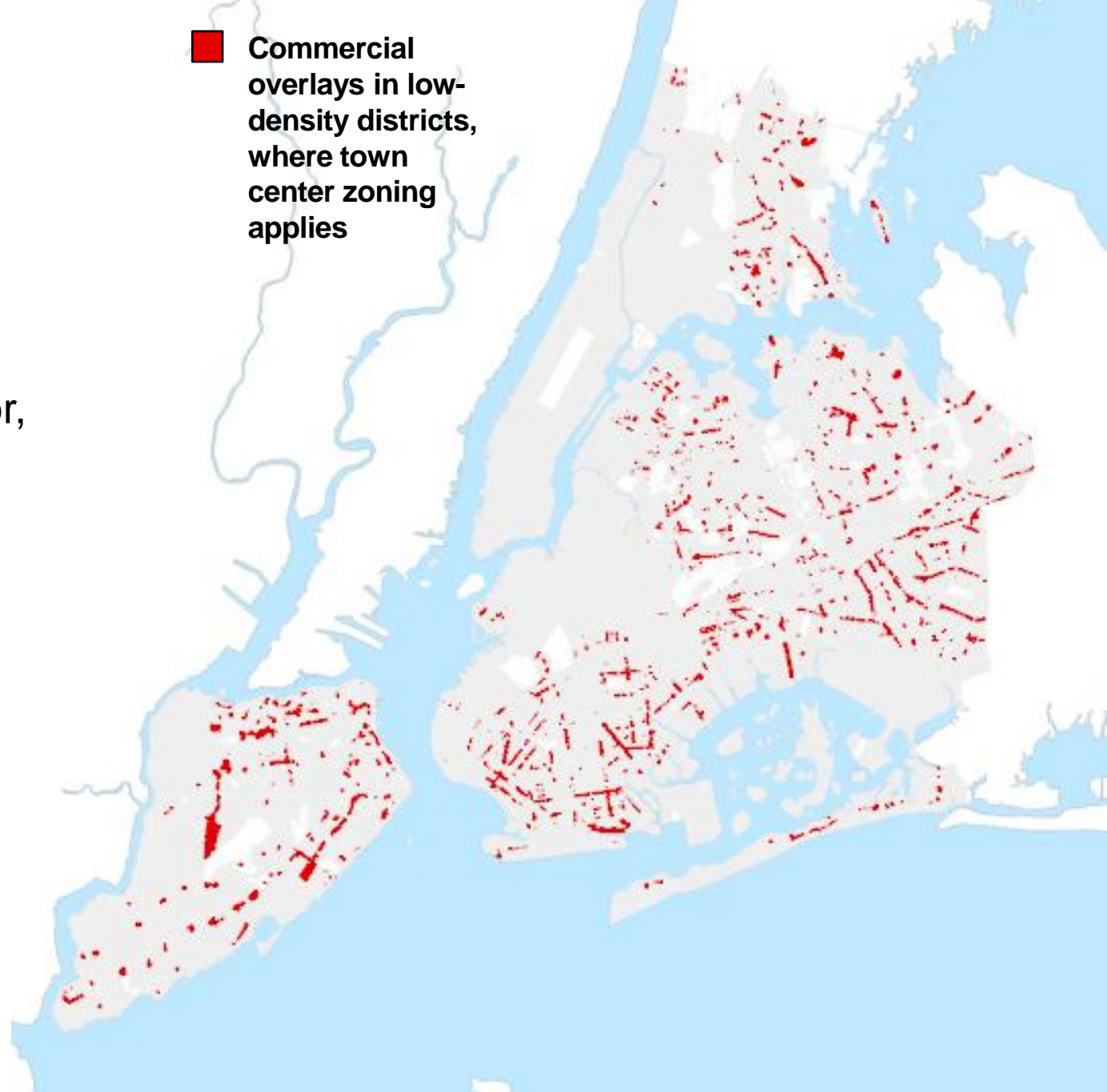
Relegalize housing above businesses on commercial streets in low-density areas

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



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



Town center zoning

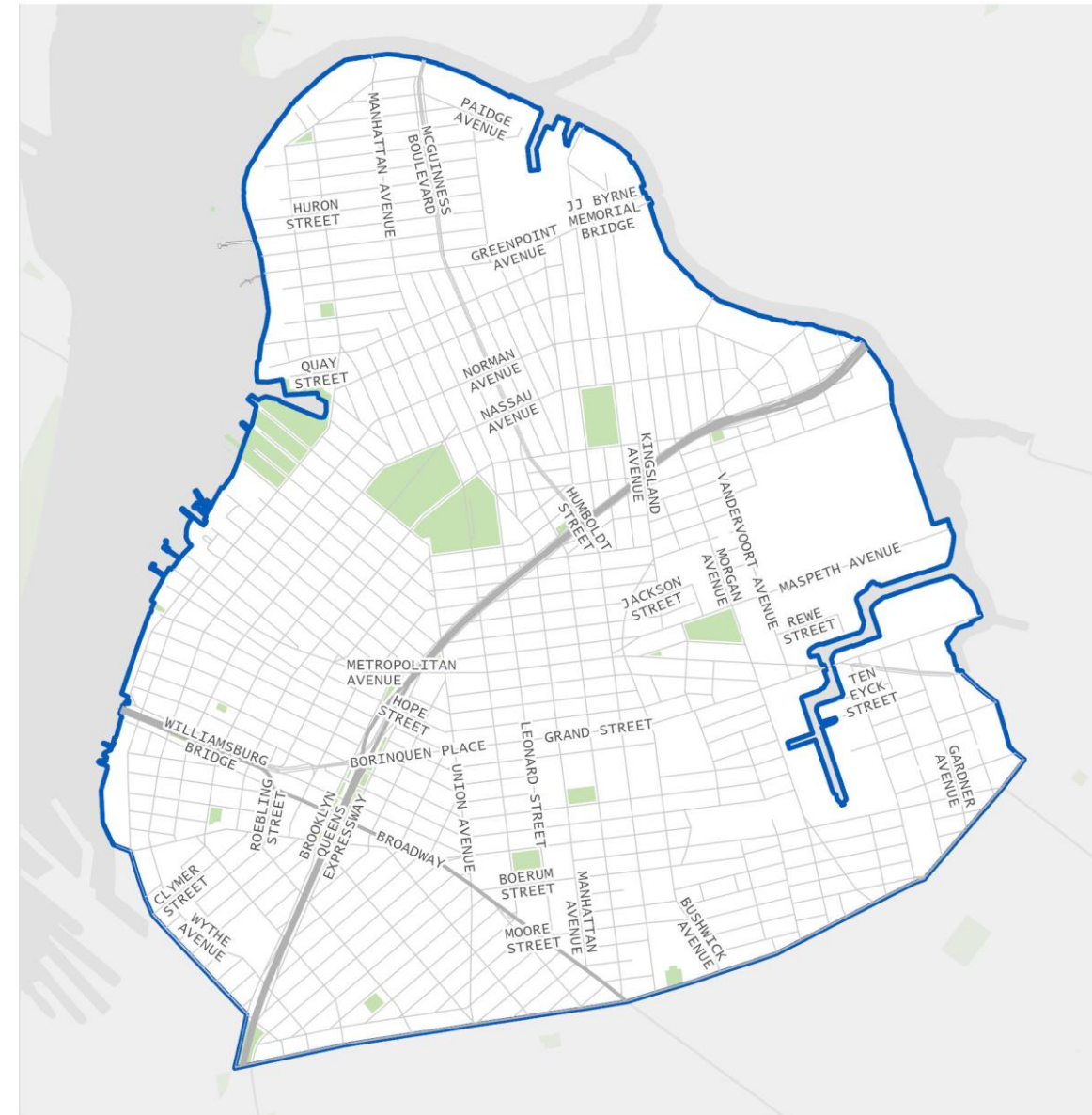
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Brooklyn CD 01



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

Transit-oriented development

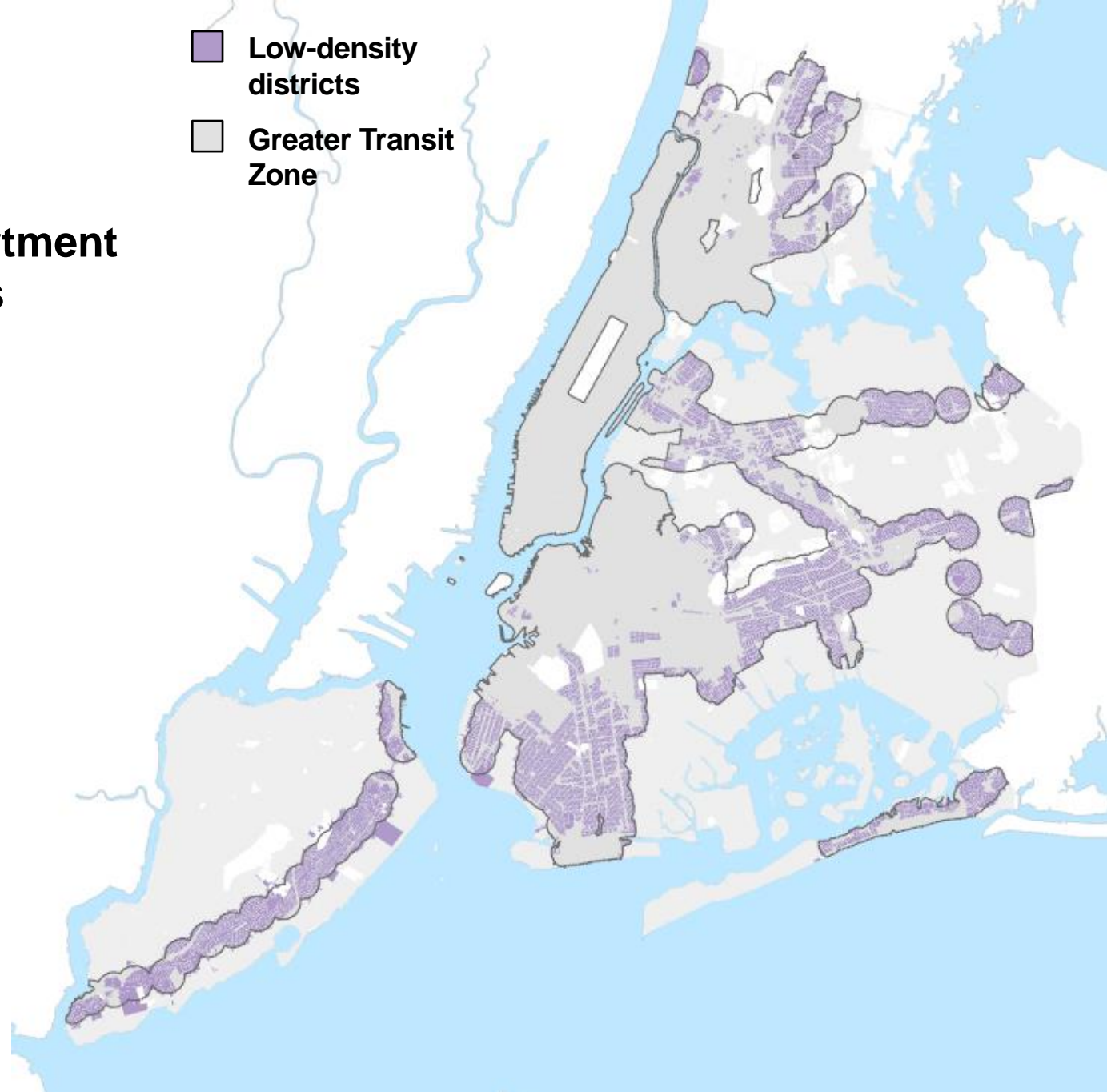
Allow modestly-sized, transit-oriented apartment buildings in low-density residence districts

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



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- Low-density districts
- Greater Transit Zone



Transit-oriented development

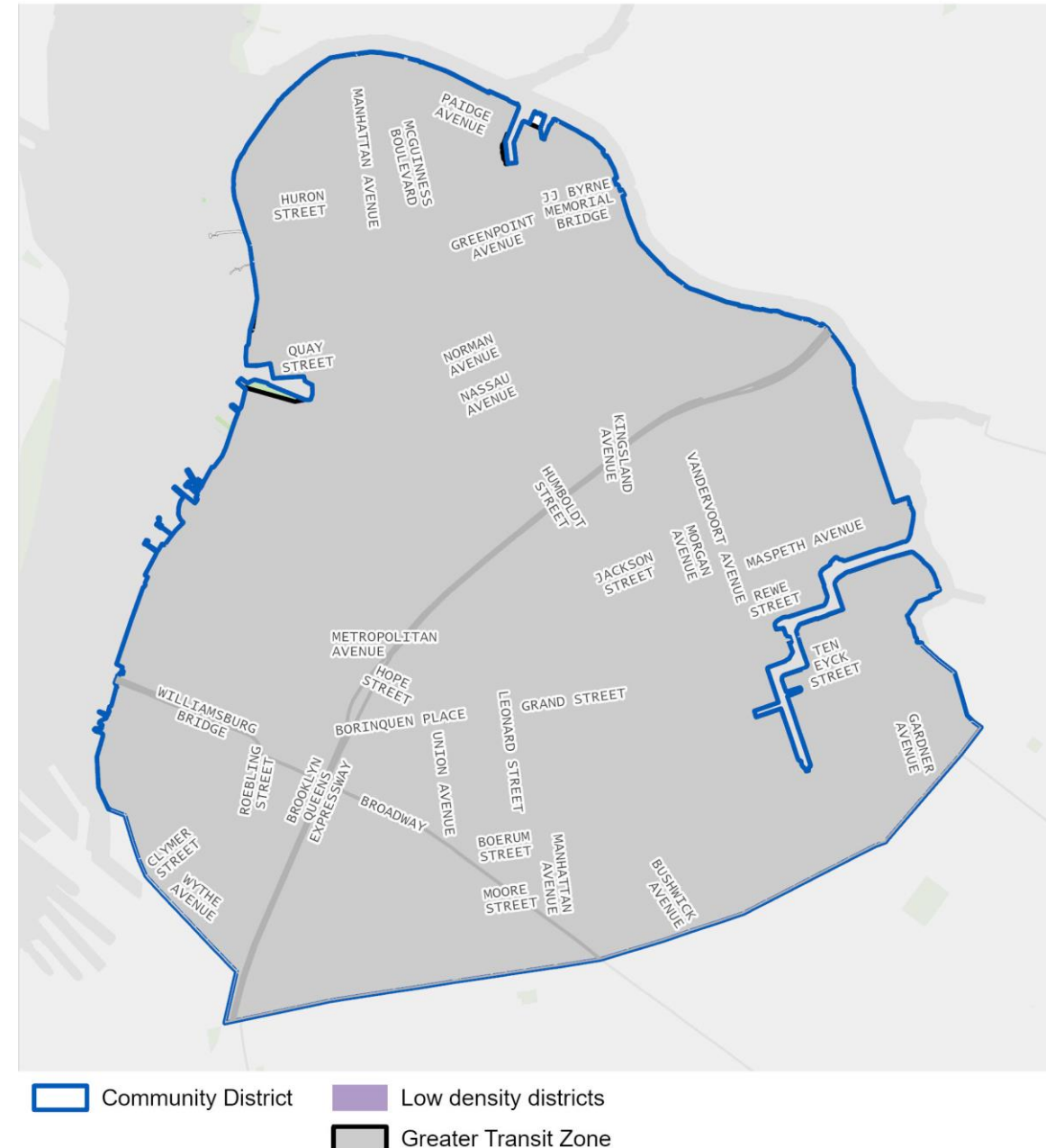
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Brooklyn CD 01



Help homeowners

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

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

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



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Help homeowners

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

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



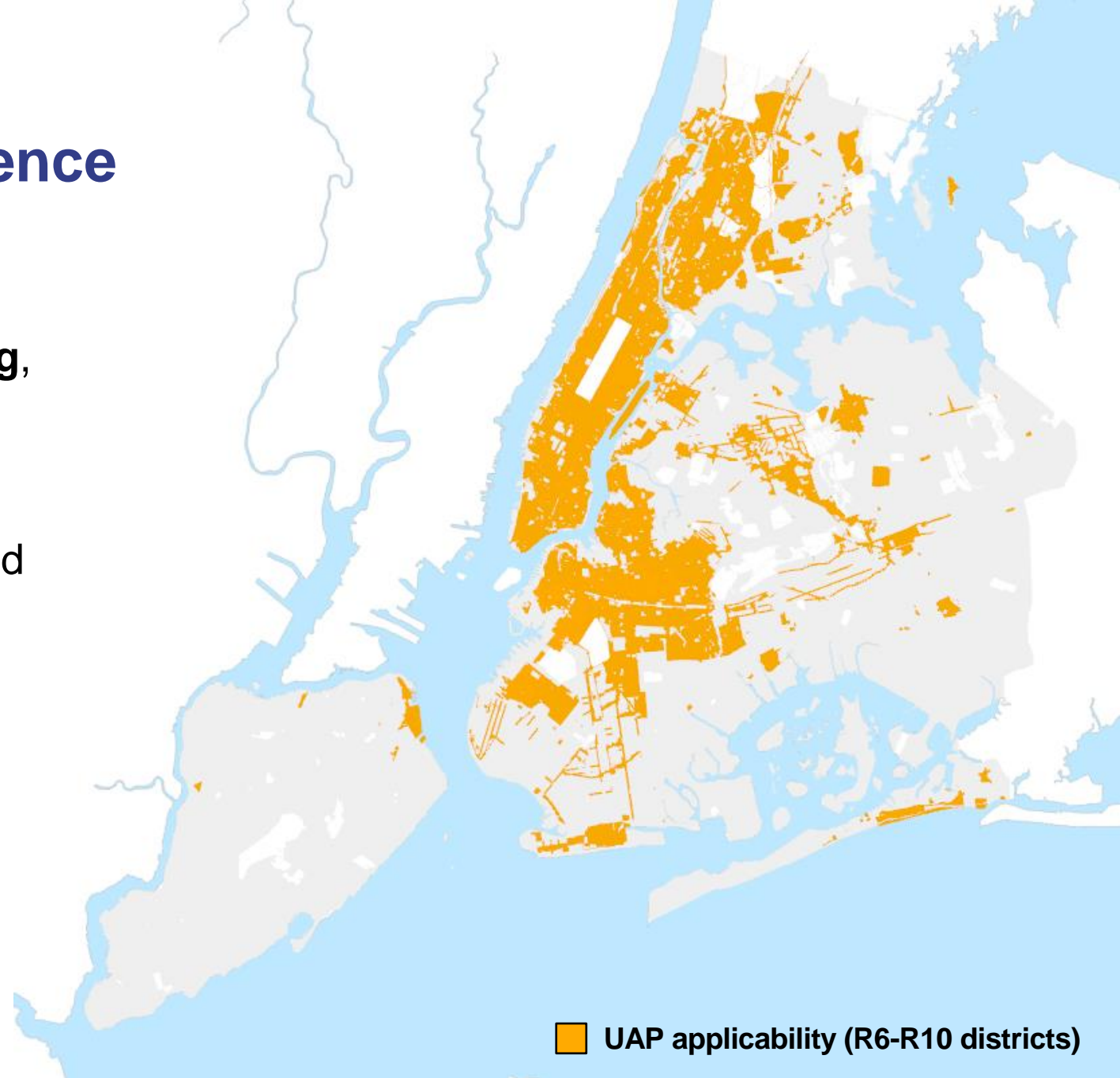
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Universal Affordability Preference

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

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

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



■ UAP applicability (R6-R10 districts)

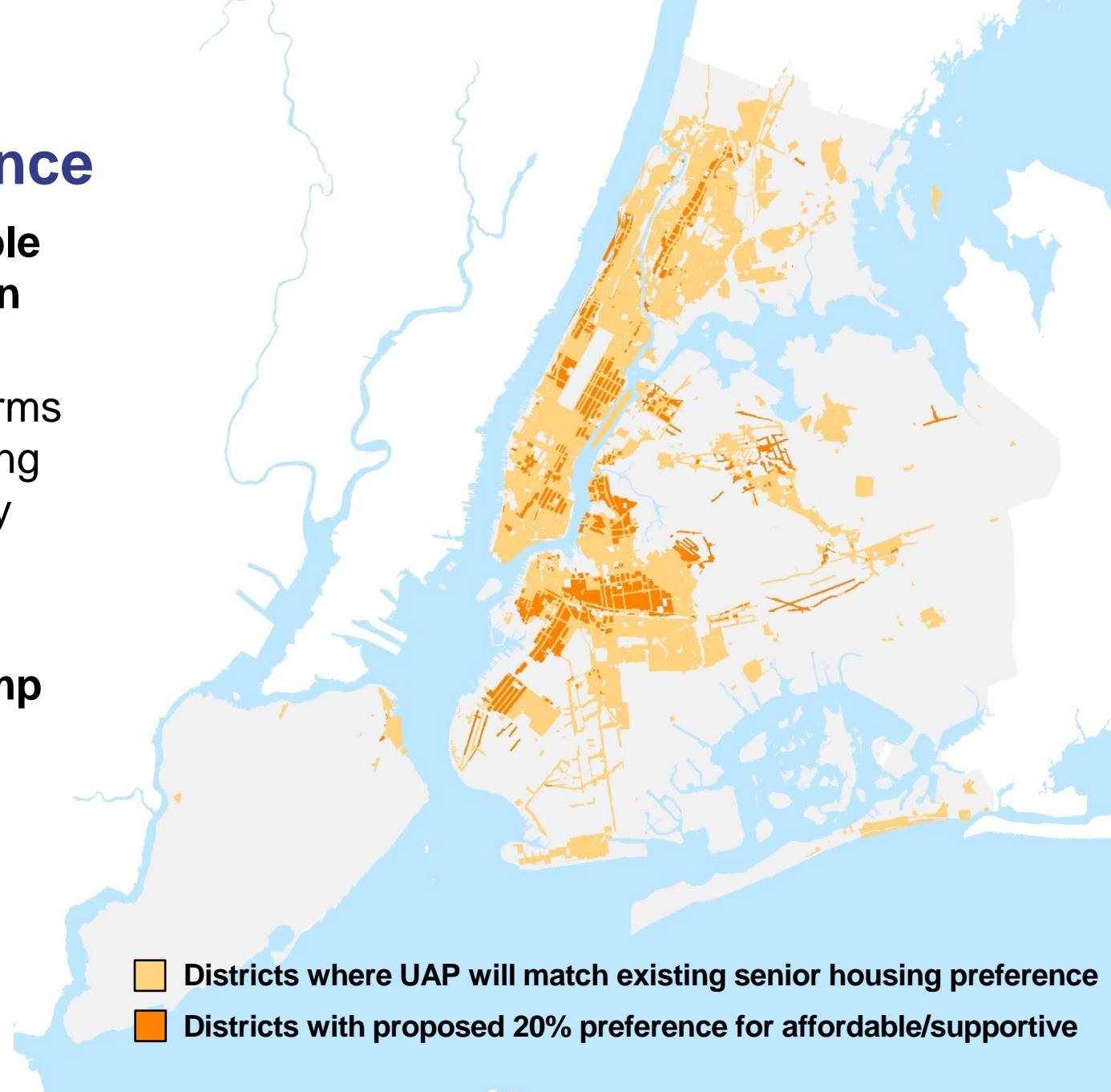
Universal Affordability Preference

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

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

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

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



Universal Affordability Preference

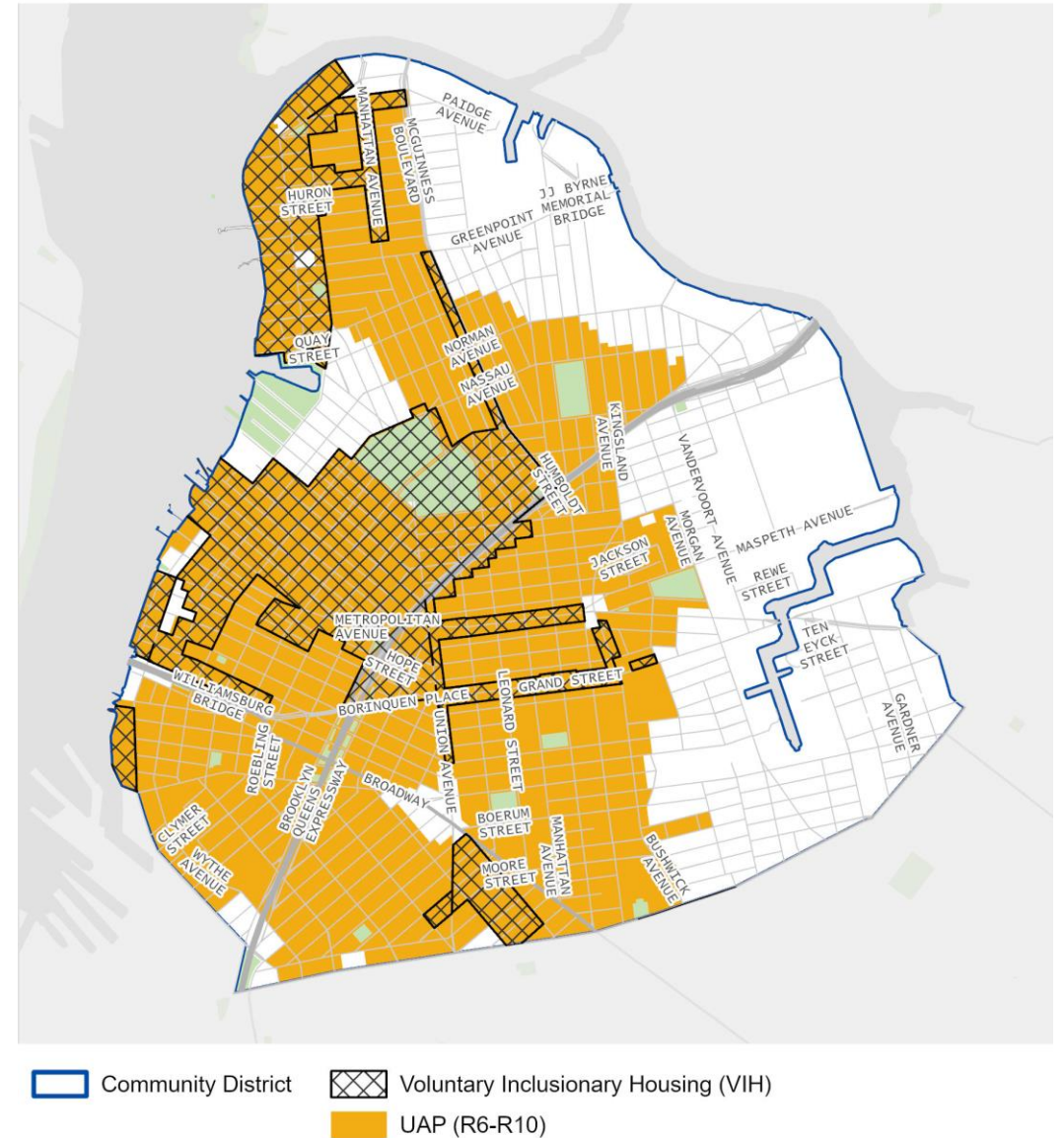
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Brooklyn CD 01



Universal Affordability Preference

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

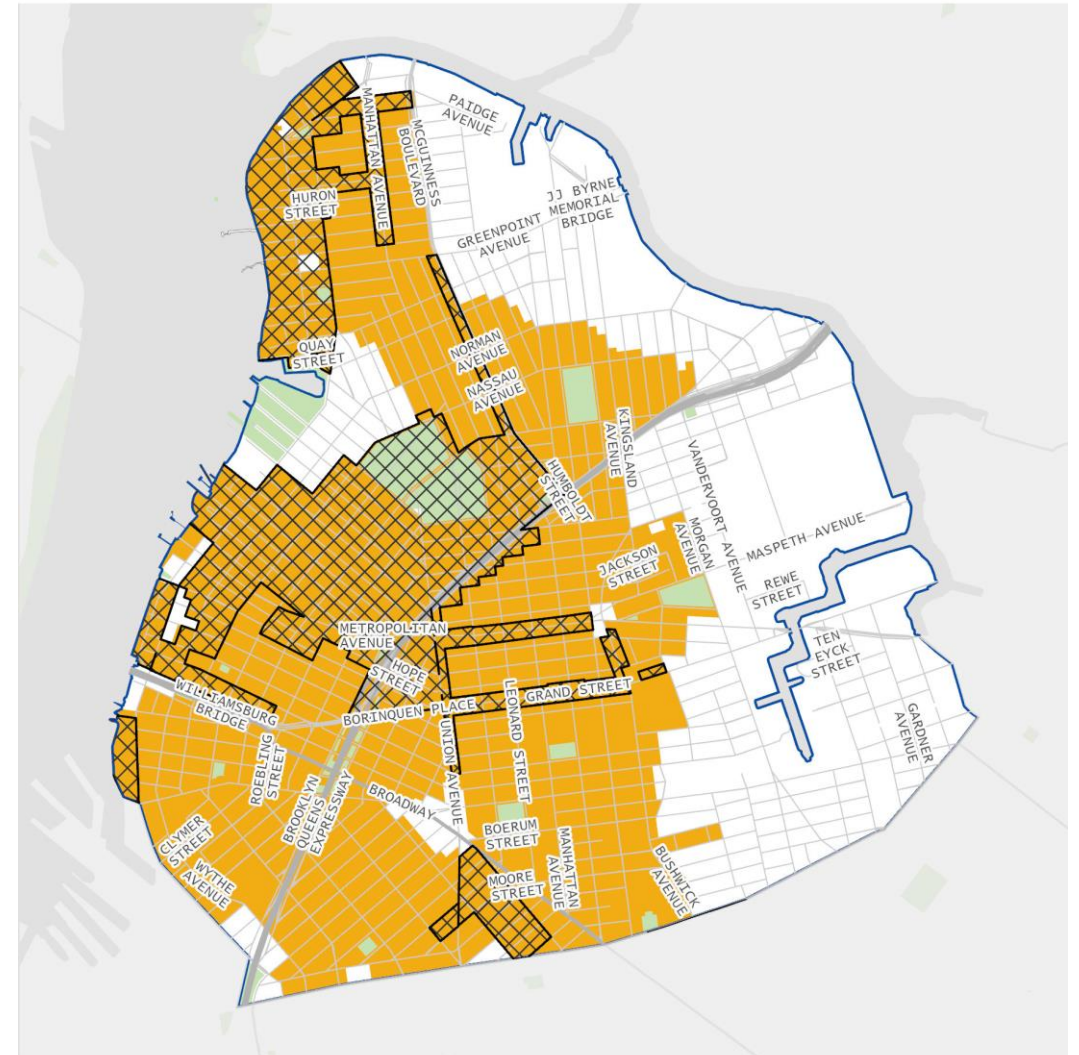
All income-restricted units in a VIH building were 80% AMI (\$101,686 for a family of 3 or \$2,796 for rent for a 2-bedroom home)

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

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

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

Brooklyn CD 01



Community District
Voluntary Inclusionary Housing (VIH)
UAP (R6-R10)

Universal Affordability Preference

UAP will have an affordability requirement of 60% AMI

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

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



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Updates to Mandatory Inclusionary Housing

Allow MIH Option 3 to be a standalone option

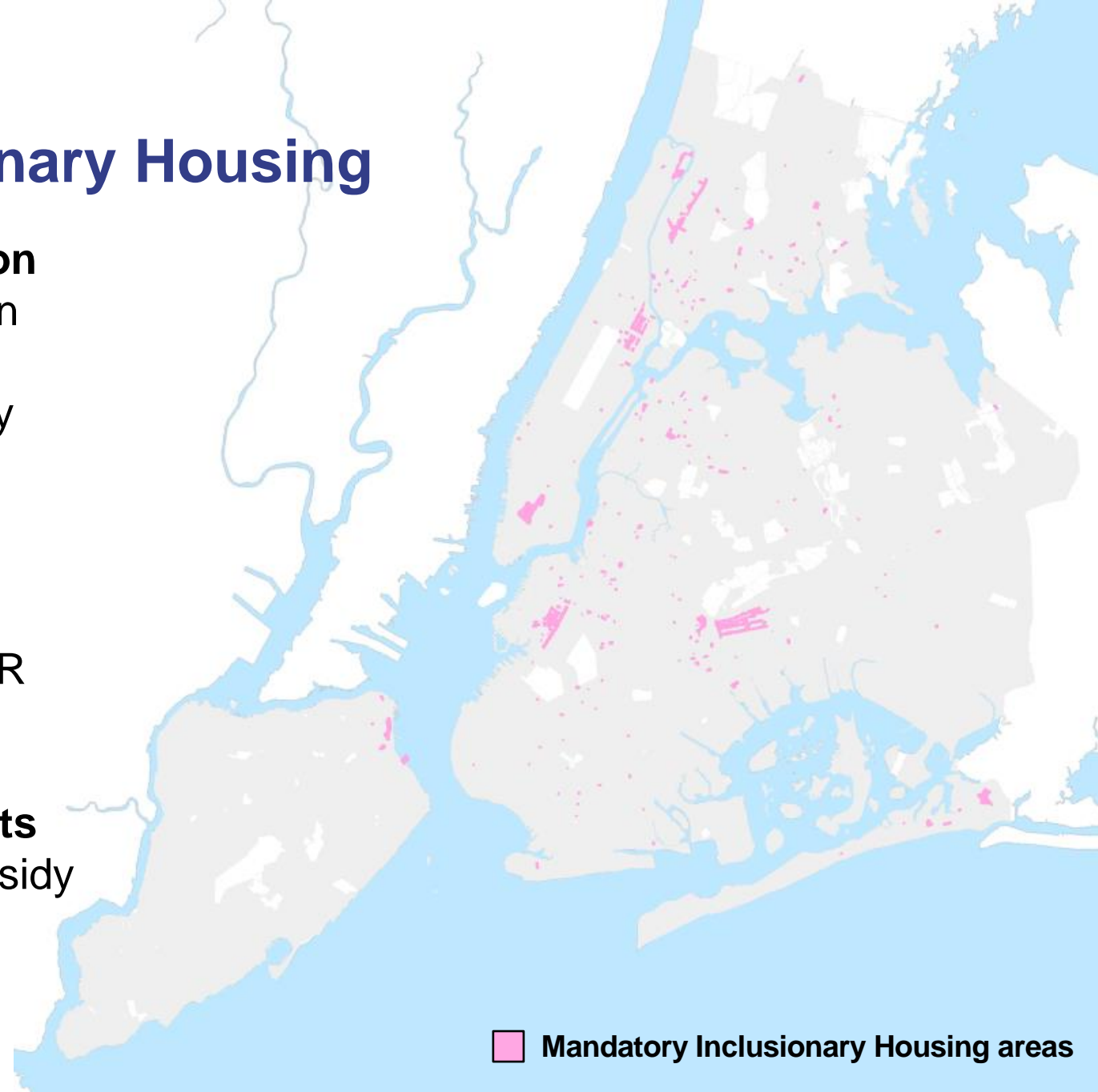
- MIH Option 3 requires a 20% set-aside at an average of 40% AMI
- Requested by the Speaker, members of City Council, and many housing advocates

Equalize MIH FARs for districts where UAP FAR is higher

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

Streamline rules for 100% affordable projects

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



■ Mandatory Inclusionary Housing areas

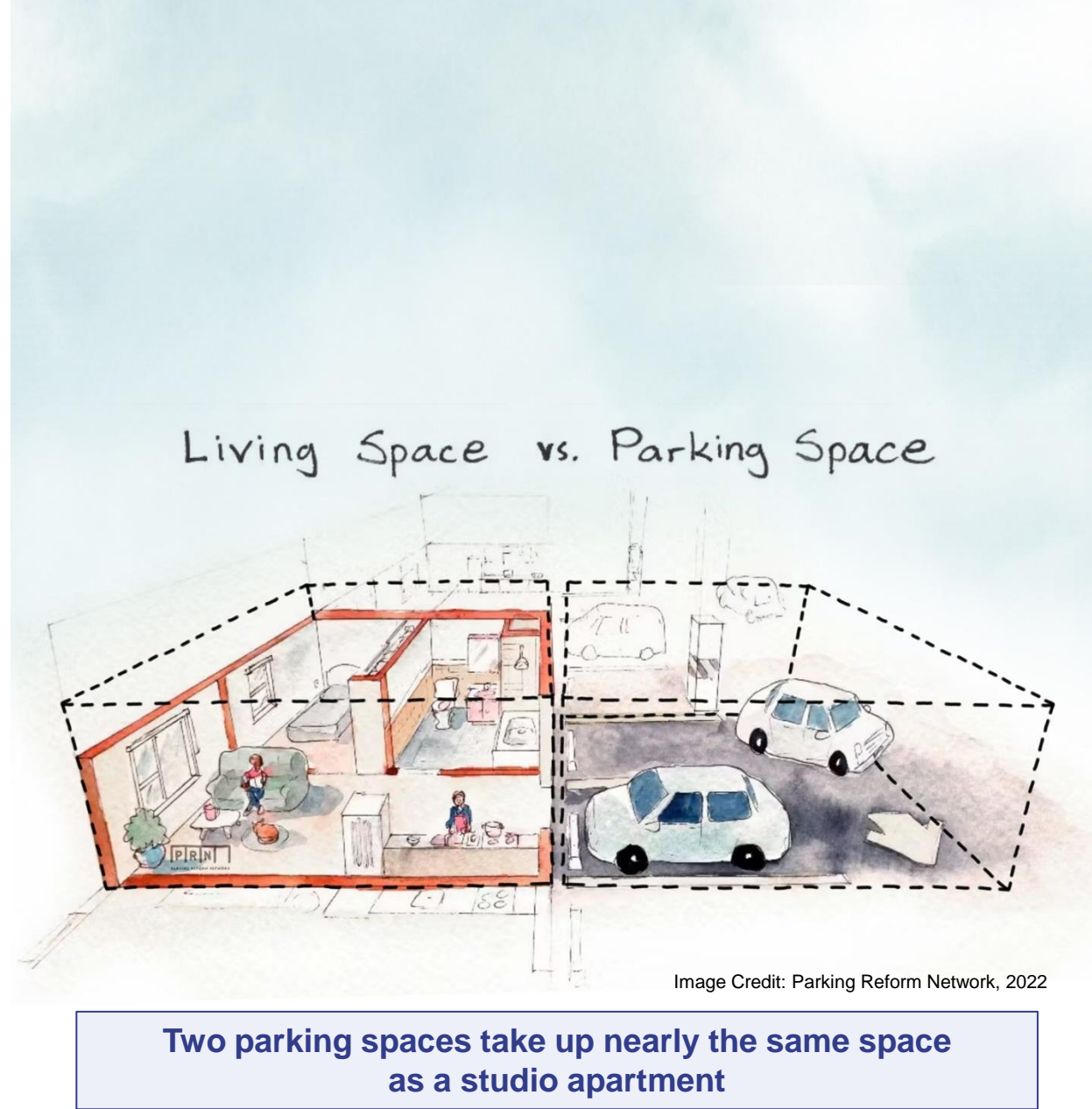
End parking mandates

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

**Mandated parking is extremely
expensive to provide**

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

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



End parking mandates

Example:

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

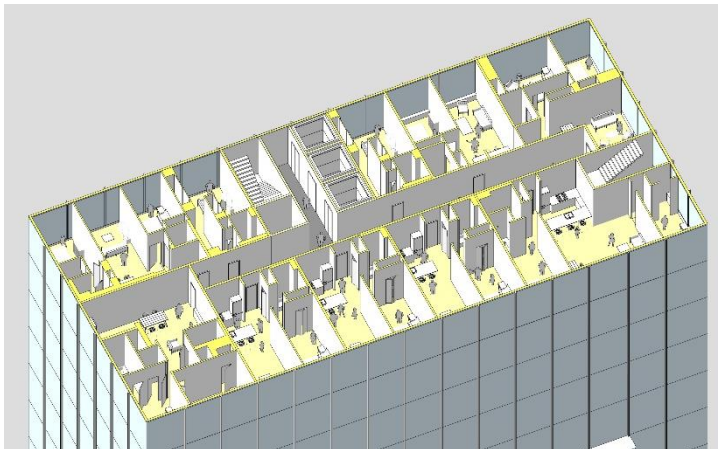
Today, the developer would **stop at 10 units**, because the 11th unit would trigger a **6-space parking requirement**

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



Additional changes to enable housing

Enable conversion of under-used buildings



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

Re-legalize small and shared apartments



Image credit: Alfred Twu

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

Eliminate barriers to contextual infill

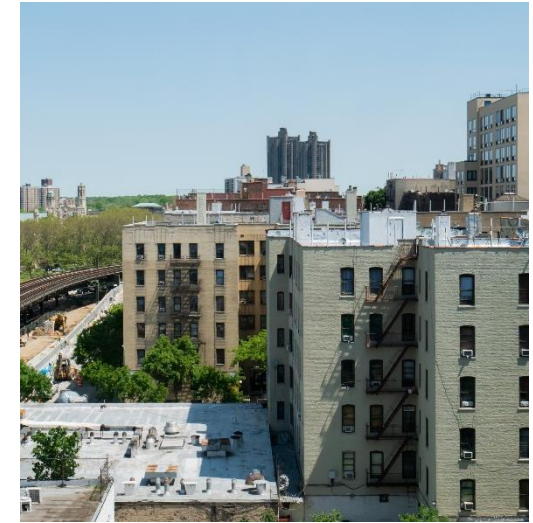
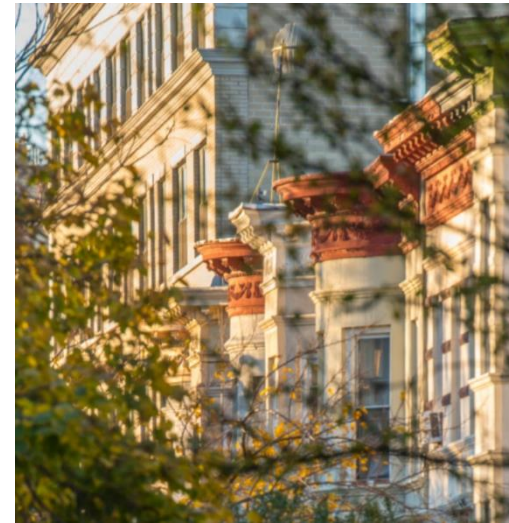
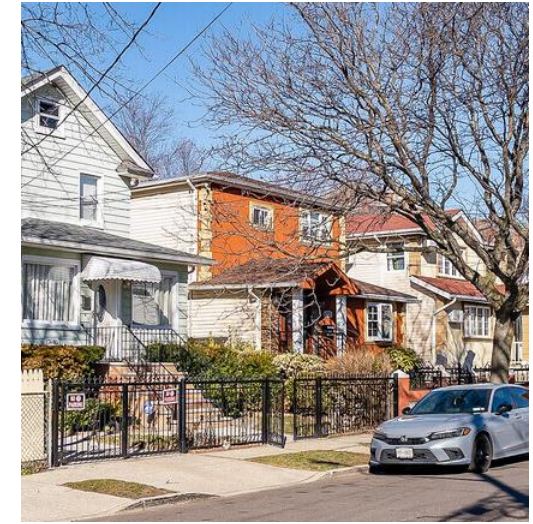


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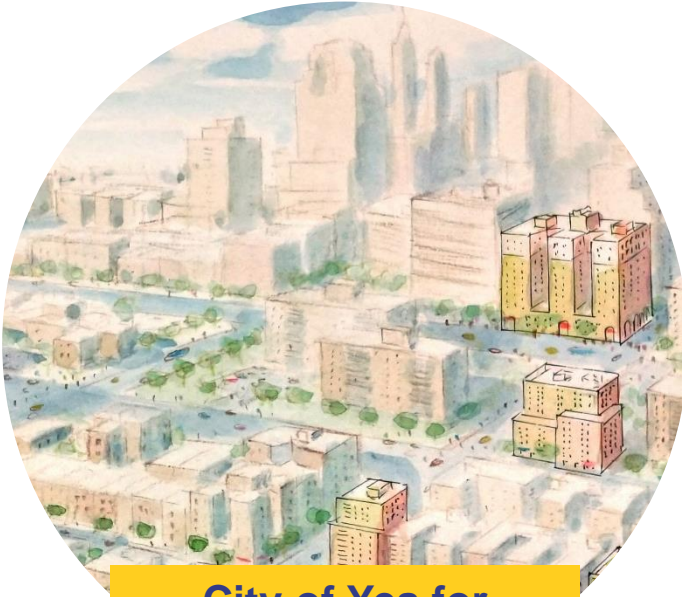
Allow new contextual housing on sites in non-contextual districts, including campuses and irregular sites

How will these changes address our housing needs?

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



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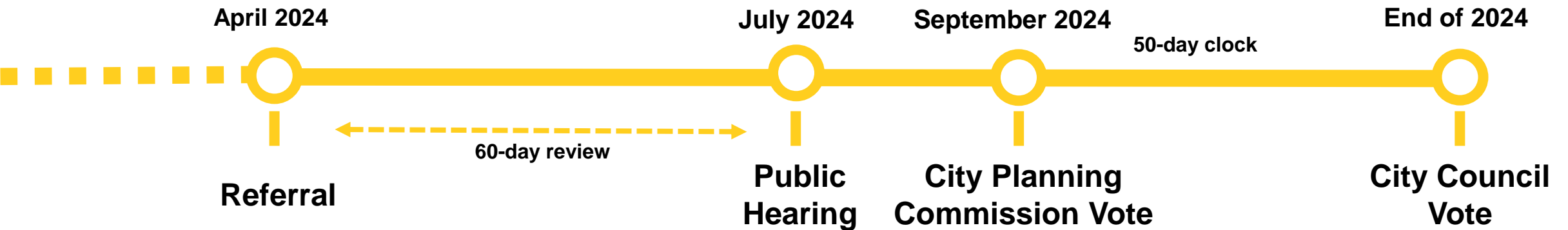


City of Yes for Housing Opportunity

Image credit: Alfred Twu

Stay in touch!

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



Approximate schedule of public review, for illustrative purposes only

From: [Brooke Landy](#)
To:
Cc: [EXTERNAL] Opposition Letter for Franklin BK Hospitality LLC aka Tao Group: Greenpoint, Brooklyn
Subject: Monday, June 24, 2024 10:28:33 AM
Date:

You don't often get email from [Learn why this is important](#)

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

Dear Team at SLA Licensing,

I am a homeowner and resident in Greenpoint, Brooklyn and am begging you to **DENY** Tao Group (Franklin BK Hospitality) their liquor license for 11-25 Franklin Street in Greenpoint, Brooklyn, NY. They are seeking to open a 1,066 person club in Greenpoint, Brooklyn that will stay open until 4am Wednesdays thru Sundays including outdoor space, and open at 10am some days: we have to work - we are office workers, we are nurses, doctors, teachers, construction workers - we have young kids that need to sleep b/c they have school in the morning. This isn't the kind of noise earplugs and noise machines can cover up.

Community Board 1 Unanimously Voted AGAINST

Our Community Board 1 (50 members) unanimously voted against their request after Tao Group (Franklin BK Hospitality) presented on 6/18.

The maximum number of non-Community Board members took the mic and spoke against Tao, and the room was packed w/ non-speakers - there was not an empty chair.

We know this will change our community for the worst. We are begging you to **DENY** their liquor license.

Tao Group Rude, Unprepared, Misleading

Tao Group was unprepared and rude - one Tao representative rolled his eyes at the room when he was asked a question.

They breezed thru a 4 minute slide show and couldn't answer any follow-up questions. Tao showed a slide of companies they said "endorsed" Tao opening in Greenpoint - so a CB1 member googled those letters on the spot and found that none of the businesses listed (including the American Cancer Society) supported opening in Greenpoint, they were companies that Tao had donated to, so they support Tao Group but not Tao Group opening in Greenpoint. Misleading.

She publicly said this to the Tao representatives and they fumbled, rolled their eyes, and would not explain.

Infrastructure

The building they have leased is on a 2 lane street (1 lane goes north, 1 lane goes south) in a quiet, residential area with no infrastructure. There is no extra lane to idle or park. Intersecting streets are 1 way. Most people will Uber to Tao b/c they'll be drinking, they won't park at a parking garage. Where are the Ubers idling? How will emergency vehicles get by, how will normal people driving get by? Even with a designated Tao "traffic controller" there is nowhere for an influx of 1,066 to go.

Zero Community Outreach

No community outreach. They have been passive at best - Tao will tell you that they created an email address for this location so the community can voice concerns but no-one knew about this until they announced it at the CB1 meeting. They haven't reached out to the local precinct, local businesses, local suppliers, local schools, not a single business or community member.

Existing Clubs & Bars in Greenpoint

The clubs and bars in Greenpoint are not Tao Group clubs and bars. They work w/ the community and our local precinct 94 to keep noise levels down. They have integrated into our community. Tao will come in like a bulldozer. Tao should stay in Las Vegas, LA, Chicago, Manhattan - not Greenpoint, Brooklyn. They have so much money and reach - so why Greenpoint? Go to a community that will embrace this change.

I know this was long and I appreciate your time.

Thank you,
Brooke Landy

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To:
Cc: [EXTERNAL] Opposition Letter for Franklin BK Hospitality LLC aka Tao Group: Greenpoint, Brooklyn
Subject: Monday, June 24, 2024 10:28:33 AM
Date:

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Thank you,
Brooke Landy

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park
Date: Monday, June 24, 2024 10:26:05 AM

From: Nissar Modi
Sent: Friday, June 21, 2024 6:02 PM
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

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To whom it may concern,

I am a resident of Community Board 1 in Greenpoint and a member of McGolrick Bird Club. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and **I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.**

The establishments:

- Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity
- Deuces Nightlife at 1 Meserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity

Both establishments sit along **Bushwick Inlet Park, where there has been major investment in habitat restoration** for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which **cost approximately \$2.3 million to build.**

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will **take many steps backwards in the progress made** to restore this valuable habitat:

- There are [131 species of birds](#) that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development.
- Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the [National Science Foundation](#).
- Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over [170 bird species](#), which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. **Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood** and have not reached out to the local community:

- Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was **unprepared for their community board meeting presentation** and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.
- Deuces Nightlife — the smaller establishment at 1 Meserole Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, **we did not hear any details about their strategy** to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the hearty operating costs, staff, or insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the night club, which is **unwelcome regardless of how wholesome the daytime programming may be**. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Bushwick Inlet Park will persist.

Thank you for your time.

Nissar Modi
2 Brooklyn NY 11222

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] TAO GROUP, 1 MESEROLE, 67 NOBLE ST
Date: Friday, June 21, 2024 4:48:05 PM
Attachments: [STATE LIQUOR LICENSE PROTEST LETTER.docx](#)

From: Lynn Wirtz
Sent: Friday, June 21, 2024 3:02 PM
Subject: [EXTERNAL] TAO GROUP, 1 MESEROLE, 67 NOBLE ST

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Dear State Liquor Authority, and Community Board 1, Brooklyn:

Attached is a pdf Letter addressed to each of you.

I am writing in **opposition** to the granting of liquor licenses to the mentioned applicants. I have written to you before.
Please, PLEASE take this letter seriously and to heart. Think about why I have written it, and that I am one of the people who believes my representatives with listen to me, and understand. And support, not just my household of 7 people, but my entire community.

If you would like to contact me please respond to this email, or call 718-389-4542.

Thank you for your earnest consideration,
Lynn Wirtz

See Attached Letter

--

"... nothing is fixed, forever and forever and forever, it is not fixed.
...we made the world we're living in and we have to make it over".
~ James Baldwin

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park
Date: Friday, June 21, 2024 4:23:43 PM

From: Andrew Deutsch
Sent: Friday, June 21, 2024 12:25 PM
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

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We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will **take many steps backwards in the progress made** to restore this valuable habitat:

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- Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the [National Science Foundation](#).
- Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over [170 bird](#)

[species](#), which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. **Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood** and have not reached out to the local community:

- Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was **unprepared for their community board meeting presentation** and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.
- Deuces Nightlife — the smaller establishment at 1 Meserole Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, **we did not hear any details about their strategy** to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the hearty operating costs, staff, or insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the night club, which is **unwelcome regardless of how wholesome the daytime programming may be**. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Bushwick Inlet Park will persist.

I'm attaching the [proposal from McGolrick Bird Club](#) that we shared with Community Board 1 on May 28th. Please give it a read, we would love to discuss it with you further:

https://bit.ly/MBC_Statement

Thank you for your time.

Andrew Deutsch

June 21, 2024

State Liquor Authority Licensing
Public Affairs, State Liquor Authority
New York City
And
Brooklyn Community Board No. 1
Licenses at Brooklyn Community Board No. 1

Re: TAO Nightclub / 11-25 Franklin St, Brooklyn (Greenpoint), NY

To Whom It May Concern:

I am in staunch opposition to the granting of a liquor license to TAO Nightclub, 11-25 Franklin St, Brooklyn, NY. A one-thousand-seat venue, open until well after midnight will draw way more than the capacity crowd to this site every night that it is open. Our residential community is already burgeoning with licensed liquor venues, as well as wine & beer venues, many (if not most of which) are offering outdoor seating. They often violate capacity and permits to allow as many people to patronize as possible, and many patrons are not people who live in the community, but visitors from other places.

This has negatively impacted the quality of life for non-patron residents: we often cannot walk down the sidewalk and have to move either onto the curb, or the street to get by. At night, the noise levels have noticeable increased to the point where we often cannot get to sleep because of the street noise generated by venue patrons, as well as those walking the streets to and from these venues.

One recent incident: a music group called Soloman was granted a permit for a concert that went on steadily from 2pm until almost 10pm. The decibel level (especially of the bass music) was so loud that it shook glasses in my kitchen cabinet, literally caused my ear drums to thump all day, and I ended up with a severe migraine. The sound clearly exceeded the legal dB level. When we went to the outdoor site and spoke to the police, they said the group had a permit and there was nothing they could do. They also said they were not given any way to measure the dB levels. MANY residents called 311, called and wrote to Ms Gallagher (I wonder if she has followed up with you?), and have shown up at meetings regarding this concern since.

It seems the noise is frequent and unrelenting, there is poor oversight of legal noise levels being violated, poor crowd control, and no monitoring of alcohol use both at the venues, and on the public streets. I personally have seen drunk men urinating on cars, and street trees ... and once, on the porch steps of my neighbor's home.

If TAO is permitted a liquor license, then how will 67 Noble St and 1 Oak St be treated? PLEASE REALIZE THIS IS A RESIDENTIAL NEIGHBORHOOD and that these venues are having a negative impact on our quality of life. We are at capacity for authorized Liquor Licenses. I URGE YOU TO THINK ABOUT HOW YOU WOULD CONSIDER THESE APPLICATIONS IF THEY WERE WITHIN 1-2 BLOCKS OF YOUR HOME.

Thank you,

Lynn Wirtz

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL]
Date: Friday, June 21, 2024 9:53:57 AM

From: Mackenzie Roof
Sent: Thursday, June 20, 2024 10:12 PM
To: BK01 (CB)
Subject: [EXTERNAL]

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Hi,

I am a resident of Community Board 1 in Greenpoint and a member of McGolrick Bird Club. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and **I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.**

The establishments:

- Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity
- Deuces Nightlife at 1 Meserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity

Both establishments sit along **Bushwick Inlet Park, where there has been major investment in habitat restoration** for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which **cost approximately \$2.3 million to build.**

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will **take many steps backwards in the progress made** to restore this valuable habitat:

- There are [131 species of birds](#) that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development.

- Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the [National Science Foundation](#).
- Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over [170 bird species](#), which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. **Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood** and have not reached out to the local community:

- Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was **unprepared for their community board meeting presentation** and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.
- Deuces Nightlife — the smaller establishment at 1 Meserole Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, **we did not hear any details about their strategy** to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the hearty operating costs, staff, or insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the night club, which is **unwelcome regardless of how wholesome the daytime programming may be**. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Bushwick Inlet Park will persist.

I'm attaching the [proposal from McGolrick Bird Club](#) that we shared with Community Board 1 on May 28th. Please give it a read, we would love to discuss it with you further: https://bit.ly/MBC_Statement

Thank you for your time.

Mackenzie Roof

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park
Date: Friday, June 21, 2024 9:53:30 AM

From: Michael Curtes
Sent: Thursday, June 20, 2024 9:34 PM
To: BK01 (CB) <
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

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Hi, I am a resident of Community Board 1. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.

The establishments are Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Deuces Nightlife at 1 Meserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity. Both establishments sit along Bushwick Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront.

The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which cost approximately \$2.3 million to build. We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat.

I have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local community. Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt. Deuces Nightlife — the smaller establishment at 1 Meserole Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the hearty operating costs, staff, and insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the nightclub, which is unwelcome regardless of how wholesome the daytime programming may be.

Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Bushwick Inlet Park will persist.

Thanks
Michael

From: Ryan Fleer
Sent: Thursday, June 20, 2024 9:17 PM
To: BKO1 (CB)
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

I am a resident of Community Board 1 and a member of McGolrick Bird Club. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.

Both establishments sit along Bushwick Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsh P. Johnson State Park, which cost approximately \$2.3 million to build. We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the restoration made to restore this valuable habitat.

There are 131 species of birds that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over 170 bird species, which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local community.

Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to displace.

Decays Nightlife – the smaller establishment at 1 Meserve Avenue – promises to use the funds from the club to fund a day-care center and other family programming for kids. However, during the community board meeting, we did not hear any details about this strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the beauty operating costs, staff, and insurance provisions of a daycare center, nor how their business model will be successful. Our concern is that they will use the premier of family programming to push through the nightclub, which is unavailing regardless of how well-timed the details surrounding may be. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Bushwick Inlet Park will persist.

Please see the proposal from McGorlick Bird Club that we shared with Community Board 1 on May 28th; we would love to discuss it with you further: <https://ccf02.safelinks.redirection.outlook.com/>

Thank you for your time.

Thank you for your time.

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Preserving McGorlick
Date: Friday, June 21, 2024 9:51:53 AM

From: Emma Holtzman
Sent: Thursday, June 20, 2024 7:07 PM
To: BK01 (CB)
Subject: [EXTERNAL] Preserving McGorlick

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Hello,

I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and **I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.**

The establishments:

- Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity
- Deuces Nightlife at 1 Meserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity

Both establishments sit along **Bushwick Inlet Park, where there has been major investment in habitat**

restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which **cost approximately \$2.3 million to build.**

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will **take many steps backwards in the progress made** to restore this valuable habitat:

- There are [131 species of birds](#) that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development.
- Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the [National Science Foundation](#).
- Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over [170 bird species](#), which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. **Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood** and have

not reached out to the local community:

- Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was **unprepared for their community board meeting presentation** and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.
- Deuces Nightlife — the smaller establishment at 1 Meserole Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, **we did not hear any details about their strategy** to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the hearty operating costs, staff, or insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the night club, which is **unwelcome regardless of how wholesome the daytime programming may be**. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Bushwick Inlet Park will persist.

I'm attaching the [proposal from McGolrick Bird Club](#) that we shared with Community Board 1 on May 28th. Please give it a read, we would love to discuss it with you further: https://bit.ly/MBC_Statement

Thank you for your time.

Sincerely,
Emma Holtzman

From: Gracie Mullins
Sent: Thursday, June 20, 2024 5:53 PM
To: BKD1 (CB)
Subject: [EXTERNAL] SAY NO TO NIGHTCLUBS IN BUSHWICK INLET PARK

104

The establishments are Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Deuces Nightlife at 1 Meserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity.

Both establishments sit along Bushwick Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which cost approximately \$2.3 million to build.

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat.

There are 131 species of birds that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over 170 bird species, which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local community.

Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.

Deuces Nightlife — the smaller establishment at 1 Meserve Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the heavy operating costs, staff, and insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the nightclub, which is unwelcome regardless of how wholesome the daytime programming may be. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Bushwick Inlet Park will persist.

Please see the proposal from McGorrick Bird Club that we shared with Community Board 1 on May 28th; we would love to discuss it with you further: <https://ccc02.usafclinks.rockwell.com/c2>

Thank you for your time.

Gracie Mullins

From: Amy Lipkin
Sent: Thursday, June 20, 2024 5:52 PM
To: BKD1 (CB)
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

I am a resident of Community Board 1 and a member of McGolrick Bird Club. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.

The establishments are Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Deuces Nightlife at 1 Moserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity.

Both establishments sit along Boswick Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which cost approximately \$2.3 million to build.

There are 131 species of birds that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over 170 bird species, which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local community.

Deuces Nightlife — the smaller establishment at 1 Meserve Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the heavy operating costs, staff, and insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the nightclub, which is unwelcome regardless of how wholesome the daytime programming may be. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Budwick Inlet Park will persist.

[illegible]

Thank you,
Amy Lipkin

From: Katie Rafter
Sent: Wednesday, June 19, 2024 11:14 PM
To: BKD1 (CB)
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

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HL

I am a resident of Community Board 1 and a member of McGricklind Club. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.

The establishments are Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Deuces Nightlife at 1 Moserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity.

Both establishments sit along Budwick Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which cost approximately \$2.3 million to build.

There are concerns that the loud music and traffic from the large crowds into the early hours of the morning will do some steps backwards in the progress made to restore this valuable habitat.

Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.

Deuces Nightlife — the smaller establishment at 1 Meserve Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the heavy operating costs, staff, and insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the nightclub, which is unwelcome regardless of how wholesome the daytime programming may be. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Budwick Inlet Park will persist.

Please see the proposal from McGullick Bird Club that we shared with Community Board 1 on May 28th; we would love to discuss it with you further: <http://ccc02.safelinks.protection.outlook.com/>

<http://dx.doi.org/10.1371/journal.pone.0154665.g001>

Thank you for your time.
Catherine Rafter

From: Brian Schmidt
Sent: Wednesday, June 19, 2024 8:12 PM
To: BKD1 (CB)
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

104

Both establishments sit along Budwicks Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which cost approximately \$2.3 million to build.

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat.

There are 131 species of birds that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over 170 bird species, which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local community.

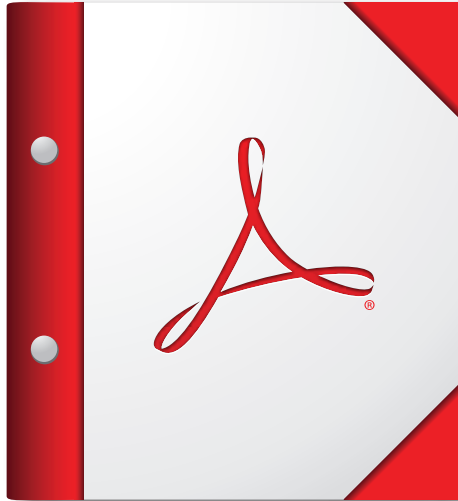
Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.

Deuces Nightlife — the smaller establishment at 1 Meserve Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the heavy operating costs, staff, and insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family reprogramming to rush through the nightclub, which is unwelcome regardless of how wholesome the daytime programming may be. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Brookside Inlet Park will persist.

[illegible]

Thank you for your time.

Brian Schmidt



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Acrobat X or Adobe Reader X, or later.**

Get Adobe Reader Now!

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park
Date: Friday, June 21, 2024 9:38:29 AM

From: Lauren Geisler
Sent: Wednesday, June 19, 2024 7:53 PM
To: BK01 (CB)
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

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Hi,

I am a resident of Community Board 1 and a member of McGolrick Bird Club. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.

The establishments are Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Deuces Nightlife at 1 Meserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity.

Both establishments sit along Bushwick Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which cost approximately \$2.3 million to build.

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat.

There are 131 species of birds that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over 170 bird species, which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local

community.

Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.

Deuces Nightlife — the smaller establishment at 1 Meserole Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the hearty operating costs, staff, and insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the nightclub, which is unwelcome regardless of how wholesome the daytime programming may be. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Bushwick Inlet Park will persist.

Please see the proposal from McGolrick Bird Club that we shared with Community Board 1 on May 28th; we would love to discuss it with you further: https://bit.ly/MBC_Statement

Thank you for your time.

Sincerely,

Lauren Geisler

From: Kara Guglielmo
Sent: Wednesday, June 19, 2024 7:36 PM
To: BKD1 (CB)
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

I am a resident of Community Board 1 (living three blocks from the proposed nightclub locations, just up Franklin Street near Ward's Bookstore). I have environmental and quality of life concerns about the two establishments applying for liquor licenses in my area. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.

The establishments are Franklin BK Hospitality LLC (located at Ten Grey Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Decous Nightlife at 1 Meserrie Avenue, which applied to stay open until 4:00 AM with 100 patron capacity.

The Budwrick Inlet ecosystem, as well as Greenpoint and North Williamsburg neighborhoods at large, will absolutely suffer from the loud music and traffic from early morning crowds. Allowing these clubs in this area will cause many steps backwards in the progress made to restore this valuable habitat.

There are 131 species of birds that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks less able to survive. Later associated with nightjars has been found in nests of over 170 bird species, which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. At night, there is no doubt the establishments themselves, as well as the patrons visiting them, will be a disruptive presence. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local community.

Franklin BK Hospitality LLC (dubbed by Tan Green Hospitality) — the larger establishment at 11-25 Franklin Street — was unrepresented for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to displace.

Deuces Nightlife — the smaller establishment at 1 Monrovia Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the heavy operating costs, staff, and insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the nightclub, which is unwelcome regardless of how wholesome the daytime programming may be. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Buswick Inlet Park will persist.

Please see the preprint from McGuckick Bird Club that we shared with Community Board 1 on May 28th; we would love to discuss it with you further: <https://pdf2xslinks.scribd.com/?url=https://as2p5rj2fha3c7pmbic.stateandata-0%7C0%7C6d1940cb-ayc-gvc%7C0%7C6ce64db4b-0%7C0da90b0d0%7C7C7356f14e22d9b15da6f61ba7%7C0%7C3%7C3%7C384470211439461%7Cubnews7CTWptGZabMdyBtJmMcwUajawMDAQCQqYVJmHrlCBTlIdkIhwWdLCTXVCbMatgID%7C00000%7C%7C%7C%7Cdata-zflhmMOODWaydcvGpMAgRQOsmf%7BtoIsokswEw%7D&reserved=0>

Thank you for your time - and I strongly urge you to put the best interests of the residents, both avian and human, of this neighborhood first.

Kara
--
Kara Guglichmo

From: Matthew Barela
Sent: Wednesday, June 19, 2024 7:25 PM
To: BKD1 (CB)
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

HL

I am a resident of Community Board 1 and a member of McGolrick Bird Club. I have concerns about two establishments applying for liquor licenses in *my* area. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.

The establishments are Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Deuces Nightlife at 1 Meserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity.

Both establishments sit along Bodnick Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which cost approximately \$2.3 million to build.

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat.

There are 131 species of birds that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over 170 bird species, which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local community.

Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.

Drakes Nightlife — the smaller establishment at 1 Meserve Avenue — promises to use the funds from the club, daycare center and other family programming for kids. However, during the community board meeting, we were not given any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the heavy operating costs, staff, and insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the nightclub, which is unwelcome regardless of how well-intentioned the daytime programming may be. Even if they do have excellent family programs during the day, the night-time disturbance to the neighborhood and local wildlife at Bushwick Inlet Park will persist.

Please see the proposal from McGorrick Bird Club that we shared with Community Board 1 on May 28th; we would love to discuss it with you further: <https://ccc02.safelinks.restoration.outlook.com/?url=https://www.mcgorrickbirdclub.org/2022/05/28/proposal-for-a-new-nature-center-at-ccc02/>

99. http://www.who.int/csr/don/2009_04_02_who_wkly_report_2009_vol_14/en/

14. *What is the name of the person who is the author of the book "The Great Gatsby"?*

Brooklyn resident.

From: [BK01 \(CB\)](#)
To: [LicensesBK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park
Date: Thursday, June 20, 2024 3:39:23 PM

From: Kevin Riley
Sent: Thursday, June 20, 2024 3:34 PM
To: BK01 (CB)
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

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Hello,

I am a resident of Community Board 1. I live on West Street not far from the proposed development of the nightclubs. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.

The establishments are Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Deuces Nightlife at 1 Meserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity.

My wife and I - we also have a 2 year old - have significant concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local community. Furthermore, their locations are in extremely close proximity to residential areas that families like mine moved to its safety, family-friendly atmosphere, and relative quiet. These establishments in no way represent the neighborhood fabric.

Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.

Deuces Nightlife — the smaller establishment at 1 Meserole Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare.

Thank you for your time.

Kevin

From: [BK01 \(CB\)](#)
To: [LicensesBK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Franklin BK Hospitality LLC
Date: Thursday, June 20, 2024 3:04:03 PM

From: Magdalena Mixon
Sent: Thursday, June 20, 2024 1:58 PM
To: BK01 (CB)
Cc: LicensesBK01 (CB)
Subject: [EXTERNAL] Franklin BK Hospitality LLC

I, Magdalena Mixon a long time Greenpoint resident strictly oppose the Franklin BK Hospitality LLC:- 11-25 Franklin St., (New application and temporary retail permit, liquor, wine, beer & cider). This is an immediate danger as well as a safety concern to an already largely compromised quality of life in our neighborhood.
Please contact me with any questions regarding this matter.
Sent from my iPhone

From: [BK01 \(CB\)](#)
To: [LicensesBK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park
Date: Thursday, June 20, 2024 2:39:30 PM

From: Danielle
Sent: Wednesday, June 19, 2024 6:40 PM
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

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Hi,
I am a resident of Community Board 1 in Greenpoint. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and **I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.**

The establishments:

Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity
Deuces Nightlife at 1 Meserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity

Both establishments sit along **Bushwick Inlet Park, where there has been major investment in habitat restoration** for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which **cost approximately \$2.3 million to build.**

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will **take many steps backwards in the progress made** to restore this valuable habitat:

There are [131 species of birds](#) that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development.

Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the [National Science Foundation](#).

Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over [170 bird species](#), which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. **Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood** and have not reached out to the local community:

Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was **unprepared for their community board meeting presentation** and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the

community they are about to disrupt.

Deuces Nightlife — the smaller establishment at 1 Meserole Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, **we did not hear any details about their strategy** to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the hearty operating costs, staff, or insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the night club, which is **unwelcome regardless of how wholesome the daytime programming may be**. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Bushwick Inlet Park will persist.

I'm attaching the [proposal from McGolrick Bird Club](#) that they shared with Community Board 1 on May 28th. Please give it a read, we would love to discuss it with you further: https://bit.ly/MBC_Statement

Thank you for your time.

Danielle DeJoy

From: [Tao Group](#)
To: [Franklin BK Hospitality LLC](#)
Subject: **Re: [EXTERNAL] Say No! To Nightclubs At Buswick Inlet Park**
Date: Tuesday, June 19, 2024 3:30 PM

From: Emily Hoot
Sent: Wednesday, June 19, 2024 4:31 PM
To: BK01 (C)
Subject: [EXTERNAL] Say No! To Nightclubs At Buswick Inlet Park

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Hi,

I am a resident of Community Board 1 and a member of McGillick Bird Club. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.

The establishments are Franklin BK Hospitality LLC (checked by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Dances Nightlife at 1 Montevale Avenue, which applied to stay open until 4:00 AM with 300 patron capacity.

Both establishments sit along Buswick Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which cost approximately \$2.3 million to build.

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat.

There are 131 species of birds that call our park home, some of them rare or protected like the American Bald Eagle, who are already living habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over 170 bird species, which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local community.

Franklin BK Hospitality LLC (checked by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.

Dances Nightlife — the smaller establishment at 1 Montevale Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the daycare operating costs, staff, and insurance protection of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the nightclub, which is unwelcome regardless of how wholesome the daytime programming may be. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Buswick Inlet Park will persist.

Please see the proposal from McGillick Bird Club that we shared with Community Board 1 on May 28th; we would love to discuss it with you further. <https://www.sycgov.net/files/2024/05/28/2024-05-28-McGillick-Bird-Club-Proposal.pdf>

Thank you for your time.

Sent from my iPhone

From: [BK01 \(CB\)](#)
To: [LicensesBK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] No Nightclubs At Bushwick Inlet Park
Date: Thursday, June 20, 2024 2:32:06 PM

From: Madyson Smith
Sent: Wednesday, June 19, 2024 6:22 PM
To: BK01 (CB)
Subject: [EXTERNAL] No Nightclubs At Bushwick Inlet Park

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Hello,

I am a resident of Community Board 1. I am a Greenpoint resident, and a young club-going age (30) and I have concerns about 2 establishments applying for liquor licenses in my area. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development. Please don't let this happen to my community!

The establishments are Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Deuces Nightlife at 1 Meserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity.

Both establishments sit along Bushwick Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. Just last week there was a little family of geese walking past the Franklin Street property. Everyone walking by stopped to take photos.

The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which cost approximately \$2.3 million to build.

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat.

There are 131 species of birds that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks less able to survive.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local community. They were horrible at last night's community meeting.

Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early! They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt. Community of families, young people, pet owners, runners/cyclists.

Deuces Nightlife — the smaller establishment at 1 Meserole Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. A daycare by day and nightclub by night!? What?!? During the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the hearty operating costs, staff, and insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the nightclub, which is unwelcome regardless of how wholesome the daytime programming may be. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Bushwick Inlet Park will persist.

Please see the proposal shared with Community Board 1 on May 28th.

Thank you for your time and consideration,

Madyson Malek
Greenpointer

From: [BK01 \(CB\)](#)
To: [LicensesBK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park
Date: Thursday, June 20, 2024 2:31:02 PM

From: CAMERON DAWSON
Sent: Wednesday, June 19, 2024 3:09 PM
To: BK01 (CB)
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

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Hi,

I am a resident of Community Board 1. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.

The establishments are Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Deuces Nightlife at 1 Meserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity.

Both establishments sit along Bushwick Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local community.

Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.

Deuces Nightlife — the smaller establishment at 1 Meserole Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the hearty operating costs, staff, and insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the nightclub, which is unwelcome regardless of how wholesome the daytime programming may be. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Bushwick Inlet Park will persist.

Thank you for your time.

Cameron

From: [BK01 \(CB\)](#)
To: [LicensesBK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] SUBJECT: Say 'No' To Nightclubs At Bushwick Inlet Park
Date: Thursday, June 20, 2024 2:18:02 PM

From: Maddy Rombes
Sent: Thursday, June 20, 2024 1:26 PM
To: BK01 (CB)
Subject: [EXTERNAL] SUBJECT: Say 'No' To Nightclubs At Bushwick Inlet Park

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Hi,

I am a resident of Community Board 1 in Greenpoint and a member of McGolrick Bird Club. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and **I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.**

The establishments:

- Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity
- Deuces Nightlife at 1 Meserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity

Both establishments sit along **Bushwick Inlet Park, where there has been major investment in habitat restoration** for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which **cost approximately \$2.3 million to build.**

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will **take many steps backwards in the progress made** to restore this valuable habitat:

- There are [131 species of birds](#) that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development.
- Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the [National Science Foundation](#).

Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over [170 bird species](#), which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. **Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood** and have not reached out to the local community:

- Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was **unprepared for their community board meeting presentation** and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.
- Deuces Nightlife — the smaller establishment at 1 Meserole Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, **we did not hear any details about their strategy** to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the hearty operating costs, staff, or insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the night club, which is **unwelcome regardless of how wholesome the daytime programming may be**. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Bushwick Inlet Park will persist.

I'm attaching the [proposal from McGolrick Bird Club](#) that we shared with Community Board 1 on May 28th. Please give it a read, we would love to discuss it with you further:
https://bit.ly/MBC_Statement

Thank you for your time,
Maddy Rombes

Maddy Rombes (she / her)

From: [Magdalena Mixon](#)
To: [BK01 \(CB\)](#)
Cc: [LicensesBK01 \(CB\)](#)
Subject: [EXTERNAL] Franklin BK Hospitality LLC
Date: Thursday, June 20, 2024 1:58:26 PM

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<https://aka.ms/LearnAboutSenderIdentification>]

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I, Magdalena Mixon a long time Greenpoint resident strictly oppose the Franklin BK Hospitality LLC:- 11-25 Franklin St., (New application and temporary retail permit, liquor, wine, beer & cider). This is an immediate danger as well as a safety concern to an already largely compromised quality of life in our neighborhood.
Please contact me with any questions regarding this matter.
Sent from my iPhone

From: [BK01 \(CB\)](#)
To: [LicensesBK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park
Date: Thursday, June 20, 2024 1:56:57 PM

From: Isabella Lindgren
Sent: Thursday, June 20, 2024 12:20 PM
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

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Hello,

I am a resident of Greenpoint and I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and **I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.**

The establishments:

1. Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity
2. Deuces Nightlife at 1 Meserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity

Both establishments sit along **Bushwick Inlet Park, where there has been major investment in habitat restoration** for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which **cost approximately \$2.3 million to build**. The loud music and traffic from the large crowds into the early hours of the morning will **take many steps backwards in the progress made** to restore this valuable habitat:

1. There are [131 species of birds](#) that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development.
2. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the [National Science Foundation](#).
3. Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over [170 bird species](#), which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. **Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood** and have not reached out to the local community:

1. Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was **unprepared for their community board meeting presentation** and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.
2. Deuces Nightlife — the smaller establishment at 1 Meserole Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, **we did not hear any details about their strategy** to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the hearty operating costs, staff, or insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the night club, which is **unwelcome regardless of how wholesome the daytime programming may be**. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Bushwick Inlet Park will persist.

I'm attaching the [proposal from McGolrick Bird Club](https://bit.ly/MBC_Statement) that we shared with Community Board 1 on May 28th. Please give it a read, we would love to discuss it with you further: https://bit.ly/MBC_Statement

Thank you for your time.

Isabella Lindgren

From: [James O'Neil](#)
To: ["Gerrit" James O'Neil](#)
Subject: Re: [XCHRMNG] Say No To Nightclubs At Bushwick Inlet Park
Date: Thursday, June 20, 2020 1:08:26 PM

From: Benjamin Forster
Sent: Wednesday, June 19, 2024 2:47 PM
To: BKD1 (CB)
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

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H₂

I am a resident of Community Board 1 and a member of McGrickick Bird Club. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.

The establishments are Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Deuces Nightlife at 1 Moserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity.

Both establishments sit along Budewick Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which cost approximately \$2.3 million to build.

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat.

There are 131 species of birds that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over 170 bird species, which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local community.

Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.

Deuces Nightlife — the smaller establishment at 1 Meserole Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the hearty operating costs, staff, and insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the nightclub, which is unwelcome regardless of how wholesome the daytime programming may be. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Bushwick Inlet Park will persist.

Please see the proposal from McGonigk Bill C-68 that we shared with Community Board 1 on May 20th; we would love to discuss it with you further: <https://www2.ontario.ca/gov/docs/consultation/consultation-2019-05-20>

Thank you for your time.

Best,

Benjamin Forster

From: [BK01 \(CB\)](#)
To: [LicensesBK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park
Date: Thursday, June 20, 2024 1:47:47 PM

From: Annie Roth
Sent: Wednesday, June 19, 2024 1:54 PM
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

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Hi,

I am a resident of Community Board 1 in Williamsburg. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and **I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.**

The establishments:

- Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity
- Deuces Nightlife at 1 Meserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity

Both establishments sit along **Bushwick Inlet Park, where there has been major investment in habitat restoration** for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which **cost approximately \$2.3 million to build.**

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will **take many steps backwards in the progress made** to restore this valuable habitat:

- There are [131 species of birds](#) that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development.
- Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the [National Science Foundation](#).
- Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over [170 bird species](#), which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. **Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood** and have not reached out to the local community:

- Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was **unprepared for their community board meeting presentation** and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.
- Deuces Nightlife — the smaller establishment at 1 Meserole Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, **we did not hear any details about their strategy** to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the hearty operating costs, staff, or insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the night club, which is **unwelcome regardless of how wholesome the daytime programming may be**. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Bushwick Inlet Park will persist.

I'm attaching the [proposal from McGolrick Bird Club](https://bit.ly/MBC_Statement) that we shared with Community Board 1 on May 28th. Please give it a read, we would love to discuss it with you further: https://bit.ly/MBC_Statement

Thank you for your time.

Sincerely,
Annie Roth

Annie Roth (she/her)
Freelance science journalist, filmmaker, and children's author.

From: [BK01 \(CB\)](#)
To: [LicensesBK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park
Date: Thursday, June 20, 2024 1:47:00 PM

From: Evren Catlin
Sent: Wednesday, June 19, 2024 1:41 PM
To: BK01 (CB)
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

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Hi,

I am a resident of Community Board 1 and a member of McGolrick Bird Club. I am concerned about two establishments applying for liquor licenses in our area and urge you to prevent them from obtaining these licenses.

Franklin BK Hospitality LLC at 11-25 Franklin Street and Deuces Nightlife at 1 Meserole Avenue both applied to stay open until 4:00 AM. Their locations near Bushwick Inlet Park, an area invested in habitat restoration, raise significant issues. Noise and light pollution from these establishments can disrupt bird habitats, especially for rare and protected species like the American Bald Eagle.

Additionally, both clubs may disrupt our quiet residential area. Franklin BK Hospitality LLC was unprepared and disengaged at their community board meeting. Deuces Nightlife claims to fund a daycare with nightclub profits but provided no clear plans for this transition or its feasibility.

Please review the proposal from McGolrick Bird Club shared with Community Board 1 on May 28th: https://bit.ly/MBC_Statement

Thank you for your time,

Evren Catlin

From: [BK01 \(CB\)](#)
To: [LicensesBK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park
Date: Thursday, June 20, 2024 1:46:16 PM

From: Gonzalo Donoso
Sent: Wednesday, June 19, 2024 1:13 PM
To: BK01 (CB)
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

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Hi, I am a resident of Community Board 1 and a member of McGolrick Bird Club. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development. The establishments are Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Deuces Nightlife at 1 Meserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity. Both establishments sit along Bushwick Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which cost approximately \$2.3 million to build. We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat. There are 131 species of birds that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over 170 bird species, which can harm nestlings and adult birds. Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local community. Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt. Deuces Nightlife — the smaller establishment at 1 Meserole Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the hearty operating costs, staff, and

insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the nightclub, which is unwelcome regardless of how wholesome the daytime programming may be. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Bushwick Inlet Park will persist. Please see the proposal from McGolrick Bird Club that we shared with Community Board 1 on May 28th; we would love to discuss it with you further: https://bit.ly/MBC_Statement Thank you for your time.

From: [BK01 \(CB\)](#)
To: [LicensesBK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park
Date: Thursday, June 20, 2024 1:45:29 PM

From: Deanna Nolasco
Sent: Wednesday, June 19, 2024 1:02 PM
To: BK01 (CB)
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

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Hello,

I'm a resident of Greenpoint and have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.

The establishments are Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Deuces Nightlife at 1 Meserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity.

Both establishments sit along Bushwick Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which cost approximately \$2.3 million to build.

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat.

There are 131 species of birds that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over 170 bird species, which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local

community.

- Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.
- Deuces Nightlife — the smaller establishment at 1 Meserole Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the hearty operating costs, staff, and insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the nightclub, which is unwelcome regardless of how wholesome the daytime programming may be. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Bushwick Inlet Park will persist.

Thank you for your time.

--

DEANNA NOLASCO

From: Jenna DeRosa
Sent: Wednesday, June 19, 2024 12:30 PM
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

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Hil

I am a resident of Community Board 1 and a member of McGrick Bird Club. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.

The establishments are Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Deuces Nightlife at 1 Meserve Avenue, which applied to stay open until 4:00 AM with 300 patron capacity.

Both establishments sit along Bushwick Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which cost approximately \$2.3 million to build.

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many years backwards in the progress made to restore this valuable habitat.

There are 131 species of birds that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over 170 bird species, which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local community.

Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the latest establishment at 11-25 Franklin Street — was unresponsive for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to displace.

Deuces Nightlife — the smaller establishment at 1 Meusele Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the hefty operating costs, staff, and insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the nightclub, which is undesirable regardless of how wholesome the daytime programming may be. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Bushwick Inlet Park will persist.

[illegible]

Thank you for your time.

From: [BK01 \(CB\)](#)
To: [LicensesBK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Say "No" To Nightclubs At Bushwick Inlet Park
Date: Thursday, June 20, 2024 1:40:06 PM

From: hannah.bradford@me.com
Sent: Wednesday, June 19, 2024 10:45 AM

Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

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Hi,

I am a resident of Community Board 1 in Williamsburg. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and **I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.**

The establishments:

- Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity
- Deuces Nightlife at 1 Meserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity

Both establishments sit along **Bushwick Inlet Park, where there has been major investment in habitat restoration** for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which **cost approximately \$2.3 million to build.**

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will **take many steps backwards in the progress made** to restore this valuable habitat:

- There are [131 species of birds](#) that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development.
- Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the [National Science Foundation](#).
- Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over [170 bird species](#), which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. **Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood** and have not reached out to the local community:

- Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was **unprepared for their community board meeting presentation** and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.
- Deuces Nightlife — the smaller establishment at 1 Meserole Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, **we did not hear any details about their strategy** to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the hearty operating costs, staff, or insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the night club, which is **unwelcome regardless of how wholesome the daytime programming may be**. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Bushwick Inlet Park will persist.

I'm attaching the [proposal from McGolrick Bird Club](https://bit.ly/MBC_Statement) that we shared with Community Board 1 on May 28th. Please give it a read, we would love to discuss it with you further: https://bit.ly/MBC_Statement

Thank you for your time.

Sincerely,
Hannah Bradford

From: [BK01 \(CB\)](#)
To: [LicensesBK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] TAO is not suitable for Greenpoint
Date: Thursday, June 20, 2024 1:39:29 PM

From: Catherine Tenardi
Sent: Wednesday, June 19, 2024 10:20 AM
To: BK01 (CB) >
Subject: [EXTERNAL] TAO is not suitable for Greenpoint

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Hello

I'm writing to you to express my concern and strong opposition to a TAO backed nightclub opening up on 25 Franklin in Greenpoint.

Firstly, that area was already mayhem (noise, dangerous traffic jams etc.) when pop events happened at AD, this would be totally unsustainable and reduce quality of life for everyone in the area if it were to happen daily. I've seen how this impacts the Manhattan location of TAO and it's awful.

Second, the sheer noise levels, both of the music and patrons outside, for a residential area is unacceptable. I've personally heard bass carrying from that venue all the way down to Kent St.

Lastly, Greenpoint is community focused, home to small businesses and spaces that add something special to the area. TAO is a chain nightclub that does not have the best interests of the community at heart.

Please vote against this nightclub from ruining the neighborhood and becoming yet another high cost, soulless place. There are so many venues and clubs within Brooklyn and Manhattan already, another one is not what the neighborhood, or the city, needs.

Thank you
Catherine

From: [BK01 \(CB\)](#)
To: [LicensesBK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] NO !!! TAO Group Clubs on Franklin St / Brooklyn
Date: Thursday, June 20, 2024 1:30:05 PM

From: Marie Garnier
Sent: Wednesday, June 19, 2024 7:58 AM
To: BK01 (CB)
Subject: [EXTERNAL] NO !!! TAO Group Clubs on Franklin St / Brooklyn

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Hello,

As a neighbor with 2 small kids I am shocked these giant nightclub openings are even considered by the Brooklyn borough.
Even though the waterfront seems industrial it is nestled in a family neighborhood.
The location is 3 blocks away from a public school! That shouldn't even be allowed.
And it is right next to a soon to be open public park that will be enjoyed by all.
Are we going to have to stumble through drunk people and vomit on our way to school or the waterfront ??
Are the drunk and drugged revelers going to go for a night swim after their partying? This all seems highly irresponsible.

We ask you not to grant a licence for these clubs.

Best regards,
Marie Garnier

From: [BK01 \(CB\)](#)
To: [LicensesBK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park
Date: Thursday, June 20, 2024 1:29:12 PM

From: Nikki Cohen
Sent: Wednesday, June 19, 2024 7:23 AM
To: BK01 (CB)
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

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Hi,

I am a resident of Greenpoint and have been since 2012. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.

The establishments are Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Deuces Nightlife at 1 Meserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity.

Both establishments sit along Bushwick Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which cost approximately \$2.3 million to build.

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat.

There are 131 species of birds that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over 170 bird species, which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local community.

Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.

Deuces Nightlife — the smaller establishment at 1 Meserole Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the hearty operating costs, staff, and insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the nightclub, which is unwelcome regardless of how wholesome the daytime programming may be. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Bushwick Inlet Park will persist.

Please see the proposal from McGolrick Bird Club that we shared with Community Board 1 on May 28th; we would love to discuss it with you further: https://bit.ly/MBC_Statement

Thank you for your time.

Nikki cohen

Nikki Cohen

Creative Event Production Services

From: [BK01 \(CB\)](#)
To: [LicensesBK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] re: Tao
Date: Thursday, June 20, 2024 1:28:21 PM

From: Adam Delehanty
Sent: Tuesday, June 18, 2024 10:25 PM
To: BK01 (CB)
Subject: [EXTERNAL] re: Tao

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Hi there,
My name is Adam Delehanty. I have lived in Williamsburg / Greenpoint for 8 years.
Please do not let TAO group into Greenpoint. Those drunk tourists will ruin the neighborhood.
Warm regards,
Adam

--

Adam Delehanty
Founder & CEO, [Ghost](#)

From: [BK01 \(CB\)](#)
To: [LicensesBK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Strongly urge against TAO
Date: Thursday, June 20, 2024 1:27:26 PM

From: Libby Brennan
Sent: Tuesday, June 18, 2024 10:06 PM
Subject: [EXTERNAL] Strongly urge against TAO

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Hi,

I attended the community board meeting tonight as a resident of NB 01. I was extremely disappointed by the Tao presentation and their “studies”. It is extremely clear that they do not care or understand the neighborhood they are trying to open a club in.

Their traffic expert suggested routing cars out to mcguinnes Ave, which would put them directly on quiet, residential one way streets.

The entire team seemed unbothered by the bird sanctuary and Bushwick inlet park.

It is clear that they simply don’t care about this wonderful neighborhood or community that they intend to do business in. I still strongly urge all of you to vote NO on their liquor license and urge them to do business elsewhere.

Best
Libby

Libby Brennan

From: [BK01 \(CB\)](#)
To: [LicensesBK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Tao Group Liquor License Application in Greenpoint
Date: Thursday, June 20, 2024 1:25:43 PM

From: Sun Katayama
Sent: Tuesday, June 18, 2024 9:29 PM
To: BK01 (CB)
Subject: [EXTERNAL] Tao Group Liquor License Application in Greenpoint

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Hello!

My legal name is Jonathan Katayama but my friends call me Sun. I've been living in Greenpoint for 12 years now on Manhattan Avenue, and I care deeply about our neighborhood.

I also worked professionally in nightlife, as the GM of Huckleberry Bar, a local beloved cocktail bar in Williamsburg, and many other establishments in NYC.

I strongly oppose Tao Group opening a club in Greenpoint. This neighborhood has a beautiful culture of locally owned small businesses, and a multinational conglomerate of club magnates is better served having their clientele bounce between Dubai and Las Vegas, and they can visit their mega club in Chelsea when in New York. Bringing that energy to our small neighborhood would be devastating. Please deny their application.

Thank you,
-Sun

Sun Katayama

From: JG111@PSU
To: LJennings@PSU
Subject: Re: JG111@PSU: Say "No" to Nightclubs At Redwood Int'l Park
Date: Thursday, June 20, 2019 1:25:02 PM

From: Steve Ritea
Sent: Tuesday, June 18, 2024 8:48 PM
To: BKO1 (CB)
Subject: [EXTERNAL] Say "No" To Nightclubs At Bushwick Inlet Park

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Hä,

I am a resident of Community Board 1 and a member of McGorrick Bird Club. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.

The establishments are Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Deuces Nightlife at 1 Meserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity.

Both establishments sit along Bushwick Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which cost approximately \$2.3 million to build.

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat.

There are 131 species of birds that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over 170 bird species, which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local community.

Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.

Deuces Nightlife — the smaller establishment at 1 Menowale Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the heavy operating costs, staff, and insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the nightclub, which is unwelcome regardless of how wholesome the daytime programming may be. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Starbuck Inter Park will persist.

Please see the proposal from McGullick Bird Club that we shared with Community Board 1 on May 28th; we would love to discuss it with you further: <http://ccc02.safelinks.redirection.outlook.com/>

Thank you for your time.

Thank you for your time.

Steve Ritea,
2 Blue Slip

From: [Paula Smith](#)
To: [Franklin BK](#)
Subject: [Franklin BK](#)
Date: [Thursday, June 20, 2024 9:13 AM](#)

From: Emily Prosser
Sent: Thursday, June 20, 2024 9:13 AM
To: BKO (C)
Subject: [EXTERNAL] Say No To Nightclubs At Bushwick Inlet Park

[
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Hi,

I am a resident of Community Board 1 and a member of McGibick Bird Club. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.

The establishments are Franklin BK Hospitality LLC (backed by Tas Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Deuces Nightlife at 1 Mosside Avenue, which applied to stay open until 4:00 AM with 300 patron capacity.

Both establishments sit along Bushwick Inlet Park, where there has been major investment in habitat restoration for birds, insects, myriapods, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Martin P. Johnson State Park, which cost approximately \$2.3 million to build.

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat.

There are 131 species of birds that call our park home, some of them are as protected like the American Bald Eagle, who are already young habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks less able to survive. Later associated with nightclubs has been found in nests of over 170 bird species, which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local community.

Franklin BK Hospitality LLC (backed by Tas Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.

Deuces Nightlife — the smaller establishment at 1 Mosside Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also showed no details about how the operating costs of the club will be enough to fund the heavy operating costs, staff, and insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promises of family programming to push through the nightclub, which is unworkable regardless of how wholesome the daytime programming may be. Even if they do have excellent family programs during the day, the night-time disturbance to the neighborhood and local wildlife at Bushwick Inlet Park will persist.

Please see the proposal from McGibick Bird Club that we shared with Community Board 1 on May 28th, we would love to discuss it with you further: <https://aig.gov/atl-phish-phish-proposal-aig.gov/>
<https://aig.gov/atl-phish-phish-proposal-aig.gov/>

Thank you for your time.

Sent from my iPhone

From: [BK01 \(CB\)](#)
To: [LicensesBK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] yet another Greenpoint family voicing opposition to the opening of two nightclubs on Bushwick Inlet park
Date: Thursday, June 20, 2024 12:58:55 PM

From: jason mojica <
Sent: Thursday, June 20, 2024 12:18 PM
To: abc.sm.enforcement
Subject: [EXTERNAL] yet another Greenpoint family voicing opposition to the opening of two nightclubs on Bushwick Inlet park

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Hi,

I'm sure you're getting a slew of letters that eloquently explain why this is a bad idea for our community, so I won't attempt to top them.

I'll just add our names (two active voters and one 9 year-old who together own and run a local business) to the list of people who think this is a terrible idea that will make life shittier for those who live here:

Jason Mojica
Caryn Coleman
Fletcher Mojica

Brooklyn, NY 11222

Thank you in advance for rejecting any applications associated with this particular development, or similar developments in the future.

From: Halie Weiss
Sent: Tuesday, June 18, 2024 8:17 PM
To: 8X01 (CB)
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

Hi,

I am a resident of Community Board 1 and a member of McGorrick Bird Club. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.

The establishments are Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Deuces Nightlife at 1 Meserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity.

Both establishments sit along Bosidwick Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which cost approximately \$2.3 million to build.

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat.

There are 131 species of birds that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over 170 bird species, which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local community.

Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.

Deuces Nightlife — the smaller establishment at 1 Meserve Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the heavy operating costs, staff, and insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the nightclub, which is unwelcome regardless of how wholesome the daytime programming may be. Even if they do have an excellent family program during the day, the night time disturbance to the neighborhood and local wildlife at Budeck Inlet Park will persist.

Please see the proposal from McGonick Bird Club that we shared with Community Board 1 on May 26th; we would love to discuss it with you further: <https://pecd1.safelinks.protection.outlook.com?>

Thank you for
Hollis Minor.

From: Hallie Weiss
Sent: Tuesday, June 18, 2024 8:17 PM
To: BKD1 (CB) <bk1@cityofboulder.com>
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

Hil

I am a resident of Community Board 1 and a member of McGorrick Bird Club. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.

The establishments are Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Deuces Nightlife at 1 Mesemle Avenue, which applied to stay open until 4:00 AM with 300 patron capacity.

Both establishments sit along Badwick Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which cost approximately \$2.3 million to build.

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat.

There are 131 species of birds that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and shoreline development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving

chicks less able to survive. Litter associated with nightlife has been found in nests of over 170 bird species, which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quasi-residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local community.

Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.

Decease Nightlife — the smaller establishment at 1 Meserve Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the beauty operating costs, staff, and employee protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to reach through the nightclub, which is unacceptable regardless of how wholesome the daytime programming may be. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Bowditch Inlet Park will persist.

<https://doi.org/10.1101/2020.05.15.20100000>

Thank you for your time.
Mellie Melius

From: [BK01 \(CB\)](#)
To: [LicensesBK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] TAO Group Nightclub - OPPOSITION
Date: Thursday, June 20, 2024 11:44:39 AM

From: Maxwell Reid
Sent: Tuesday, June 18, 2024 7:47 PM
To: BK01 (CB)
Subject: [EXTERNAL] TAO Group Nightclub - OPPOSITION

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Hi,

I understand that TAO Group is trying to open a nightlife facility in Greenpoint.

I am a longtime Greenpoint resident and I oppose this opening. Greenpoint already has a thriving nightlife sector which is ingrained in the community and is locally funded. TAO would bring no benefit to the area, and simply use the location for financial gain. We need businesses opening in Greenpoint that serve and support the community, not which are owned by international corporations.

I completely and unequivocally oppose this opening and their request for a liquor license.

Max Reid
Greenpoint Resident

From: [BK01 \(CB\)](#)
To: [LicensesBK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park
Date: Thursday, June 20, 2024 11:40:25 AM

From: Sean
Sent: Tuesday, June 18, 2024 7:31 PM
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

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Hi,

I am a resident of Community Board 1 in Greenpoint and a member of McGolrick Bird Club. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and **I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.**

The establishments:

- Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity
- Deuces Nightlife at 1 Meserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity

Both establishments sit along **Bushwick Inlet Park, where there has been major investment in habitat restoration** for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which **cost approximately \$2.3 million to build.**

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will **take many steps backwards in the progress made** to restore this valuable habitat:

- There are [131 species of birds](#) that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development.
- Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the [National Science Foundation](#).
- Noise and light pollution can affect breeding habits leaving chicks less able to

survive. Litter associated with nightlife has been found in nests of over [170 bird species](#), which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. **Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood** and have not reached out to the local community:

- Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was **unprepared for their community board meeting presentation** and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.
- Deuces Nightlife — the smaller establishment at 1 Meserole Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, **we did not hear any details about their strategy** to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the hearty operating costs, staff, or insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the night club, which is **unwelcome regardless of how wholesome the daytime programming may be**. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Bushwick Inlet Park will persist.

I'm attaching the [proposal from McGolrick Bird Club](#) that we shared with Community Board 1 on May 28th. Please give it a read, we would love to discuss it with you further: https://bit.ly/MBC_Statement

Thank you for your time.

From: [Tara L. Galt](#)
To: [Tara L. Galt](#)
Subject: [Tara L. Galt](#)
Date: [Tara L. Galt](#)

From: Tara L. Galt
Sent: Tuesday, June 18, 2024 4:34 PM
To: H001 (C)
Subject: [EXTERNAL] Tara L. Galt / Tara L. Galt / Tara L. Galt

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Hi,

I am a resident of Community Board 1 and a member of McGoldrick Bird Club. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development. The establishments are Franklin BK Hospitality LLC (checked by Tax Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Dances Nightlife at 1 Monrovia Avenue, which applied to stay open until 4:00 AM with 300 patron capacity.

Both establishments sit along Budwick Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which cost approximately \$2.5 million to build.

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat.

There are 131 species of birds that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks less able to survive. Light associated with nightlife has been found to mess up over 170 bird species, which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local community.

Franklin BK Hospitality LLC (checked by Tax Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.

Dances Nightlife — the smaller establishment at 1 Monrovia Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the heavy operating costs, staff, and insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the nightclub, which is unwelcome regardless of how wholesome the daytime programming may be. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Budwick Inlet Park will persist.

Please see the proposal from McGoldrick Bird Club that we shared with Community Board 1 on May 20th, we would love to discuss it with you further. [https://www.mcgoldrickbirdclub.com/](#)
[https://www.mcgoldrickbirdclub.com/](#)

Thank you for your time.

Sent from my iPhone

From: [BK01 \(CB\)](#)
To: [LicensesBK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park
Date: Thursday, June 20, 2024 11:16:41 AM

From: Ben Tweedy
Sent: Tuesday, June 18, 2024 6:14 PM
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

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Hi,

I am a resident of Community Board 1 in Greenpoint and a member of McGolrick Bird Club. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and **I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.**

The establishments:

- Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity
- Deuces Nightlife at 1 Meserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity

Both establishments sit along **Bushwick Inlet Park, where there has been major investment in habitat restoration** for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which **cost approximately \$2.3 million to build.**

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will **take many steps backwards in the progress made** to restore this valuable habitat:

- There are [131 species of birds](#) that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development.
- Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the [National Science Foundation](#).
- Noise and light pollution can affect breeding habits leaving chicks less able to

survive. Litter associated with nightlife has been found in nests of over [170 bird species](#), which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. **Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood** and have not reached out to the local community:

- Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was **unprepared for their community board meeting presentation** and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.
- Deuces Nightlife — the smaller establishment at 1 Meserole Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, **we did not hear any details about their strategy** to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the hearty operating costs, staff, or insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the night club, which is **unwelcome regardless of how wholesome the daytime programming may be**. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Bushwick Inlet Park will persist.

I'm attaching the [proposal from McGolrick Bird Club](#) that we shared with Community Board 1 on May 28th. Please give it a read, we would love to discuss it with you further:
https://bit.ly/MBC_Statement

Thank you for your time.

Ben

From: [BK01 \(CB\)](#)
To: [LicensesBK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Greenpoint resident AGAINST TAO'S liquor license
Date: Thursday, June 20, 2024 11:14:44 AM

From: Gabrielle Moss
Sent: Tuesday, June 18, 2024 6:05 PM
To: BK01 (CB)
Subject: [EXTERNAL] Greenpoint resident AGAINST TAO'S liquor license

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Hello, I reside at 289 Eckford St, Brooklyn, NY. As a Greenpoint resident, I am against TAO's obtaining a liquor license — the location's noise will disturb both residents and local wildlife, and the venue will introduce a large additional number of potentially inebriated and distracted drivers into a neighborhood that is already struggling with frequent driver-on-pedestrian traffic accidents and car crashes.

From: [Beto Gile](#)
To: [beto@beto.com](#)
Subject: [EXTERNAL] Say 'No' To Nightclubs At Buschwick Inlet Park
Date: Tuesday, June 18, 2024 4:01 PM

From: Chris Janczak
Sent: Tuesday, June 18, 2024 4:01 PM
To: Beto Gile (C)
Subject: [EXTERNAL] Say 'No' To Nightclubs At Buschwick Inlet Park

Hi,

I am a resident of Community Board 1 and a member of McGillick Bird Club. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.

The establishments are Franklin BK Hospitality LLC (checked by Taz Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Dances Nightlife at 1 Monrovia Avenue, which applied to stay open until 4:00 AM with 300 patron capacity.

Both establishments sit along Buschwick Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which cost approximately \$2.5 million to build.

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat.

There are 131 species of birds that call our park home, some of them rare or protected like the American Bald Eagle, who are already living habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over 170 bird species, which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local community.

Franklin BK Hospitality LLC (checked by Taz Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.

Dances Nightlife — the smaller establishment at 1 Monrovia Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the heavy operating costs, staff, and insurance protection of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the nightclub, which is insensitive regardless of how wholesome the daycare programming may be. Even if they do have an effort family program during the day, the night time disturbance to the neighborhood and local wildlife at Buschwick Inlet Park will persist.

Please see the proposal from McGillick Bird Club that we shared with Community Board 1 on May 28th; we would love to discuss it with you further: <https://www.mcgillick-birdclub.com/>

[beto@beto.com?subject=\[EXTERNAL\] Say 'No' To Nightclubs At Buschwick Inlet Park](mailto:beto@beto.com?subject=[EXTERNAL] Say 'No' To Nightclubs At Buschwick Inlet Park)

Thank you for your time.

Sent from my iPhone

From: carla.yuen
Sent: Tuesday, June 18, 2024 5:43 PM
To: BKKD1 (CB)
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

H₂

I am a resident of Community Board 1 and a member of McGolrick Bird Club. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.

The establishments are Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Deuces Nightlife at 1 Meserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity.

Both establishments sit along Buswick Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marshu P. Johnson State Park, which cost approximately \$2.3 million to build.

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat.

There are 131 species of birds that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over 170 bird species, which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local community.

Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.

Deuces Nightlife — the smaller establishment at 1 Menesville Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the heavy operating costs, staff, and insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the nightclub, which is unwelcome regardless of how wholesome the daytime programming may be. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Buxwick Inlet Park will persist.

Please see the preprint from McGuckin Red Club that we shared with Community Band 1 on May 20th; we would love to discuss it with you here: <https://cpl2.scribd.com/document/mcguckin-red-club>

From: Amanda Plasecki
Sent: Tuesday, June 18, 2024 5:30 PM
To: 8801 (CB)
Subject: [EXTERNAL] Say "No" To Nightclubs At Bushwick Inlet Park

H4.

I am a resident of Community Board 1 and a member of McCarlock Rind Club. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.

The establishments are Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Deuces Nightlife at 1 Meserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity.

Both establishments sit along Bushwick Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which cost approximately \$2.3 million to build.

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat.

There are 131 species of birds that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks less able to survive. Later associated with nightlife has been found in nests of over 170 bird species, which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local community.

Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to displace.

Deuces Nightlife — the smaller establishment at 1 Meserve Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the hearty operating costs, staff and insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the nightclub, which is unwelcome regardless of how wholesome the daytime programming may be. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Budwisk Inlet Park will persist.

[illegible]

Thank you for your time

Sent from my iPhone

From: [BK01 \(CB\)](#)
To: [LicensesBK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] TAO Group opening Clubs on Franklin St/Greenpoint
Date: Thursday, June 20, 2024 11:08:01 AM

From: Jessica Ellis
Sent: Tuesday, June 18, 2024 5:15 PM
To: BK01 (CB) <
Subject: [EXTERNAL] TAO Group opening Clubs on Franklin St/Greenpoint

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

Good afternoon,

I understand that the TAO group is trying to open two nightclubs on Franklin Street and they are requesting a liquor license. I strongly oppose their request for permit as well as opening of this club. Greenpoint is a residential and family neighborhood with an already rich and integrated entertainment / nightlife locally funded and owned, who truly cares for the neighborhood.

TAO group is a massive international corporation who has no real interest in it besides the financial one, they will do nothing to try and integrate in the community, respect it and preserve its character and its spirit. On the contrary they would be extremely damaging to the neighborhood and its safety and they would bring crowds of people who would also have no respect for it.

I completely oppose these openings and to their request for liquor license.

Stay safe and well,
Jessica Ellis, Esq.

From: [BK01 \(CB\)](#)
To: [LicensesBK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Opposition to Liquor License for Tao Group Night Clubs Under Franklin Hospitality LLC
Date: Thursday, June 20, 2024 11:04:35 AM

From: Vincent Faivre d Arcier
Sent: Tuesday, June 18, 2024 4:58 PM
To: BK01 (CB)
Subject: [EXTERNAL] Opposition to Liquor License for Tao Group Night Clubs Under Franklin Hospitality LLC

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Dear Members of Community Board 1,

I am writing to express my strong opposition to the application for liquor licenses for two new night clubs by the Tao Group, operating under Franklin Hospitality LLC, in our Greenpoint neighborhood.

As a resident of Greenpoint, I am deeply concerned about the potential impact these large night clubs will have on our community. Introducing such establishments will undoubtedly lead to increased noise, traffic, and public disturbances, which will disrupt the peace and quiet that our neighborhood is known for.

Furthermore, the presence of these night clubs may lead to safety concerns, including an increase in late-night incidents and a higher demand for police and emergency services. Our neighborhood has worked hard to cultivate a family-friendly atmosphere, and the introduction of these night clubs runs counter to these efforts.

I urge Community Board 1 to carefully consider the negative implications of granting liquor licenses to these establishments and to prioritize the well-being and quality of life of Greenpoint residents. We value our community's tranquility and safety, and we believe that allowing these night clubs to operate here would significantly harm our neighborhood.

Thank you for your attention to this matter. I hope that you will take the concerns of Greenpoint residents into account when making your decision.

Sincerely,
Vincent Faivre

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Tao
Date: Thursday, June 20, 2024 11:03:35 AM

From: Danny Wnek
Sent: Tuesday, June 18, 2024 4:54 PM
To: BK01 (CB)
Subject: [EXTERNAL] Tao

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Dear members of CB1,

I won't be able to attend tonight's meeting but I wanted to send a note expressing my strong opposition to Tao Group's proposed nightclub moving into 25 Franklin Street. This venue will have little positive impact on the community and will negatively impact this quiet, highly residential neighborhood. Your thoughtful consideration in this matter is greatly appreciated.

Thanks,
Danny Wnek

From: Marisa Hasslinger
Sent: Tuesday, June 18, 2024 4:47 PM
To: BXD1 (CB)
Subject: [EXTERNAL] Say "No" To Nightclubs At Bushwick Inlet Park

I am a resident of Community Board 1 and a member of McGrick Bird Club. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.

Both establishments sit along Bushwick Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which cost approximately \$2.3 million to build.

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat.

There are 131 species of birds that call our park home, some of them rare or protected like the American Bald Eagle which are already losing habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over 170 bird species, which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local community.

Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.

Deuces Nightlife — the smaller establishment at 1 Meserve Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the heavy operating costs, staff, and insurance provisions of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the nightclub, which is unwelcome regardless of how wholesome the daytime programming may be. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Buskirk Inlet Park will persist.

Please see the proposal from McGuckick Bird Club that we shared with Community Board 1 on May 28th; we would love to discuss it with you further: <http://cityofsf.org/links/protection-outlook.com/>

Thank you for your time.

Sent from my iPhone

From: rachel rocky
Sent: Tuesday, June 18, 2024 4:33 PM
To: BK01 (CB)
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

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I am a resident of Community Board 1 and a member of McColrick Bird Club. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.

The establishments are Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Deuces Nightlife at 1 Meserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity.

Both establishments sit along Bowditch Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which cost approximately \$2.3 million to build.

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Please see the proposal from McGolick Bird Club that we shared with Community Board 1 on May 28th; we would love to discuss it with you further: <https://www.mcgolickbirdclub.org/2020/05/28/2020-05-28-proposal-for-a-new-bird-club/>
<https://www.mcgolickbirdclub.org/2020/05/28/2020-05-28-proposal-for-a-new-bird-club/>

Thank you for your time.

Best,
Rachel Rockey
Sent from my iPhone

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park
Date: Tuesday, June 18, 2024 4:28:54 PM

From: Zachary
Sent: Tuesday, June 18, 2024 4:24 PM

Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

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Hi,

I am a resident of Community Board 1 in Greenpoint and a member of McGolrick Bird Club. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and **I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.**

The establishments:

- Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity
- Deuces Nightlife at 1 Meserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity

Both establishments sit along **Bushwick Inlet Park, where there has been major investment in habitat restoration** for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which **cost approximately \$2.3 million to build.**

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will **take many steps backwards in the progress made** to restore this valuable habitat:

- There are [131 species of birds](#) that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development.
- Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the [National Science Foundation](#).
- Noise and light pollution can affect breeding habits leaving chicks less able to

survive. Litter associated with nightlife has been found in nests of over [170 bird species](#), which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. **Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood** and have not reached out to the local community:

- Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was **unprepared for their community board meeting presentation** and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.
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I'm attaching the [proposal from McGolrick Bird Club](#) that we shared with Community Board 1 on May 28th. Please give it a read, we would love to discuss it with you further:
https://bit.ly/MBC_Statement

Thank you for your time,
Zachary Beck

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park
Date: Tuesday, June 18, 2024 4:28:54 PM

From: Zachary
Sent: Tuesday, June 18, 2024 4:24 PM

Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

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Hi,

I am a resident of Community Board 1 in Greenpoint and a member of McGolrick Bird Club. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and **I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.**

The establishments:

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Both establishments sit along **Bushwick Inlet Park, where there has been major investment in habitat restoration** for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which **cost approximately \$2.3 million to build.**

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will **take many steps backwards in the progress made** to restore this valuable habitat:

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survive. Litter associated with nightlife has been found in nests of over [170 bird species](#), which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. **Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood** and have not reached out to the local community:

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I'm attaching the [proposal from McGolrick Bird Club](#) that we shared with Community Board 1 on May 28th. Please give it a read, we would love to discuss it with you further:

https://bit.ly/MBC_Statement

Thank you for your time,
Zachary Beck

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Tao night club, yes please!
Date: Tuesday, June 18, 2024 4:28:21 PM

From: Sean Merriam
Sent: Tuesday, June 18, 2024 4:19 PM
To: abc.sm.enforcement
Subject: [EXTERNAL] Tao night club, yes please!

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My wife are Greenpointers for 15+ years and very much in favor!!

- sean

From: Rebecca Katzman
Sent: Tuesday, June 18, 2024 4:17 PM
To: BKD1 (CB)
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

HA.

I am a resident of Community Board 1. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.

The establishments are Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Deuces Nightlife at 1 Meserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity.

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We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat.

There are 131 species of birds that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks low

able to survive. Litter associated with nightshade has been found in nests of over 100 bird species, which can harm nestlings and adult birds.

Please see the proposal from McGrubir Bird Club that we shared with Community Board 1 on May 28th; we would love to discuss it with you further! <https://www.mcgribirdclub.org/submit-proposal>

Thank you for your time.

Best,
Rebecca Katzman

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park
Date: Tuesday, June 18, 2024 4:15:54 PM

From: Alison L Morris
Sent: Tuesday, June 18, 2024 4:08 PM

Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

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Hi all,

I am a resident of Community Board 1 and have lived in Greenpoint for eleven years. I adore this neighborhood and I have major concerns about two establishments applying for liquor licenses in my area.

The details of my concerns are below, and **I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.**

The establishments:

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course and sometimes causing fatal building collisions, according to the [National Science Foundation](#).

- Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over [170 bird species](#), which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. **Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood** and have not reached out to the local community:

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- Deuces Nightlife — the smaller establishment at 1 Meserole Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, **we did not hear any details about their strategy** to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the hearty operating costs, staff, or insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the night club, which is **unwelcome regardless of how wholesome the daytime programming may be**. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Bushwick Inlet Park will persist.

I'm attaching the [proposal from McGolrick Bird Club](#) that we shared with Community Board 1 on May 28th. Please give it a read, we would love to discuss it with you further:

https://bit.ly/MBC_Statement

Thank you for your time, Alison

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Opposition to Liquor License for Tao Group Night Clubs Under Franklin Hospitality LLC
Date: Tuesday, June 18, 2024 4:14:50 PM

From: Andressa Randis
Sent: Tuesday, June 18, 2024 4:02 PM
To: BK01 (CB)
Subject: [EXTERNAL] Opposition to Liquor License for Tao Group Night Clubs Under Franklin Hospitality LLC

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

Dear Members of Community Board 1,

I am writing to express my strong opposition to the application for liquor licenses for two new night clubs by the Tao Group, operating under Franklin Hospitality LLC, in our Greenpoint neighborhood.

As a resident of Greenpoint, I am deeply concerned about the potential impact these large night clubs will have on our community. Introducing such establishments will undoubtedly lead to increased noise, traffic, and public disturbances, which will disrupt the peace and quiet that our neighborhood is known for.

Furthermore, the presence of these night clubs may lead to safety concerns, including an increase in late-night incidents and a higher demand for police and emergency services. Our neighborhood has worked hard to cultivate a family-friendly atmosphere, and the introduction of these night clubs runs counter to these efforts.

I urge Community Board 1 to carefully consider the negative implications of granting liquor licenses to these establishments and to prioritize the well-being and quality of life of Greenpoint residents. We value our community's tranquility and safety, and we believe that allowing these night clubs to operate here would significantly harm our neighborhood.

Thank you for your attention to this matter. I hope that you will take the concerns of Greenpoint residents into account when making your decision.

Sincerely,

--

Best,
Andressa

From: Maxfield Fey
Sent: Tuesday, June 18, 2024 3:58 PM
To: BKD1 (CB)
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

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.

Good afternoon.

I am a resident of Community Board 1, live within an 2 block radius of AD Brooklyn (11-25 Franklin Street), and am a strong supporter of McGonick Bid Club. I have serious concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.

The establishments are Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Douces Nightlife at 1 Meserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity.

Both establishments sit along Budwicks Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which cost approximately \$2.3 million to build.

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat.

There are 131 species of birds that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over 170 bird species, which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local community.

Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.

Deuces Nightlife — the smaller establishment at 1 Meserve Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the heavy operating costs, staff, and insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the nightclub, which is unwelcome regardless of how wholesome the daytime programming may be. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Bushwick Inlet Park will persist.

[illegible]

Thank you for your time.

Best regards,
Maxfield Fey and Arian Holman
Proud Greenpoint Residents

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park
Date: Tuesday, June 18, 2024 4:11:48 PM

From: Carla Smith
Sent: Tuesday, June 18, 2024 3:51 PM
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

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Hi,

I am a resident of Community Board 1 in Greenpoint and a member of McGolrick Bird Club. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and **I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.**

The establishments:

- Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity
- Deuces Nightlife at 1 Meserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity

Both establishments sit along **Bushwick Inlet Park, where there has been major investment in habitat restoration** for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which **cost approximately \$2.3 million to build.**

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will **take many steps backwards in the progress made** to restore this valuable habitat:

- There are [131 species of birds](#) that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development.
- Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the [National Science Foundation](#).
- Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over [170 bird](#)

[species](#), which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. **Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood** and have not reached out to the local community:

- Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was **unprepared for their community board meeting presentation** and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.
- Deuces Nightlife — the smaller establishment at 1 Meserole Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, **we did not hear any details about their strategy** to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the hearty operating costs, staff, or insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the night club, which is **unwelcome regardless of how wholesome the daytime programming may be**. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Bushwick Inlet Park will persist.

I'm attaching the [proposal from McGolrick Bird Club](#) that we shared with Community Board 1 on May 28th. Please give it a read, we would love to discuss it with you further:

https://bit.ly/MBC_Statement

Thank you for your time.

Carla Smith

From: [Phil Smith](#)
Subject: Re: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park
Date: Tuesday, June 18, 2025 8:11:17 PM

From: Wira Quesada
Sent: Tuesday, June 18, 2024 3:51 PM
To: Phil Lili
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

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Hi,

I am a resident of Community Board 1 and a member of McGivick Bird Club. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.

The establishments are Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Denoon Nightlife at 1 Mosside Avenue, which applied to stay open until 4:00 AM with 100 patron capacity.

Both establishments sit along Bushwick Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which cost approximately \$2.3 million to build.

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat.

There are 131 species of birds that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks less able to survive. Later associated with nightlife has been found in nests of over 70 bird species, which cut down nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local community.

Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.

Denoon Nightlife — the smaller establishment at 1 Mosside Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the heavy operating costs, staff, and insurance protections of a daycare center, nor how their business model will be successful. One concern is that they will use the premises of family programming to push through the nightclub, which is unacceptable regardless of how wholesome the daytime programming may be. Even if they do have excellent family programs during the day, the night time disturbances to the neighborhood and local wildlife at Bushwick Inlet Park will persist.

Please see the proposal from McGivick Bird Club that we shared with Community Board 1 on May 28th; we would love to discuss it with you further: <https://cityofbrooklyn.com/media/2024/05/28/2024-05-28-McGivick-Bird-Club-Proposal.pdf>

Thank you for your time.

Sent from my iPhone

From: Becca Elliott
Sent: Tuesday, June 18, 2024 3:46 PM
To: BKD1 (CB)
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

H₂

I am a resident of Community Board 1 and a member of McGolrick Bird Club. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.

The establishments are Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Deuces Nightlife at 1 Meserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity.

Both establishments sit along Bushwick Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which cost approximately \$2.3 million to build.

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat.

There are 131 species of birds that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over 170 bird species, which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local community.

Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to displace.

Deuces Nightlife — the smaller establishment at 1 Mercedes Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the heavy operating costs, staff, and insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to rush through the nightclub, which is nonetheless regardless of how wholesome the daytime programming may be. Even if they do have excellent family program during the day, the night time disturbance to the neighborhood and local wildlife at Bushwick Inlet Park will persist.

[illegible]

Thank you for your time.

From: Meredith Croy <meredith.croy@cityofboston.gov>
Sent: Tuesday, June 18, 2024 3:41 PM
To: BKD1 (CB)
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

HG

I am a resident of Community Board 1 and a member of McGolrick Bird Club. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.

The establishments are Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Deuces Nightlife at 1 Meserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity.

Both establishments sit along Bushwick Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which cost approximately \$2.3 million to build.

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat.

There are 131 species of birds that call our park home, some of them rare or protected like the American Bald Eagle. Many are already losing habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks able to survive. *Learn more about how wildlife has been forced to nest in just 120 bird species, which can harm predators and adult birds.*

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local community.

Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.

Deuces Nightlife — the smaller establishment at 1 Mercedes Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the heavy operating costs, staff, and insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the nightclub, which is unwelcome regardless of how wholesome the daytime programming may be. Even if they do have excellent family program during the day, the night time disturbance to the neighborhood and local wildlife at Bushwick Inlet Park will persist.

Please see the proposal from Ms.Gabriel Blind Club that we shared with Community Board 1 on May 28th, 2020. We would like to discuss it with you further: <https://cityof2020.safelinks protection outlook com/>

Thank you for your time.

Sent from my iPhone

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] NO Tao Group in Greenpoint
Date: Tuesday, June 18, 2024 4:08:33 PM

From: Rachel Parlier
Sent: Tuesday, June 18, 2024 3:41 PM
To: BK01 (CB)
Subject: [EXTERNAL] NO Tao Group in Greenpoint

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

Hello -

As a greenpoint resident (currently living at 33 Franklin St) I was deeply saddened and upset to hear of potentially two different Tao group clubs coming into the area. I explicitly moved to this area to avoid these types of establishments. Allowing them to open would lead to many folks (like me) leaving the area which would hurt other long standing local establishments that cater to existing residents. I can think of very few things that would be worse than having two nightclubs as neighbors. Folks who live here came here to AVOID this. PLEASE PLEASE DO NOT allow this to ruin our neighborhood. If people want to live next to Tao they can live in Manhattan (or bushwick).....let Greenpoint stay local.

Best,
Rachel

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] DO NOT OPEN TAO CLUBS
Date: Tuesday, June 18, 2024 4:04:36 PM

From: Hannah Cook
Sent: Tuesday, June 18, 2024 3:36 PM
To: BK01 (CB) <b
Subject: [EXTERNAL] DO NOT OPEN TAO CLUBS

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

The opening of these night clubs on Franklin Avenue would be extremely detrimental to greenpoint / Williamsburg please do not allow them to have a liquor license or even open. This neighborhood is authentic New York and is extremely family oriented.

Hannah Cook

Sent from my iPhone

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] TAO nightclub
Date: Tuesday, June 18, 2024 4:04:10 PM

From: Shaina Ehrlich
Sent: Tuesday, June 18, 2024 3:31 PM
To: BK01 (CB)
Subject: [EXTERNAL] TAO nightclub

The opening of these night clubs on Franklin Avenue would be extremely detrimental to greenpoint / Williamsburg please do not allow them to have a liquor license or even open. This neighborhood is authentic New York and is extremely family oriented.

Shaina Ehrlich
Makeup Artist
Shaina-Ehrlich.com

References

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] TAO opening nightclubs in Greenpoint
Date: Tuesday, June 18, 2024 4:02:25 PM

From: Olivia Do
Sent: Tuesday, June 18, 2024 3:23 PM
To: BK01 (CB)
Subject: [EXTERNAL] TAO opening nightclubs in Greenpoint

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Hi,

Word around the neighborhood is that TAO is opening night clubs on Franklin St in Greenpoint, and it's becoming clearer that this may be the reality. I am writing to you in opposition to this proposal as this would totally ruin the neighborhood. In Greenpoint, all the music venues and nightclubs are locally funded and owned, those who truly care about the neighborhood. TAO is an international corporation who only care about 1 thing MONEY + will bring in a very different crowd to Greenpoint, turning this neighborhood into Manhattan. Greenpoint has remained (as much as it could over the years) still deeply rooted in its Polish history, and primarily supports local businesses. Please do not let this happen. I've been in this neighborhood for 10 years now, I would hate to see it significantly change because of this error on letting this happen.

Thank you,
Olivia

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Say F 'No' To Nightclubs At Bushwick Inlet Park!!!!
Date: Tuesday, June 18, 2024 4:01:16 PM

From: Andrew Golden
Sent: Tuesday, June 18, 2024 3:13 PM
To: BK01 (CB)
Subject: [EXTERNAL] Say F 'No' To Nightclubs At Bushwick Inlet Park!!!!

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Hi,

I am a resident of Community Board 1 and a member of McGolrick Bird Club. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.

The establishments are Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Deuces Nightlife at 1 Meserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity.

Both establishments sit along Bushwick Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which cost approximately \$2.3 million to build.

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat.

There are 131 species of birds that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over 170 bird species, which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local

community.

Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.

Deuces Nightlife — the smaller establishment at 1 Meserole Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the hearty operating costs, staff, and insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the nightclub, which is unwelcome regardless of how wholesome the daytime programming may be. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Bushwick Inlet Park will persist.

Please see the proposal from McGolrick Bird Club that we shared with Community Board 1 on May 28th; we would love to discuss it with you further: https://bit.ly/MBC_Statement

Thank you for your time.

--

Andrew Golden

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] TAO group in Greenpoint
Date: Tuesday, June 18, 2024 4:00:39 PM

From: Nikki Cohen
Sent: Tuesday, June 18, 2024 3:09 PM
To: BK01 (CB)
Subject: [EXTERNAL] TAO group in Greenpoint

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Hi,

I understand that the TAO group is trying to open two nightclubs on Franklin Street in Greenpoint and they are requesting a liquor license.

As a greenpoint resident for over 10 years, I strongly oppose their request for permit as well as opening of this club. Greenpoint is a residential and family neighborhood with an already rich and integrated entertainment / nightlife life locally funded and owned, who truly cares for the neighborhood.

TAO group is massive international corporation who has no real interest in it besides the financial one, they will do nothing to try and integrate in the community, respect it and preserve its character and its spirit. On the contrary they would be extremely damaging to the neighborhood and its safety and they would bring crowds of people who would also have no respect for it.

Here to answer any questions or discuss further,

Nikki Cohen
(Huron St, Greenpoint NY)

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park !!!
Date: Tuesday, June 18, 2024 3:56:50 PM

From: bwebber27
Sent: Tuesday, June 18, 2024 2:53 PM

Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park !!!

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Hi!

I am a resident of Community Board 1 in Greenpoint and a member of McGolrick Bird Club. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and **I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.**

The establishments:

- Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity
- Deuces Nightlife at 1 Meserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity

Both establishments sit along **Bushwick Inlet Park, where there has been major investment in habitat restoration** for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which **cost approximately \$2.3 million to build.**

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will **take many steps backwards in the progress made** to restore this valuable habitat:

- There are [131 species of birds](#) that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development.
- Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to

the [National Science Foundation](#).

- Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over [170 bird species](#), which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. **Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood** and have not reached out to the local community:

- Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was **unprepared for their community board meeting presentation** and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.
- Deuces Nightlife — the smaller establishment at 1 Meserole Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, **we did not hear any details about their strategy** to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the hearty operating costs, staff, or insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the night club, which is **unwelcome regardless of how wholesome the daytime programming may be**. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Bushwick Inlet Park will persist.

I'm attaching the [proposal from McGolrick Bird Club](#) that we shared with Community Board 1 on May 28th. Please give it a read, we would love to discuss it with you further: https://bit.ly/MBC_Statement

Thank you for your time!

Brittney Webber

Sent from my iPhone

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] No Franklin bk hospitality llc in Brooklyn
Date: Tuesday, June 18, 2024 3:33:37 PM

From: Dana Boyer
Sent: Tuesday, June 18, 2024 2:54 PM
To: BK01 (CB)
Subject: [EXTERNAL] No Franklin bk hospitality llc in Brooklyn

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I feel as though adding these clubs to greenpoint/north Brooklyn will be detrimental to the neighborhood for noise, trash, and crime!

Thanks,

Dana Boyer

Represented by The Wall Group | Alex George

From: [Paula Hub](#)
Subject: Re: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park
Date: Tuesday, June 18, 2025 1:05:46 PM

From: Mary Collins
Sent: Tuesday, June 18, 2024 2:46 PM
To: HCU LGA
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

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Hi,

I am a resident of Community Board 1 and a member of McGibick Bird Club. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.

The establishments are Franklin BK Hospitality LLC (checked by Tax Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Dancers Nightlife at 1 Meerside Avenue, which applied to stay open until 4:00 AM with 300 patron capacity.

Both establishments sit along Bushwick Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which cost approximately \$2.3 million to build.

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat.

There are 131 species of birds that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks less able to survive. Later associated with nightlife has been found in nests of over 170 bird species, which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local community.

Franklin BK Hospitality LLC (checked by Tax Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to involve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.

Dancers Nightlife — the smaller establishment at 1 Meerside Avenue — promises to use the funds from the club to use a daycare center and offer family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the heavy operating costs, staff, and insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the nightclub, which is unwelcome regardless of how wholesome the daytime programming may be. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Bushwick Inlet Park will persist.

Please see the proposal from McGibick Bird Club that we shared with Community Board 1 on May 28th, we would love to discuss it with you further: <https://pic021.safelinks.prod.nyc.gov/govdocs/2025/250726/250726%20-%20McGibick%20Bird%20Club%20-%20Proposal%20for%20a%20Daycare%20Center%20and%20Family%20Program%20-%20May%2028%202025.pdf>

Thank you for your time.

Sent from my iPhone

From: Gabriela Valenzuela
Sent: Tuesday, June 18, 2024 2:02 PM
To: BKD1 (CB)
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

HL

Both establishments sit along Boswick Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which cost approximately \$2.3 million to build.

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local community.

Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and

Denotes Nightlife – a smaller establishment at 1 Meserve Avenue – promises to use the funds from the club to fund daycare center and other family programming for kids. However, during the community board meeting, we did have any details about their strategy to safely switch operations from nightlife to daycare. They also shared an estimate about how the operating costs of the club will be enough to fund the family operating costs, staff, and insurance protections of the daycare center, now how their business model will be successful. Our concern is that they will use the promise of family programming to push through the nightclub, which is unwise regardless of how wholesome the daytime programming may be. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Bushwick Inlet Park will persist.

[illegible]

Thank you for your time.

Sent from my iPhone

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Opposition to Liquor License for Tao Group Night Clubs Under Franklin Hospitality LLC
Date: Tuesday, June 18, 2024 3:07:35 PM

From: Raquel Alvarez
Sent: Tuesday, June 18, 2024 2:38 PM
To: BK01 (CB)
Subject: [EXTERNAL] Opposition to Liquor License for Tao Group Night Clubs Under Franklin Hospitality LLC

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Dear Members of Community Board 1,

I am writing to express my strong opposition to the application for liquor licenses for two new night clubs by the Tao Group, operating under Franklin Hospitality LLC, in our Greenpoint neighborhood.

As a resident of Greenpoint, I am deeply concerned about the potential impact these large night clubs will have on our community. Introducing such establishments will undoubtedly lead to increased noise, traffic, and public disturbances, which will disrupt the peace and quiet that our neighborhood is known for.

Furthermore, the presence of these night clubs may lead to safety concerns, including an increase in late-night incidents and a higher demand for police and emergency services. Our neighborhood has worked hard to cultivate a family-friendly atmosphere, and the introduction of these night clubs runs counter to these efforts.

I urge Community Board 1 to carefully consider the negative implications of granting liquor licenses to these establishments and to prioritize the well-being and quality of life of Greenpoint residents. We value our community's tranquility and safety, and we believe that allowing these night clubs to operate here would significantly harm our neighborhood.

Thank you for your attention to this matter. I hope that you will take the concerns of Greenpoint residents into account when making your decision.

Sincerely,
Raquel Alvarez

From: Devin Barrett
Sent: Tuesday, June 18, 2024 2:12 PM
To: BK01 (CB)
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park and Keep Greenpoint Character

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Hi there,

I am a resident of Community Board 1 and a member of McGolrick Bird Club. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.

The establishments are Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Deuces Nightlife at 1 Meserve Avenue, which applied to stay open until 4:00 AM with 300 patron capacity.

Both establishments sit along Bushwick Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which cost approximately \$2.3 million to build.

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat.

There are 131 species of birds that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks less able to survive with their parents. Learn more about the birds of the park.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local community.

Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.

Deuces Nightlife — the smaller establishment at 1 Mesleuse Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the heavy operating costs, staff, and insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the nightclub, which is unwelcome regardless of how wholesome the daytime programming may be. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Bushwick Inlet Park will persist.

Please see the proposal from McGobrick Bird Club that we shared with Community Board 1 on May 28th; we would love to discuss it with you further: <http://gpc02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.mcgobrickbirdclub.org%2Fwp-content%2Fuploads%2F2016%2F07%2FBird-Conservation-Proposal-for-City-Park.pdf&cid=9d3e3c0f-4000-4000-a000-000000000000>

Thank you for your time.

Thank you for your time.

From: Ignacio Inestal
Sent: Tuesday, June 18, 2024 2:11 PM
To: BED1 (CB)
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

HL

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat.

There are 131 species of birds that call our park home, some of them rare or protected like the American Bald Eagle are already losing habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in some of over 170 bird species, which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local community

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Deuces Nightlife — the smaller establishment at 1 Mercedes Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the heavy operating costs, staff, and insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the nightclub, which is unwelcome regardless of how wholesome the daytime programming may be. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Boudewijk Inlet Park will persist.

[illegible]

Thank you for your time.

Sent from my iPhone

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park
Date: Tuesday, June 18, 2024 3:04:56 PM

From: Charlie Pawlik
Sent: Tuesday, June 18, 2024 2:06 PM
To: BK01 (CB)
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

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Hi,

I am a resident of Community Board 1 and a member of McGolrick Bird Club. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.

The establishments are Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Deuces Nightlife at 1 Meserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity.

Both establishments sit along Bushwick Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which cost approximately \$2.3 million to build.

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat.

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Please see the proposal from McGolrick Bird Club that we shared with Community Board 1 on May 28th; we would love to discuss it with you further: https://bit.ly/MBC_Statement

Thank you for your time.

Charles Pawlik

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park
Date: Tuesday, June 18, 2024 3:03:45 PM

From: Jeffrey Landau
Sent: Tuesday, June 18, 2024 2:03 PM
To: BK01 (CB)
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

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Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local

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Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.

Deuces Nightlife — the smaller establishment at 1 Meserole Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the hearty operating costs, staff, and insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the nightclub, which is unwelcome regardless of how wholesome the daytime programming may be. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Bushwick Inlet Park will persist.

Please see the proposal from McGolrick Bird Club that we shared with Community Board 1 on May 28th; we would love to discuss it with you further: https://bit.ly/MBC_Statement

Thank you for your time.

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] HELL NO To Nightclubs At Bushwick Inlet Park
Date: Tuesday, June 18, 2024 3:03:07 PM

From: Ava Sholl
Sent: Tuesday, June 18, 2024 2:02 PM
To: BK01 (CB)
Subject: [EXTERNAL] HELL NO To Nightclubs At Bushwick Inlet Park

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Hello,

I am a resident of Community Board 1. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.

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Both establishments sit along Bushwick Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park.

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat.

There are 131 species of birds that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks less able to survive. **Litter associated with nightlife has been found in nests of over 170 bird species, which can harm nestlings and adult birds.**

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local

community.

Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt. **This neighborhood is the wrong venue (pun intended) for a Tao group establishment. It's dangerous for cars and Ubers to be stalling on Franklin St in front of the proposed location. I am an avid runner and walker and cannot imagine how much more exponentially unsafe this street will be to pedestrians with countless cars picking and dropping people off at a nightclub. The lack of nearby public transportation surely means that car traffic will increase (and it's already horrible coming over the Williamsburg bridge). Additionally, our neighborhood already struggles with a lot of litter and overflowing trash cans on weekends. I have no doubt that the presence of two nightclubs will further dirty our streets, clog our drains, and negatively impact the nearby Bushwick Inlet.**

Deuces Nightlife — the smaller establishment at 1 Meserole Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the hearty operating costs, staff, and insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the nightclub, which is unwelcome regardless of how wholesome the daytime programming may be. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Bushwick Inlet Park will persist.

Please see the proposal from McGolrick Bird Club that we shared with Community Board 1 on May 28th; we would love to discuss it with you further: https://bit.ly/MBC_Statement

Thank you for your time.

Sent from my iPhone

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park
Date: Tuesday, June 18, 2024 3:02:13 PM

From: Laura Hajek
Sent: Tuesday, June 18, 2024 2:02 PM
To: BK01 (CB)
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

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Hi,

I am a resident of Community Board 1. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.

The establishments are Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Deuces Nightlife at 1 Meserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity.

Both establishments sit along Bushwick Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which cost approximately \$2.3 million to build.

My concern is that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat.

There are 131 species of birds that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over 170 bird species, which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local community.

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Thank you for your time.
Laura Hajek

Sent from my iPhone

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] TAO Group opening Clubs in Greenpoint
Date: Tuesday, June 18, 2024 3:01:41 PM

From: Samantha Casolari
Sent: Tuesday, June 18, 2024 1:59 PM
To: BK01 (CB)
Subject: [EXTERNAL] TAO Group opening Clubs in Greenpoint

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Hi

I understand that the TAO group is trying to open two nightclubs on Franklin Street and they are requesting a liquor license. I would like to oppose their request for permit as well as opening of this club. Greenpoint is a residential family neighborhood with a already rich entertainment / nightlife life locally funded and owned who truly cares for the neighborhood. Tao group is massive international corporation who has no interest in it, and neither in preserving its face and spirit. They would be extremely damaging and they would be crowds of people who would also have not much respect for it.

I completely oppose to these openings and to their request for liquor license.

Thank you
Samantha

From: VT
Sent: Tuesday, June 18, 2024 1:55 PM
To: BK01 (CB)
Subject: [EXTERNAL] Say "No" To Nightclubs At Bushwick Inlet Park

The establishments are Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Deuces Nightlife at 1 Meserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity.

Both establishments sit along Brunswick Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which cost approximately \$2.3 million to build.

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat.

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Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local community.

Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to displace.

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Please see the proposal from McGrubrick Bird Club that we shared with Community Board 1 on May 28th; we would love to discuss it with you further: <http://ccc02.safelinks.redirection.outlook.com/>

<http://dx.doi.org/10.1371/journal.pone.0187596.g001>

Thank you for your time.

Sent from my iPhone

From: Kristin Gaspar
Sent: Tuesday, June 18, 2024 1:50 PM
To: BKD1 (CB)
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

H₂

I am a resident of Community Board 1 and a member of McGolrick Bird Club. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.

The establishments are Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Deuces Nightlife at 1 Moserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity

Both establishments sit along Bushwick Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which cost approximately \$2.3 million to build.

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat.

There are 131 species of birds that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over 170 bird species, which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local community.

Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.

Daycare Nightlife — the smaller establishment at 1 Meserole Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the heavy operating costs, staff, and insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the nightclub, which is unwelcome regardless of how wholesome the daytime programming may be. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Bushwick Inlet Park will persist.

[illegible]

Thank you for your time.

Sent from my iPhone

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] MAJOR ISSUE: Noise at 1 Oak Street + Tao Group Liquor License
Date: Tuesday, June 18, 2024 1:43:11 PM

From: Brooke Landy
Sent: Tuesday, June 18, 2024 12:23 PM
To: BK01 (CB)
Subject: [EXTERNAL] MAJOR ISSUE: Noise at 1 Oak Street + Tao Group Liquor License

C

Hi Brooklyn Community Board 1,

I am a resident of Community Board 1, a homeowner on Noble St, and a parent of two children – a 2 year old and 4 year old.

This letter is about two issues: outdoor concerts at 1 Oak Street and Franklin BK Hospitality LLC (backed by Tao Group Hospitality) applying for their liquor license.

This past weekend, the concert event at 1 Oak Street gave me a glimpse into what our neighborhood will become if action is not taken. Trash everywhere, cars parked illegally in front of driveways, fire hydrants, in crosswalks and on the sidewalk. Loud music and screaming matches as concert goers left the venue to their parked cars that were blocked in by other cars blocking them in on the sidewalk along residential blocks. Loud music we could hear in our home.

How many events with different promoters will be allowed before the owner of the waterfront space at 1 Oak has to apply for licensing to hold these events? When will the volume be turned down to a reasonable level so that we do not have to hear it in our homes w/ our young children?

Did any of you walk around our neighborhood while this concert was happening – hear how loud the music is, see the chaos mentioned above – speak to the residents being impacted?

There have been 3 events at 1 Oak Street that were exactly as described above: Fri May 17 (an EDM show), Sat Jun 1 (a Red Bull show), Sun June 16 (Milk + Honey show).

Look at the 311 complaints on all 3 of those evenings. This is a quality-of-life issue.

This has to be addressed before something serious happens. G-d forbid a child is hit by the huge increase in traffic at the entrance to American Legion playground.

I could not even walk down the sidewalk with my son and daughter on Noble St between West and Franklin as cars were actively parking. This was steps from American Playground.

These events have led me to have concerns about Franklin BK Hospitality LLC (Tao Group Hospitality) applying for a liquor license in our area. The details of my concerns are below, and I strongly urge you to help prevent them from obtaining their liquor licenses and

proceeding with development.

Franklin BK Hospitality LLC (Tao Group Hospitality) at 11-25 Franklin Street applied to stay open until 4:00 AM Wednesday thru Sunday with 1,000 patron capacity and outdoor space. This is steps from a large, residential area on Franklin St. and the surrounding blocks.

The new residential building at 33 Franklin St overlooks Tao and the residents (approx. 80 units) had no idea Tao was planning to open there.

Tao Group has over 15 nightclubs worldwide in Las Vegas, Los Angeles, at Mohegan Sun, in Manhattan's Meatpacking District, etc - this should not be in a quiet residential neighborhood like Greenpoint w/ the two-lane thoroughfare of Franklin St. Franklin BK Hospitality LLC (Tao Group Hospitality) was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.

We are part of a working community who wake up early in the morning, we have children who go to sleep early so they can attend school, we are retirees who have lived here our entire lives.

I have concerns that the loud music and traffic from the large crowds into the early hours of the morning will make the quality-of-life in our residential block unbearable, especially for our children.

To the board, I ask that you DO NOT support Tao Groups application.

To my elected officials, I'm already disappointed with the current situation at 1 Oak St and the summer concerts being allowed to run with no added enforcement.

Thank you for your time,

Brooke Landy

From: [Sarah](#)
Subject: Re: [EXTERNAL] Say No! To Nightclubs At Buswick Inlet Park
Date: Tuesday, June 18, 2024 1:07:02 PM

From: Sarah@karenwork.com
Sent: Tuesday, June 18, 2024 12:13 PM
To: MUI, L.S.
Subject: [EXTERNAL] Say No! To Nightclubs At Buswick Inlet Park

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Hi,

I am a resident of Community Board 1 and a member of McGrath Bird Club. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.

The establishments are Franklin BK Hospitality LLC (checked by Tax Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Denzies Nightlife at 1 Moserle Avenue, which applied to stay open until 4:00 AM with 300 patron capacity.

Both establishments sit along Buswick Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which cost approximately \$2.3 million to build.

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat.

There are 133 species of birds that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over 170 bird species, which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local community.

Franklin BK Hospitality LLC (checked by Tax Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.

Denzies Nightlife — the smaller establishment at 1 Moserle Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the heavy operating costs, staff, and insurance premiums of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the nightclub, which is unwelcome regardless of how wholesome the daytime programming may be. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Buswick Inlet Park will persist.

Please see the progress from McGrath Bird Club that we shared with Community Board 1 on May 20th, we would love to discuss it with you further. <https://api22-cdn.brightspot.com/media/asset/2024/06/18/2024-06-18%20McGrath%20Bird%20Club%20Board%20Meeting%20Presentation.pdf>

Thank you for your time.
Sarah Perovik

Sent from my tablet

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] 'No' To Nightclubs; Protect IBZ's!
Date: Tuesday, June 18, 2024 12:32:34 PM

From: LiLi Jackson
Sent: Monday, June 17, 2024 5:00 PM
To: BK01 (CB)
Subject: [EXTERNAL] 'No' To Nightclubs; Protect IBZ's!

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Hi,

I am a resident of Community Board 1. And a woodworker/designer. This government continues to erode all protections for high paying skilled labor jobs and IBZ's, but continuing to allow non industrial businesses to operate in IBZ's

I have concerns about two establishments applying for liquor licenses in my area and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.

The establishments are Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Deuces Nightlife at 1 Meserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity.

Nightclubs are NOT Industrial Businesses and do not promote skilled workforce and jobs.

Thank you for your time.

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL]
Date: Tuesday, June 18, 2024 12:04:23 PM

From: Darla Childs
Sent: Tuesday, June 18, 2024 11:45 AM
To: BK01 (CB)
Subject: [EXTERNAL]

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Dear Community Board No. 1,

I have been a Greenpointer for more than 20 years and I strongly oppose Franklin BK Hospitality LLC (Tao Nightclub) opening. They will be open until 4am Wednesday thru Sunday, with outdoor space, and 1,000 person capacity. I am very concerned about the noise from the music and the patrons wandering around the neighborhood all night.

Residential blocks begin 1 street over on Calyer St. An Elementary school is three blocks away- how are kids supposed to make it to school after a night filled with pumping bass until 4am? Just in the last month, we've been woken up by over 20 drunk patrons using our stoop on Noble St to hangout and smoke while waiting for their car pickups. They stumbled over from 1 Oak and spent 30min arguing and trying not to puke in our tree bed. Our quality of life continues to diminish with every one of these venues that open, while rent skyrockets just the same.

We chose to raise our family in Greenpoint before it was sold to real estate developers and club owners who don't live here and don't care about the current residents whose neighborhood they are destroying. There will be very little "community" left in Greenpoint if it continues to head in the current direction.

Thank you,
Darla Childs

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Concerns About Liquor License Application for 11-25 Franklin Street
Date: Tuesday, June 18, 2024 11:49:21 AM
Attachments: [Response to 11-25 Franklin Project.pdf](#)

From: Bushwick Inlet Park <bushwickinletpark>
Sent: Tuesday, June 18, 2024 11:09 AM
To: BK01 (CB) <bk01@cb.nyc.gov>
Subject: [EXTERNAL] Concerns About Liquor License Application for 11-25 Franklin Street

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Dear Community Board #1,

Please find a statement from the Friends of Bushwick Inlet Park expressing concerns regarding the planned venue and liquor license application for 11-25 Franklin Street.

Best regards,

Katherine Conkling Thompson

www.bushwickinletpark.org

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Tao Nightclub Opening
Date: Tuesday, June 18, 2024 11:47:41 AM

From: Andrew Catchaturyan
Sent: Tuesday, June 18, 2024 10:40 AM
To: BK01 (CB)
Subject: [EXTERNAL] Tao Nightclub Opening

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Dear Community Board No. 1,

I am a Greenpoint community member and I strongly oppose Franklin BK Hospitality LLC (Tao Nightclub) opening. They will be open until 4am Wednesday thru Sunday, with outdoor space, and 1,000 person capacity. I am concerned about the noise, ripple-out effects on parking, alcohol-fueled violence risks and the environmental (light and noise) impact on bird species in Bushwick Inlet. A residential building overlooks Tao (Franklin Court at 33 Franklin St) and residential blocks begin 1 street over on Calyer St.

We are part of a working community who wake up early in the morning, we have children who go to sleep early so they can attend school, we are retirees who have lived here our entire lives.

Anyone who walks around on a weekend here knows how hectic it's become – with the influx of condos and high end restaurants pricing out long established small businesses, there's an increase of visitors who view the neighborhood as a disposable commodity, and treat it as such. No one wants to close it off but "over tourism" is a real concept that causes degradation. Residents deserve a balance.

If Tao and / or One Meserole open I'm concerned about the ripple out effects – for example on parking. We rent a garage that gets routinely blocked by folks who go on to the 1 Oak / Skyline Drive In venue. New Yorkers get riled up over parking spots – there never used to be arguments on my street but now it's routine. Residents vs visitors. More visitors to clubs like Tao who park for long stretches and become intoxicated are a risk – alcohol fueled violence is a real concern.

Additionally – please consider the environmental impact on the bird species who rest in [Bushwick Inlet](#). It's a significant resting spot for migratory species.

One final consideration is the effect on the transit – there's a significant bike lane that runs past the proposed venue. It has major traffic on the way to and from the Williamsburg Bridge. You can almost guarantee there will be collisions as vehicles drop off club attendees. I've been

around long enough to see when the old House of Vans shows used to get out and people would spill on to the street – it was chaos, and they would often only finish at 9.

Tao Group has over 15 clubs worldwide Las Vegas, Los Angeles, at Mohegan Sun, in Manhattan's Meatpacking District, etc - this should not be in a residential neighborhood like Greenpoint – surely that's enough.

Thank you,
Andrew Catchaturyan

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] No more night clubs or event venues
Date: Tuesday, June 18, 2024 11:46:38 AM

From: Darragh McConnell
Sent: Tuesday, June 18, 2024 10:13 AM
To: BK01 (CB)
Subject: [EXTERNAL] No more night clubs or event venues

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We are a third generation Greenpoint family. We are raising our 2 children on Noble street and disheartened with the decreasing quality of life due to night clubs and events. At 5pm on a Sunday there are raging parties at the the Wythe hotel that we can hear from our home and when walking to Bushwick inlet Park. At 8pm it is impossible to put our elementary school kids to bed with the windows open in our home. The PA system is so loud that we can hear the announcements and understand every word from a 1st floor bedroom. This is not something we should be hearing while laying in bunk beds preparing for a busy week of school and work. We cannot sleep. There are cars illegally parked on the sidewalk and dangerous traffic on residential blocks. We are awakened at 1am 3am and 4am from loud foot traffic from Oak (the outdoor cinema) and other clubs/events. There is excessive trash on the blocks from these clubs . We find wine glasses and bottles on our stoop in the morning and people sitting on our stoop smoking and talking loudly in the middle of the night. We are in the middle of the block and find the noise and foot traffic excessive. We sleep with our windows closed and have new windows and excellent installation yet we cannot drown out the number of people coming to Greenpoint for events and night clubs and the loud PA and music blaring from Oak (formerly skyline) and the rooftop hotels in williamsburg. Other neighborhoods in Brooklyn Manhattan and Queens do not permit the number of clubs and level of noise. Greenpoint and Williamsburg residents have been living quietly for generations. Please do not allow new clubs to be approved. Tao/One Meserole should not be in residential neighborhood. Please start enforcing or reducing volumes and operating hours of existing clubs and event spaces to ensure the quality of life does not completely diminish. Instead of night clubs we need a middle school in Greenpoint. We need to sleep and walk in peace without PA systems that are so extreme that we have to close windows at bedtime in the heat.

Do you live in Greenpoint or Williamsburg? Do you hear and experience what is like to live near 500+ capacity clubs and events? Why should Greenpoint and Williamsburg residents be impacted like this? Why is the noise and capacity approved if impacting residential blocks? Should school children, seniors, families and residents leave in search of quiet and clean places to live? We are an established community and a residential neighborhood.

Thank you

Darragh McConnell
Resident

Sent from my iPhone

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Concerned Greenpoint Parent and Active Community Member
Date: Tuesday, June 18, 2024 10:06:30 AM

From: Jordan Singleton
Sent: Monday, June 17, 2024 9:23 PM
To: BK01 (CB)
Subject: [EXTERNAL] Concerned Greenpoint Parent and Active Community Member

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Hi All,

I am a resident of Community Board 1, a homeowner on Oak St, and a parent of two children under the age of three. This past weekend, the concert event at the former Greenpoint drive-in gave me a glimpse into what our neighborhood will become if action is not taken. Trash everywhere, cars parked illegally in front of driveways, fire hydrants, in crosswalks and on the sidewalk. Loud music and screaming matches as concert goers left the venue to their parked cars that were blocked in by other cars blocking them in on the sidewalk along residential blocks.

The last time I reached out to Lincoln Restler's office for the last concert, I was told that the 94th Precinct issues sound/event permits. How many events with different promoters will be allowed before the owner of that waterfront space at 1 Oak actually has to apply for licensing to hold these events? This has to be addressed before something serious happens. God forbid a child is hit by the huge increase in traffic right at the entrance to American Legion playground.

I could not even walk down the sidewalk with my son and daughter in her stroller on Noble St between West and Franklin as cars were actively parking. This was mere steps from American Legion playground (which by the way needs a major facelift, but that's for another time).

These events have led me to have concerns about two establishments applying for liquor licenses in the area. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.

The establishments are Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Deuces Nightlife at 1 Meserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity.

Both establishments are mere steps from a large, residential area on Franklin St. and the surrounding blocks.

I have concerns that the loud music and traffic from the large crowds into the early hours of the morning will make the quality of life in our residential block unbearable, especially for our children. Both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local community.

Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.

Deuces Nightlife — the smaller establishment at 1 Meserole Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the hearty operating costs, staff, and insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the nightclub, which is unwelcome regardless of how wholesome the daytime programming may be. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood will persist.

To the board, I ask that you DO NOT support these applications. To my elected officials, I'm already disappointed with the current state of affairs at 1 Oak St and the summer concerts being allowed to run with no added enforcement. Failure to prevent more of the same will result in the loss of my vote.

I've already reflected this in my recent visit to the ballot box this past Saturday during early voting

Thank you for your time.

Robert Jordan Singleton

Sent from my iPhone...please excuse any typos

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Complaint regarding 1 Oak Street Concert Venue and Management
Date: Tuesday, June 18, 2024 10:03:56 AM

From: Jamie Alderslade
Sent: Tuesday, June 18, 2024 10:00 AM
Subject: [EXTERNAL] Complaint regarding 1 Oak Street Concert Venue and Management

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Dear Representatives,

I am a resident of Community Board 1, a homeowner on Guernsey St, and a parent of two children under the age of three. This past weekend, the concert event at the former Greenpoint drive-in gave me a glimpse into what our neighborhood will become if action is not taken. Trash everywhere, cars parked illegally in front of driveways, fire hydrants, in crosswalks and on the sidewalk. Loud music and screaming matches as concert goers left the venue to their parked cars that were blocked in by other cars blocking them in on the sidewalk along residential blocks.

These events have led me to have concerns about two establishments applying for liquor licenses in the area. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.

The establishments are Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Deuces Nightlife at [1 Meserole Avenue](#), which applied to stay open until 4:00 AM with 300 patron capacity.

Both establishments are mere steps from a large, residential area on Franklin St. and the surrounding blocks.

I have concerns that the loud music and traffic from the large crowds into the early hours of the morning will make the quality of life in our residential block unbearable, especially for our children. Both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local community.

Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community

board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.

Deuces Nightlife — the smaller establishment at [1 Meserole Avenue](#) — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the hearty operating costs, staff, and insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the nightclub, which is unwelcome regardless of how wholesome the daytime programming may be. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood will persist.

To the board, I ask that you DO NOT support these applications. To my elected officials, I'm already disappointed with the current state of affairs at 1 Oak St and the summer concerts being allowed to run with no added enforcement. Failure to prevent more of the same will result in the loss of my vote.

Thank you for your time.

Jamie

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Nightclub, waterfront permits
Date: Tuesday, June 18, 2024 9:55:50 AM

From: Sarah Magid
Sent: Tuesday, June 18, 2024 9:40 AM
To: BK01 (CB)
Subject: [EXTERNAL] Nightclub, waterfront permits

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Hi!

In advance of the meeting tonight which I can't attend, I wanted to voice my concern about the growing use of the waterfront for parties, events and nightlife.

I've lived on Noble street for over 15 years and have 2 kids. We have seen with pleasure how there are some great new businesses and park space for us!

Unfortunately the new proposals for nightclubs seem completely inappropriate for a residential community.

Currently there are Sunday evening events at the Skyline waterfront that already create dangerous traffic and people parking in front of multiple fire hydrants. The noise echoes since it is mostly residential and can be heard through the windows. Luckily they end by 10pm. The local precinct is overwhelmed every Sunday evening with traffic issues, we speak to them regularly and they don't have enough support for the influx that happens.

I know change is always happening, so if these spaces want to open, I would ask that if these places want to have parties it is either kept to just Friday and Saturday and not allowed to be operating past 10pm during the week. There is no reason for a nightclub to operate so close to families and schools.

Lastly, there is a large wildlife population at the Buskwick Inlet which is close to the proposed Tao site. The additional noise will disrupt them. I would truly find it cruel to think of disrupting the natural habitat for the sake of parties. A global nightlife company truly has no place so close to residents. We barely have street parking and we will have traffic issues that will overwhelm the corridor through the area. I see how backed up it gets on Wythe from the hotels and know this will be similar. We only have one road (Franklin) in Greenpoint to go North South to Williamsburg and this will be blocked with Ubers.

It's appropriate for them to stay in Meatpackong and places that are equipped to handle traffic and noise, not Greenpoint!

Thank you for listening and really considering the people who will have to live with this. I hope they are denied their liquor license and move elsewhere where it is appropriate.

Best,
Sarah Magid

Noble street

From: Sarah@damework.com
Sent: Monday, June 17, 2024 8:43 PM
To: BKO1 (CB)
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

364

I am a resident of Community Board 1 and a member of McGolrick Bird Club. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.

The establishments are Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Deuces Nightlife at 1 Meserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity.

APRIL 1942: THE FIRST OF TWO PAGES OF THE JOURNAL OF THE AMERICAN MEDICAL ASSOCIATION, SHOWING THE RESULTS OF THE SURVEY OF THE PHYSICIAN'S ATTITUDE TOWARD THE JAPANESE AMERICAN. THE SURVEY WAS CONDUCTED BY THE JAPANESE AMERICAN COMMISSION ON CIVIL RIGHTS, AND THE RESULTS WERE PUBLISHED IN THE JOURNAL OF THE AMERICAN MEDICAL ASSOCIATION, APRIL 1942. THE SURVEY WAS CONDUCTED BY THE JAPANESE AMERICAN COMMISSION ON CIVIL RIGHTS, AND THE RESULTS WERE PUBLISHED IN THE JOURNAL OF THE AMERICAN MEDICAL ASSOCIATION, APRIL 1942.

There are 131 species of birds that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal collisions.

Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and

protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the nightclub, which is unwelcome regardless of how wholesome the daytime programming may be. Even if they do have excellent family programs during the day, the night time distorts

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Thank you for your time.

Sent from my tardis

From: [MPTA CDO](#)
Subject: Re: [EXTERNAL] Say No To Nightclubs At Bushwick Inlet Park
Date: Tuesday, June 18, 2020 9:27:54 AM

From: Liz Slome
Sent: Monday, June 17, 2024 5:55 PM
To: BKD1 (CB)
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

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H₂

I am a resident of Community Board 1 and a member of McGolrick Bird Club. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.

The establishments are Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Deuces Nightlife at 1 Meserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity.

Both establishments sit along Bushwick Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which cost approximately \$2.3 million to build.

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat.

There are 131 species of birds that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over 170 bird species, which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local community.

Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.

Deuces Nightlife — the smaller establishment at 1 Meserole Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the heavy operating costs, staff, and insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the premise of family programming to push through the nightclub, which is unwelcome regardless of how wholesome the daytime programming may be. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Brookview Inlet Park will persist.

Please see the proposal from McGibick Bird Club that we shared with Community Board 1 on May 28th; we would love to discuss it with you further: <https://cc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.mcgibickbirdclub.org%2Fwp-content%2Fuploads%2F2020%2F06%2FCC02-Proposal-for-a-Bird-Sanctuary-in-City-Park.pdf>

Thank you for your time.

Thank you for your time.

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] 'No' To Nightclubs; Protect IBZ's!
Date: Tuesday, June 18, 2024 9:24:44 AM

From: LiLi Jackson
Sent: Monday, June 17, 2024 5:00 PM
To: BK01 (CB)
Subject: [EXTERNAL] 'No' To Nightclubs; Protect IBZ's!

Hi,

I am a resident of Community Board 1. And a woodworker/designer. This government continues to erode all protections for high paying skilled labor jobs and IBZ's, but continuing to allow non industrial businesses to operate in IBZ's

I have concerns about two establishments applying for liquor licenses in my area and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.

The establishments are Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Deuces Nightlife at 1 Meserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity.

Nightclubs are NOT Industrial Businesses and do not promote skilled workforce and jobs.

Thank you for your time.

From: Lily Dulberg
Sent: Monday, June 17, 2024 5:03 PM
To: BKD1 (CB)
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

104

Both establishments sit along Bushwick Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which cost approximately \$2.3 million to build.

Both establishments sit along Bushwick Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsh P. Johnson State Park, which cost approximately \$2.3 million to build.

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat.

There are 131 species of birds that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over 170 bird species, which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local community.

Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to displace.

Deuces Nightlife — the smaller establishment at 1 Meserve Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the heavy operating costs, staff, and insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the nightclub, which is unwelcome regardless of how wholesome the daytime programming may be. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Budwisk Inlet Park will persist.

[illegible]

Thank you for your time.

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park
Date: Monday, June 17, 2024 4:58:19 PM

From: Sylvanna Nilsen
Sent: Monday, June 17, 2024 4:48 PM
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

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Hi,

I am a resident of Community Board 1 in Greenpoint. I am a 24-year old woman who has seen Greenpoint evolve over the past year — some of the development either has had or will have benefits — other developments, like the two I am writing about today, will seriously destroy the fabric of this community, its wildlife, and the whole reason behind what makes Greenpoint special and desirable: its neighborhood-like charm.

I strongly urge you to help prevent the two following establishments from obtaining their liquor licenses and proceeding with development:

- Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity
- Deuces Nightlife at 1 Meserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity

The details of my concerns are below:

1. Both establishments sit along **Bushwick Inlet Park, where there has been major investment in habitat restoration** for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which **cost approximately \$2.3 million to build**.
2. Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was **unprepared for their community board meeting presentation** and left early. They have not made any effort to resolve concerns

with the local neighborhood, and show no familiarity with the community they are about to disrupt.

3. Deuces Nightlife — the smaller establishment at 1 Meserole Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, **we did not hear any details about their strategy** to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the hearty operating costs, staff, or insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the night club, which is **unwelcome regardless of how wholesome the daytime programming may be**. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Bushwick Inlet Park will persist.

Thank you for your time and consideration,

[Sylvanna Jean Nilsen](#)

Investment Banking Analyst | Barclays
Business Economics, B.A. | University of California, Los Angeles

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park
Date: Monday, June 17, 2024 3:10:57 PM

From: Anne Rapaport
Sent: Monday, June 17, 2024 2:56 PM
To: BK01 (CB)
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

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Hi, I am a resident of Community Board 1 and a member of McGolrick Bird Club. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development. The establishments are Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Deuces Nightlife at 1 Meserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity. Both establishments sit along Bushwick Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which cost approximately \$2.3 million to build. We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat. There are 131 species of birds that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over 170 bird species, which can harm nestlings and adult birds. Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local community. Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt. Deuces Nightlife — the smaller establishment at 1 Meserole Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the hearty operating costs, staff, and insurance protections of a daycare center, nor how their business model will be successful.

Our concern is that they will use the promise of family programming to push through the nightclub, which is unwelcome regardless of how wholesome the daytime programming may be. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Bushwick Inlet Park will persist. Please see the proposal from McGolrick Bird Club that we shared with Community Board 1 on May 28th; we would love to discuss it with you further: https://bit.ly/MBC_Statement Thank you for your time.

Annie Rapaport, OTR/L,

From: Michael Acampora
Sent: Monday, June 17, 2024 2:06 PM
To: BKD21 (CB)
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

I am a resident of Community Board 1 and a member of McGrick Bird Club. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.

Both establishments sit along Bushwick Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsh P. Johnson State Park, which cost approximately \$2.3 million to build. We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat.

There are 131 species of birds that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over 170 bird species, which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local community.

Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.

Dancers Nightlife — the smaller establishment at 1 Meserve Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the heavy operating costs, staff, and insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the nightclub, which is unwelcome regardless of how wholesome the daytime programming may be. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Buswick Inlet Park will persist.

Please see the preprint from McColloch Bird Club that we shared with Community Board 1 on May 28th; we were unable to discuss it with you further: https://ccf02.safelinks.guestlink.net/link?url=https%3A%2F%2Fwww.mccollobirdclub.com%2Findex.php?option=com_content&view=article&id=69%3ACOCS-SCGA&Itemid=7

Thank you for your time.

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park
Date: Monday, June 17, 2024 2:45:18 PM

From: Karen Yang
Sent: Monday, June 17, 2024 1:49 PM
To: BK01 (CB)
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

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Hi,

I am a resident of Community Board 1 and a member of McGolrick Bird Club. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.

The establishments are Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Deuces Nightlife at 1 Meserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity.

Both establishments sit along Bushwick Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which cost approximately \$2.3 million to build.

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat.

There are 131 species of birds that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over 170 bird species, which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local

community.

Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.

Deuces Nightlife — the smaller establishment at 1 Meserole Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the hearty operating costs, staff, and insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the nightclub, which is unwelcome regardless of how wholesome the daytime programming may be. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Bushwick Inlet Park will persist.

Please see the proposal from McGolrick Bird Club that we shared with Community Board 1 on May 28th; we would love to discuss it with you further: https://bit.ly/MBC_Statement

Thank you for your time.

From: cardice johnson
Sent: Sunday, June 16, 2024 2:43 PM
To: BKD1 (CB)
Subject: [EXTERNAL] Say "No" To Nightclubs At Bushwick Inlet Park

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I am a resident of Community Board 1. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.

The establishments are Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Deuces Nightlife at 1 Meserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity.

Both establishments sit along Brunswick Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which cost approximately \$2.3 million to build.

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat.

There are 131 species of birds that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over 170 bird species, which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local community.

Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.

Deuces Nightlife — the smaller establishment at 1 Mesemle Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the heavy operating costs, staff, and insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the nightclub, which is unwelcome regardless of how wholesome the daytime programming may be. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Bushwick Inlet Park will persist.

Please see the proposal from McGulrick Bird Club that we shared with Community Board 1 on May 28th; we would love to discuss it with you further: <http://ccc02.usf.wiki.protection.usfwbk.com/>

Thank you for your time,
Candice Johnson

Sent from my iPad

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Concerns about 25 Franklin street
Date: Monday, June 17, 2024 9:56:42 AM

From: Jackie Duong
Sent: Sunday, June 16, 2024 12:04 PM
To: BK01 (CB)
Subject: [EXTERNAL] Concerns about 25 Franklin street

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Dear Community Board No. 1, I am a Greenpoint community member and I strongly oppose Franklin BK Hospitality LLC (Tao Nightclub) opening. They will be open until 4am Wednesday thru Sunday, with outdoor space, and 1,000 person capacity. I am concerned about the noise, and two-lane Franklin Street being used as a main thoroughfare. A residential building overlooks Tao (Franklin Court at 33 Franklin St) and residential blocks begin 1 street over on Calyer St. If Tao does open, its noise and operating hours must be reduced and regulated to align with the residential community it is opening in. We are part of a working community who wake up early in the morning and we have children who go to sleep early so they can attend school. Tao Group has over 15 clubs worldwide Las Vegas, Los Angeles, at Mohegan Sun, in Manhattan's Meatpacking District, etc - this should not be in a quiet residential neighborhood like Greenpoint. Thank you, Jackie "a citizen of the Greenpoint community"

Sent from my iPhone

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Tao
Date: Monday, June 17, 2024 9:55:24 AM

From: Sarah Stansbury
Sent: Sunday, June 16, 2024 7:22 AM
To: BK01 (CB) <
Subject: [EXTERNAL] Tao

Just another longtime GP resident here writing to say I'm strongly against TAO or any nightclub that size opening in Greenpoint. Noise pollution and traffic are already major issues in Greenpoint. We have also historically been a community of small local businesses and we should aim to keep it that way.

Thanks,
Sarah

Sent from my iPhone

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Concerning Tao Nightclub Opening
Date: Monday, June 17, 2024 9:45:17 AM

From: Allison Jenner
Sent: Saturday, June 15, 2024 8:32 PM
To: BK01 (CB)
Subject: [EXTERNAL] Concerning Tao Nightclub Opening

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Dear Community Board No. 1, I am a Greenpoint community member and I strongly oppose Franklin BK Hospitality LLC (Tao Nightclub) opening. They will be open until 4am Wednesday thru Sunday, with outdoor space, and 1,000 person capacity. I am concerned about the noise, and two-lane Franklin Street being used as a main thoroughfare. A residential building overlooks Tao (Franklin Court at 33 Franklin St) and residential blocks begin 1 street over on Calyer St. If Tao does open, its noise and operating hours must be reduced and regulated to align with the residential community it is opening in. We are part of a working community who wake up early in the morning, we have children who go to sleep early so they can attend school, we are retirees who have lived here our entire lives. Tao Group has over 15 clubs worldwide Las Vegas, Los Angeles, at Mohegan Sun, in Manhattan's Meatpacking District, etc - this should not be in a quiet residential neighborhood like Greenpoint. Thank you, Allison

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H4.

I am a resident of Community Board 1 and a member of McGolrick Bird Club. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.

The establishments are Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Deuces Nightlife at 1 Meserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity.

Both establishments sit along Bushwick Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which cost approximately \$2.3 billion to build.

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat.

There are 131 species of birds that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over 170 bird species, which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local community.

Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.

Drives Nightlife — the smaller establishment at 1 Moscone Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the hefty operating costs, staff, and insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the nightclub, which is unwelcome regardless of how wholesome the daytime programming may be. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Buswick Inlet Park will persist.

[illegible]

Thank you for your time.

Sent from my iPhone

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Tao nightclub
Date: Monday, June 17, 2024 9:40:23 AM

From: Adela Cimic
Sent: Saturday, June 15, 2024 7:12 PM
To: BK01 (CB)
Subject: [EXTERNAL] Tao nightclub

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Dear Community Board No. 1, I am a Greenpoint community member and I strongly oppose Franklin BK Hospitality LLC (Tao Nightclub) opening. They will be open until 4am Wednesday thru Sunday, with outdoor space, and 1,000 person capacity. I am concerned about the noise, and two-lane Franklin Street being used as a main thoroughfare. A residential building overlooks Tao (Franklin Court at 33 Franklin St) and residential blocks begin 1 street over on Calyer St. If Tao does open, its noise and operating hours must be reduced and regulated to align with the residential community it is opening in. We are part of a working community who wake up early in the morning, we have children who go to sleep early so they can attend school, we are retirees who have lived here our entire lives. Tao Group has over 15 clubs worldwide Las Vegas, Los Angeles, at Mohegan Sun, in Manhattan's Meatpacking District, etc - this should not be in a quiet residential neighborhood like Greenpoint. Thank you,

Adela Cimic
Sent from my iPhone

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Tao nightclub
Date: Monday, June 17, 2024 9:40:01 AM

From: Adela Cimic
Sent: Saturday, June 15, 2024 7:12 PM
To: BK01 (CB)
Subject: [EXTERNAL] Tao nightclub

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Dear Community Board No. 1, I am a Greenpoint community member and I strongly oppose Franklin BK Hospitality LLC (Tao Nightclub) opening. They will be open until 4am Wednesday thru Sunday, with outdoor space, and 1,000 person capacity. I am concerned about the noise, and two-lane Franklin Street being used as a main thoroughfare. A residential building overlooks Tao (Franklin Court at 33 Franklin St) and residential blocks begin 1 street over on Calyer St. If Tao does open, its noise and operating hours must be reduced and regulated to align with the residential community it is opening in. We are part of a working community who wake up early in the morning, we have children who go to sleep early so they can attend school, we are retirees who have lived here our entire lives. Tao Group has over 15 clubs worldwide Las Vegas, Los Angeles, at Mohegan Sun, in Manhattan's Meatpacking District, etc - this should not be in a quiet residential neighborhood like Greenpoint. Thank you,

Adela Cimic
Sent from my iPhone

From: Mary Herban
Sent: Saturday, June 15, 2024 5:48 PM
To: BKO1 (CB)
Subject: [EXTERNAL] Say "No" To NicheJobs At Brunswick Inlet Park

104

The establishments are Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Deuces Nightlife at 1 Meserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity.

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local community.

Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.

Deuces Nightlife — the smaller establishment at 1 Meserve Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the heavy operating costs, staff, and insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the nightclub, which is unwelcome regardless of how wholesome the daytime programming may be. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Buswick Inlet Park will persist.

Please see the proposal from McGubrick Bird Club that we shared with Community Board 1 on May 28th; we would love to discuss it with you further: <https://acc02.safelinks.restoration.ca.gov/2>

Thank you for your time.

Thank you for your time.

Sent from my iPhone

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park
Date: Monday, June 17, 2024 9:34:25 AM

From: Mitra Bonshahi
Sent: Saturday, June 15, 2024 4:03 PM
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

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Hi,

I am a resident of Community Board 1 in Greenpoint and a member of McGolrick Bird Club. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and **I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.**

The establishments:

- Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity
- Deuces Nightlife at 1 Meserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity

Both establishments sit along **Bushwick Inlet Park, where there has been major investment in habitat restoration** for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which **cost approximately \$2.3 million to build.**

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will **take many steps backwards in the progress made** to restore this valuable habitat:

- There are [131 species of birds](#) that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development.
- Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the [National Science Foundation](#).
- Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over [170 bird](#)

[species](#), which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. **Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood** and have not reached out to the local community:

- Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was **unprepared for their community board meeting presentation** and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.
- Deuces Nightlife — the smaller establishment at 1 Meserole Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, **we did not hear any details about their strategy** to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the hearty operating costs, staff, or insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the night club, which is **unwelcome regardless of how wholesome the daytime programming may be**. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Bushwick Inlet Park will persist.

I'm attaching the [proposal from McGolrick Bird Club](#) that we shared with Community Board 1 on May 28th. Please give it a read, we would love to discuss it with you further:

https://bit.ly/MBC_Statement

Thank you for your time.

Sent from my iPhone

From: Brenda Savoca
Sent: Saturday, June 15, 2024 3:37 PM
To: BK01 (CB)
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

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I am a resident of Community Board 1 and a member of McGolrick Bird Club. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.

Both establishments sit along Buswick Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsh P. Johnson State Park, which cost approximately \$2.3 million to build.

There are 131 species of birds that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over 170 bird species, which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local community.

Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.

Drives Nightlife — the smaller establishment at 1 Meserole Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the heavy operating costs, staff, and insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the nightclub, which is unwelcome regardless of how wholesome the daytime programming may be. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Budsick Inlet Park will persist.

Please see the proposal from McGobrick Bird Club that we shared with Community Board 1 on May 28th; we would love to discuss it with you further: <https://ccc02.safelinks.restoration.outlook.com/>

doi:https://doi.org/10.1371/journal.pone.0285866.g002

Thank you for your time.

Sent from my iPhone

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Tao nightclub
Date: Monday, June 17, 2024 9:30:40 AM

From: lucia grillo
Sent: Saturday, June 15, 2024 7:50 AM
To: BK01 (CB)
Subject: [EXTERNAL] Tao nightclub

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Dear Community Board No. 1,

I am a Greenpoint community member and I strongly oppose Franklin BK Hospitality LLC (Tao Nightclub) opening.

They will be open until 4am Wednesday thru Sunday, with outdoor space, and 1,000 person capacity. I am concerned about the noise, and two-lane Franklin Street being used as a main thoroughfare.

A residential building overlooks Tao (Franklin Court at 33 Franklin St) and residential blocks begin 1 street over on Calyer St.

If Tao does open, its noise and operating hours must be reduced and regulated to align with the residential community it is opening in.

We are part of a working community who wake up early in the morning, we have children who go to sleep early so they can attend school, we are retirees who have lived here our entire lives. Tao Group has over 15 nightclubs worldwide in Las Vegas, Los Angeles, at Mohegan Sun, in Manhattan's Meatpacking District, etc - this should not be in a quiet residential neighborhood like Greenpoint. It will ruin the quality of life here forever.

Thank you in advance for your consideration.

Lucia levens
207 Monitor Street

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] I oppose Tao Group coming to Greenpoint
Date: Monday, June 17, 2024 9:30:04 AM

From: Elly Shepley
Sent: Friday, June 14, 2024 11:06 PM
To: BK01 (CB)
Subject: [EXTERNAL] I oppose Tao Group coming to Greenpoint

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Dear Community Board No. 1,

I am a Greenpoint community member and I strongly oppose Franklin BK Hospitality LLC (Tao Nightclub) opening.

They will be open until 4am Wednesday thru Sunday, with outdoor space, and 1,000 person capacity. I am concerned about the noise, and two-lane Franklin Street being used as a main thoroughfare.

If Tao does open, its noise and operating hours must be reduced and regulated to align with the residential community it is opening in.

I live at 60 Wharf Drive. This is a quiet and sweet neighborhood, with many public schools and childcare establishments in the area. Tao Group has no business being on this residential street, and will bring unwanted noise and traffic to our otherwise safe and calm neighborhood.

We are part of a working community who wake up early in the morning, we have children who go to sleep early so they can attend school, we are retirees who have lived here our entire lives. Tao Group has over 15 nightclubs worldwide in Las Vegas, Los Angeles, at Mohegan Sun, in Manhattan's Meatpacking District, etc - this should not be in a quiet residential neighborhood like Greenpoint.

Thank you,

Elly Shepley

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From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Protect Wildlife from Tao
Date: Friday, June 14, 2024 4:54:23 PM

From: Mary Kennelly
Sent: Thursday, June 13, 2024 8:46 PM
To: LicensesBK01 (CB)
Subject: [EXTERNAL] Protect Wildlife from Tao

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Hello Community Board 1,
I'm a proud resident of Greenpoint who cannot attend the community meeting next week about Tao group's new liquor license. I implore you, as someone who cares about this community, not to let it be abused by people who cannot even point to Greenpoint on a map. The owners of Tao Hospitality, Noah Tepperberg and Jason Strauss, have not and never will live in Greenpoint. Their only interest in this community is in profiting off of it, and frankly, a club like this would never be allowed in the UES or UWS. Please defend the quality of life in Greenpoint, there are so many water fowl resting in the protected area right next to the proposed club. So much money and effort is being put in to improving that waterfront, so to let all that progress be destroyed by a club bringing in unprecedented noise, lights, and traffic is a genuine shame. I recently worked with a wildlife rehabilitation group to reunite baby goslings with a family of geese that reside in the plot right next to 25 Franklin, and this Tao group club would be a death sentence to those same animals, so I am mostly writing this for them. One of proposed club (with 300 person capacity) is similar to GoodRoom, further from the waterfront, and its owners express genuine interest in the community. The Tao group club, though, is over three times that size and backed by a group notorious for destroying residential areas with noise and light and traffic. Rest assured, this club will cause the death of so much wildlife. Greenpoint is not a business, please protect the people and wildlife you represent by opposing the Tao group liquor license!

Thank you for your efforts,
Mary Kennelly

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Opposed to Tao Nightclub opening
Date: Friday, June 14, 2024 3:11:43 PM

From: Maddy Rombes
Sent: Friday, June 14, 2024 2:11 PM
To: BK01 (CB)
Subject: [EXTERNAL] Opposed to Tao Nightclub opening

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Dear Community Board No. 1,

I am a Greenpoint community member and I strongly oppose Franklin BK Hospitality LLC (Tao Nightclub) opening.

They will be open until 4am Wednesday thru Sunday, with outdoor space, and 1,000 person capacity. I am concerned about the noise, and two-lane Franklin Street being used as a main thoroughfare.

I live two blocks from this space and no doubt it will be very disruptive to my ability to live, work, and sleep.

A residential building overlooks Tao (Franklin Court at 33 Franklin St) and residential blocks begin 1 street over on Calyer St.

If Tao does open, its noise and operating hours must be reduced and regulated to align with the residential community it is opening in.

We are part of a working community who wake up early in the morning, we have children who go to sleep early so they can attend school, we are retirees who have lived here our entire lives. Tao Group has over 15 nightclubs worldwide in Las Vegas, Los Angeles, at Mohegan Sun, in Manhattan's Meatpacking District, etc - this should not be in a quiet residential neighborhood like Greenpoint.

Thank you,

Maddy Rombes

239 Banker Street

--

Maddy Rombes (she / her)

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Opposition to Tao Nightclub opening in Greenpoint
Date: Friday, June 14, 2024 12:18:18 PM

From: Gal Buyanover
Sent: Friday, June 14, 2024 10:30 AM
To: BK01 (CB)
Subject: [EXTERNAL] Opposition to Tao Nightclub opening in Greenpoint

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Dear Community Board No. 1,

I am a Greenpoint community member and I strongly oppose Franklin BK Hospitality LLC (Tao Nightclub) opening.

They will be open until 4am Wednesday thru Sunday, with outdoor space, and 1,000 person capacity. I am concerned about the noise, and two-lane Franklin Street being used as a main thoroughfare.

A residential building overlooks Tao (Franklin Court at 33 Franklin St) and residential blocks begin 1 street over on Calyer St.

If Tao does open, its noise and operating hours must be reduced and regulated to align with the residential community it is opening in.

We are part of a working community who wake up early in the morning, we have children who go to sleep early so they can attend school, we are retirees who have lived here our entire lives. Tao Group has over 15 nightclubs worldwide in Las Vegas, Los Angeles, at Mohegan Sun, in Manhattan's Meatpacking District, etc - this should not be in a quiet residential neighborhood like Greenpoint.

Thank you,
Gal Buyanover

From: lorrie bafton
Sent: Wednesday, June 12, 2024 8:34 AM
To: BK01 (CB)
Subject: [EXTERNAL] Say "No" To Nightclubs At Bushwick Inlet Park

Why are we all just like each other? Why is good more important than the health and well-being of a caring community?

I am a resident of Community Board 1 and a member of McGinick Road Club. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor license and proceeding with development.

The establishments are Franklin Risk Hospitality LLC (located by New York Group Hospital) at 11-25 Francis Street, which applied to stay open until 4:00 AM with 1,000 patrons capacity and Decous National at 13 Morrie Avenue, which applied to stay open until 4:00 AM with 300 patrons capacity.

Risk and McGinick Road Club share the same building and have major investment in building restoration for the future along the waterfront. The night is also connected to the recently completed Morrie B. Johnson Green Park, which cost approximately \$3.3 million and is

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat.

Franklin wide, I also have concerns about how the agencies change the fabric of the local residential area. Specifically, both establishments have demonstrated during community board meetings that they do not have any effort to connect with and have not reached out to the local community.

Franklin Hospitality LLC (linked by Top Hospitality Group) – the large establishment at 11-25 Franklin Street – was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and thus do not have a familiarity with the community that they are about to disrupt.

Devers Heights – the smaller establishment at 1 Montrose Avenue – promises to use the funds from the sale to a majority owner to fund family programming for kids. However, during the community board meeting, we did not see any details about their strategy to fully execute this plan beyond nightly togetherness. They also shared the details about how the operating costs of the club will be enough to fund the heavy programming costs, staff, and insurance protections of a majority owner, not how their business model will be successful. Our concerns from the club are that they will use the promise of family programming to push through the nightclub, which is unwelcome regardless of how wholesome the daytime programming may be. Even if they have excellent family programming for the day, the night time disturbance to the neighborhood costs of the club will be enough to fund the heavy programming costs.

[illegible]

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Opposition the Tao Group liquor license
Date: Tuesday, June 11, 2024 4:14:14 PM
Attachments: [TAO 25 Franklin Street.docx](#)
[Tao Letter.docx](#)

From: Pops Popular Clothing
Sent: Tuesday, June 11, 2024 12:41 PM
To: BK01 (CB)
Cc: adybanowski<apoltravel
Subject: [EXTERNAL] Opposition the Tao Group liquor license

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To whom it may concern,

I am writing to express my opposition to the approval of issuing The Tao Group a liquor license. I do not believe that The Tao group will be a positive addition to the Greenpoint neighborhood. The Tao group had asked me to sign a petition to allow them to receive approval for a liquor license, to which I would have been happy to comply. I had asked them to sign a letter seeking assurance from them, to not have vehicles blocking the front of my store, the letter would also guarantee that I would not have queues forming in front of my business and a promise that they would clean up in front of my business after their events. Instead of responding to my request they chose to ignore my request. I find it troubling that a business that is seeking to obtain a liquor license would choose to ignore my request instead of coming and talking to me and stating why they would not want to sign my request. For these reasons I do not support issuing The Tao Group a liquor license. I have attached the letter I had submitted to them. Thank you for taking the time to hear my opinions.

Sincerely,

Steven Rosenberg

Pop's Popular Clothing
7 Franklin Street
Brooklyn NY 11222

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Community Complaint Regarding Business and Event Space KidSuper
Date: Monday, June 24, 2024 1:19:54 PM

From: Alyssa Chambers
Sent: Monday, June 24, 2024 12:31 PM
To: BK01 (CB)
Cc: mingong
Subject: [EXTERNAL] Community Complaint Regarding Business and Event Space KidSuper

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Good Afternoon,

I'm Alyssa Chambers. I was the last community commenter at the previous community meeting regarding the TAO group but was actually there to speak about a similar, though smaller, issue being faced by the community in the Fillmore Place Historic District. Though I signed up to speak, I didn't get the chance to make my statement due to the lengthy discussions regarding the TAO group but would like to submit my statements below:

I am here to address the Kid Super business and event space on 158 Roebling St and its negative impacts on the safety and wellbeing of community members at the Fillmore Place Historic District. Fillmore Place consists of one block of tight knit community members including many families including children and pets, students, and elderly of whom many have been residents for decades including my own family who have been residents of Williamsburg/ Los Sures for 50 years.

Since the arrival of KidSuper on the block from the renovations to their grand opening, the business has consistent and outrageously loud club-like red carpet events where music permeates the air for blocks, vibrates our bedrooms through late hours of the night and where barricades take up the entire sidewalk space forcing all pedestrian traffic into the street extremely close to an intersection at night with already low visibility leaving no room for accessibility vehicles like wheelchairs, walkers, and strollers. This puts our most vulnerable communities at further risk of bodily harm.

Particular pain points in the operations of this business include the frequency of events held on weeknights throughout the year with loud music and disturbances affecting community members blaring through the night well past quiet hours of 10pm with music so loud it sounds like it's playing from inside my own home. Additionally the chaotic safety conditions are compounded by mass of cars speeding through the street dropping off guests or speeding away, idling and often parking on the sidewalks blocking access into and out of homes and interrupting pedestrian traffic especially for disabled and elderly community members.

We here in the Fillmore Place Historic District Association seek the attention and cooperation of the Elected Officials, Brooklyn Community Board 1 and the 90th precinct in flagging this business for future liquor events and temporary place of assembly permit issuance until we come to some agreement or understanding of how to run events and business operations with proper planning and guidelines as to not pose a safety or wellbeing threat to our community and the surrounding area. Thank you for your time.

After attending last week's meeting and hearing the frustrations of community members where TAO is trying to

place their club open 7 days a week, we on Fillmore Place resonate with their concerns as we are facing in minutiae what is to come for them with the implementation of this club. I was able to speak at the meeting on TAO's lack of true community engagement and support with such vigor because we have experienced the same disrespect for our livelihood and wellbeing in our community and are very often feeling its impact.

I conclude with an appreciation for the work you all do to better our community and hope that you can help us during this time as we fight to bring back the community we love and have been a part of, in my family's case, for 50 years.

Thank You,

Alyssa Chambers

Resident of Fillmore Place Historic District in Williamsburg/ Los Sures, Brooklyn NY

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Concerns re: tao
Date: Wednesday, June 26, 2024 11:19:53 AM

From: Paulina Agrawal
Sent: Tuesday, June 25, 2024 8:49 PM
To: BK01 (CB)
Subject: [EXTERNAL] Concerns re: tao

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Hi,

I would like to vote against Tao's receipt of liquor license. My young family lives in a building directly facing the property. The property will be disruptive and dangerous to the neighborhood.

Thank you,

--

Paulina Agrawal (she/her/hers)

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Opposition Letter for Franklin BK Hospitality LLC aka Tao Group: Greenpoint, Brooklyn
Date: Monday, June 24, 2024 10:58:12 AM

From: Brooke Landy
Sent: Monday, June 24, 2024 10:28 AM
Subject: [EXTERNAL] Opposition Letter for Franklin BK Hospitality LLC aka Tao Group: Greenpoint, Brooklyn

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Dear Team at SLA Licensing,

I am a homeowner and resident in Greenpoint, Brooklyn and am begging you to **DENY** Tao Group (Franklin BK Hospitality) their liquor license for 11-25 Franklin Street in Greenpoint, Brooklyn, NY. They are seeking to open a 1,066 person club in Greenpoint, Brooklyn that will stay open until 4am Wednesdays thru Sundays including outdoor space, and open at 10am some days: we have to work - we are office workers, we are nurses, doctors, teachers, construction workers - we have young kids that need to sleep b/c they have school in the morning. This isn't the kind of noise earplugs and noise machines can cover up.

Community Board 1 Unanimously Voted AGAINST

Our Community Board 1 (50 members) unanimously voted against their request after Tao Group (Franklin BK Hospitality) presented on 6/18.

The maximum number of non-Community Board members took the mic and spoke against Tao, and the room was packed w/ non-speakers - there was not an empty chair.

We know this will change our community for the worst. We are begging you to **DENY** their liquor license.

Tao Group Rude, Unprepared, Misleading

Tao Group was unprepared and rude - one Tao representative rolled his eyes at the room when he was asked a question.

They breezed thru a 4 minute slide show and couldn't answer any follow-up questions.

Tao showed a slide of companies they said "endorsed" Tao opening in Greenpoint - so a CB1 member googled those letters on the spot and found that none of the businesses listed (including the American Cancer Society) supported opening in Greenpoint, they were companies that Tao had donated to, so they support Tao Group but not Tao Group opening in Greenpoint. Misleading.

She publicly said this to the Tao representatives and they fumbled, rolled their eyes, and would not explain.

Infrastructure

The building they have leased is on a 2 lane street (1 lane goes north, 1 lane goes south) in a quiet, residential area with no infrastructure. There is no extra lane to idle or park. Intersecting streets are 1 way. Most people will Uber to Tao b/c they'll be drinking, they won't park at a

parking garage. Where are the Ubers idling? How will emergency vehicles get by, how will normal people driving get by? Even with a designated Tao “traffic controller” there is nowhere for an influx of 1,066 to go.

Zero Community Outreach

No community outreach. They have been passive at best - Tao will tell you that they created an email address for this location so the community can voice concerns but no-one knew about this until they announced it at the CB1 meeting. They haven’t reached out to the local precinct, local businesses, local suppliers, local schools, not a single business or community member.

Existing Clubs & Bars in Greenpoint

The clubs and bars in Greenpoint are not Tao Group clubs and bars. They work w/ the community and our local precinct 94 to keep noise levels down. They have integrated into our community. Tao will come in like a bulldozer. Tao should stay in Las Vegas, LA, Chicago, Manhattan - not Greenpoint, Brooklyn. They have so much money and reach - so why Greenpoint? Go to a community that will embrace this change.

I know this was long and I appreciate your time.

Thank you,
Brooke Landy

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Opposition Letter for Franklin BK Hospitality LLC aka Tao Group: Greenpoint, Brooklyn
Date: Monday, June 24, 2024 10:57:42 AM

From: Brooke Landy
Sent: Monday, June 24, 2024 10:28 AM
To: ABC Public Affairs
Subject: [EXTERNAL] Opposition Letter for Franklin BK Hospitality LLC aka Tao Group: Greenpoint, Brooklyn

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Dear Team at Public Affairs for SLA,

I am a homeowner and resident in Greenpoint, Brooklyn and am begging you to **DENY** Tao Group (Franklin BK Hospitality) their liquor license for 11-25 Franklin Street in Greenpoint, Brooklyn, NY. They are seeking to open a 1,066 person club in Greenpoint, Brooklyn that will stay open until 4am Wednesdays thru Sundays including outdoor space, and open at 10am some days: we have to work - we are office workers, we are nurses, doctors, teachers, construction workers - we have young kids that need to sleep b/c they have school in the morning. This isn't the kind of noise earplugs and noise machines can cover up.

Community Board 1 Unanimously Voted AGAINST

Our Community Board 1 (50 members) unanimously voted against their request after Tao Group (Franklin BK Hospitality) presented on 6/18.

The maximum number of non-Community Board members took the mic and spoke against Tao, and the room was packed w/ non-speakers - there was not an empty chair.

We know this will change our community for the worst. We are begging you to **DENY** their liquor license.

Tao Group Rude, Unprepared, Misleading

Tao Group was unprepared and rude - one Tao representative rolled his eyes at the room when he was asked a question.

They breezed thru a 4 minute slide show and couldn't answer any follow-up questions.

Tao showed a slide of companies they said "endorsed" Tao opening in Greenpoint - so a CB1 member googled those letters on the spot and found that none of the businesses listed (including the American Cancer Society) supported opening in Greenpoint, they were companies that Tao had donated to, so they support Tao Group but not Tao Group opening in Greenpoint. Misleading.

She publicly said this to the Tao representatives and they fumbled, rolled their eyes, and would not explain.

Infrastructure

The building they have leased is on a 2 lane street (1 lane goes north, 1 lane goes south) in a quiet, residential area with no infrastructure. There is no extra lane to idle or park. Intersecting

streets are 1 way. Most people will Uber to Tao b/c they'll be drinking, they won't park at a parking garage. Where are the Ubers idling? How will emergency vehicles get by, how will normal people driving get by? Even with a designated Tao "traffic controller" there is nowhere for an influx of 1,066 to go.

Zero Community Outreach

No community outreach. They have been passive at best - Tao will tell you that they created an email address for this location so the community can voice concerns but no-one knew about this until they announced it at the CB1 meeting. They haven't reached out to the local precinct, local businesses, local suppliers, local schools, not a single business or community member.

Existing Clubs & Bars in Greenpoint

The clubs and bars in Greenpoint are not Tao Group clubs and bars. They work w/ the community and our local precinct 94 to keep noise levels down. They have integrated into our community. Tao will come in like a bulldozer. Tao should stay in Las Vegas, LA, Chicago, Manhattan - not Greenpoint, Brooklyn. They have so much money and reach - so why Greenpoint? Go to a community that will embrace this change.

I know this was long and I appreciate your time.

Thank you,
Brooke Landy

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] RE: Opposition Letter for Franklin BK Hospitality LLC aka Tao Group: Greenpoint, Brooklyn
Date: Tuesday, June 25, 2024 10:05:40 AM

Subject: [EXTERNAL] RE: Opposition Letter for Franklin BK Hospitality LLC aka Tao Group: Greenpoint, Brooklyn

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Good afternoon,

We have received your letter of opposition and have forwarded to the appropriate bureau.

While we do not yet have an application for this entity, your opposition will be kept on file in the instance that they do apply.

Thank you.

Best,

Katherine Q.

Subject: Opposition Letter for Franklin BK Hospitality LLC aka Tao Group: Greenpoint, Brooklyn

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Dear Team at SLA Licensing,

I am a homeowner and resident in Greenpoint, Brooklyn and am begging you to **DENY** Tao Group (Franklin BK Hospitality) their liquor license for 11-25 Franklin Street in Greenpoint, Brooklyn, NY. They are seeking to open a 1,066 person club in Greenpoint, Brooklyn that will stay open until 4am Wednesdays thru Sundays including outdoor space, and open at 10am some days: we have to work - we are office workers, we are nurses, doctors, teachers, construction workers - we have young kids that need to sleep b/c they have school in the morning. This isn't the kind of noise earplugs and noise machines can cover up.

Community Board 1 Unanimously Voted AGAINST

Our Community Board 1 (50 members) unanimously voted against their request after Tao Group (Franklin BK Hospitality) presented on 6/18.

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We know this will change our community for the worst. We are begging you to **DENY** their liquor license.

Tao Group Rude, Unprepared, Misleading

Tao Group was unprepared and rude - one Tao representative rolled his eyes at the room when he was asked a question.

They breezed thru a 4 minute slide show and couldn't answer any follow-up questions. Tao showed a slide of companies they said "endorsed" Tao opening in Greenpoint - so a CB1 member googled those letters on the spot and found that none of the businesses listed (including the American Cancer Society) supported opening in Greenpoint, they were companies that Tao had donated to, so they support Tao Group but not Tao Group opening in Greenpoint. Misleading.

She publicly said this to the Tao representatives and they fumbled, rolled their eyes, and would not explain.

Infrastructure

The building they have leased is on a 2 lane street (1 lane goes north, 1 lane goes south) in a quiet, residential area with no infrastructure. There is no extra lane to idle or park. Intersecting streets are 1 way. Most people will Uber to Tao b/c they'll be drinking, they won't park at a parking garage.

Where are the Ubers idling? How will emergency vehicles get by, how will normal people driving get by? Even with a designated Tao "traffic controller" there is nowhere for an influx of 1,066 to go.

Zero Community Outreach

No community outreach. They have been passive at best - Tao will tell you that they created an email address for this location so the community can voice concerns but no-one knew about this until they announced it at the CB1 meeting. They haven't reached out to the local precinct, local businesses, local suppliers, local schools, not a single business or community member.

Existing Clubs & Bars in Greenpoint

The clubs and bars in Greenpoint are not Tao Group clubs and bars. They work w/ the community and our local precinct 94 to keep noise levels down. They have integrated into our community. Tao will come in like a bulldozer. Tao should stay in Las Vegas, LA, Chicago, Manhattan - not Greenpoint, Brooklyn. They have so much money and reach - so why Greenpoint? Go to a community that will embrace this change.

I know this was long and I appreciate your time.

Thank you,
Brooke Landy

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Receipt of liquor license - opposed
Date: Wednesday, June 26, 2024 11:20:17 AM

From: Paulina Agrawal
Sent: Tuesday, June 25, 2024 8:57 PM
To: BK01 (CB)
Subject: [EXTERNAL] Receipt of liquor license - opposed

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Hi,

I would like to vote against receipt of liquor licenses for the two proposed clubs on Franklin Ave. My young family lives in a building directly facing the property. The property will be disruptive and dangerous to the neighborhood.

Thank you,

--

Paulina Agrawal (she/her/hers)

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Registering Opposition to Tao night club 11-25 Franklin st, Brooklyn, 11222
Date: Tuesday, June 25, 2024 9:45:16 AM

From: Pauline Larkin
Sent: Monday, June 24, 2024 5:52 PM
To: BK01 (CB)
Subject: [EXTERNAL] Registering Opposition to Tao night club 11-25 Franklin st, Brooklyn, 11222

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I strongly oppose the licensing and operation of Tao Group's proposed night club at 11-25 Franklin street, NY,11222 and any other night club or licensed operation. This is a quiet residential neighborhood which is increasingly being damaged by the incredible noise coming from commercial venues, indoor and outdoor entertainment spaces and bars. A nightclub would prove to be disruptive, noisy and erode the peace of the neighborhood, especially for residents in its nearby vicinity.

Pauline larkin
Noble street resident
Sent from my mobile device, please excuse brevity and typos.

From: Amelia Sangerit
Sent: Friday, June 21, 2024 10:07 PM
To: BKO1 (CB)
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

14

The establishments are Franklin BK Hospitality LLC (checked by Tom Green Hospitality) at 31-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity, and Dances Nightlife at 3 Menessee Avenue, which applied to stay open until 4:00 AM with 300 patron capacity.

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat.

There are 131 species of birds that turn our park buses, some of them are already losing habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks less able to survive.

Habitat aside, I also have concern about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local community.

Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.

Thank you for your time.

Amelia

Sent from my iPhone

From: Molly H
Sent: Friday, June 21, 2024 9:44 PM
To: BKD1 (CB)
Subject: [EXTERNAL] Say "No" To Nightclubs At Bushwick Inlet Park

I am a resident of Community Board 1 and a member of McCollick Bird Club. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.

Both establishments sit along Badwick Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsh P. Johnson State Park, which cost approximately \$2.3 million to build.

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat.

There are 131 species of birds that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over 170 bird species, which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local community.

Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.

Deuces Nightlife — the smaller establishment at 1 Meserve Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the heavy operating costs, staff, and insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the nightclub, which is unwelcome regardless of how wholesome the daytime programming may be. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Buswick Inlet Park will persist.

[illegible]

Thank you for your time.

Molly Heyland

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park
Date: Monday, June 24, 2024 10:57:02 AM

From: Gladys Galer
Sent: Monday, June 24, 2024 10:07 AM
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

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Hi,

I am a resident and homeowner of Community Board 1 in Greenpoint. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and **I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.**

The establishments:

Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity

Deuces Nightlife at [1 Meserole Avenue](#), which applied to stay open until 4:00 AM with 300 patron capacity

Both establishments sit along **Bushwick Inlet Park, where there has been major investment in habitat restoration** for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which **cost approximately \$2.3 million to build.**

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will **take many steps backwards in the progress made** to restore this valuable habitat:

There are [131 species of birds](#) that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development.

Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the [National Science Foundation](#).

Noise and light pollution can affect breeding habits leaving chicks less able to survive.

Litter associated with nightlife has been found in nests of over [170 bird species](#), which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. **Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood** and have not reached out to the local community:

Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was **unprepared for their community board meeting presentation** and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt. Deuces Nightlife — the smaller establishment at [1 Meserole Avenue](#) — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, **we did not hear any details about their strategy** to safely switch operations from nightlife to daycare. They also shared no details

about how the operating costs of the club will be enough to fund the hearty operating costs, staff, or insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the night club, which is **unwelcome regardless of how wholesome the daytime programming may be**. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Bushwick Inlet Park will persist.

I'm attaching the [proposal from McGolrick Bird Club](#) that was shared with Community Board 1 on May 28th. Please give it a read: https://bit.ly/MBC_Statement
Thank you for your time.

Gladys Galer

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park
Date: Monday, June 24, 2024 10:51:32 AM

From: Jenne R
Sent: Sunday, June 23, 2024 9:11 AM
To: BK01 (CB)
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

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Hi,

I am a resident of Community Board 1 and a member of McGolrick Bird Club. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.

The establishments are Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Deuces Nightlife at 1 Meserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity.

Both establishments sit along Bushwick Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which cost approximately \$2.3 million to build.

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat.

There are 131 species of birds that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over 170 bird species, which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local

community.

Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.

Deuces Nightlife — the smaller establishment at 1 Meserole Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the hearty operating costs, staff, and insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the nightclub, which is unwelcome regardless of how wholesome the daytime programming may be. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Bushwick Inlet Park will persist.

Please see the proposal from McGolrick Bird Club that we shared with Community Board 1 on May 28th; we would love to discuss it with you further: https://bit.ly/MBC_Statement

Thank you for your time.

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Say "No" To Nightclubs At Bushwick Inlet Park
Date: Monday, June 24, 2024 11:01:05 AM

From: Christian Francis Roth
Sent: Saturday, June 22, 2024 9:01 AM

Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

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Hi,

I am a resident of Community Board 1 in Williamsburg. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and **I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.**

The establishments:

- Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity
- Deuces Nightlife at 1 Meserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity

Both establishments sit along **Bushwick Inlet Park, where there has been major investment in habitat restoration** for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which **cost approximately \$2.3 million to build.**

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will **take many steps backwards in the progress made** to restore this valuable habitat:

- There are [131 species of birds](#) that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development.
- Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the [National Science Foundation](#).
- Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over [170 bird species](#), which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet

residential area. **Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood** and have not reached out to the local community:

- Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was **unprepared for their community board meeting presentation** and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.
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I'm attaching the [proposal from McGolrick Bird Club](#) that we shared with Community Board 1 on May 28th. Please give it a read, we would love to discuss it with you further: https://bit.ly/MBC_Statement

Thank you for your time.

Best regards,

Christian Francis Roth

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Tao Nightclub in Greenpoint
Date: Monday, June 24, 2024 4:02:49 PM

From: ME
Sent: Monday, June 24, 2024 3:26 PM
To: BK01 (CB)
Subject: [EXTERNAL] Tao Nightclub in Greenpoint

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Dear Community Board No. 1,

I am a Greenpoint community member and I strongly oppose Franklin BK Hospitality LLC (Tao Nightclub) opening.

They will be open until 4am Wednesday thru Sunday, with outdoor space, and 1,000 person capacity. I am concerned about the noise, and two-lane Franklin Street being used as a main thoroughfare.

I live at 26 West, which is 2 blocks away from the proposed club. I regularly hear music coming from the overdeveloped area of hotels in Williamsburg (Wythe and N11th area) even though they are many blocks away. Recently, there have been many concerts taking place at Skyline Drive In theater. The traffic and noise from these events (which it is unclear if they are legal) has been extremely disruptive. On June 16th, 2024 I witnessed 4 cars parked up onto the sidewalk on Oak between West and Franklin, and 3 cars parked on the sidewalk on Calyer between West and Franklin. I called 311 and logged two complaints for noise and for sidewalk obstruction (311-189917779 and 31--18991818). I am sharing this information so you are aware of the issues that are already occurring in our residential neighborhood because of club-like events and concerts. The streets surrounding this proposed venue can not support a venue like this.

If Tao does open, its noise and operating hours must be reduced and regulated to align with the residential community it is opening in.

We are part of a working community who wake up early in the morning, we have children who go to sleep early so they can attend school, we are retirees who have lived here our entire lives. I have lived in NYC for 21 years, and I am a public school special education teacher who goes to bed early so I can wake up early in the morning to serve my community. This neighborhood does not have the infrastructure to support a venue like this. It will also directly decrease the quality of life for the residents who live within close proximity.

Tao Group has over 15 nightclubs worldwide in Las Vegas, Los Angeles, at Mohegan Sun,

in Manhattan's Meatpacking District, etc - this should not be in a quiet residential neighborhood like Greenpoint.

Thank you,

Mary Ellen Bizzarri

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Urgent Concerns Regarding New Nightlife Venues in Greenpoint
Date: Monday, June 24, 2024 10:36:26 AM

From: Maria Chiara Cuppone
Sent: Saturday, June 22, 2024 4:13 PM
To: BK01 (CB)
Cc: Matteo Giavazzi
Subject: [EXTERNAL] Urgent Concerns Regarding New Nightlife Venues in Greenpoint

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Dear All,

We hope this message finds you well. We are Maria Chiara Cuppone and Matteo Giavazzi, a young couple who recently moved to Greenpoint and currently rent at 33 Franklin. As new residents, we are writing to express our deep concerns about the proposed developments of several concert and nightlife venues in our neighborhood.

The recent concert event at the former Greenpoint Drive-In provided a preview of the potential disruptions these venues could bring. We witnessed trash everywhere, cars parked illegally in front of driveways, fire hydrants, and crosswalks, as well as on sidewalks. The noise from loud music and the disturbances from concert-goers arguing and blocking each other in as they left the venue were unbearable.

We are particularly alarmed about the plans for Franklin BK Hospitality LLC, backed by Tao Group Hospitality, at 11-25 Franklin Street, which has applied to stay open until 4:00 AM with a capacity of 1,000 patrons, and Deuces Nightlife at 1 Meserole Avenue, which has applied for the same closing time with a capacity of 300 patrons. Both establishments are dangerously close to our residential area.

Our concerns are as follows:

1. **Noise and Disturbance:** The loud music and increased traffic from large crowds until the early morning hours will severely affect the quality of life in our neighborhood, especially for families with children.
2. **Community Engagement:** Both establishments have shown a lack of understanding and engagement with the local community. Franklin BK Hospitality LLC was unprepared for their community board meeting and has made no effort to address neighborhood concerns. Deuces Nightlife claims to fund family programming with nightclub profits but provided no concrete plans or assurances about their operational strategy and financial viability.
3. **Safety and Legal Concerns:** The illegal parking and traffic congestion we experienced during the concert event are serious safety hazards. The potential for similar or worse scenarios with these new venues is high. We worry about the risk of accidents, especially near the American Legion Playground.

Given these issues, we strongly urge the Community Board and our elected officials to reject the liquor license applications for both Franklin BK Hospitality LLC and Deuces Nightlife. The negative impact on our neighborhood's quality of life and safety cannot be overstated. We appreciate your attention to this matter and hope that decisive action will be taken to preserve the well-being of our community.

Thank you for your time and consideration.

Sincerely,

Maria Chiara Cuppone

Matteo Giavazzi



COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

FAX: (718) 389-0098

Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyn1

HON. ANTONIO REYNOSO
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER
FIRST VICE-CHAIRMAN

DEL TEAGUE
SECOND VICE-CHAIRPERSON

GINA BARROS
THIRD VICE-CHAIRPERSON

DAVID HEIMLICH
FINANCIAL SECRETARY

SONIA IGLESIAS
RECORDING SECRETARY

PHILIP A. CAPONEGRO
MEMBER-AT-LARGE

DEALICE FULLER
CHAIRPERSON

JOHANA PULGARIN
DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

June 18, 2024

COMMITTEE REPORT Transportation Committee

TO: Chairperson Dealice Fuller and CB1 Board Members

FROM: Mr. Eric Bruzaitis, Committee Chair

RE: Transportation Committee Report from Tuesday, May 23, 2024

The Transportation Committee met Thursday, May 23, 2024 (CALLED TO ORDER: 6:44 PM; ADJOURNED: 9:00 PM) at CB1 District Office, 435 Graham Ave. (corner of Frost St), Brooklyn, NY, 11211.

A quorum was met.

ATTENDANCE

Present: Bruzaitis; Weiser; Costa; Drinkwater; Goldstein; Kelterborn; Klagsbald; Pferd; Talati; Radezky*.

Absent: Argento; Itzkowitz; Vega; *Breitner.

AGENDA

1. DOT DINING OUT NYC PERMIT APPLICATIONS

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

The chair introduced a discussion about the new Outdoor Dining program and the expected role that the community boards can play in providing comments.

Mr. Jonathan Gernhart appeared on behalf of Pete's Candy Store and described their intended setup, which aligns with city guidelines for roadway dining.

The committee engaged in a wide-ranging discussion about the program, and how the design requirements will help with issues such as rats and visibility.

Due to the large number of applications expected, and the 30- or 40-day time period for comments, several board members expressed that comments should be accepted on each application at the full board meeting, and included in the feedback to DOT, rather than heard at the Transportation Committee.

Mr. Weiser proposed that applicants for outdoor dining should be required to collect signatures from neighbors and should have their liquor licenses revisited as part of the process. Most of the committee members present felt that the committee should focus on the specific types of comments that DOT has outlined in the feedback package—about the physical setup, the pedestrian flow, and any conflicts with the curb.

MOTION: Community Board 1 to draft a letter to NYC DOT requesting an extension of the Community Board review of Dining Out applications from 30 to 60 days.

Mr. Simon Weiser.

Mr. Eric Radesky, Second.

PASSED unanimously, with 1 non-board member voting AYE

Mr. Kevin LaCherra spoke to the challenge for restaurants to disassemble, store, and reassemble outdoor dining setups per the seasonal nature of the program. He noted that winter temperatures are frequently comfortably enough that outdoor dining could be a year-round program.

MOTION: Community Board 1 to draft a letter to City Council Members Jennifer Gutierrez, Lincoln Restler and Council Speaker Adrian Adams requesting an amendment to the law that sheds come down for 4 months of the year.

Mr. Kevin Costa

Ms. Erin Drinkwater, Second.

PASSED unanimously, with 1 non-board member voting AYE

Chair Bruzaitis instructed the committee members to all read and get familiar with the Outdoor Dining legislation, LL 121. He also expressed his intention to invite DOT to the June TC to present the program in more detail.

MOTION: Community Board 1 to adopt a policy to solicit comments from Board Members and the public in advance of the next scheduled Combined Public and Board Meeting for announced Dining Out applications where the 30-day review window does not allow for Transportation Committee review in advance. The Board will approve or deny applications at that meeting and report to NYC DOT.

Mr. Austin Pferd.

Mr. Paul Kelterborn, Second.

PASSED unanimously, with 1 non-board member voting AYE

2. 2025 District Needs Statement on Transportation.

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

Mr. Kelterborn presented several more items for consideration in the District Needs statement.

1. A request for DOT to audit the presence and condition of streetlights throughout CB1 and determine where more lighting could help improve safety.
2. A request for DOT to audit sidewalk conditions in the district and identify locations where sidewalks are in disrepair and hazardous.
3. A request for subway improvements: specifically, the opening of closed entrances, and the construction of elevators at all subway stops in the district. There was also a discussion of possible modifications to the J & M Train connection to the G Train at Broadway. This item was tabled until June to allow time for the chair to contact Andy Inglesby at the MTA.

3. Old Business

Mr. Kelterborn inquired about the letter from DOT asking for community input into locations where we would like the city to evaluate daylighting. Mr. Bruzaitis suggested that, as a start, each committee member prepare a list of 25 locations, which he will then collate into one list.

Mr. Weiser introduced a discussion about the conditions on Wallabout Street. No action to be taken at this time.

4. New Business

Mr. Pferd asked what can be done about abandoned bikes. Ms. Pulgarin recommended that these complaints should be forwarded to the district office so she can coordinate removal with DSNY.

Mr. Kelterborn suggested a site visit to South Williamsburg to evaluate transportation-related concerns raised by board member Bella Sabel.

The Transportation Committee will meet Thursday, June 27, 2024, at 6:30 PM at the Community Board office at 435 Graham Avenue.

MOTIONS

MOTION: Community Board 1 to draft a letter to NYC DOT requesting an extension of the Community Board review of Dining Out applications from 30 to 60 days.

Mr. Simon Weiser.

Mr. Eric Radesky, Second.

PASSED unanimously, with 1 non-board member voting AYE

MOTION: Community Board 1 to draft a letter to City Council Members Jennifer Gutierrez, Lincoln Restler and Council Speaker Adrian Adams requesting an amendment to the law that sheds come down for 4 months of the year.

Mr. Kevin Costa

Ms. Erin Drinkwater, Second.

PASSED unanimously, with 1 non-board member voting AYE

MOTION: Community Board 1 to adopt a policy to solicit comments from Board Members and the public in advance of the next scheduled Combined Public and Board Meeting for announced Dining Out applications where the 30 day review window does not allow for Transportation Committee review in advance. The Board will approve or deny applications at that meeting and report to NYC DOT.

Mr. Austin Pferd.

Mr. Paul Kelterborn, Second.

PASSED unanimously, with 1 non-board member voting AYE



COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

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Email: bk01@cb.nyc.gov

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HON. ANTONIO REYNOSO
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER
FIRST VICE CHAIRMAN

DEL TEAGUE
SECOND VICE-CHAIRPERSON

GINA BARROS
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CHAIRPERSON

JOHANA PULGARIN
DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

June 18, 2024

COMMITTEE REPORT

SLA REVIEW AND DCA COMMITTEE

TO: Chairperson Dealice Fuller
And CB#1 Board Members

FROM: Arthur Dybanowski, Chair
SLA Review & DCWP Committee

RE: Committee Meeting on May 28, 2024

The SLA Review & DCWP Committee met at CB1 District Office 435 Graham Ave (Corner of Frost St) at 6:30 pm on May 28, 2024, Representatives of the Community Board and other Community Board members participated in the discussion and review of the applications. Applicants were advised that the meeting was to end at 9:00 pm and those applications not reached would be postponed to the next Committee meeting. Prior to the meeting, the List of New and Renewal applications that had been posted at the Public Hearing was provided to the 90 and 94 Precincts of the NYPD for their review.

ATTENDANCE:

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

The quorum was achieved.

LIQUOR LICENSES

NEW

1. Rich Mhasarn, 131 Grand Street, (New Application and Temporary Retail Permit - Wine, Beer & Cider, Rest) **Committee recommended APPROVAL.**

2. Cozumel Mexican Restaurant Corp, DBA, Mexico 2000 Restaurant, 369 Broadway, (New Application and Temporary Retail Permit - Liquor, Wine, Beer & Cider, Rest) **Committee recommended DENIAL the applicant did not show.**
3. La Sirena Events Inc., 25 Kent Avenue, (New Application - Liquor, Wine, Beer & Cider, Catering) **POSTPONED the applicant must present at the Full Board Meeting on June 18, 2024.**
4. Via Siracusa 64 Corp., DBA, Lella Alimentari 2, 141 Havemeyer Street, (New Application and Temporary Retail Permit - Liquor, Wine, Beer & Cider, Rest) **Committee recommended APPROVAL.**
5. Rita's Pizzeria LLC, DBA, Rita's Pizzeria, 160 Huran Street, (New Application and Temporary Retail Permit - Wine, Beer & Cider, Bar/Tavern) **Committee recommended APPROVAL.**
6. DLS Events LLC, DBA, Warsaw Polish National Home, 261-7 Driggs Avenue, (New Application - Liquor, Wine, Beer & Cider, Bar/Tavern) **Committee recommended DENIAL the applicant did not show.**
7. Lanfranco Family LLC, DBA, The Pizza Inn, 198 Union Avenue, (Method of Operation - Liquor, Wine, Beer & Cider, Rest) **Committee recommended APPROVAL with conditions (Stipulations liquor license till 2:00 AM).**
8. Schmaltz Foods LLC, DBA, Shalom Japan, 310 S. 4th Street, (Alteration - Liquor, Wine, Beer & Cider, Rest) **Committee recommended APPROVAL.**
9. Entity to be Formed by Dawn Eldridge, 185 Broadway, (New Application - Liquor, Wine, Beer & Cider, Rest) **The applicant WITHDREW the application.**
10. Blat Books LLC, DBA, Black Springs Books, 672 Driggs Avenue, (New Application and Temporary Retail Permit - Wine, Beer & Cider, Bar/Tavern) **Committee recommended DENIAL the applicant did not show.**
11. FSMJ One, Inc., DBA, Johnny's, 642 Lorimer St, (New Application and Temporary Retail Permit - Wine, Beer & Cider, Rest) **Committee recommended APPROVAL with conditions (Stipulations liquor license Sunday to Wednesday till 2:00 AM. Thursday to Saturday till 3:00 AM).**
12. Free Ciao LLC, DBA, Ciao Ciao Disco, 97 North 10th Street #1G, (New Application and Temporary Retail Permit - Liquor, Wine, Beer & Cider, Bar/Tavern) **Committee recommended APPROVAL.**

13. Greek Boys Kitchen LLC, DBA, Greek Kitchen, 912 Manhattan Avenue, (New Application and Temporary Retail Permit - Wine, Beer & Cider, Rest) **Committee recommended APPROVAL.**
14. 3 Date Williamsburg LLC, 109 South 6th Street, (New Application and Temporary Retail Permit - Wine, Beer & Cider, Bar/Tavern) **Committee recommended APPROVAL with conditions (Stipulations liquor license Sunday to Wednesday till 12:00 AM. Thursday to Saturday till 1:30 AM).**
15. Franklin BK Hospitality LLC, 11-25 Franklin Street, (New Application and Temporary Retail Permit - Liquor, Wine, Beer & Cider, Cabaret). **POSTPONED the applicant must present at the Full Board Meeting on June 18, 2024.**
16. SSAW Brooklyn Inc., 330 S. 3rd Street, Store 2, (New Application and Temporary Retail Permit - Wine, Beer & Cider, Rest) **Committee recommended APPROVAL.**
17. CR Will LLC, 135 Metropolitan Avenue, (New Application and Temporary Retail Permit - Liquor, Wine, Beer & Cider, Rest) **Committee recommended APPROVAL.**
18. Paint 367 LLC, 367 Metropolitan Avenue, (New Application and Temporary Retail Permit - Liquor, Wine, Beer & Cider, Rest) **Committee recommended DENIAL the applicant did not show.**
19. Meyerbrau LLC, DBA, Eckhart Beer Company, 545 Johnson Ave, (New Application and Temporary Retail Permit - Liquor, Wine, Beer & Cider, Recorded Music) **Committee recommended APPROVAL.**
20. 1 Meserole Ave Corp, DBA Deuces Nightlife, 1 Meserole Ave, (New Application and Temporary Retail Permit - Liquor, Wine, Beer & Cider, Disc Jockey, Recorded Music) **POSTPONED the applicant needs to contact Milton Street Association, more outreach needed.**
21. Oh Dumplings of Greenpoint Inc, 56 India St, (New Application and Temporary Retail Permit – wine, Beer & cider, Rest) **Committee recommended APPROVAL.**

RENEWAL

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

1. Xixa LLC, DBA, Xixa, 241 South 4th Street, (Renewal - Liquor, Wine, Beer & Cider, Rest)
2. Nassau Kyoto Japanese Sushi Inc., DBA, Kyoto Sushi, 161 Nassau Avenue, (Renewal - Wine, Beer & Cider, Rest)

3. Mendez & Avelar Inc., DBA, La Superior, 295 Berry Street, South 2nd 7 Berry Street, (Renewal - Liquor, Wine, Beer & Cider, Rest)
4. Bernie's Point LLC, DBA, Bernie's, 836 Lorimer Street (A/K/A 332 Driggs Avenue), (Renewal - Liquor, Wine, Beer & Cider, Rest)
5. Mendenhall LLC, DBA, Lady Jay's, 633 Grand Street, (Renewal - Liquor, Wine, Beer & Cider, Bar/Tavern)
6. Caribbean Sports Bar & Grill Inc., 244 Grand Street, (Renewal - Liquor, Wine, Beer & Cider, Bar/Taven)
7. My Kismet LLC, DBA, Little Rascal Bar, 130 Franklin Street, (Renewal - Liquor, Wine, Beer & Cider, Bar/Tavern)
8. Media 5 Co. LLC, DBA, Northern Bell, 612 Metropolitan Avenue, (Renewal - Liquor, Wine, Beer & Cider, Rest)
9. Bushwick Ice House LLC, 35 Ingraham Street, (Renewal - Liquor, Wine, Beer & Cider, Bar/Tavern)
10. Days of Joy Inc., DBA, Nights of Joy, 667 675 677 Lorimer Street, (Renewal - Liquor, Wine, Beer & Cider, Bar/Tavern)
11. 160 Havemeyer LLC, DBA, Domino Wine Bar, 160 Havemeyer Street Store #5, (Renewal - Wine, Beer & Cider, Bar/Tavern)
12. Niran Restaurant Corp., DBA, Thai Café, 925 Manhattan Avenue, (Renewal - Wine, Beer & Cider, Rest)
13. JS Manhattan Corp, DBA, Pelicana Chicken, 941 Manhattan Avenue, (Renewal - Wine, Beer & Cider, Rest)
14. GFLC Market LLC, DBA, Greenpoint Fish & Lobster Complany, 114 Nassau Avenue, Store, (Renewal - Wine, Beer & Cider, Rest)
15. Haku Ten Inc., DBA, Amami Sushi, 57 Nassau Avenue Store 2, (Renewal - Liquor, Wine, Beer & Cider, Rest)
16. DDT Williamsburg Corp, DBA Bia Bar & Grill, 67 S 6th St, (Renewal – Liquor, Wine, Beer & Cider, Rest)

ITEMS PREVIOUSLY POSTPONED

1. Franklin BK Hospitality LLC, 11-25 Franklin St, (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider) **POSTPONED the applicant must present at the Full Board Meeting on June 18, 2024.**

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

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

WHEN: Monday, June 24, 2024
TIME: 6:30 PM (Meeting will end at 9:00 PM)
WHERE: CB1 District Office
435 Graham Ave (Corner of Frost St)
Brooklyn, NY, 11211



COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

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COUNCILMEMBER, 34th CD

June 18, 2024

COMMITTEE REPORT

Land Use, ULURP, and Landmarks (Subcommittee) Committee

TO: Chairperson Dealice Fuller and CB1 Board Members

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

RE: Land Use Committee Report from June 3, 2024

The Committee met on the evening of June 3, 2024, at 6:00 PM at CB1 District office, 435 Graham Ave. (Corner of Frost St), Brooklyn, NY. 11211

Present: Teague; Chesler; Kaminski; Indig; Kelterborn; Meyers; Niederman; Pferd; Sofer; Vega; Weiser; Kantin*; Kawochka*

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

A quorum was present. In addition, we were pleased to have non-board residents' participation in asking questions and sharing their opinions.

AGENDA

1- PRESENTATION: CITY OF YES FOR HOUSING OPPORTUNITY

Lucia Maquez Reagan presented. She explained that this city-wide text amendment aims to make it possible to build a little more housing in every neighborhood in order to make an impact on the housing shortage without a dramatic change in any one neighborhood. Ms. Maquez Reagan noted

that CB1 is among the top districts that has contributed to increasing housing capacity over the last decade.

A copy of the presentation is attached. Below is a partial summary

UAPs

Currently we have two zoning tools for income-restricted housing, i.e. Mandatory Inclusionary Housing (MIH) and Voluntary Inclusionary Housing (VIH). The text amendment will add an additional tool, i.e., Universal Affordability Preference (UAP). UAP will replace VIH and will allow buildings to include at least 20% more housing if the additional homes are permanently affordable. Where VIH provides for the affordability to be at 80% AMI, UAP provides for an average of 60% AMI. This change is in part a response to information from communities that they need more housing at lower AMI's.

NEW ZONING DISTRICTS

This is another new tool for affordability. New zoning districts will require MIH but will allow developers to choose an option for deeper affordability than is now permitted. These districts will go through a full ULURP process.

ADUs

The amendments also provide for Accessory Dwelling Units (ADUs), which give more flexibility for single and two-family homeowners. There is limited applicability of these provisions in our district. ADUs permit accessory dwelling units such as backyard cottages, garage conversions and basement apartments. One ADU is allowed per 1-or 2- family building and is limited to 800 sq. feet. The additions will be subject to the safety codes.

CONVERSIONS –Shared and Small housing

Non-residential buildings constructed in areas where residential use is allowed can convert space to home types like supportive housing, shared housing with common amenities, or dorms. In addition the zoning rule known as “the dwelling unit factor”, which requires buildings to have a mix of small and large apartments, will be eliminated. The hope is that the allowance of more small and shared apartments will free up larger units now used by single adults for use by families with children.

END COSTLY PARKING MANDATES

Parking mandates for new developments would be eliminated. However, developers can still voluntarily provide parking. Existing buildings would have to get a special permit to change their parking status.

The proposal does not change on-street regulations. Nor does it modify off-street parking regulations for purely commercial or industrial buildings.

Note: Lucia Maquez Reagan will come back to our June 18th board meeting to provide further information about how the proposed rules affect NYCHA buildings, shared and small housing, and the planned flood analysis for basement apartments.

Recommendation

The committee voted unanimously to recommend approving the amendments with the following conditions:

- 1- With respect to the Accessory Dwelling Units (ADUs) the city must perform an extensive flooding analysis to assure the safety of basement apartments, taking into account the Meeker Avenue plume extent.
- 2- With respect to small and shared housing for new residential construction, the community board must have meaningful input in order to assure that the district's needs for multi-bedroom apartments are addressed.

2- DISCUSSION WITH HPD regarding the total number of affordable units with a corresponding AMI breakdown since 2005.

Elizabeth Johnson from HPD was present to help answer questions about the City of Yes and to get information regarding what information we want regarding affordability. We will reconvene with HPD when they are prepared with the information.

June 2024

city of yes

Housing Opportunity

Brooklyn Community Board 1 Briefing

NYC
PLANNING



Overview

Proposals

- Low Density

- Medium and High Density

- Citywide

- Other Modifications

Public Review Timeline

Appendix

- Background and Key Terms

City of Yes for Housing Opportunity

is a **citywide text amendment** that aims to make it possible to build a little bit more housing in every neighborhood.

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



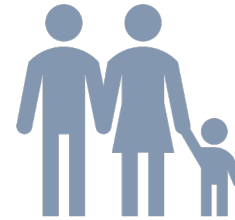
New York City faces a severe housing shortage that makes homes scarce and expensive

The **apartment vacancy rate is 1.41% rate** – the lowest since 1968.

1.27% of Brooklyn rental apartments are vacant.

Over 52% of Brooklyn renters are “**rent burdened**,” meaning they spend over 30% of income on rent.

Income



\$5,833/month

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

*Median household income of NYC renters

Rent



\$2,752/month

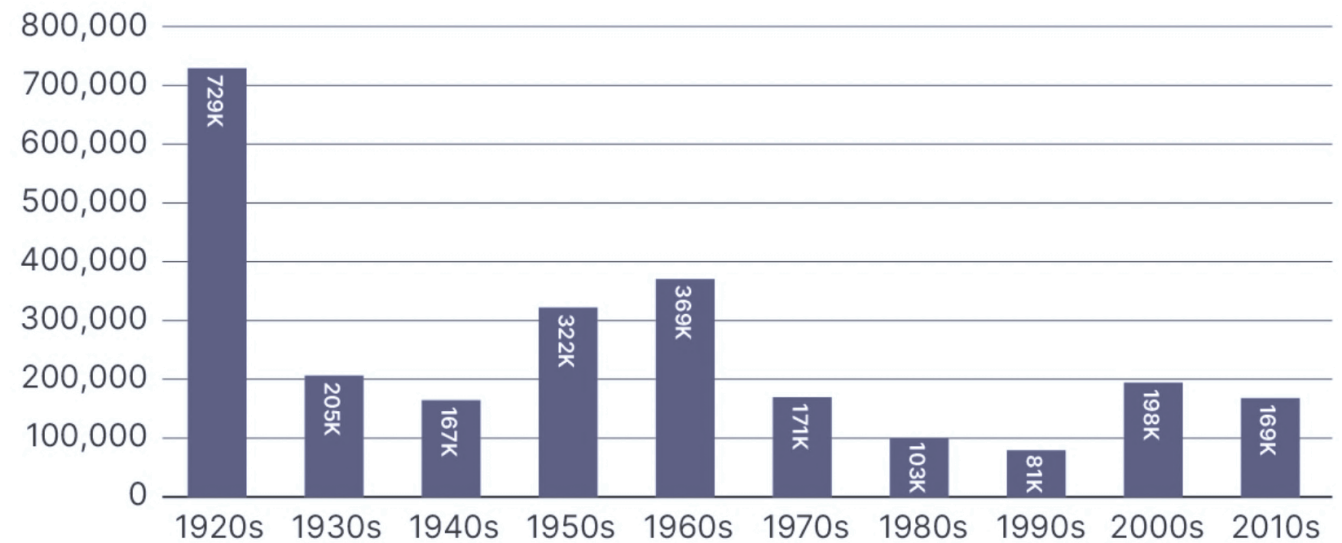
Average **2-bedroom apartment** available in NYC

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

New York City is not building enough housing to meet New Yorkers' needs

NYC is **creating far less housing** than it used to in past decades

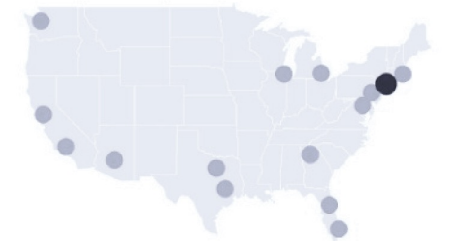
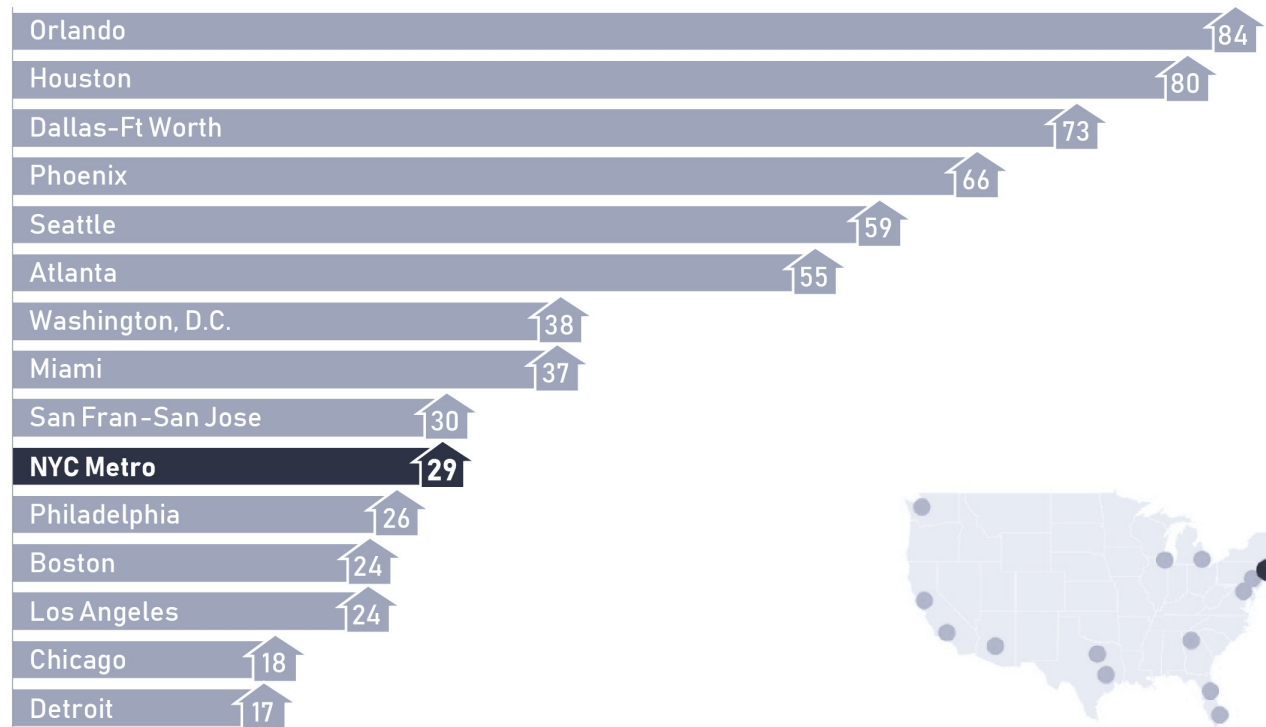
New Housing Production by Decade



New York City is not building enough housing to meet New Yorkers' needs

NYC is **creating far less housing** than it used to in past decades

...and is **producing far less housing** than other major metropolitan areas



Housing Units Permitted per 1,000 Residents (2022), 2013 to 2022

Source: U.S. Census Bureau BPS Annual Files; NYC DCP Housing Database v22Q4; U.S. Census Bureau Population Estimates Program (PEP) 2022 Vintage; U.S. Census Bureau Delineation Files

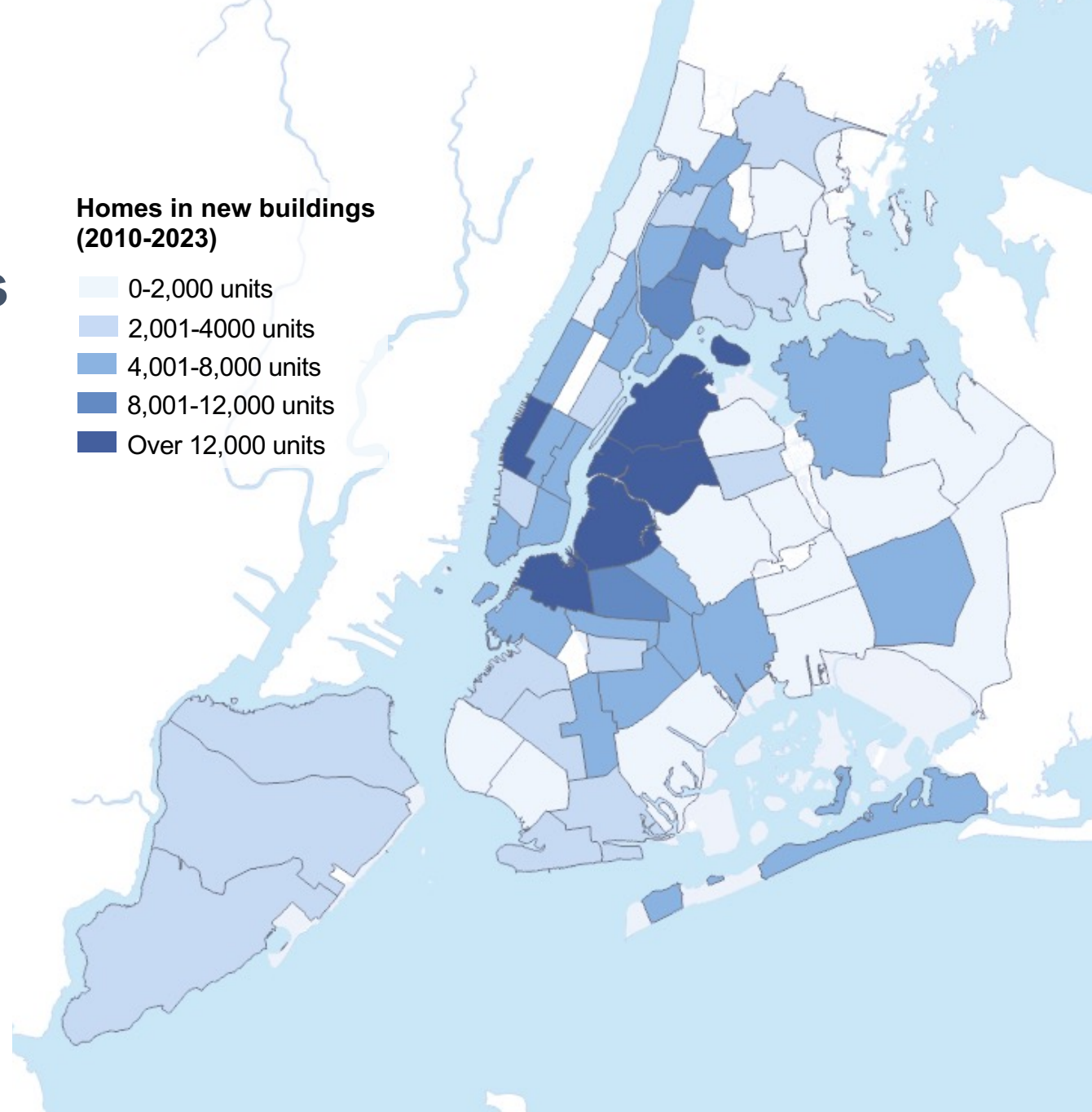
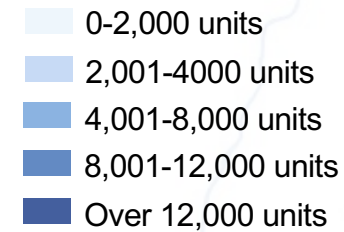
Overview

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

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

Brooklyn CD 1 is among the top community districts that has **contributed to increasing housing capacity** in the city over the last decade plus.

Homes in new buildings
(2010-2023)



Zoning is one tool to address NYC's housing shortage

Other tools to support housing include:

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



Housing Preservation & Development



Current zoning tools to facilitate income-restricted housing

Voluntary Inclusionary Housing (VIH):

Inclusionary Housing designated areas (IHda) Program

- Created in 2005.
- Aims to encourage the creation and preservation of affordable housing in designated areas mapped in medium and high-density neighborhoods

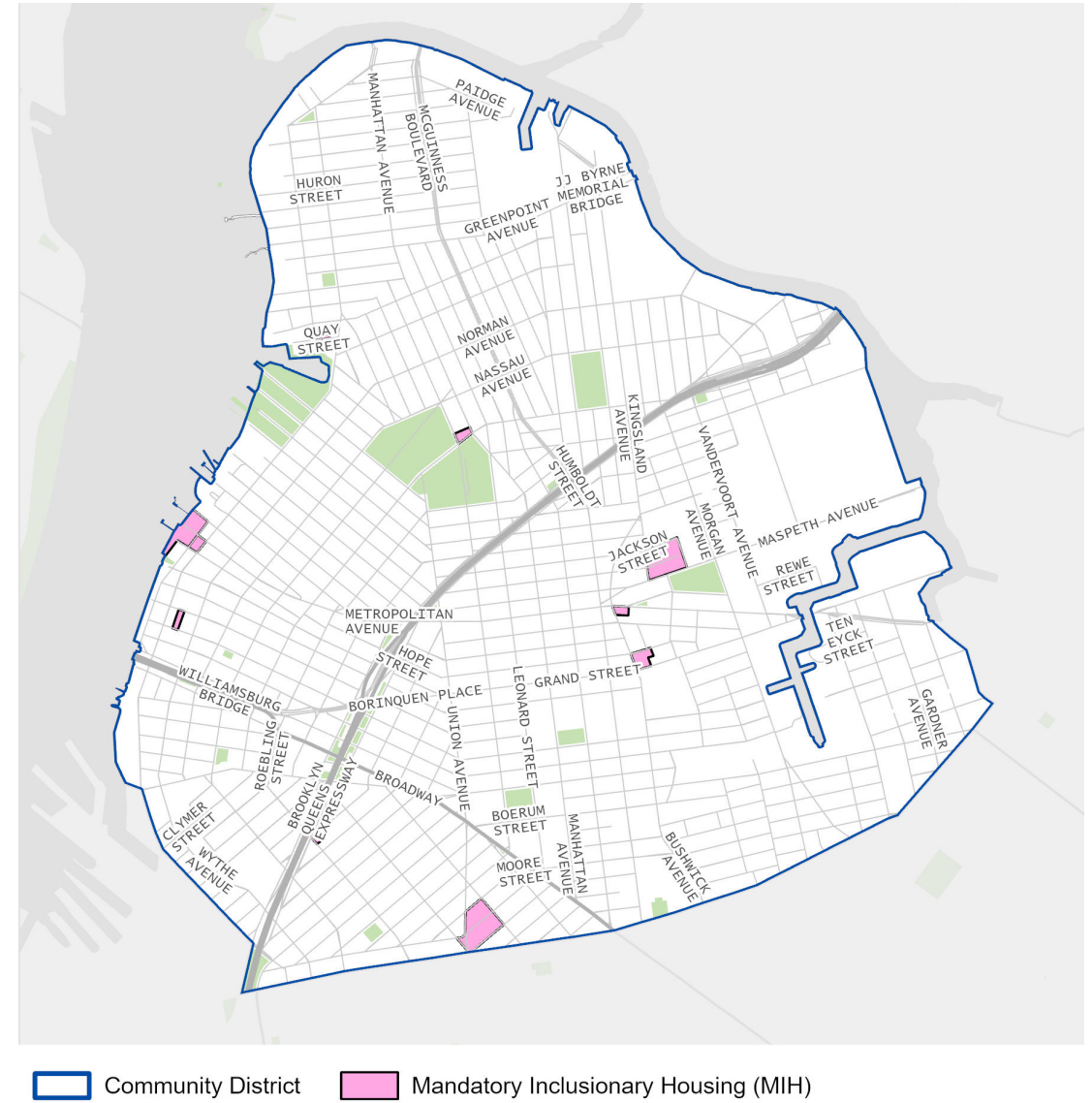


Current zoning tools to facilitate income-restricted housing

Mandatory Inclusionary Housing (MIH)

- Created in 2017 -- the most rigorous zoning requirement for affordable housing of any major U.S. city.
- Requires through zoning actions 20% to 30% of new housing to be permanently affordable.

MIH Option	Affordability %	AMI Levels
Option 1	25%	An average of 60% AMI
Option 2	30%	An average of 80% AMI
<i>In addition, one or both of the following options could be applied:</i>		
Option 3	20%	An average of 40% AMI
Workforce	30%	An average of 115% AMI



What we've heard: Affordable housing needs in BK CD 1





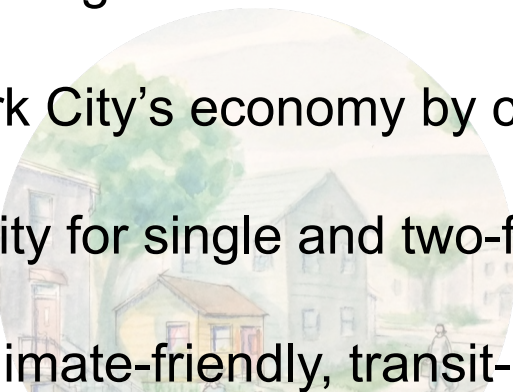
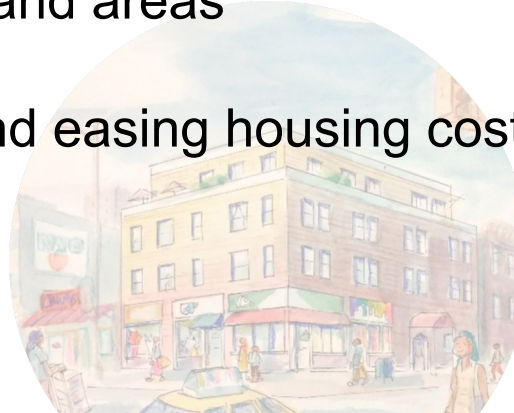
Affordable Housing → **Top District priority** identified in the CD Needs (CD Needs 2025)

A top priority that must be addressed as a critical need. **Lack of affordable housing options** remains the most significant concern to Brooklyn Community Board One.



Proposals

Key Goals

- 
- 
- 
- 
- 1 Provide New Yorkers with more housing options and more housing types
 - 2 Reduce pressure on gentrifying areas
 - 3 Build more housing and affordable housing in high-demand areas
 - 4 Boost New York City's economy by creating new jobs and easing housing costs
 - 5 Provide flexibility for single and two-family homeowners
 - 6 Create more climate-friendly, transit-adjacent housing

Proposals

R1-R5 Districts

**Low
Density**

R6 Districts and above

**Medium and
High-Density**

**Citywide
Proposals**

**Other
Modifications**

Zoning district-specific modifications
→ Includes other zoning relief provisions
intended to support housing construction

Broader geographic applicability
→ Citywide changes and modifications to
certain existing zoning mechanisms

Town Center Zoning

Re-introduce buildings with ground floor commercial and two to four stories of housing above in areas where this typical building form is banned under today's zoning

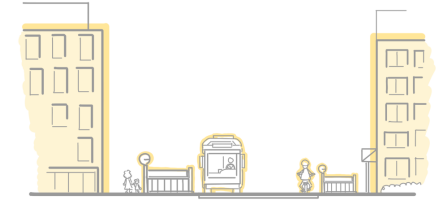


BK CD 1:

Not applicable

Transit-Oriented Development

Allow modest, three-to-five story apartment buildings where they fit best: large lots within half a mile of subway or Rail stations that are on wide streets or corners.

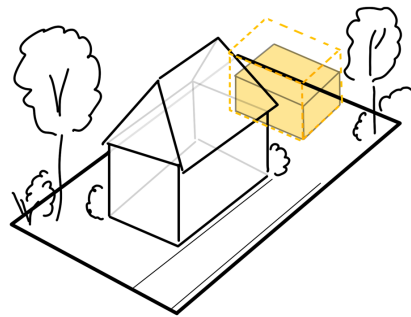


BK CD 1:

Not applicable

Accessory Dwelling Units (ADUs)

Permit accessory dwelling units such as backyard cottages, garage conversions, and basement apartments.



BK CD 1:

Limited applicability

District Fixes

Give single and two-family homeowners additional flexibility to adapt their homes to meet their needs.



BK CD 1:

Not applicable

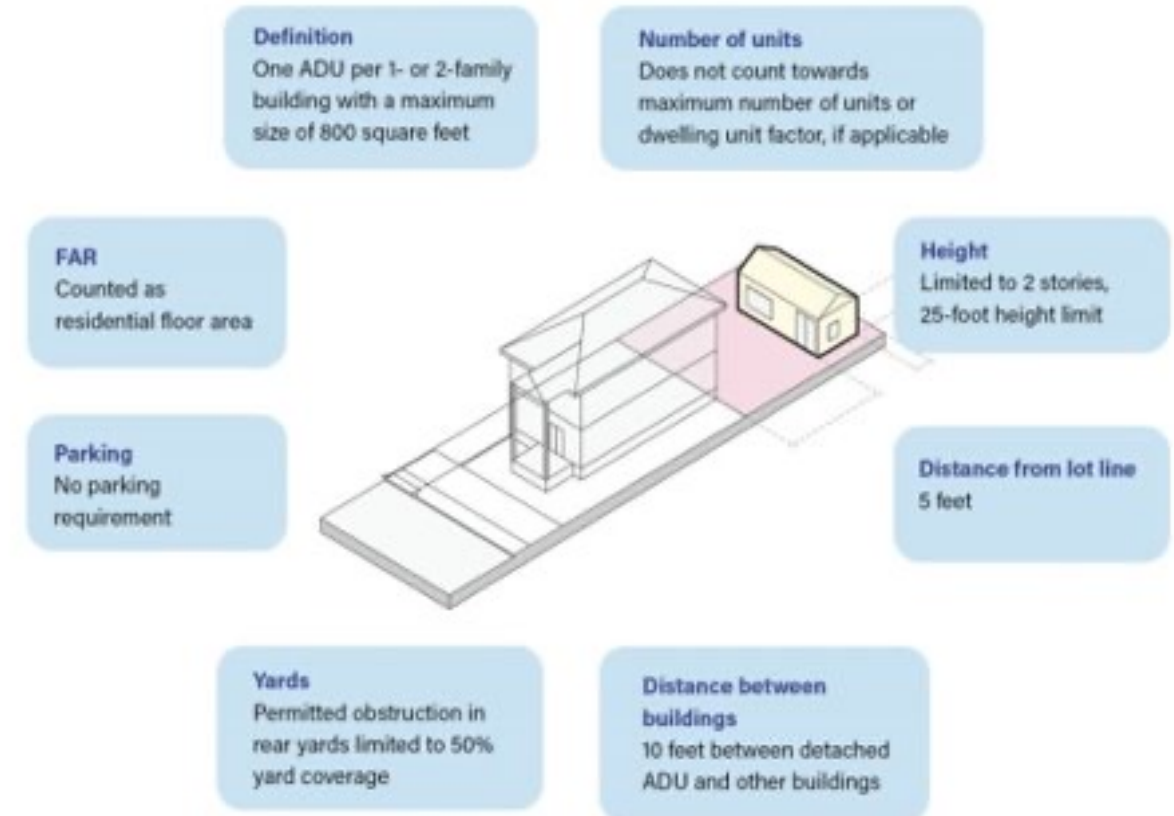


Accessory Dwelling Units (ADU)

One ADU will be allowed per 1- or 2-family home

- One ADU will be allowed per 1- or 2-family building in any zoning district
 - That ADU will be limited to 800 square feet
- A range of types of ADUs – detached, attached, attic or basement.
- ADUs will be required to be 5 ft from the lot line and 10 ft from any other building

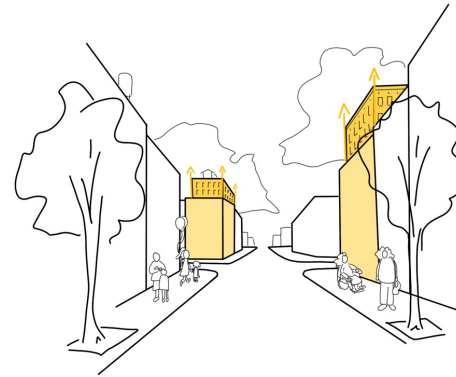
How ADUs Work



Universal Affordability Preference (UAP)

Allow buildings to add at least 20% more housing if the additional homes are permanently affordable. This proposal extends an existing rule for affordable senior housing to all forms of affordable and supportive housing.

BK CD 1:
Applicable



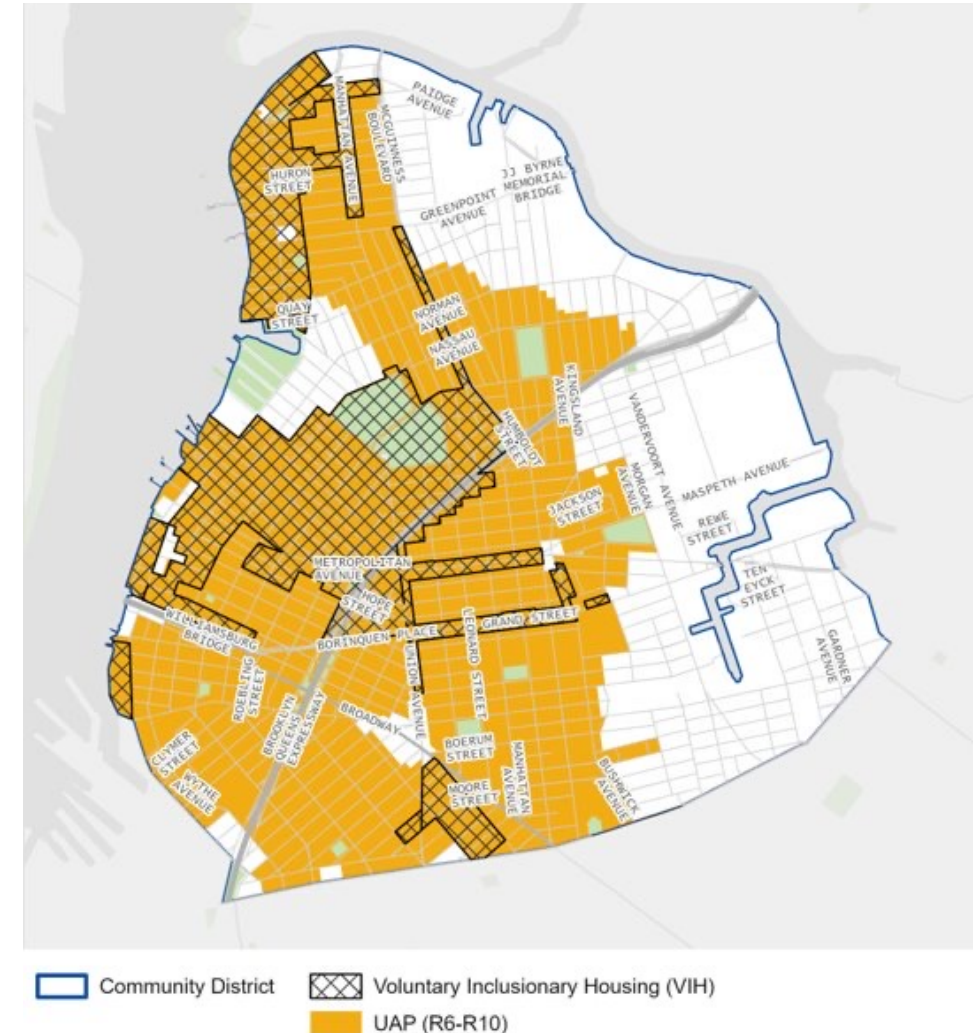


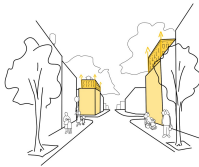
BK CD 1:
Applicable

Universal Affordability Preference

The Universal Affordability Preference (UAP) would allow buildings to include at least 20% more housing if the additional homes are permanently affordable.

- Today, most zoning districts allow affordable **senior housing** to be about **20% larger** than other buildings: Affordable Independent Residences for Seniors (AIRS)
 - UAP would expand this framework to **all forms of affordable and supportive housing**
- UAP would **enable incremental affordable housing growth** throughout medium- and high-density districts rather than concentrating it in a few neighborhoods.





BK CD 1:
Applicable

Universal Affordability Preference

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

What this meant:

All income-restricted units in a
VIH building were **80% AMI**

For example, a VIH building could include:

	Income for a family of 3	Rent for a 2-bedroom
80% AMI	\$101,686	\$2,796

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

What this means:

Homes at a **mix of incomes** to reach **60% AMI**,
including more deeply affordable units.

For example, a UAP building could include:

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

Estimates from HUD Guidelines 2024 and NYC HDC. Rents for specific projects may differ

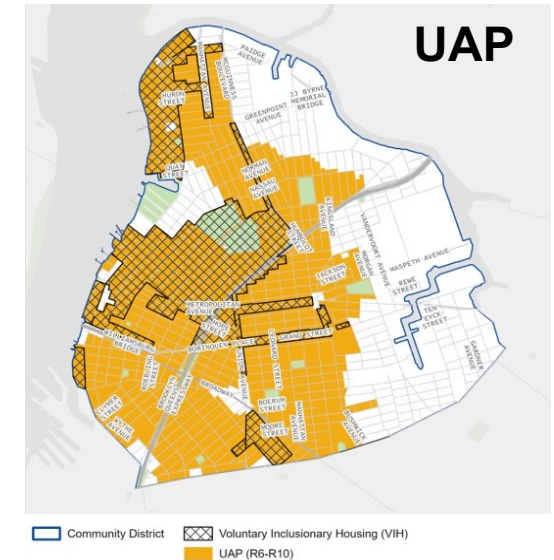
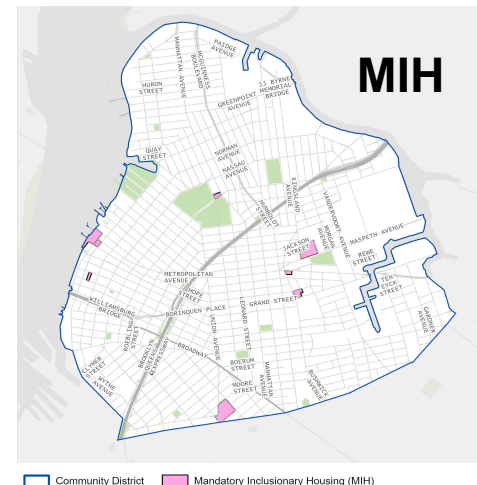


BK CD 1:
Applicable

Universal Affordability Preference

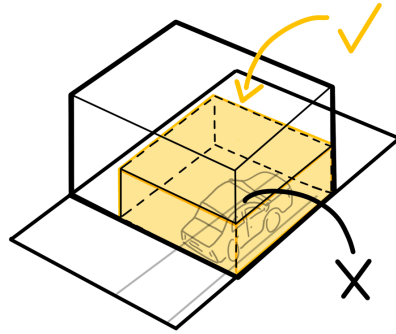
How UAP would affect existing affordable housing programs:

- **VIH:** UAP would replace the existing Voluntary Inclusionary Housing program (IHda and R10 Programs)
- **MIH:** Mandatory Inclusionary Housing will continue to be mapped and existing affordability requirements will remain in place



End Costly Parking Mandates

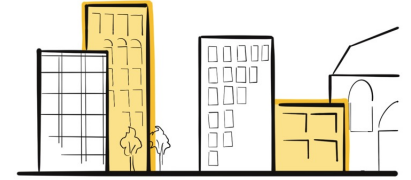
Eliminate mandatory parking requirements for new buildings. Parking would still be allowed, and projects can add what is appropriate at their location.



BK CD 1:
Applicable

Convert Non-Residential Buildings to Housing

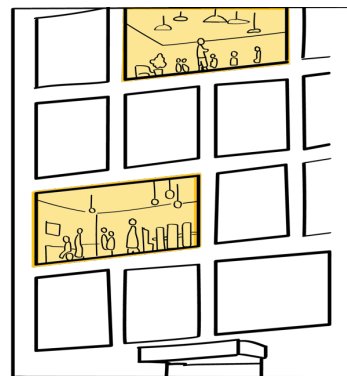
Make it easier for underused, nonresidential buildings, such as offices, to be converted into housing



BK CD 1:
Applicable

Small and Shared Housing

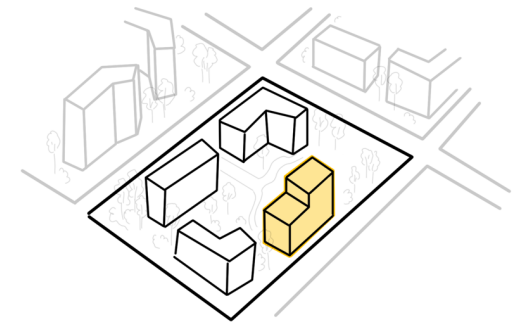
Re-introduce housing with shared kitchens or other common facilities. Eliminate strict limits on studios and one-bedroom apartments.



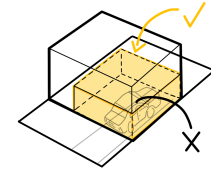
BK CD 1:
Applicable

Infill

Make it easier to add new housing on large sites that have existing buildings on them and already have ample space to add more, (e.g., a church with an oversized parking lot).



BK CD 1:
Applicable



BK CD 1:
Applicable

End Costly Parking Mandates

Prioritize housing over parking and reduce the cost of housing construction by making off-street parking optional in new buildings.



Issues with
Current Parking
Mandates



Parking Takes
Up Space



Building Parking
is Expensive



Parking Hinders
Affordable Housing

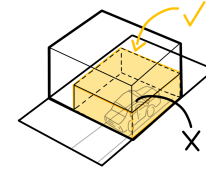


Mandating Parking
Drives Up Rent

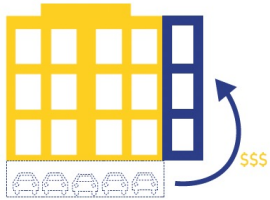


Image Credit: Parking Reform Network, 2022

End Costly Parking Mandates

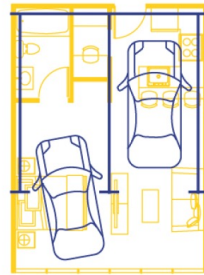


BK CD 1:
Applicable



Cost

The cost of building four off-street parking spots is roughly equal to the cost of building one new home.



Space for Parking or Housing

Two parking spaces take up nearly the same space as a studio apartment.



Public Realm

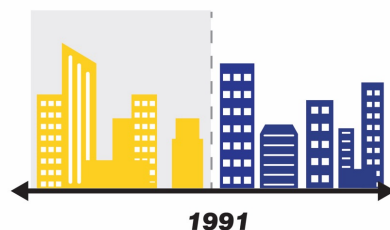
Improved open space, better streetscape, and community facilities can be provided.

The proposal would:

- **NOT** change on-street parking regulations.
- **NOT** modify off-street parking regulations for purely commercial or industrial buildings.
- **NOT** impose new parking maximums or restrictions on the amount of parking that can be built.
- **NOT** automatically remove existing parking.

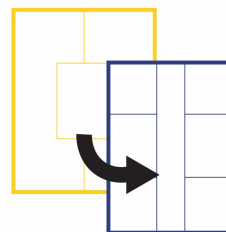
**BK CD 1:**
Applicable

Conversions



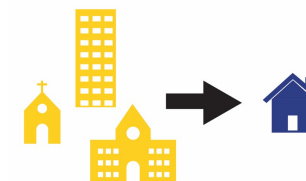
Shift Conversion Date

The cut-off date of eligibility will be moved to 1991 from 1961 or 1977, allowing more buildings to convert into housing.



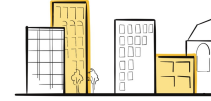
Allow More Home Types

Allow buildings to convert to home types like shared housing or dorms.



Wider Geography

Wherever residential use is allowed, buildings can convert to housing, instead of just those within current eligible geography districts.



Conversions

Extend and improve the existing adaptive reuse regulations so that more underused, non-residential buildings can become housing.

Enable non-residential buildings to convert to more housing types (supportive housing, dorms, or shared housing with common amenities).

Allow conversions for buildings constructed before 1991 and expand eligibility criteria to anywhere residential uses are allowed.

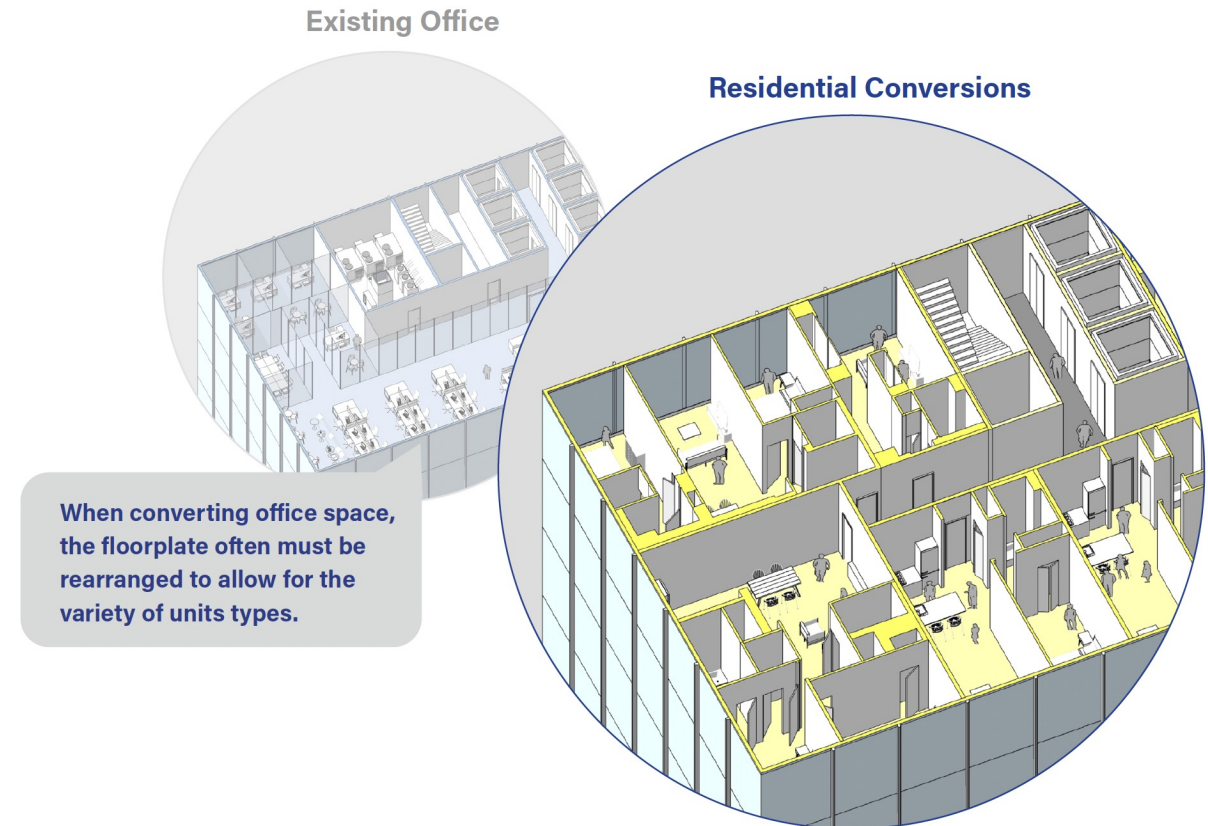


Image Credit: © New York City Economic Development Corporation, 2023



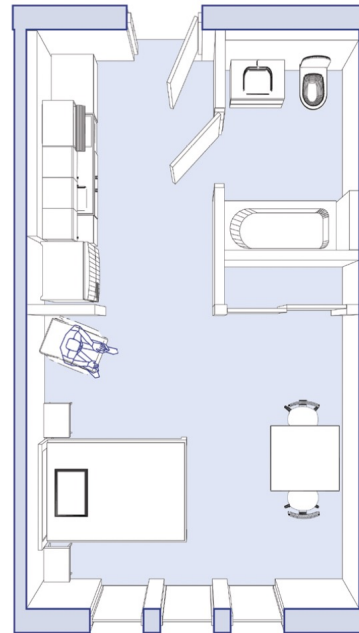
BK CD 1:
Applicable

Small and Shared Housing

Re-introduce housing with shared kitchens or other common facilities and allow buildings with more studios and one bedrooms.

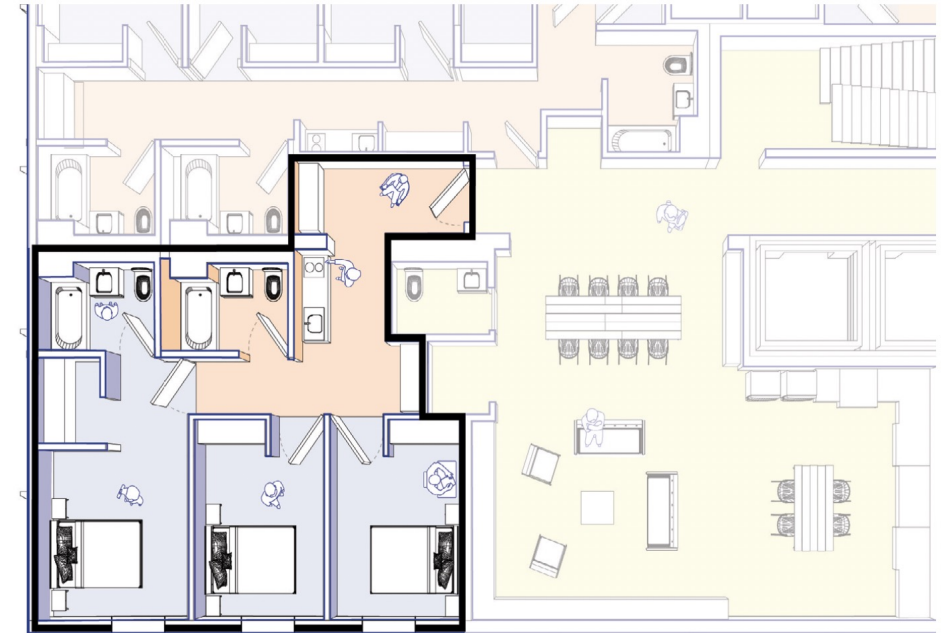
Today, a zoning rule known as **dwelling unit factor** prevents buildings from including small units. Dwelling unit factor is a minimum average unit size, requires buildings to include a mix of small and large units in order to maximize the buildable area. It does not set a minimum size for any one unit.

Small Housing



This proposal does not change minimum health and safety standards for a home but instead would allow more of these unit types to be built.

Shared Housing

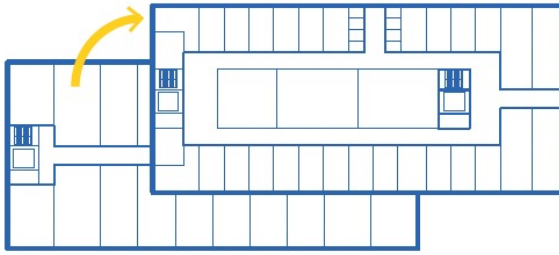


- Shared Spaces within Units
- Shared Communal Spaces across Floor
- Private Rooms

Image Credit: © New York City Economic Development Corporation, 2023

**BK CD 1:**
Applicable

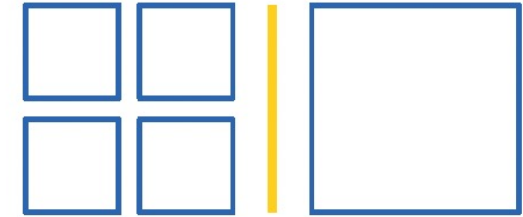
Small and Shared Housing



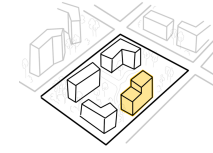
Shared housing has historically served an important purpose in New York City but today there is no clear path to create it.



Allowing more small and shared apartments could ease the pressure on large family units.



Removing the dwelling unit factor in the Greater Transit Zone can create more housing in areas that have greater access to mass transit.



BK CD 1:
Applicable

Infill

Make it easier to add new housing on large sites that have existing buildings on them and already have ample space to add more (such as parking lots)

There are different types of campuses: from churches to private residential co-ops, NYCHA campuses and institutions.

A campus is defined as a site over 1.5 acres OR a site with control of an entire block

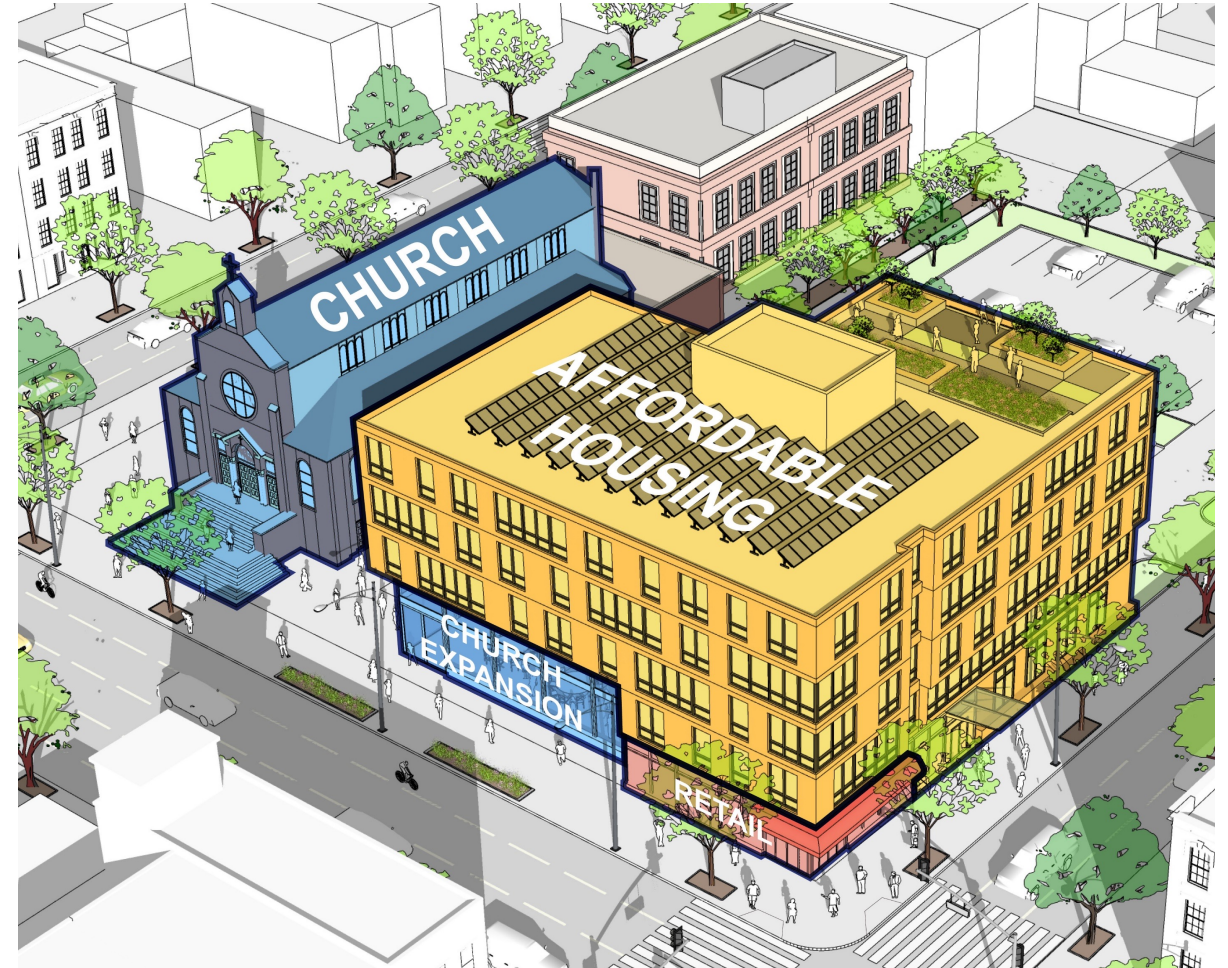
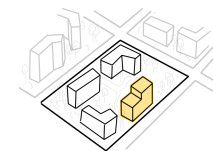


Image Credit: © New York City Economic Development Corporation, 2023



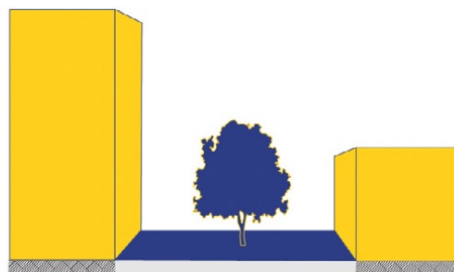
BK CD 1:
Applicable

Infill



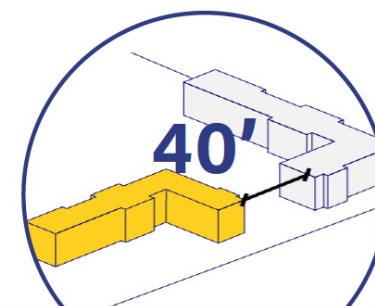
Allow Height-limited Infill

Campuses would be allowed to add buildings under the existing height limits.



Lot Coverage

Housing would be allowed on 50% of campus lot area, allowing a balance of open space and new homes.



Distance Between Buildings

Required distance between buildings would be reduced, offering new opportunities for housing.

Summary

Other Modifications

New Zoning Districts

Create new Residence Districts requiring Mandatory Inclusionary Housing that can be mapped in central areas in compliance with state requirements.

R11
R12

BK CD 1:
Applicable

Quality Housing Amenities

Extend amenity benefits in the “Quality Housing” program to all multifamily buildings, improve incentives for family-sized apartments and shared services and facilities.



BK CD 1:
Applicable

Update to Mandatory Inclusionary Housing

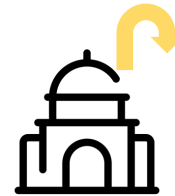
Allow the deep affordability option in Mandatory Inclusionary Housing to be used on its own.



BK CD 1:
Applicable

Landmark Transferable Development Rights

Make it easier for landmarks to sell unused development rights by expanding transfer radius and simplifying procedure.



BK CD 1:
Applicable

Sliver Law

Allow narrow lots to achieve underlying Quality Housing district heights in R7-R10 districts.



BK CD 1:
Applicable

Railroad Right-of-Way

Simplify and streamline permissions for development involving former railroad rights of way.





BK CD 1:
Applicable

New Zoning Districts

Create new zoning districts with FARs above 12.0 → R11, R11A and R12

- These zoning districts could only be mapped with Mandatory Inclusionary Housing

Create new medium-density zoning districts to fill gaps in the range of existing zoning districts → R6-2, R6D

New districts **would not be mapped** through City of Yes. **Future discretionary actions** (Rezoning / ULURP) **would be necessary** to “map” the proposed districts.

New zoning district	Basic FAR	UAP/MIH FAR
R6-2	2.5	3.0
R6D	2.5	3.0
R11	--	15.0
R11A	--	15.0
R12	--	18.0

Waterfront Zoning- changes to height and setback regulations

The proposals for waterfront zoning rules would rationalize what DCP has learned from Special Districts and underpin with best practices in urban design.

Address the needs of 100% affordable housing buildings

- Increase maximum base heights
- Introduce a transition zone
- Modernize dormer allowance
- Protect the pedestrian experience along waterfront open spaces

Create an as-of-right path for waterfront developments to use UAP

- Increase maximum tower height caps
- Increase tower footprint allowance, but require broad towers to taper
- Add a minimum base height requirement
- Require tower height variety for lots with multiple towers

Address the needs of constrained sites on the waterfront

- Reduce tower setback distance on shallow lots
- Allow extra length for towers on shallow lots or those with multiple shorelines



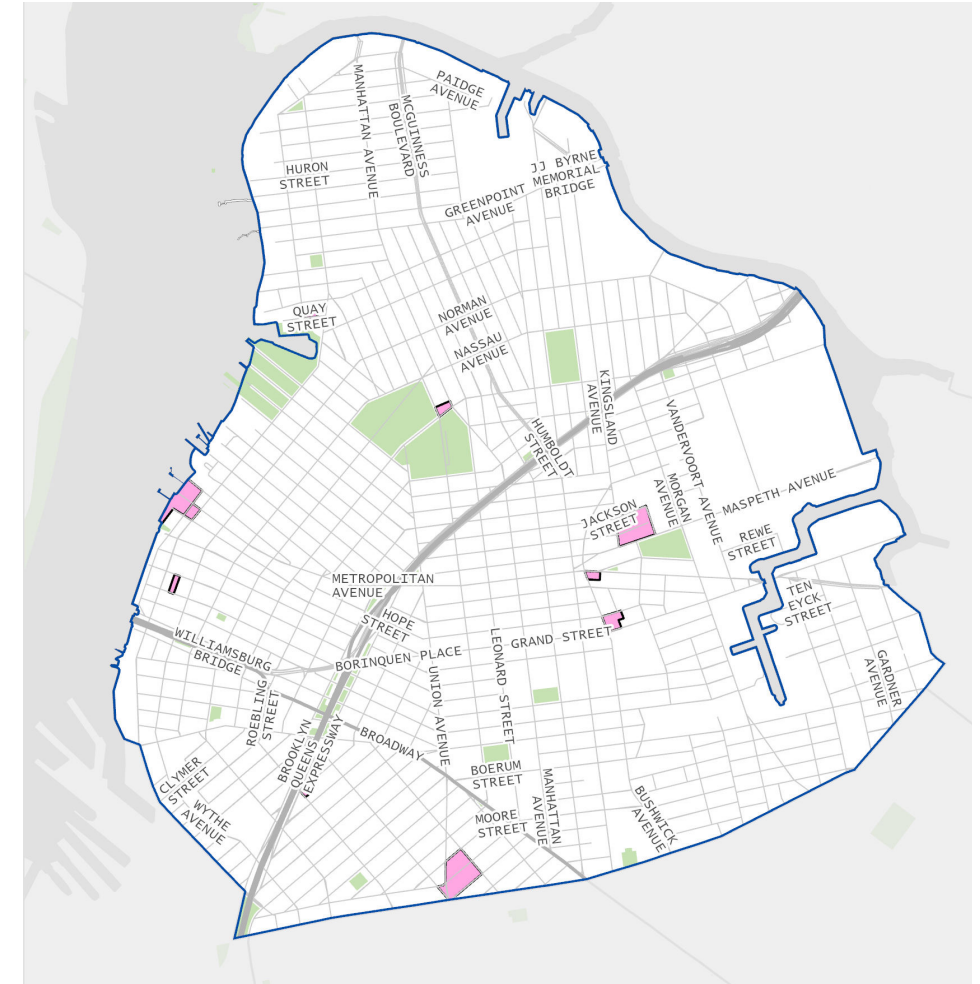
BK CD 1:
Applicable

Mandatory Inclusionary Housing

Existing:

MIH Option	Affordability %	AMI Levels
Option 1	25%	An average of 60% AMI
Option 2	30%	An average of 80% AMI
<i>In addition, one or both of the following options could be applied:</i>		
Option 3	20%	An average of 40% AMI
Workforce	30%	An average of 115% AMI

Currently, Option 3 (“Deep Affordability”) cannot be mapped as a standalone MIH option



Community District Mandatory Inclusionary Housing (MIH)



BK CD 1:
Applicable

Mandatory Inclusionary Housing

Proposed:

Allow MIH Option 3 to be a standalone option

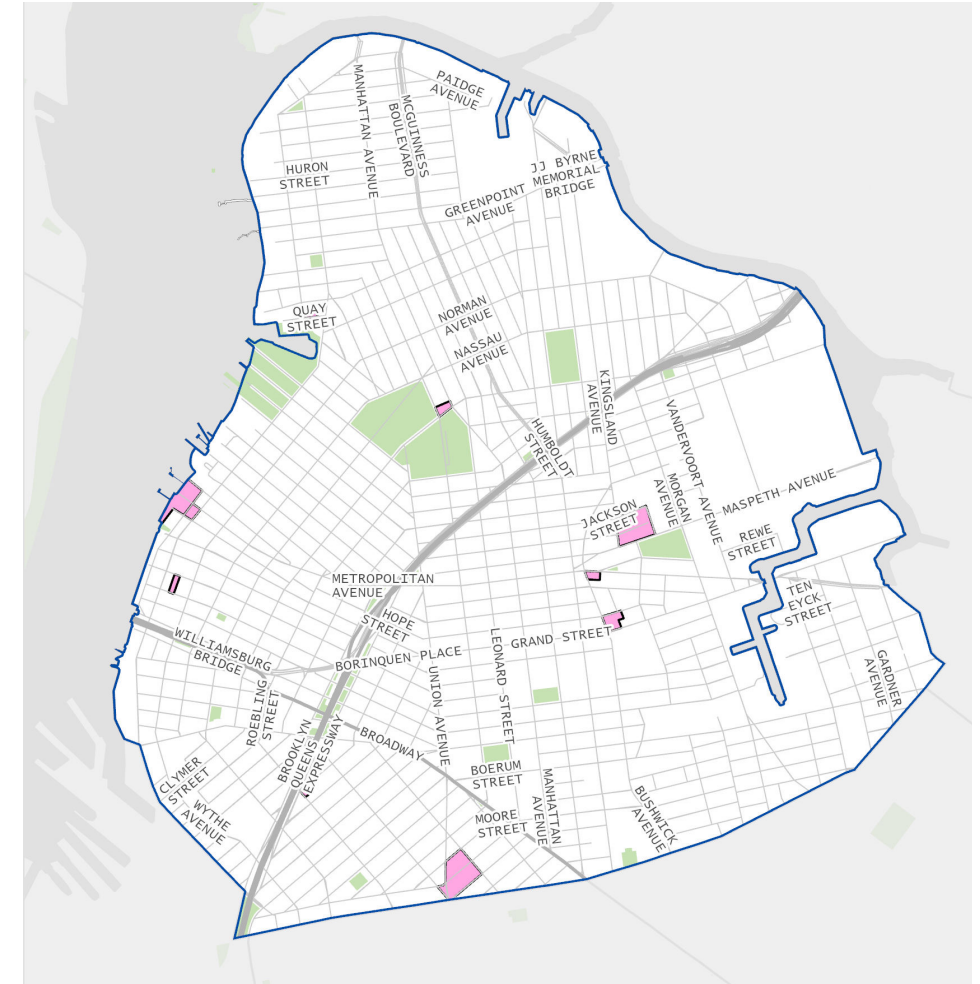
- MIH Option 3 requires a 20% set-aside at an average of 40% AMI

Equalize MIH FARs for districts where UAP FAR is higher

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

Streamline rules for 100% affordable projects

- Reduce conflicts with term sheets and subsidy programs
- Facilitate affordable homeownership



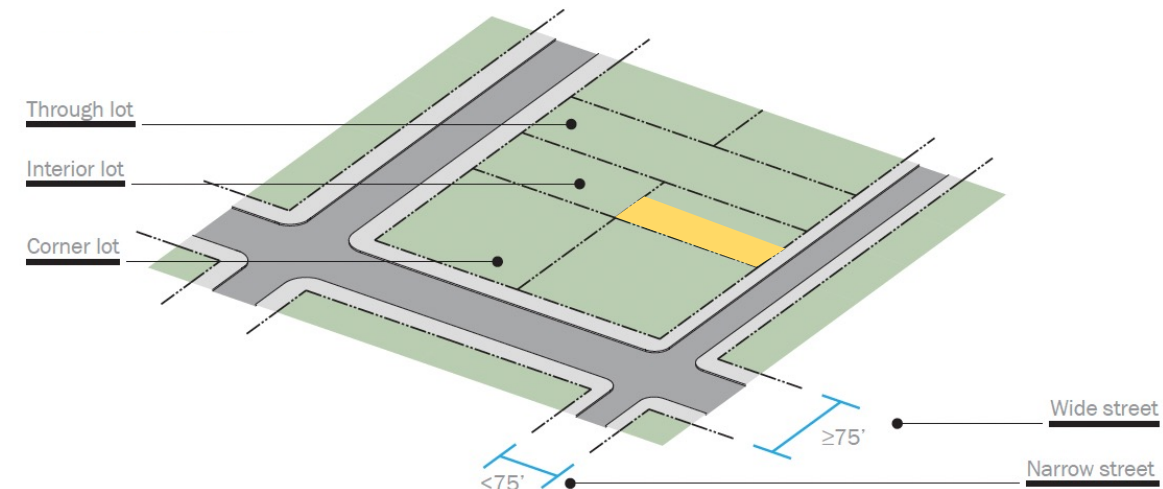
 Community District  Mandatory Inclusionary Housing (MIH)



Sliver Law

Special height regulations limit the size of narrow buildings in medium and high-density parts of the city.

- **Current rules:**
 - Special height regulations limit the size of narrow buildings in medium and high-density parts of the city.
 - Buildings that are 45 feet wide or less have their height restricted to the width of the adjoining street or 100 feet, whichever is less.
- **Proposal:**
 - Streamline height restrictions to be responsive to the site context, lot type, and street width





BK CD 1:
Applicable

Quality Housing Amenities

Create incentives for better quality housing through rules for amenity space

- Expand amenity benefits in the “Quality Housing” program
- Extend floor area exemptions to all multi-family buildings
- Update rules to improve incentives for family-sized apartments, trash storage and disposal, indoor recreational space, and shared facilities like laundry, mail rooms, and office space

Community room, 50 Nevins Street



Image Credit: Dattner

Rooftop recreation, Navy Green

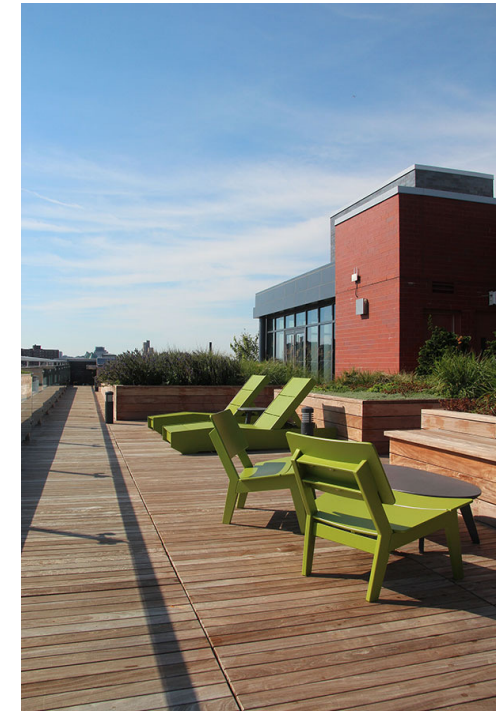


Image Credit: Dunn Development



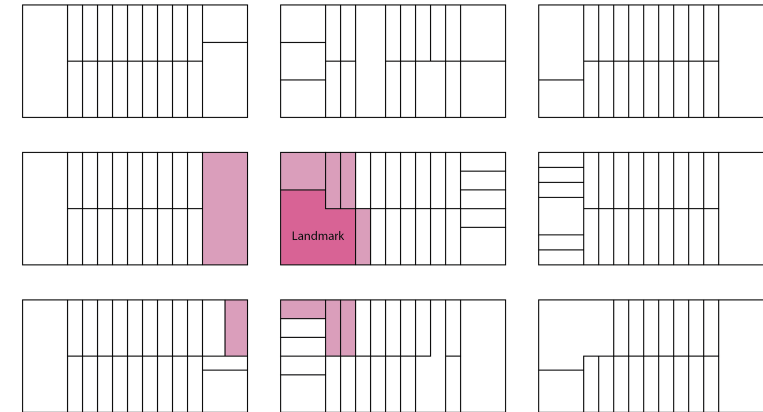
Landmarks Transfers

Minimize restrictions on the ability of designated landmarks to transfer development rights to zoning lots in the immediate vicinity

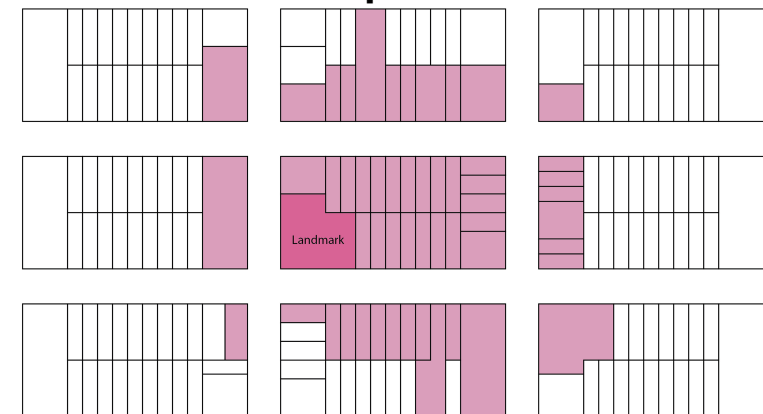
- Extend existing transfer opportunities to zoning lots on the same zoning block as the landmark or across a street or intersection
- Streamline the approval process
- Expand the program to historic districts and lower density areas

This would help landmarks fund necessary maintenance requirements while also generating new housing opportunities

Current



Proposed



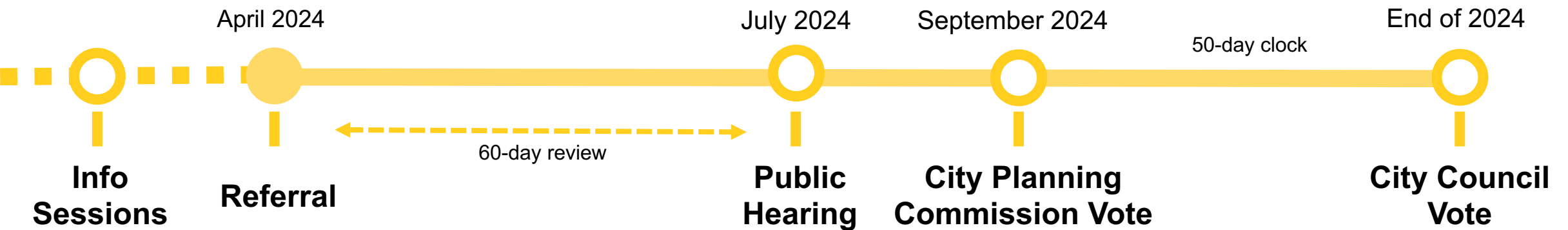
Timeline



**City of Yes for
Housing Opportunity**

Stay in touch!

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



Approximate schedule of public review, for illustrative purposes only

Appendix

Environmental Review

Environmental Review

An Environmental Impact Statement (EIS) for a generic action must provide an estimate of the **amount, type, approximate location, and overall massing/form** of future development and identify the **range of impacts** that may occur. The environmental review studied the effects of the proposal through 3 different methods:

- **Prototypical Site Assessment:** Show how the proposal may affect individual sites in order to typify conditions and effects of the proposal and demonstrate building form
- **Citywide Estimates:** Modeling of the proposal's potential effects citywide in order to discuss the amount and approximate location of future development
- **Representative Neighborhoods:** Selected as “prototypical” for a neighborhood-scale analysis to analyze collective effects of the proposal for density-related technical areas

This EIS represents our best effort to project a range of possible outcomes based on a variety of factors, including some that are beyond the control of the Department of City Planning and New York City.

Environmental Review

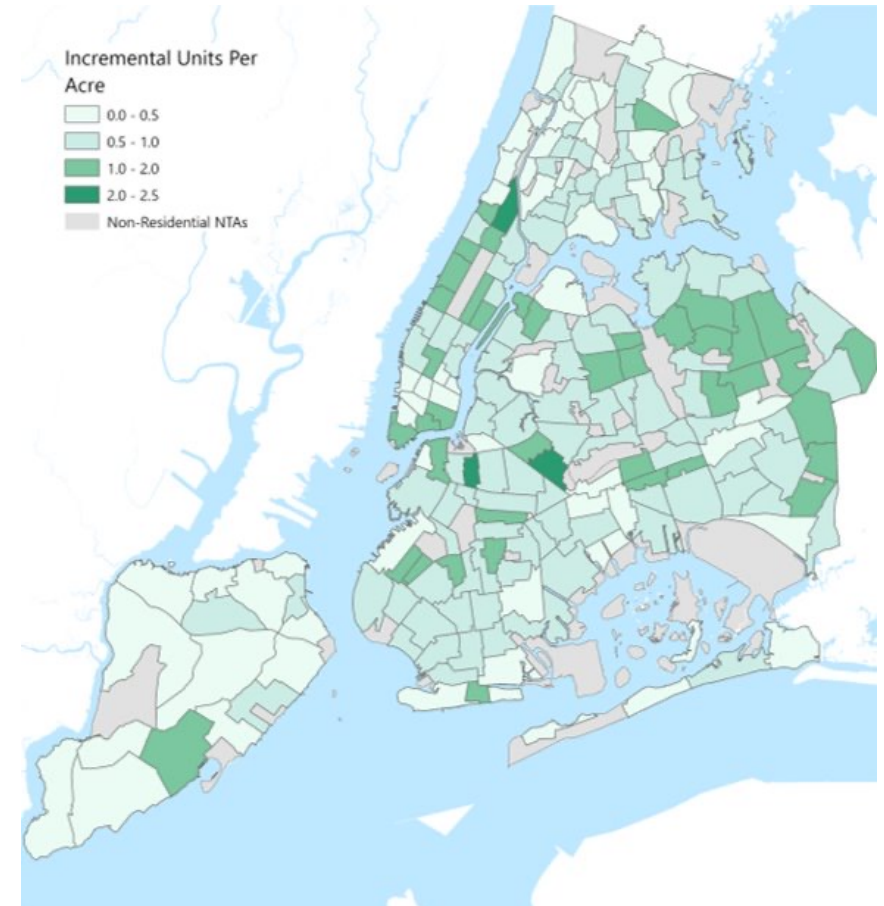
Citywide Estimates: Modeling of the proposal's potential effects citywide in order to discuss the amount and approximate location of future development

A little more housing in every neighborhood:

- The EIS estimates on average a **little less than 1 unit per acre over 15 years**

The results:

- The EIS estimates a citywide housing unit increment range of **58,200 to 108,900 units**



Environmental Review

A Notice of Completion of a Draft Environmental Impact Statement (DEIS) was issued on April 26, 2024

The DEIS identifies no impacts in these categories:

- Land Use, Zoning, and Public Policy
- Socioeconomic Conditions
- Water and Sewer Infrastructure
- Solid Waste and Sanitation
- Energy
- Greenhouse Gases and Climate Change
- Air Quality
- Public Health
- Neighborhood Character

The DEIS identifies potential for "significant adverse impacts" in these categories:

- Community Facilities and Services
(early childhood programs, schools)
- Open Space
- Transportation (traffic, transit, pedestrian)

The DEIS could not preclude impacts in the following categories because their likelihood depends on specific site characteristics: Shadows; Historical & Cultural Resources; Urban Design and Visual Resources; Natural Resources; Hazardous Materials; Noise; Construction.

No other significant adverse impacts were identified. Mitigation measures are identified in the DEIS and will be detailed in the Final Environmental Impact Statement (FEIS).

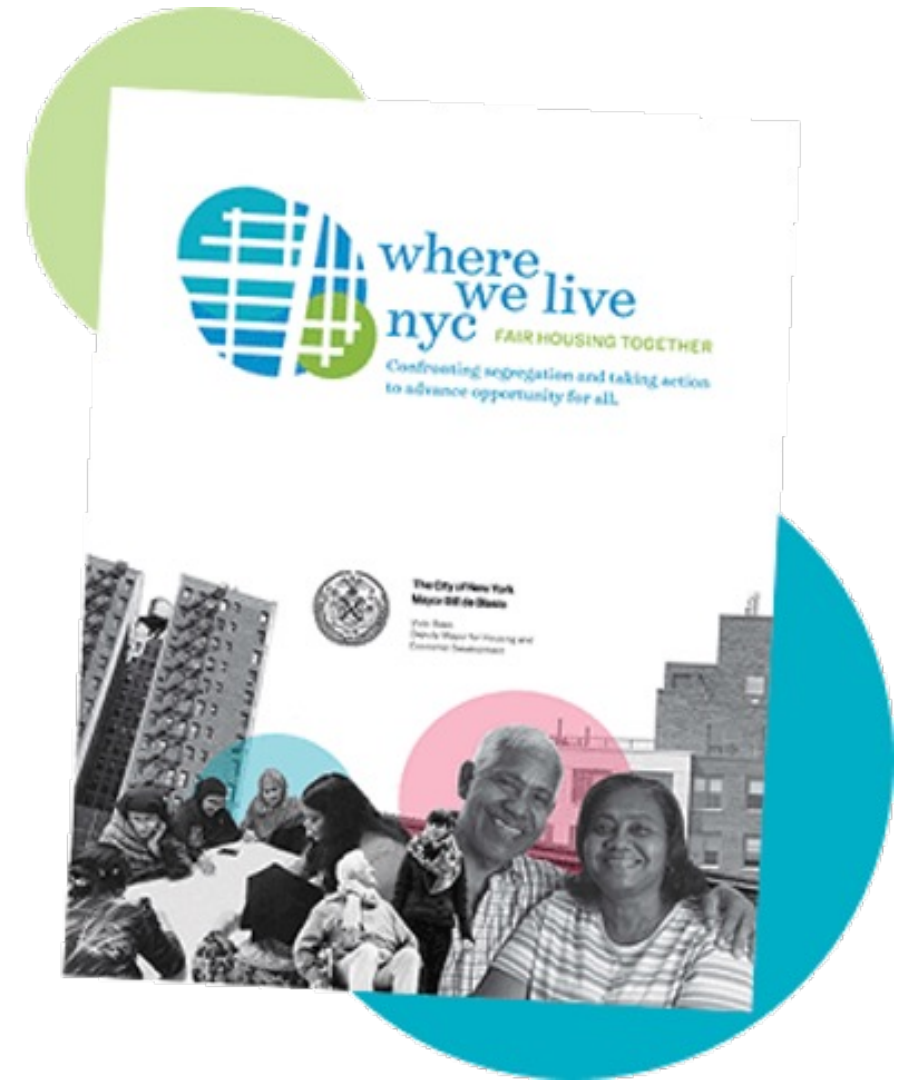
RER

Racial Equity Report

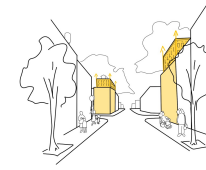
Since this zoning text amendment affects more than 5 community districts, it is subject to the racial equity reporting requirement.

City of Yes for Housing Opportunity emerges directly from the City's fair housing plan, Where We Live NYC, and implements strategies identified in it:

- Increase housing opportunities, particularly for low-income New Yorkers, in amenity-rich neighborhoods
- Improve quality and preserve affordability for existing residents
- Expand the number of homes available to New Yorkers who receive rental assistance benefits



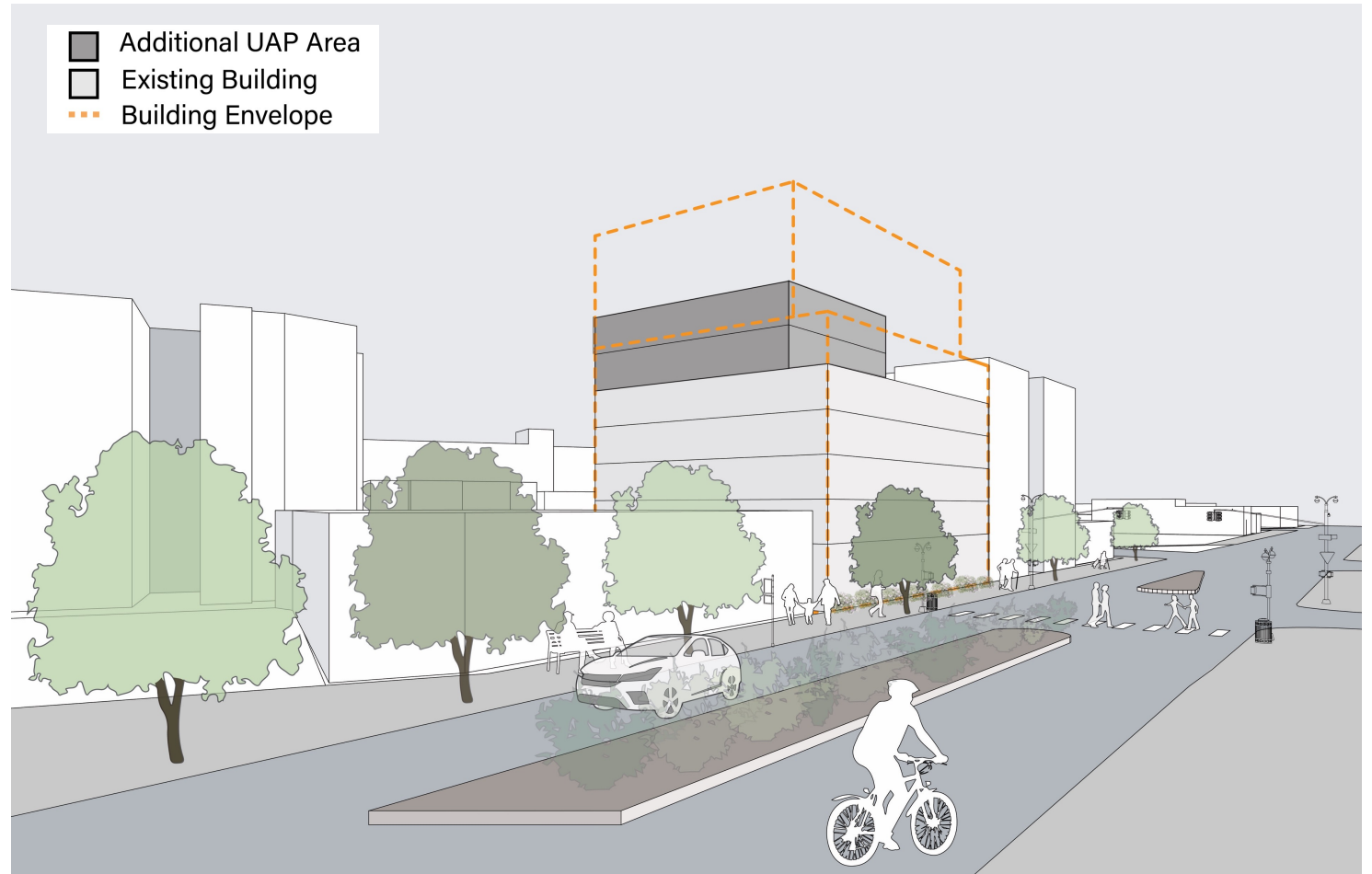
More

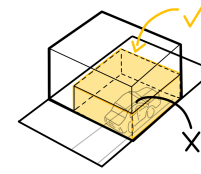


BK CD 1:
Applicable

Universal Affordability Preference

Certain zoning districts are proposed to receive height increases, so that it is feasible for UAP buildings to fit their allowable affordable unit square footage.





BK CD 1:
Applicable

End Costly Parking Mandates

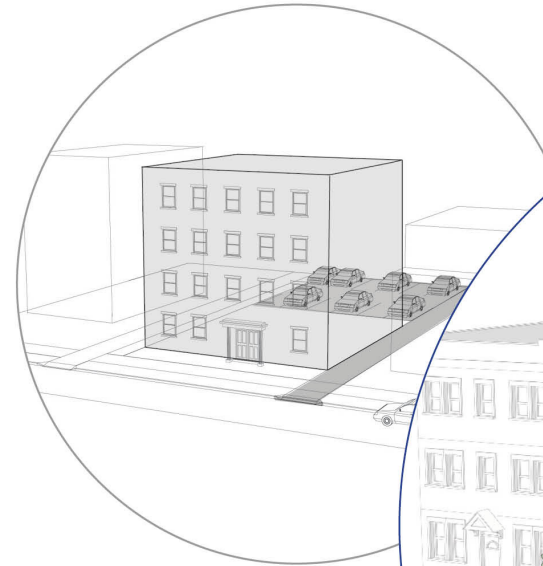
Example:

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

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

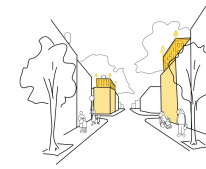
Without parking mandates, they can build the **16-unit building**, providing 6 more urgently needed homes near transit

Existing



Without Parking Mandates



**BK CD 1:**
Applicable

Universal Affordability Preference

Example:

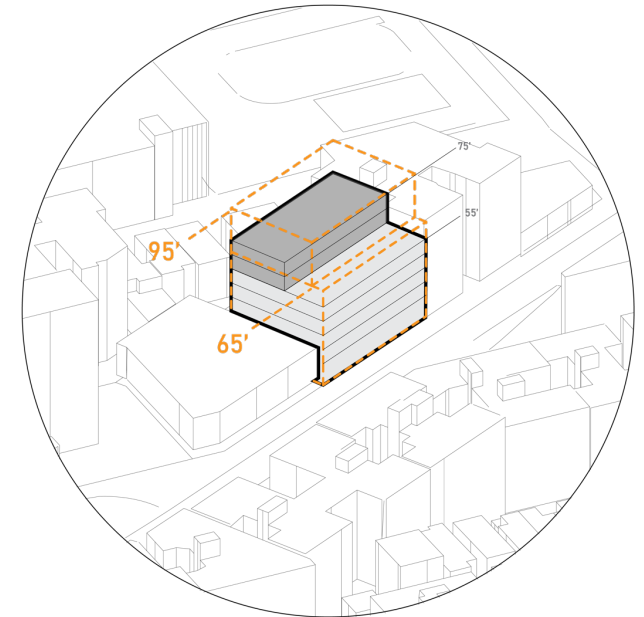
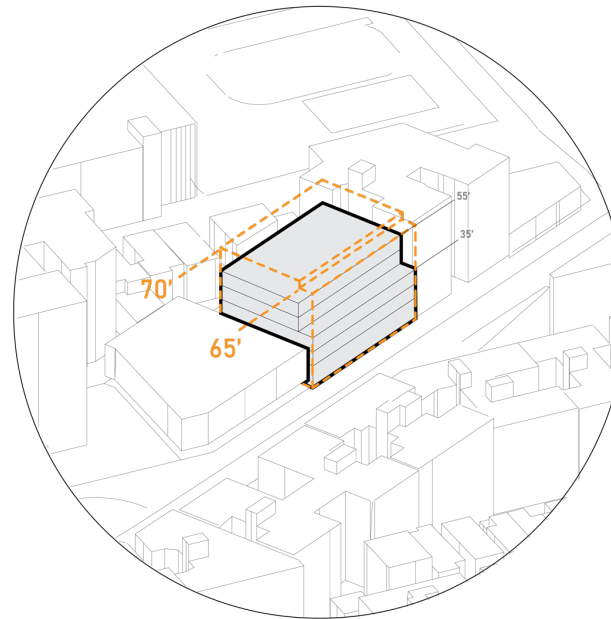
UAP in a mixed-income building in an R6 district.

A developer wants to build a new building in an **R6 district**.

Today, the site is limited to **3.0 FAR**. Under UAP, the site will receive **3.9 FAR**, but anything above 3.0 FAR must be permanently affordable.

This allows for **10-12** more affordable homes.

- Additional UAP Area
- Existing Building
- Building Envelope



Historic District regulations will remain in place and any relevant LPC review processes will remain in place



BK CD 1:
Applicable

Universal Affordability Preference

R6-R8 Districts	FAR		Base Height		Max Height	
	Basic*	Proposed	Current	Proposed	Current	Proposed
● R6B	2.00	2.40	40	45	50	65
● R6 Narrow	2.20	3.90	45	65	55	95
● R6 Wide Outside MN Core	3.00	3.90	65	65	70	95
● R6A	3.00	3.90	60	65	70	95
R6D	**n/a	3.00	**n/a	55	**n/a	75
● R7 Narrow or in MN Core	3.44	5.00	65	85	75	115
● R7 Wide Outside MN Core	4.00	5.00	75	85	80	115
R7-3	5.00	6.00	**n/a	105	**n/a	145
● R7A	4.00	5.00	65	85	80	115
R7B	3.00	3.90	65	65	75	95
R7D	4.66	5.60	85	95	100	125
R7X	5.00	6.00	85	105	120	145
R8B	4.00	4.80	65	85	75	105
● R8 Wide Outside MN Core	7.20	8.64	95	125	130	175
● R8 Narrow or in MN Core	6.00	7.20	85	105	115	145
● R8A	6.00	7.20	85	105	120	145
● R8X	6.00	7.20	85	105	150	175

R9-R10 Districts	FAR		Base Height		Max Height	
	Basic*	Proposed	Current	Proposed	Current	Proposed
R9 Narrow	7.50	9.00	95	135	135	185
R9 Wide	7.50	9.00	105	135	145	185
R9A Narrow	7.50	9.00	95	135	135	185
R9A Wide	7.50	9.00	105	135	145	185
R9X Narrow	9.00	10.80	120	155	160	215
R9X Wide	9.00	10.80	120	155	170	215
R9D	9.00	10.80	85	155	--	215
● R10 Narrow	10.00	12.00	125	155	185	235
● R10 Wide	10.00	12.00	155	155	210	235
● R10A Narrow	10.00	12.00	125	155	185	235
● R10A Wide	10.00	12.00	150	155	210	235
R10X	10.00	12.00	85	155	--	235

● R district or R equivalent currently mapped in BK CD 2

Affordable Housing

2024 AMI

The AMI for all cities across the country is defined each year by U.S. Department of Housing and Urban Development (HUD).

Area Median Income

Income eligibility and rent for City-financed affordable housing projects are based on a measure called Area Median Income (AMI).

The 2024 AMI for the New York City region is **\$139,800** for a **three-person family (100% AMI)**.

Family Size	30% AMI	40% AMI	50% AMI	60% AMI	70% AMI	80% AMI	90% AMI	100% AMI	110% AMI	120% AMI	130% AMI	165% AMI
1	\$32,610	\$43,480	\$54,350	\$65,220	\$76,090	\$86,960	\$97,830	\$108,700	\$119,570	\$130,440	\$141,310	\$179,355
2	\$37,290	\$49,720	\$62,150	\$74,580	\$87,010	\$99,440	\$111,870	\$124,300	\$136,730	\$149,160	\$161,590	\$205,095
3	\$41,940	\$55,920	\$69,900	\$83,880	\$97,860	\$111,840	\$125,820	\$139,800	\$153,780	\$167,760	\$181,740	\$230,670
4	\$46,590	\$62,120	\$77,650	\$93,180	\$108,710	\$124,240	\$139,770	\$155,300	\$170,830	\$186,360	\$201,890	\$256,245
5	\$50,310	\$67,080	\$83,850	\$100,620	\$117,390	\$134,160	\$150,930	\$167,700	\$184,470	\$201,240	\$218,010	\$276,705
6	\$54,030	\$72,040	\$90,050	\$108,060	\$126,070	\$144,080	\$162,090	\$180,100	\$198,110	\$216,120	\$234,130	\$297,165
7	\$57,780	\$77,040	\$96,300	\$115,560	\$134,820	\$154,080	\$173,340	\$192,600	\$211,860	\$231,120	\$250,380	\$317,790
8	\$61,500	\$82,000	\$102,500	\$123,000	\$143,500	\$164,000	\$184,500	\$205,000	\$225,500	\$246,000	\$266,500	\$338,250

Income Bands and Percent of AMI

Income Band	Percent of AMI
Extremely Low-Income	0-30%
Very Low-Income	31-50%
Low-Income	51-80%
Moderate-Income	81-120%
Middle-Income	121-165%

Proposal Background

city of yes for Housing Opportunity

An illustrated guide



Illustrated guide

Provides detailed information about the proposals with technical illustrations

city of yes for Housing Opportunity

Universal Affordability Preference

City of Yes for Housing Opportunity is a plan to tackle our housing shortage by making it possible to build a little more housing in every neighborhood. Together, we can make our city more affordable without dramatic changes in any one community.

An important part of this plan is the **Universal Affordability Preference**, which would allow buildings to include at least **20% more housing** if the additional homes are **permanently affordable**.

How it works:

Universal Affordability Preference (UAP) would apply in medium- and high-density neighborhoods across the city. Additional housing created through UAP would be permanently affordable to households earning 60% of the area median income. This means UAP reaches deeper affordability levels than the Voluntary Inclusionary Housing program it replaces. UAP would also use income averaging to serve a range of families, including those with very low incomes.

To see how the program works, take a proposal for a building in a high-cost neighborhood like the Upper West Side:



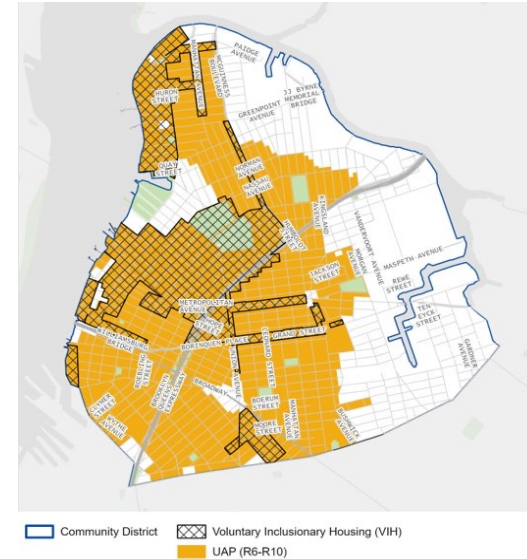
Under Universal Affordability Preference, the building can be at least 20% larger, so long as it uses that extra space for affordable housing. The result is **more permanently affordable homes** for working families in a **high-cost neighborhood**.



■ = Areas where UAP applies

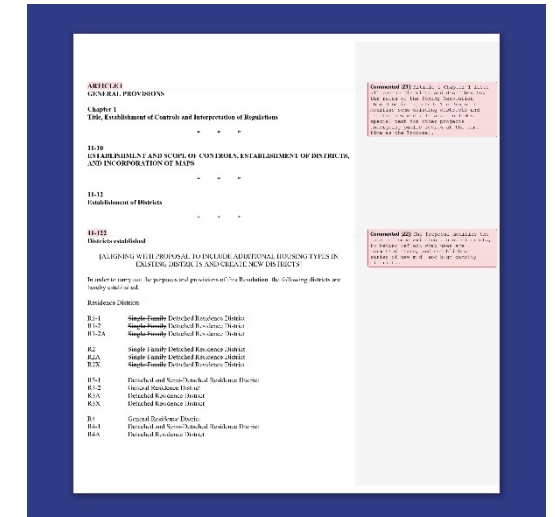
One-pagers

Succinct overviews of different proposals elements



Applicability maps

Maps showing how proposal applies in each Community Board



Annotated zoning text

Explanatory notes and descriptions of proposed text

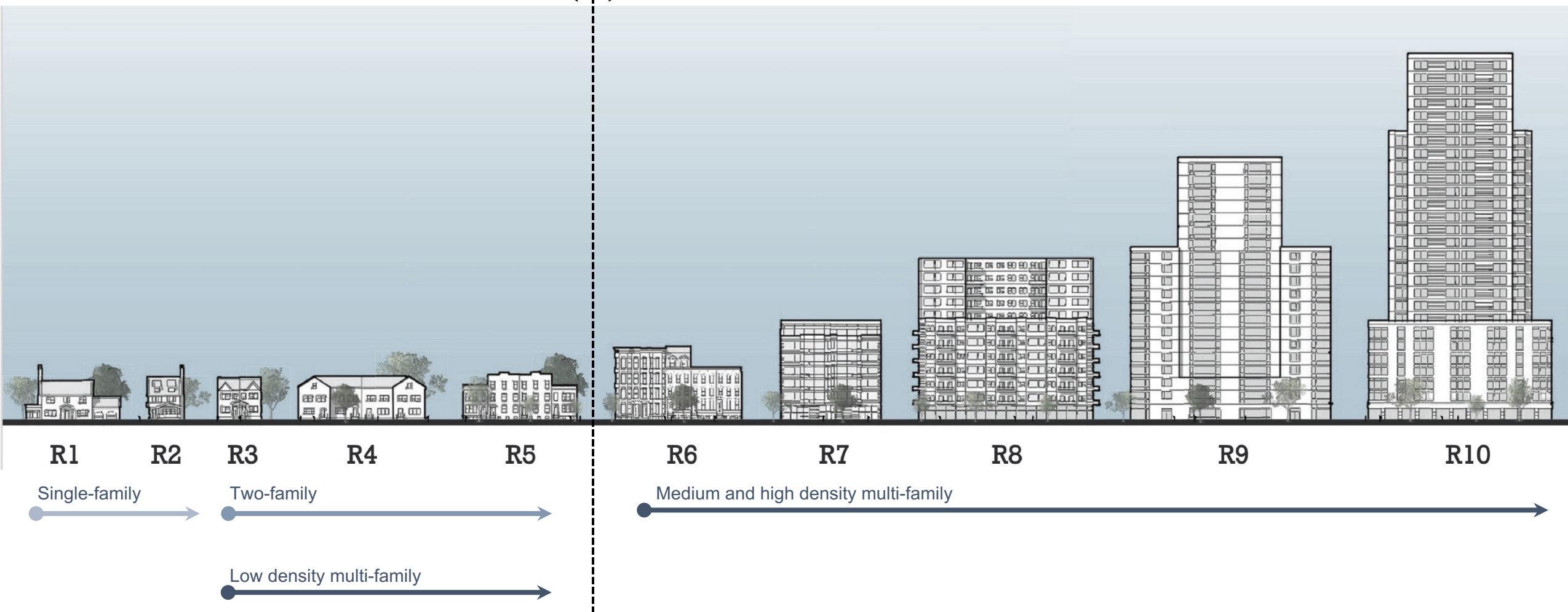
Background on how adding additional housing supply can help combat high housing costs

- UCLA [round-up of recent research](#) found five studies supporting that "market-rate housing makes nearby housing more affordable"
- [Supply Skepticism \(2017\)](#) and [Supply Skepticism Revisited \(2023\)](#), found "increases in housing supply moderate housing prices and rents overall"
- These findings have also been written about by the [popular press](#) and [think tanks researching housing](#)

Zoning Districts

Low density areas

Medium and high density areas



Key Terms

Affordable Independent Residence for Seniors (AIRS)

A category of low-income senior housing that is eligible for additional floor area and more flexible height and setback regulation in many districts. An AIRS is a building, several buildings, or a portion of a building, containing residences where at least 90 percent of the dwelling units are occupied by at least one person aged 62 years or over and where all of the units are income-restricted housing units, other than a super's unit.

As-of-right Development

A development that complies with all applicable zoning regulations and other laws and does not require any discretionary action by the City Planning Commission (CPC) or Board of Standards and Appeals (BSA). A large majority of development in the city is as-of-right.

Base Height

The maximum permitted height of the front wall of a building before any required setback.

Building Envelope

A three-dimensional space that defines the maximum volume within which a structure can be built on a zoning lot. This is shaped by applicable height, setback, lot coverage and yard controls.

Building Height

A building's vertical dimension, measured from the curb level or base plane to the roof of the building (not including permitted obstructions above a height limit, such as elevator bulkheads).

Bulk

The combination of controls including lot size, floor area ratio, lot coverage, open space, yards, height and setback that determine the maximum size and placement of a building on a zoning lot.

Contextual District

A zoning district that regulates the height and bulk of new buildings, their setback from the street line, and their width along the street frontage, to reflect a form consistent with the scale and character of many neighborhoods. Residence and Commercial Districts with an A, B, D or X suffix are contextual zoning districts.

Conversion

A change of a building's use to another use category, such as from a commercial to a residential use group.

Density

Generally, refers to a combination of bulk and concentration or intensity of use, often describing extent or degree of concentration. For residential use, density is often used descriptively to refer to the dwelling unit factor

Development

Either the construction of a new building or other structure on a zoning lot, the relocation of an existing building to another zoning lot, or the establishment of a new open use on a tract of land.

Key Terms

Development Rights

Generally speaking, an amount of floor area permissible on a zoning lot. When the floor area that has been built is less than the maximum amount of floor area permitted, the difference is often referred to as “unused development rights.”

Dwelling Unit

Consists of one or more rooms in a residential building, or residential portion of a building, that also contains cooking and sanitary facilities and is inhabited by one or more persons living together, maintaining a common household. Most conventional apartments or houses in New York City consist of dwelling units.

Enlargement

A change to an existing building that increases its floor area, or an expansion of an existing open use onto a portion of a zoning lot not previously used for that purpose.

Floor Area

The sum of the gross area of each floor of a building. Several types of spaces are excluded from this sum, including mechanical space, cellar space, open balconies, elevator or stair bulkheads etc.

Floor Area Ratio (FAR)

The principal bulk regulation that controls the size of buildings. Each zoning district specifies a maximum FAR for a use which, when multiplied by the lot area of the zoning lot, produces the maximum amount of floor area allowable for that use on that zoning lot.

Height Factor Building

A building containing residences whose residential bulk is determined by a corresponding range of height factors, floor area ratios and open space ratios, and is set within a sky exposure plane. Higher floor area ratios are permitted for tall buildings surrounded by open space.

Limited Height District

A zoning designation established prior to the creation of contextual districts, superimposed on certain areas designated as historic districts by the Landmarks Preservation Commission (LPC). Limited Height Districts cap total building heights and are mapped in areas of the Upper East Side, Gramercy Park, Brooklyn Heights and Cobble Hill.

Narrow Street

A street that appears on the City Map with a width of less than 75 feet.

Non-complying or Non-compliance

A lawfully existing building that does not comply with one or more of the bulk regulations of the applicable zoning district. This frequently occurs because a building was constructed prior to the zoning currently in effect. The degree of non-compliance generally may not be increased.

Non-conforming or Non-conformity

A lawfully existing use that would not be permitted under the use regulations of the applicable zoning district. This frequently occurs because a use was established prior to the zoning currently in effect. The degree of non-conformance generally may not be increased.

Key Terms

Quality Housing Building

A building that is developed, enlarged, extended or converted pursuant to the Quality Housing Program.

Quality Housing Program

The program encourages development consistent with the character of many established neighborhoods. Its bulk regulations set height limits and allow high lot coverage buildings that are set at or near the street line. The Quality Housing Program also requires amenities relating to interior space, recreation areas and landscaping.

Residence District

A zoning district, designated by the letter R (R3-2, R5, R10A, for example), in which only residences and community facilities are permitted.

Residential District Equivalent

A zoning designation assigned to a C1, C2, C3, C4, C5 or C6 District that establishes the regulations for any residential uses within the district, usually referred to as a “residential equivalent.” For example, the residential portion of a building in a C4-4 District must follow the bulk regulations of its residential equivalent, an R7 District.

Setback, Building

A requirement for the upper floors of a building to be located further from a lot line than lower floors to allow more light and air to the street or the lower stories of the building.

Sky Exposure Plane

A plane that defines the building envelope in non-contextual districts designed to protect light and air at street level. The sky exposure plane is a virtual sloping plane that begins at a specified height above the street line and rises inward over the zoning lot at a ratio of vertical distance to horizontal distance set forth in district regulations.

Street Frontage

Portion of a zoning lot facing a street.

Transfer of Development Rights (TDR)

In limited circumstances specified in the Zoning Resolution, TDR allows for the transfer of unused development rights from one zoning lot to another, to preserve historic buildings, open spaces or unique cultural resources.

Wide Street

A street that appears on the City Map with a width of 75 feet or more. Most bulk regulations applicable to wide streets are also applicable to buildings on intersecting streets within 100 feet of a wide street.

Zoning Lot

A tract of land typically comprising a single tax lot or two or more adjacent tax lots within a block. The zoning lot is the basic unit for zoning regulations.



COMMUNITY BOARD No. 1

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COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

June 3, 2024

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 February 16, 2024, to June 03, 2024.

The District Manager hosted a District Service Cabinet meeting that met on Thursday, May 16, 2024, at 10:30 AM in Community Board #1's District Office at 435 Graham Avenue, Brooklyn, NY 11211. Which I was present for.

ATTENDANCE:

Present: Department of Parks & Recreation, Department of City Planning, Department of Buildings, Department for the Aging, Department of Sanitation, Police Department and Department of Transportation.



BROOKLYN COMMUNITY BOARD 1

435 GRAHAM AVENUE – BROOKLYN, NY 11211

MANAGERIAL PERFORMANCE EVALUATION

NAME: JOHANA PULGARIN		
TITLE AND ASSIGNMENT: DISTRICT MANAGER		
RATING PERIOD		NAME OF SUPERVISOR
FROM 02-16-2024	TO 06-03-2024.	SIMON WEISER

KEY RESPONSIBILITIES (List in order of importance)	PERFORMANCE EXPECTATION (State how to be judged)	RATING FOR EACH RESPONSIBILITY
1. Quantity of work Volume of work regularly produced by employee in relation to office standards; speed and consistency of output; efficiency in the use of time and resources.	Observation/ Work output	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> O VG G M U
2. Quality of work Extent to which work produced meets quality standards of accuracy, thoroughness and effectiveness	Observation/ Work output	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> O VG G M U
3. Job Skills and Knowledge of work-skills Possessed by employee to execute job related work under standing of job duties and related work, extend of job information and understanding possessed by employee	Observation/ Work output	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> O VG G M U
4. Sense of Cooperation Extent of ability to work toward objectives, shifting priorities when necessary, working harmoniously with co-workers, supervisors, and others	Observation/ Work output	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> O VG G M U

O = OUTSTANDING
 VG = VERY GOOD
 G = GOOD
 M = MARGINAL
 U = UNACCEPTABLE

OTHER FACTORS

Johana Pulgarin, is to be commended because even though she was on bonified maternity leave she read emails, kept in touch with the office, some members of the executive board. She also came into the office to train and direct the staff. In addition, she coordinated board budget, board staff with the borough President's office and secure Interns from La Guardia College for the Land Use Committee and for the District Office. She also came into the Office to process board expenses.

OVERALL RATING

The Manager overall rating is

☒

OUTSTANDING

☐

VEYRY GOOD

☐

GOOD

☐

MARGINAL

☐

UNACCEPTABLE

PLANS AND RECOMMENDATIONS (If needed)

SIGNIFICANT COMMENTS MADE BY THE MANAGER DURING EVALUATION PERIOD & DATE INTERVIEW

J. Green

MANAGER'S SIGNATURE

5/15/24

DATE

SUPERVISOR'S SIGNATURE

DATE

SUPERIOR'S SIGNATURE

DATE



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HON. LINCOLN RESTLER
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HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

June 5, 2024

EXECUTIVE BOARD

TO: CB#1 Board Members

FROM: Chairperson Dealice Fuller

RE: Executive Board Meeting Held on May 29, 2024

The Executive Board met on Wednesday, May 29, 2024, at 5:30 PM.

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

1. MEETING CALLED TO ORDER:

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

2. PREPARATION OF THE AGENDA FOR JUNE 18, 2024, COMBINED PUBLIC HEARING & BOARD MEETING.

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

All presentations will be limited to 20 minutes. All the items on the agenda were approved except for item # 2 (Historic Districts Council) they will present in September 2024.

The vote was as follows: “YES” Fuller; Weiser; Teague; Barros; Heimlich; Iglesias; Caponegro. 0 “NO”, 0 “ABS”.

3. **ADDITIONAL DISCUSSION:**

Mr. Simon Weiser requested that all the emails with reminders for the different Committee meetings be sent to all Board Members instead of the Committee. The Executive Board referred to discuss this subject at the next Combined Public Hearing & Board Meeting.

Mr. Simon Weiser proposed that a proclamation should be presented to Mr. Gerald Esposito, former CB#1 District Manager, on behalf of CB#1 for his more than 45 years of service at the Community Board 1. If the proclamation is approved by CB#1 it would be carried out in October 2024.

Mr. Simon Weiser proposed a 10% salary rise for the CB#1 District Manager Johana Pulgarin, for her outstanding performance in the role of District Manager. A motion was presented by Mr. Caponegro and seconded by Ms. Iglesias. The vote was as follows:

“YES”: Fuller; Weiser; Teague; Barros; Heimlich; Iglesias; Caponegro. “NO”: 0; “ABS”: 0.

The District Manager Ms. Pulgarin presented a letter to be sent to the Mayor Hon. Eric Adams, regarding the utter disservice made by NYC Office of Technology Innovation OTI at the CB#1 office. The Executive Board approved sending this letter. This letter did not require a Full Board vote because it is an office procedure.

Chair Fuller proposed to send an email to all the Committee Chairs asking for the committee meeting dates Forecast for the year. The Executive Board approved this proposal.

The Search Committee will start a new search for the Community Associate position after June 19, 2024.

The meeting was Adjourned. (7:15 p.m.)

REVISED-PRESENTATION REQUEST LOG - REQUESTS RECEIVED TO PRESENT AT THE CB #1's COMBINED & PUBLIC HEARING – JUNE 18, 2024.

#	DATE RECEIVED	HOW	REQUEST FROM	PRESENTATION DESCRIPTION	ITEM ON A CLOCK?	CLOCK DETAILS
1.)	05/15/24	Via Email	Arthur Dybanowski, Chair, SLA Review & DCA Committee	The applicant Franklin BK Hospitality, 11-25 Franklin St. Brooklyn, NY. 11206 has to present in June due to large capacity venue.	NO	
2.)	05/10/24	Via Email	Historic Districts Council – Diego Robayo	Our organization is dedicated to the preservation of significant historic areas, buildings, and public spaces throughout the city, and we strive to uphold the integrity of New York City's Landmarks Law and promote preservation values	NO	
3.)	05/20/24	Via Email	MTA – Andrew Inglesby	The MTA came to the full board meeting on February 13, 2024, to discuss the CBTC Signal Project along the Crosstown G Line in Brooklyn. We would like to come back to discuss updates and more details, including shuttle bus routes. 24/7 alternate service along parts of the G line will begin on June 28, 2024. Presenter: Andrew Inglesby, Assistant Director, Government and Community Relations, MTA	NO	
4.)	05/22/24	Via Email	BCLP – Kurt Steinhouse School at 762 Wythe Avenue, BSA Cal. Nos. 55-12-BZII & 2024-27- BZ	BCLP Requests the zoning variance and an amended special permit be added to the agenda for the next combined public hearing	NO	

(05/29/24 5:30 PM)



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June 18, 2024

COMMITTEE REPORT Environmental Protection Committee

TO: Chairperson Fuller and CB1 Board Members

FROM: Mr. Stephen Chesler, Committee Chair
Environmental Protection Committee

RE: Committee Report from June 6, 2024

The Committee met on the Evening of June 6, 2024, at 6:00 PM at McCarren Play Center, 776 Lorimer St, Brooklyn, NY 11222.

Members: Chesler, Chair; Bruzaitis; Costa; Horowitz; Peterson; Sabel; Vega; Hofmann*; Stewart* (*) *Non board committee member.*

Present: Chesler, Bruzaitis, Vega, Weiser (Ad Hoc), Hofmann*

Absent: Costa, Horowitz, Peterson, Sabel, Stewart*

5 members present. A quorum was achieved.

MEETING

1) NATIONAL GRID - NEWTOWN CREEK RESOURCE RECOVERY FACILITY RENEWABLE NATURAL GAS SYSTEM - Operational update provided by the National Grid team. - On June 4th, 2024, National Grid informed the board that they would not be attending the meeting due to other obligations. Per the board's request, they submitted a report regarding the functionality of the Renewable Natural Gas System (RNG). It was not received in time to discuss at the meeting.

Discussion:

Willis Elkins (Executive Director, Newtown Creek Alliance): National Grid is the midst of a rate case with the state. Included in their funding requirement is investment in the RNG system at the DEP Newtown Resource Recovery Facility (NCRRF). It also includes creating 4 new RNG systems at other facilities in the City. Rate payers would subsidize these. Newtown Creek Alliance is involved with the case. Environmental justice issues are at play here. Regular community meetings about these facilities should be a requirement vs just an annual report that is currently being provided. Air quality monitoring should be a requirement both for the system when it is offline *and* online. DEP provides a very general system status on their website. He suggested the [City article](#) covering this issue being included in the letter to our elected officials.

Steve Chesler: Is state and or city legislation required to force the DEP and NG to be more thoroughly accountable, transparent and compliant?

Christine Holowacz: This has been a 10-year project. They should be able to transform energy into electricity. Steve Chesler: Is it a lack of will? Money? Christine Holowacz: Probably a lack of technology. Many elements are not working. Steve Chesler: Should the board write to our elective officials about this? We are getting nowhere communicating with DEP and National Grid directly. Willis Elkins: Yes and attach The City article that covered this issue. Steve Chesler: ...and the meeting letter. Laura Hofmann: Require transparency including a detailed list of items.

Laura Hofmann: What are our elected officials doing to increase standards for air quality? They seem to be biased towards developers instead of the community.

Also, attached is a status report from National Grid sent to the board 20 minutes prior to the meeting start.

Motion made by Steve Chesler - To recommend the board submit the attached letter as written, to our elected officials at the federal, state, and city levels, to demand the Department of Environmental Protection and National Grid provide regular details on the functionality and repair of the Newtown Creek Resource Recovery Facility and air quality analysis there, and if necessary initiate legislation to enforce the providing of this data to the public and Brooklyn Community Board #1.

Second: William Vega

The vote was as follows:

3 “YES”; 0 “NO”; 0 “ABS”

Consensus recommendation passes.

2) ENVIRONMENTAL PROTECTION AGENCY SEEKS PUBLIC COMMENT ON A PROPOSED CLEANUP PLAN FOR POTENTIAL INDOOR AIR CONTAMINATION AT THE MEEKER AVENUE PLUME SUPERFUND SITE - Public Comment Period extended through June 25, 2024. Review the [proposal](#) and recommend comments. *See the attached supporting summary documentation.*

Due to the complexity of the contamination, two years ago the Meeker Avenue Plume site was accepted to the Environmental Protection Agency's (EPA) National Priorities List after existing as a state superfund site for many years prior. Composed of approximately 900 properties, a mix of residential, commercial and industrial uses, the site's current extent is generally bordered by Bridgewater Street to the north, Monitor Street to the west, Frost Street, Withers Street and Lombardy Street to the south and Newtown Creek to the east. The two primary contaminants of concern are Trichloroethylene (TCE) and Tetrachloroethylene (PCE), both chlorinated volatile organic compounds. Both chemicals pose a significant threat to human health and are known as carcinogens and endocrine disruptors. It is estimated that prime sources of contamination were industrial dry-cleaning operations. As part of the project Remedial Investigation (RI) the EPA has been performing extensive testing through existing DEC monitoring wells and is considering creating additional ones. Based on this analysis they will be presenting a new site map with adjusted borders. Property testing has had a very low participation rate as property owners are not volunteering to opt in. Since residents and tenants are at great risk, the EPA is considering measures to gain access to these properties.

For indoor contamination the EPA has proposed a remedy for which they are seeking public comment until June 25, 2024. They are offering installation of sub-slab depressurization systems in the basements of site properties determined to exceed Remedial Action Levels, whereby air under building slabs is forced up and out through a ventilation system above affected buildings.

Discussion:

Steve Chesler reported that during the EPA's remedy proposal presentation on April 16, 2024, Willis Elkins noted that the EPA's Remedial Action Levels for TCE and PCE were less stringent than DEC's levels. And, that EPA allows for higher levels of these compounds on commercial sites versus residential sites. DEC does *not* have different thresholds set for residential and commercial sites. Christine Holowacz noted at that meeting and during our meeting, that the time many workers spend on the job at a commercial property is probably at least the same amount of time spent at home or more, often more than the 10-hour threshold that the EPA uses for commercial properties.

William Vega reported that at least 5 property owners he encountered were approached by EPA contractor workers who did not have identification to verify who they were. This poses a security risk.

Motion made by Steve Chesler - to recommend the board submit the attached comment to the Environmental Protection Agency regarding their proposed Meeker Avenue Plume Superfund remedy for interior spaces, requesting they adhere to the more stringent NYS Department of Environmental Conservation vapor intrusion chemical contamination thresholds that 1) require using their deeper New York Stater Remedial Actions Levels for TCE and PCE instead of the higher levels allowed and used by the EPA, and 2) require residential and commercial spaces utilize the same Remedial Action Levels instead of using higher levels for commercial spaces.

Second by William Vega.

The vote was as follows:

3 “YES”; 0 “NO”; 0 “ABS”

Consensus recommendation passes.

3) EXXONMOBIL GREENPOINT PETROLEUM REMEDIATION PROJECT (EMGPRP) SPDES PERMIT MODIFICATION - The Proposed Project will consolidate two existing groundwater treatment facilities associated with the EMGPRP into a new groundwater treatment facility to be constructed at 38 Varick Street, Brooklyn, NY 11222. Review the [proposal](#) and recommend comments. *Presentation file is attached.*

ExxonMobil and its environmental contractor Roux have been remediating the [Greenpoint Oil Spill](#) in eastern Greenpoint since 1978 when the spill was discovered leaking into Newtown Creek covering more than 50 acres of land along the creek. Since the settlement of a lawsuit brought on by a group of residents, Riverkeeper and the New York State Attorney General in 2010, this process has been expedited. Approximately 13.45 million gallons of an estimated 17 million gallons of oil have been removed.

Representatives from ExxonMobil and Roux presented and spoke about their State Pollution Discharge Elimination System (SPDES) modification proposal (*file attached*). Madelyn Wilson, Environmental Project Manager, ExxonMobil; Kevin Thompson, Public & Government Affairs, ExxonMobil; Courtney Lind, Staff Assistant Engineer, Roux Associates; Justin Kennedy, Senior Engineer, Roux Associates.

Full remediation process involves 20 recovery wells for removing oil products, groundwater treatment and discharge, and soil vapor extraction.

Product recovery has decreased from a high of over 800,000 gallons of product extracted in 2009 to approximately 50,000 gallons in 2023. Out of the 13.45 million gallons of product removed to date, ExxonMobil has removed 9.5 million gallons.

Regarding groundwater treatment, two existing groundwater treatment systems, one at 400 Kingsland Avenue and the other located at 5 Bridgewater Street, extract groundwater with dissolved hydrocarbons and treat the water to NYSDEC standards. The treated groundwater is then discharged into Newtown Creek at two permitted outfalls: Outfall 001 at 400 Kingsland Avenue and Outfall 002 at the foot of Meeker Avenue. The groundwater systems treat and discharge approximately 1,000,000 gallons of groundwater per day, with treatment consisting of: metals removal (aeration, sand filters, filter press); air stripping and process air treatment.

SPDES permit modification proposal:

- Modify the SPDES permit to account for changes to the treatment and discharge process for treated water from the product recovery system.
- Relocate and consolidate the two existing groundwater treatment systems into a new system at 38 Varick Street.

- This single treatment facility will be designed to handle the combined flow from all existing recovery wells and maintain compliance with the SPDES discharge limits.
- Discharge of the treated water will occur through the existing Outfall 002 at the northern end of Meeker Avenue.

Objectives are the optimization of the long-term operational efficiency of the groundwater treatment system and reducing operational footprint of the ExxonMobil remedial systems.

Potential Impacts:

New Facility Construction from November 2024 – April 2026 (approximately 1.5 years) plus Long-term Operations & Maintenance.

During construction: impacts are expected to be typical of new building construction

- Intermittent periods of increased traffic
- Traffic management plan to be utilized
- Potential nuisance, dust, odors and noise produced by intermittent heavy construction equipment
- Community Air Monitoring Program (CAMP) to be utilized

Long-term:

- Operations and Maintenance activities will produce background mechanical noise.
- All equipment will be installed within the walls of the new facility, the potential for nuisance noise to exist outside of the facility is minimal.
- Periodic material deliveries and operational waste removal will result in an intermittent increase in activity at the 38 Varick Street property.

As is required by the state permitting process, ExxonMobil must hold public meetings and compile public comments. After submission of their application that includes public input, DEC will open its own public comment period. No set timeline for either.

Discussion:

Steve Chesler: Is the discharged groundwater replaced? Is there a concern that subsidence will occur above treated areas? Kevin Thompson: It is not being replaced. Groundwater is pervasive. Courtney Lind: They are monitoring this.

Laura Hofmann: What kind of odors are being noticed? How are they being monitored? Courtney Lind: Through the CAMP system. If odors are significant during construction, foam treatment will be used.

Laura Hofmann: What does long term groundwater treatment mean? Kevin Thompson: DEC will determine when completion is reached. Liquid product recovery extraction is slowing and has leveled, but still continuing. Justin Kennedy: We will continue until DEC makes a determination.

Kelly McCabe: Will nuisance noise from construction be severe? Courtney Lind: No.

Christine Holowacz: Regarding future use of 400 Kingsland Avenue site after that groundwater treatment facility is decommissioned? Have you determined a future use of the site? Kevin Thompson: This issue is beyond the scope of this meeting and the permit modification, but we will report this question back to the company and DEC. Kevin LaCherra: Would argue that the future use of 400 Kingsland is very relevant, and dependent is a way, to the SPDES permit modification application. It is approximately 10 acres that could be repurposed for something other than it being sold for industrial or manufacturing uses. Its severe contamination rightly causes intense concern. There is an ongoing environmental justice fight in this neighborhood. We should take pause if resilient design or purpose is not a prime consideration. Madelyn Wilson: We have nothing else to share about this. Kevin Thompson: The consolidation is happening, but we will take these comments back to ExxonMobil. Christine Holawacz: Exxon should consider community needs and what is honorable. Not more trucks. We have been so impacted by the spill. Kevin Thompson: All comments made must be included in their report to Exxon and DEC. Jason Sinopoli: What agencies will help decide (the use of this land)? Heidi Vanderlee: This feels wrong. Simon Weiser: Exxon has already paid for the cleanup. Why do they need to do more? Laura Hofmann: She disagrees. She and her family have experienced years of health issues. She was one of the original plaintiffs (in the suit against Exxon).

Shangton Lee (Newtown Creek Alliance): Has an analysis been performed on the carbon footprint and sustainability of the old facilities and the new one? Floodplain analysis for 400 Kingsland vs 38 Varick new facility location? Kevin Thompson: Lessons have been learned that are informing the design of the new facility.

Bess: Have you evaluated flood considerations? Erosion? Justin Kennedy: Exxon stabilized the Meeker Ave Street end.

Steve Chesler: Are the 2 existing systems dependent on one another, especially during maintenance of one of the systems? Justin Kennedy: the new system will have redundancy built into it.

Willis Elkins: Will construction result in the removal of trees and/or planted areas? Kevin Thompson: Removed species will be replaced.

Steve Chesler: Appeals to Exxon to consider the community considering the Greenpoint-Williamsburg rezoning and commitments not fulfilled, and Exxon's history (required remediation of the undeveloped sections of Bushwick Inlet Park from Standard Oil contamination footprint, its pollution footprint with the Newtown Creek Superfund site and the oil spill. Climate mitigation is a primary concern for this district, especially since the US Army Corps of Engineers' NYNJHATS Storm Risk Management Plan fell significantly short in its design for our district.

Kevin LaCherra: Recovered product is being repurposed by state requirement. 9.5 million gallons since 1979. Multi Millions in return. Kevin Thompson: Enormous burden in recovering product results in no profit for Exxonmobil. Madelyn Wilson: 100-year-old product results in intense degradation. It is not being utilized, only recycled or disposed of. Kevin Thompson: It is valueless to Exxon, to pay to have it taken off their hands.

Shangton Lee: Regarding OU2, have potential negative impacts of the new facility been analyzed? Justin Kennedy: An evaluation must be submitted. Shangton Lee: What is the life expectancy of the new equipment? Justin Kennedy: Approximately 25 years. Shangton Lee: Will another facility be needed at that point? Justin Kennedy: If necessary. Kevin Thompson: DEC will determine what we will need to do here.

Sarah Durand: Current is in a floodplain. Is this being considered? Kevin Thompson: The entire site is. Yes. Sarah Durand: A tidal wetland was filled in here in 1982? Kevin Thompson: 1982.

William Vega: No profit should be made (on the 400 Kingsland Ave site). There should be a public benefit. Residents paid with blood (for the negative effects of this site). Willis Elkins: We have been on divergent paths for a long time, *but we are better now than we were 20 years ago. 400 Kingsland Ave offers an opportunity for collaboration between ExxonMobil and the community.*

Motion by Steve Chesler to recommend the board submit the following comment along with a copy of the June 6th, 2024 the Environmental Protection Committee report, to ExxonMobil and NYSDEC regarding the SPDES Permit Modification Proposal to consolidate ExxonMobil's Greenpoint Oil Spill Product Recovery Operation, copying federal, state and city elected representatives:

- 1) **ExxonMobil perform due diligence and beyond with mitigating potential construction operation hazards including but limited to air monitoring, noise, dust, odors and construction related traffic**
- 2) **ExxonMobil replace all trees and planted areas removed and damaged during construction of the new treatment facility at 38 Varick Street**
- 3) **ExxonMobil strongly consider future public and resilient uses for 400 Kingsland Ave after its water treatment facility there is dismantled, that will help sustain and heal the community from decades of environmental degradation at multiple sites currently and previously owned by ExxonMobil and its historic acquired subsidiaries in Brooklyn Community District #1**
- 4) **ExxonMobil work to be a better partner and to improve its relations with the community**

Second by William Vega.

The vote was as follows:

5 "YES"; 0 "NO"; 0 "ABS"

Motion carries.

Meeting adjourned.



EPA SEEKS PUBLIC COMMENT ON A PROPOSED CLEANUP PLAN FOR POTENTIAL INDOOR AIR CONTAMINATION AT THE MEEKER AVENUE PLUME SUPERFUND SITE BROOKLYN, NEW YORK



APRIL 2024

The U.S. Environmental Protection Agency (EPA) is asking the public for input on its proposed plan to address the potential vapors that may be entering into residential and commercial buildings at the Meeker Avenue Plume Superfund site, which is located on approximately 191 acres across several city blocks in the East Williamsburg and Greenpoint neighborhoods of Brooklyn, New York. The soil, soil gas and groundwater at the site are contaminated with chlorinated volatile organic compounds (CVOCs), including tetrachloroethylene (PCE) and trichloroethylene (TCE).

EPA's Proposed Cleanup Plan

EPA's proposed cleanup plan for addressing indoor air concerns due to site-related vapors that may be entering structures (vapor intrusion) involves installing mitigation systems called sub-slab depressurization systems where needed. Under the proposed plan, where EPA's evaluations determine it is necessary, EPA would install sub-slab depressurization systems and may also take preventative measures such as the sealing of cracks and gaps in the lowest level of a structure, where necessary. Sub-slab depressurization involves connecting an electric fan to a small suction pit dug into the slab that will vent vapors outdoors above the building's roofline.

EPA developed this plan in consultation with the New York State Department of Environmental Conservation (NYSDEC) and the New York State Department of Health.

Chlorinated volatile organic compounds (CVOCs) including tetrachloroethylene (PCE), trichloroethylene (TCE), cis-1,2-dichloroethylene (DCE), and vinyl chloride, are man-made chemicals that evaporate at room temperature and are associated with a higher risk of reproductive effects and cancer after prolonged exposure.

Learn more about [PCE](#), [TCE](#), [DCE](#), and [vinyl chloride](#) from the New York State Department of Health.



Get Involved!

Public Meeting Date:

Tuesday, April 16, 2024, 6:00 p.m.

Location:

St. Stanislaus Kostka Lower Church
607 Humboldt St., Brooklyn, NY

More information:

<https://www.epa.gov/superfund/meeker-avenue-plume>

Contact: Anna Drabek, 212-637-3586,
drabek.anna@epa.gov



Public Comment Period

The proposed cleanup plan is available for public comment from **April 5 to May 10, 2024**. The public is encouraged to review the plan, attend the public meeting, and comment on the cleanup alternatives.

To provide comments to EPA:

Read the document online at
www.epa.gov/superfund/meeker-avenue-plume

Send your comments to **Rupika Ketu**,
ketu.rupika@epa.gov, or 290 Broadway, 18th
Floor, New York, NY 10007

EPA must receive your comments by
May 10, 2024.

Past Cleanup Activities

EPA added the Meeker Avenue site to the Superfund National Priorities List (NPL) in March 2022. NYSDEC sampled over 160 properties since 2007, before EPA's involvement. EPA is assessing the level of contamination and its impacts to people's health.

As of December 2023, EPA sampled underneath and inside of 18 residential structures, 11 public housing buildings, and one public school. EPA has results that show no further action is needed at 15 of the residential properties, the 11 public housing buildings, and the public school. Three of the residential properties will require additional monitoring. In addition, in February and March 2024, EPA sampled 18 properties and will be evaluating the results, and will be conducting additional sampling in the future. Because prior sampling from NYSDEC did detect CVOC vapors inside several dozen properties, the state installed mitigation systems to handle the vapors.



Where to Find More Information

EPA keeps site project information and reference materials for the public to read online and at local information repositories.

Copies of cleanup documents for the Meeker Avenue Plume Superfund site will be available at:

EPA Region 2 Superfund Records Center

290 Broadway, 18th Floor
New York, New York

Greenpoint Library

107 Norman Avenue
Brooklyn, NY

THE SUPERFUND REMEDIAL PROCESS

ASSESSMENT



Discovery of Contamination



Preliminary Assessment



Site Inspection



National Priorities List (NPL) Site Listing

CHARACTERIZATION



**Remedial Investigation/
Feasibility Study & Proposed Plan**

SELECTION OF REMEDY



Record of Decision

CLEANUP



Remedial Design



Remedial Action

POST-CONSTRUCTION



Operation and Maintenance



NPL Deletion

Five-Year Reviews

Community involvement and planning for a site's redevelopment are integral to the entire process

EPA Contact Information

Anna Drabek

Community Involvement Coordinator
212-637-3586 or 919-656-3417
Drabek.Anna@epa.gov

Rupika Ketu

Remedial Project Manager
(212) 637-3258
Ketu.Rupika@epa.gov

John Brennan

Remedial Project Manager
(212) 637-3881
Brennan.John.F@epa.gov

ExxonMobil Greenpoint Petroleum Remediation Project

SPDES Permit Modification

Fact Sheet

- **Project:** ExxonMobil Greenpoint Petroleum Remediation Project (EMGPRP)
- **Applicant:** ExxonMobil Oil Corporation.
- **Facility:** 38 Varick Street, Brooklyn, New York 11222.
- **NYSDEC Application Number:** SPDES NY 0267724
- **A Public Participation Plan (PPP) has been developed in accordance with NYSDEC Commissioner Policy 29, Environmental Justice and Permitting (CP-29)**

What is the Proposed Project?

The Proposed Project will consolidate two existing groundwater treatment facilities associated with the EMGPRP into a new groundwater treatment facility to be constructed at 38 Varick Street, Brooklyn, NY 11222. To implement the proposed project, ExxonMobil Oil Corporation has submitted an application for a modification to its existing State Pollutant Discharge Elimination System (SPDES) permit to the New York State Department of Environmental Conservation (NYSDEC). The applicant is also going to submit an application for modification of its existing Long Island Well permit to allow for the relocation of certain recovery wells. The purpose of this fact sheet is to inform the public about this proposed project and to involve the community during the NYSDEC permit application review process.

ExxonMobil Oil Corporation proposes to modify its existing SPDES permit to allow for the modified discharge resulting from the relocation and consolidation of the two active groundwater treatment systems to a new groundwater treatment facility to be located at 38 Varick Street. Subsequent to the consolidation, treated effluent will only discharge from Outfall 002. ExxonMobil Oil Corporation also proposes to modify its Long Island Well permit to reflect the operational status and locations of recovery wells associated with the EMGPRP.

How might the project affect the surrounding community?

The potential impacts surrounding the construction of a new groundwater treatment facility at 38 Varick Street are expected to be typical of a new building construction. The existing RCS and ORS treatment buildings will be decommissioned following construction and start-up of the new facility. The new system will support long-term operations and remediation activities in accordance with the Site's Consent Decree. For clarity, the potential impacts have been categorized based on construction impacts (construction of new facility) and operational impacts (long-term operation of the new treatment facility):

The construction-based impacts are expected to be typical of new building construction and are expected to conclude within 1.5 years of groundbreaking. Impacts are expected to include:

- Potential intermittent periods of increased traffic due to equipment and material deliveries, as well as disposal of excavated soils and construction debris.
- Potential nuisance, dust, odors and noise produced by intermittent heavy construction equipment use during demolition and construction activities.
 - A Community Air Monitoring Program (CAMP) will be developed for all phases of the new facility's construction. The program will outline monitoring, response, and mitigation procedures to be implemented during construction. This program is intended to reduce the

likelihood of potential nuisance dust, odor or noise events occurring that would potentially affect the public.

The long-term operational impacts potentially include:

- Operations and Maintenance activities (once operational) will produce background mechanical noise. However, as all equipment will be installed within the walls of the new facility, the potential for nuisance noise to exist outside of the facility is minimal.
- Periodic material deliveries and operational waste removal will result in an intermittent increase in activity at the 38 Varick Street property.

How can I participate in the permit review process?

- Attend the upcoming virtual public meeting scheduled for May 9th, 2024 at 6:30 pm to learn about the project, ask questions and/or express concerns about the project.
- Ask questions, express concerns, provide input or submit by comments in writing, by phone or email to the project contact person identified below.

Where can I get more information about the proposed project?

- Visit the online document repository at: <https://bit.ly/3vlqIWW> to obtain application materials, relevant documents, and information about the project.
- Contact Kevin M. Thompson by phone at: (718) 404-0675, by email at: kevin.m.thompson@exxonmobil.com or in writing at: 38 Varick Street, Brooklyn, New York 11222 for information on the project, instructions on how to attend the upcoming virtual public meeting, or to find out about the status of the permit application and public comment period.

Who is responsible for reviewing the Permit Application?

- NYSDEC Region 2 Headquarters, 47-40 21st St., Long Island City, NY 11101, is responsible for reviewing and issuing the required permit modification. Tel: (718) 482-4997; email: DEP.R2@dec.ny.gov

June 6, 2024

Industrial SPDES Permit Modification
NY 0267724
Brooklyn CB1 Environmental Committee



ExxonMobil Greenpoint Petroleum Remediation Project

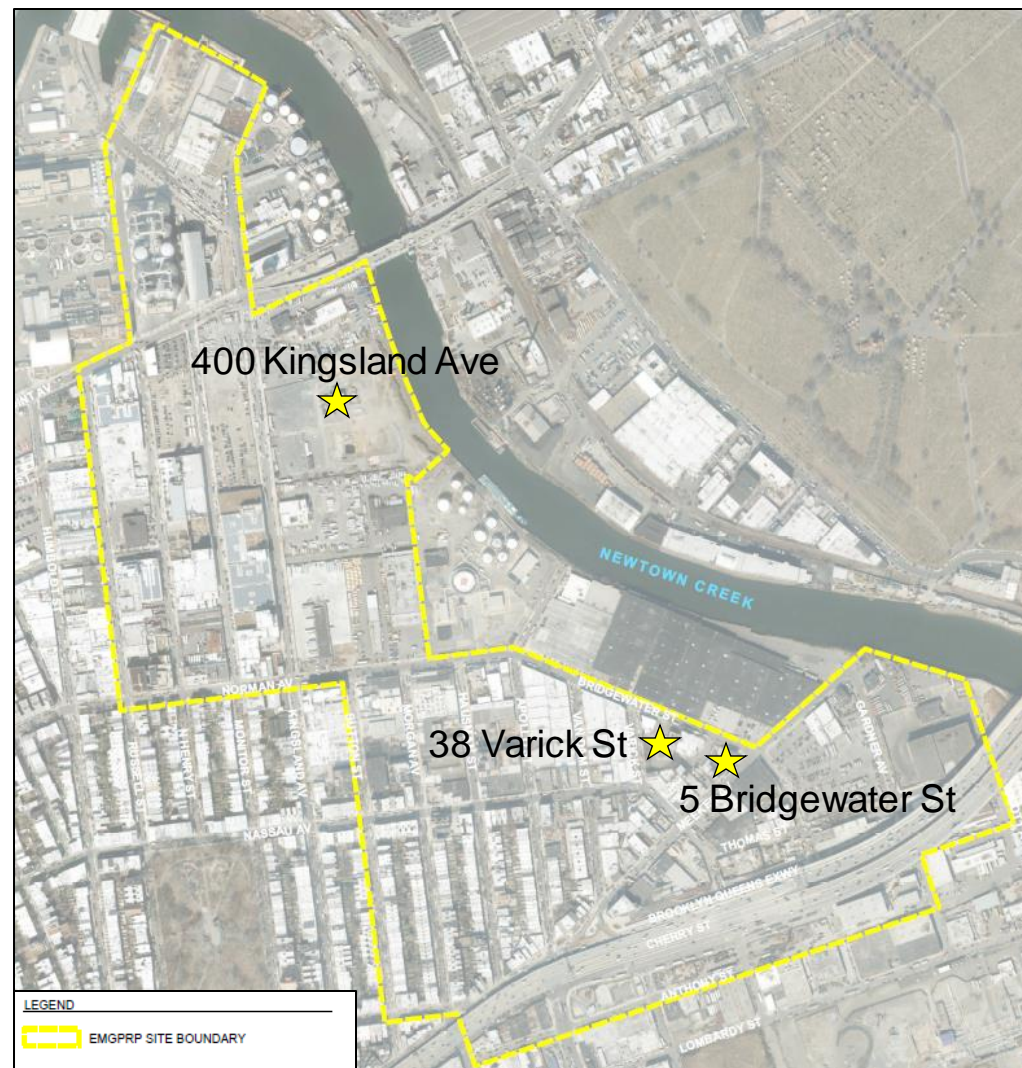
Introductions / Agenda

Introductions

- Madelyn Wilson – ExxonMobil
- Kevin Thompson - ExxonMobil
- Courtney Lind – Roux
- Justin Kennedy – Roux

Agenda:

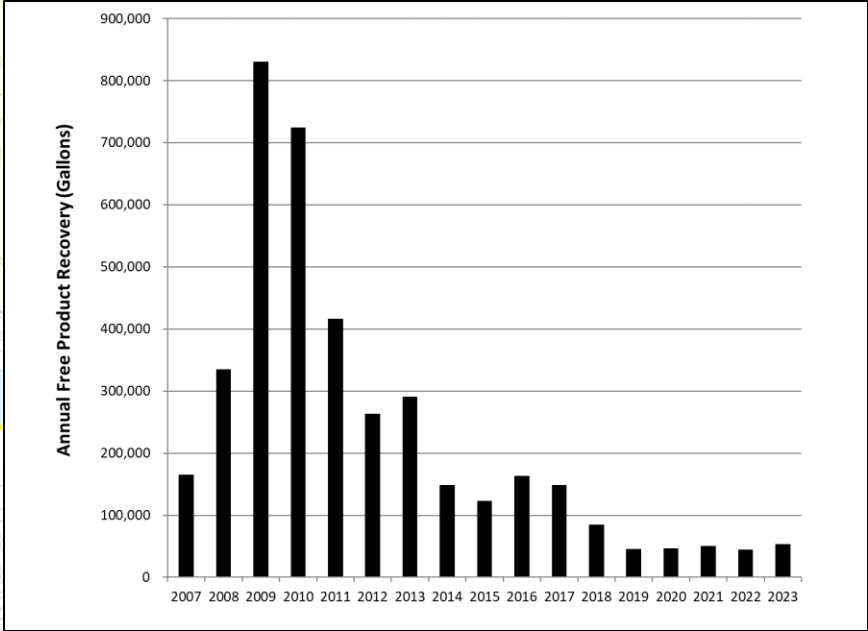
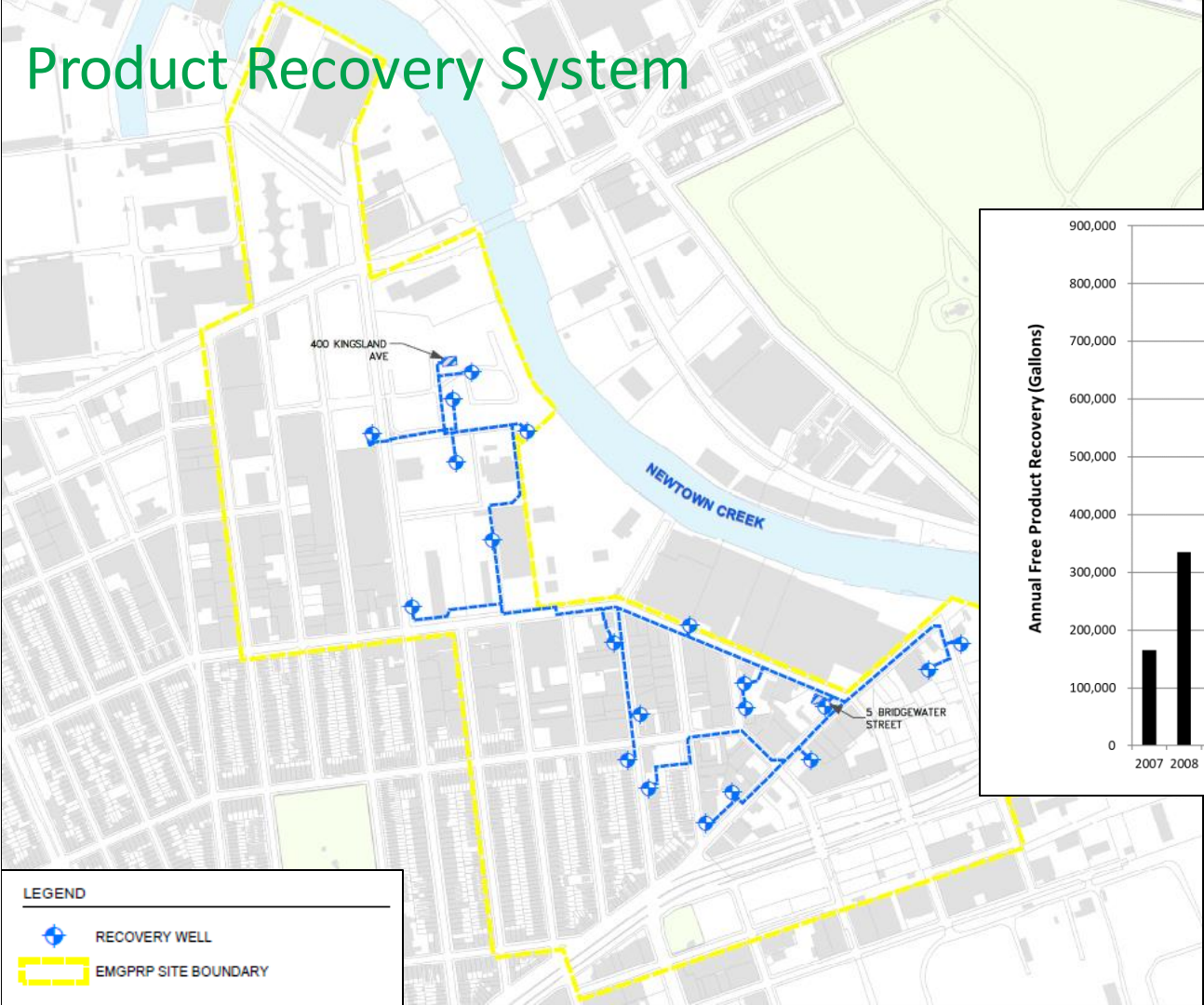
- EMGPRP Project Overview
- SPDES Permit Modification
 - Project Overview & Background
 - Proposed Scope of Work
 - Potential Impacts, Mitigation Measures and Project Schedule
- Questions & Answers



EMGPRP Remediation Project Overview

- ExxonMobil is conducting the remediation project to address releases of petroleum products from its historical operations. All work is performed under the regulatory oversight of the New York State Department of Environmental Conservation (NYSDEC)
- Liquid product recovery is accomplished via a system of recovery wells which extract hydrocarbons in liquid form and send the liquid product to recycling facilities
- Groundwater containing dissolved product is also recovered and sent to two different groundwater treatment systems for treatment to NYSDEC standards, then discharged into Newtown Creek under an existing SPDES permit issued by NYSDEC
- Soil vapor containing hydrocarbons is extracted and treated in a Soil Vapor Extraction (SVE) unit located at 38 Varick Street

Product Recovery System



LEGEND

- RECOVERY WELL
- EMGPRP SITE BOUNDARY

Groundwater Treatment Systems

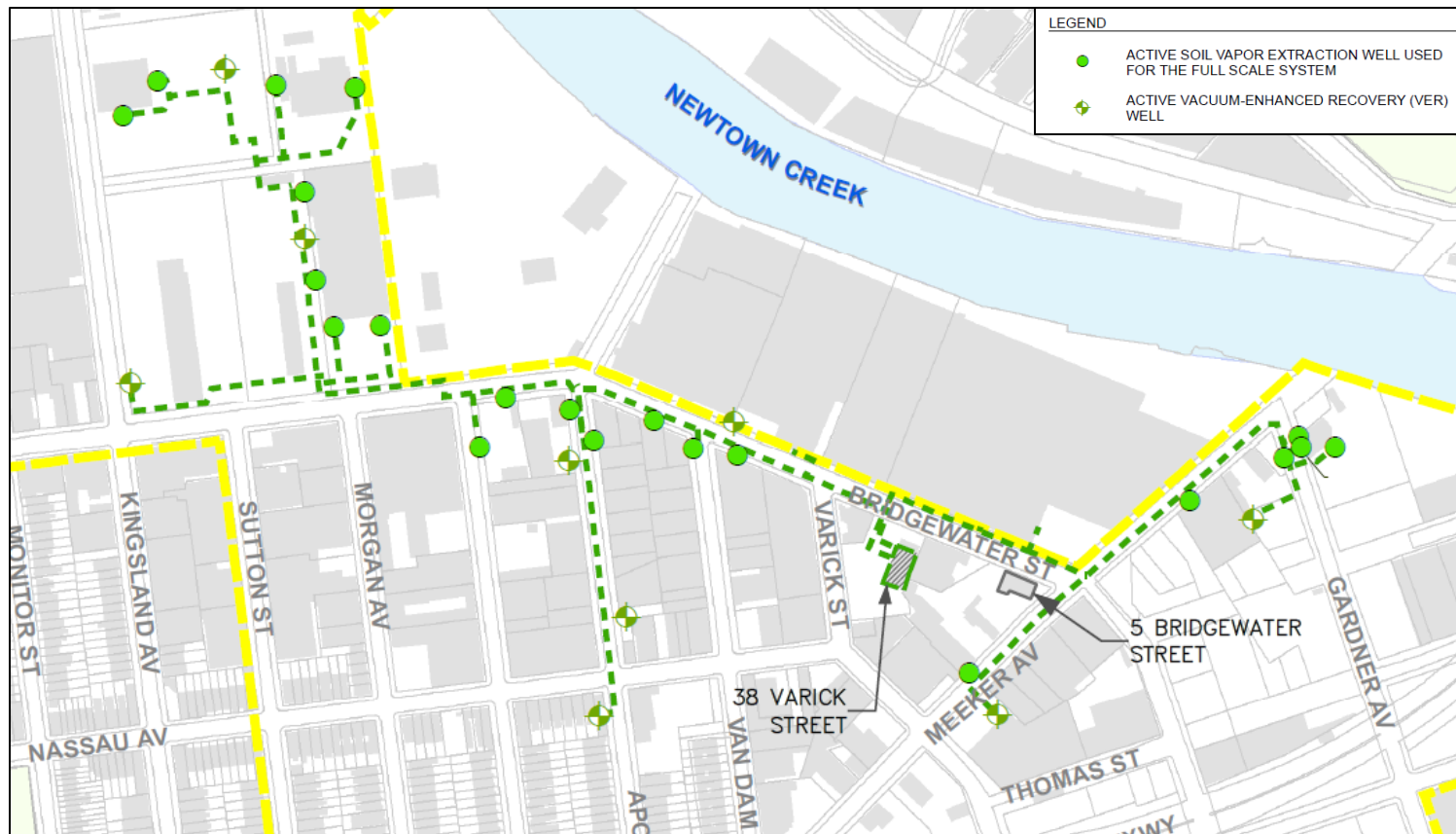
- Two existing groundwater treatment systems, one at 400 Kingsland Avenue and the other located at 5 Bridgewater Street, extract groundwater with dissolved hydrocarbons and treat the water to NYSDEC standards
- The treated groundwater is then discharged into Newtown Creek at two permitted outfalls
 - Outfall 001 at 400 Kingsland Avenue
 - Outfall 002 at the foot of Meeker Avenue
- The groundwater systems treat and discharge approximately 1,000,000 gallons of groundwater per day, with treatment consisting of:
 - Metals removal (aeration, sand filters, filter press)
 - Air stripping
 - Process air treatment

Groundwater Treatment Systems

- 400 Kingsland Avenue
- 5 Bridgewater Street



Soil Vapor Extraction



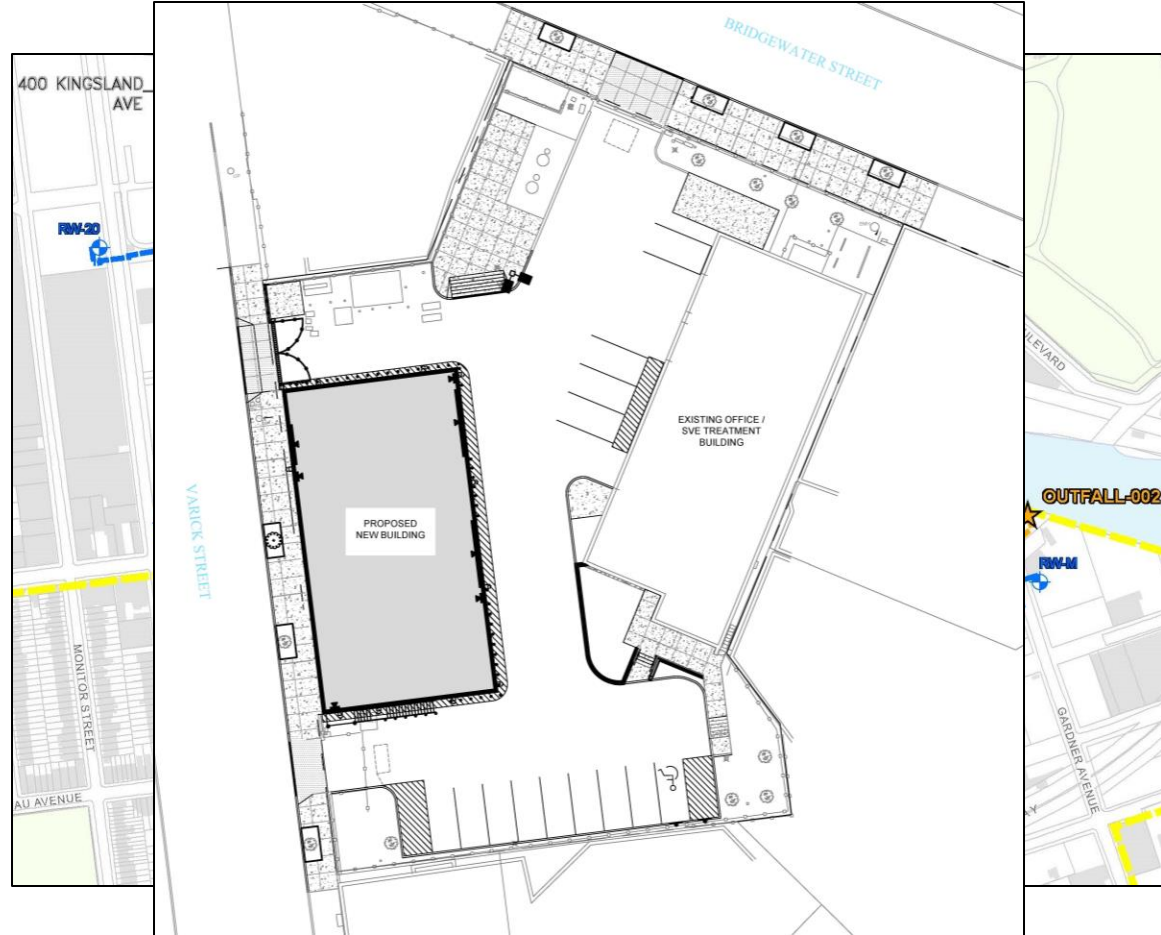
SPDES Permit Modification – Proposed Scope of Work

- Modify the SPDES permit to account for changes to the treatment and discharge process for treated water from the product recovery system
- Relocate and consolidate the two existing groundwater treatment systems into a new system at 38 Varick Street
- This single treatment facility will be designed to handle the combined flow from all existing recovery wells and maintain compliance with the SPDES discharge limits.
- Discharge of the treated water will occur through the existing Outfall 002 at the northern end of Meeker Avenue

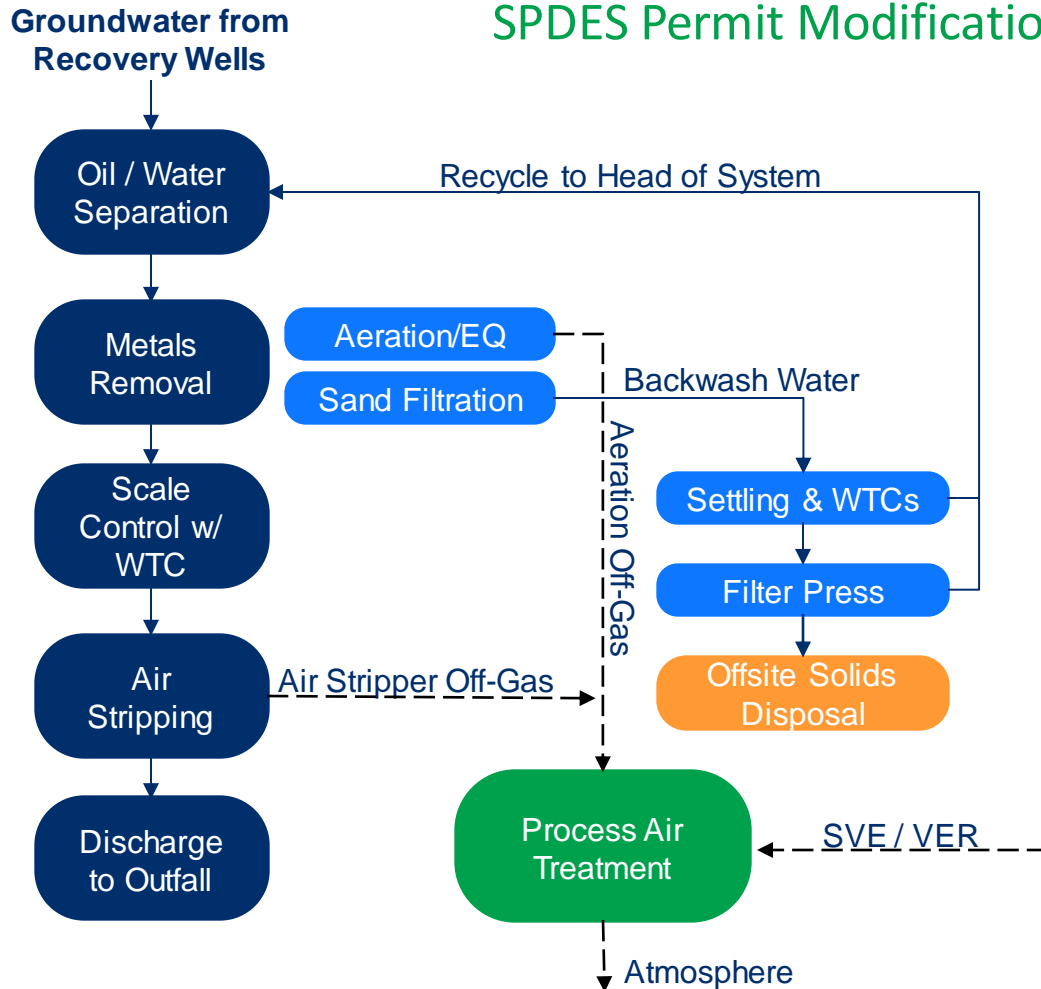


Groundwater Treatment Facility Consolidation Objectives

- Optimization of the long-term operational efficiency of the groundwater treatment system
- Reducing operational footprint of the ExxonMobil remedial systems



SPDES Permit Modification – Treatment Technologies



- Preliminary Design Basis and Objectives
 - Maintain treatment train similar to existing GW treatment systems
 - Provide redundancy and additional capacity for all key system components to maximize system runtime and operational flexibility
 - Reuse existing force main piping to handle groundwater feed and discharge operations
 - Incorporate lessons learned from existing systems to optimize future operations and maintenance

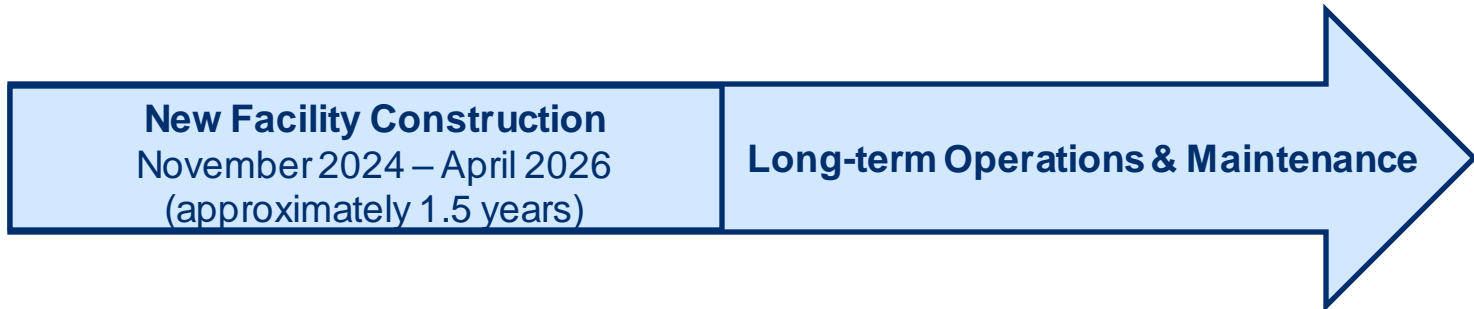
SPDES Permit Modification – Potential Impacts, Mitigation and Project Schedule

During construction: impacts are expected to be typical of new building construction

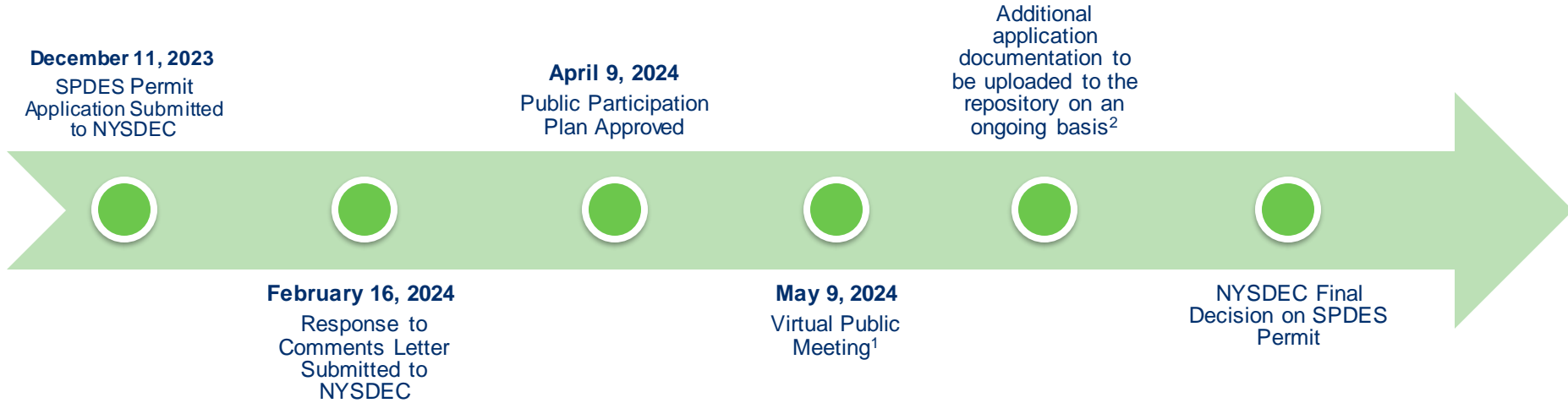
- Intermittent periods of increased traffic
 - Traffic management plan to be utilized
- Potential nuisance, dust, odors and noise produced by intermittent heavy construction equipment
- Community Air Monitoring Program (CAMP) to be utilized

Long-term:

- Operations and Maintenance activities will produce background mechanical noise. However, as all equipment will be installed within the walls of the new facility, the potential for nuisance noise to exist outside of the facility is minimal.
- Periodic material deliveries and operational waste removal will result in an intermittent increase in activity at the 38 Varick Street property.



SPDES Permit Modification – Application Status/Timeline



Notes:

1. ExxonMobil to receive public comments during the meeting and on an ongoing basis thereafter. Comments received prior to the Final Summary Report will be captured within the report.
2. Example documentation includes, but is not limited to, Long Island Well Permit Application, NYSDEC Notice of Complete Application and Draft SPDES Permit (30-day NYSDEC public comment period), and the Final Summary Report and Written Certification.

For More Information

Online document repository:

<https://bit.ly/3vIqIWW>



Notice of Complete Application (pending):

- To be published in local newspaper
- To be provided in online document repository
- Contact Project Liaison to receive a copy by email, mail, or telephone

Project Liaison - Kevin M. Thompson

Public & Government Affairs Advisor

(718) 404-0675

kevin.m.thompson@exxonmobil.com

38 Varick Street, Brooklyn, New York 11222

Questions?

To submit questions, comments, and concerns after the meeting:

Project Liaison - Kevin M. Thompson

Public & Government Affairs Advisor

(718) 404-0675

kevin.m.thompson@exxonmobil.com

38 Varick Street, Brooklyn, New York 11222

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38 Varick Street, Brooklyn, New York 11222

National Grid Newtown Creek Purification System Operations Update

The system performed in line with expectations for a facility of this complexity during the first year of operation. We addressed issues that arose. This is a demonstration project, and we learn from it every day.

The Newtown Creek Renewable Energy Project helps address climate change and creates a model for sustainability – it reduces GHG emissions today – by utilizing an existing waste stream to produce a reliable source of renewable energy while diverting food waste from landfills.

National Grid NTC Operations By the Numbers

Year	Percent of Operational Hours Online
2023	44%
2024	85%

Adjustments made in the first year:

- Vibration at the feed gas compressor that required repairs -- accounting for 67% of total outage time in year one.
- Re-evaluated spare parts on hand for quicker response rates.
- System tuning, adjustment, and calibration – which is common during the first year of operation.

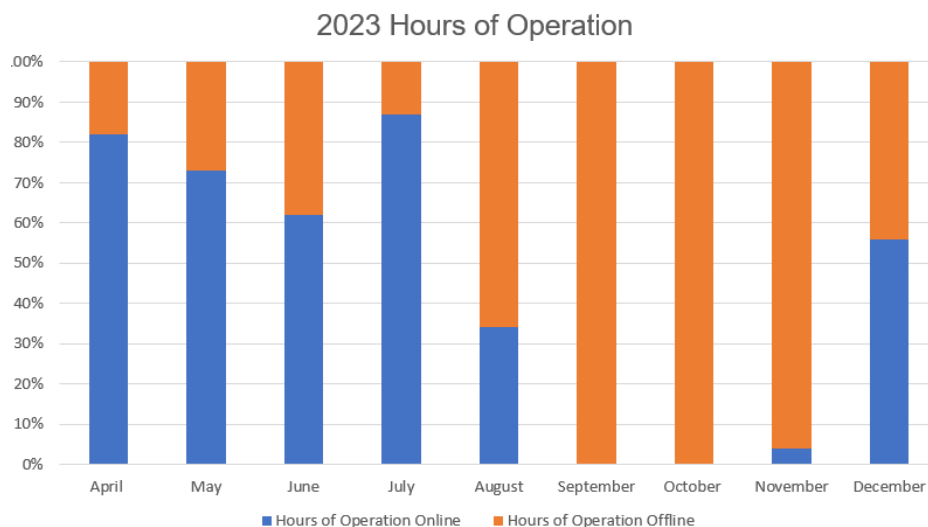
Increased transparency:

- Closer coordination/collaboration with DEP.
- Implemented real-time system status monitoring.
- Worked with DEP to create a public [website](#) showing system status.

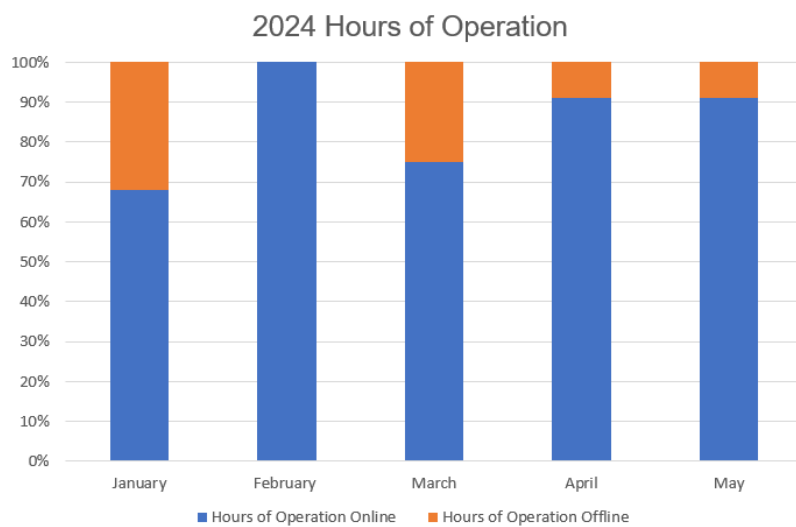
Equivalent emission avoidance:

- **116,717 MMBtu** of RNG was injected into the distribution system in year one, which has **reduced emissions by more than 30,400 MT of CO₂e**. That is equivalent to removing **7,235** vehicles from the road for a year (Source [EPA Greenhouse Gas Equivalencies Calculator](#))

National Grid NTC 2023 Operations April through December



National Grid NTC 2024 Operations January through May





District Manager's Report

TO: All Board Members

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

RE: MAY 2024

1. Complaint Tally Sheet for May - June 2024.
2. District Service Cabinet Meeting minutes from May 16, 2024.
3. Con Edison – RE: Brooklyn & Queens Summer Preparedness.
4. National Grid – RE: Outdoor Dining Safety Guide.
5. Governor Kathy Hochul – RE: Announcement a historic \$15.2 million fine on illegal cannabis operator.
6. Con Edison – RE: Power Problems brochure & Safety Special Costumers.
7. NYC Health + Hospitals – RE: Newsletter providing information and resources to improve your wellbeing.



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



SIMON WEISER
FIRST VICE-CHAIRMAN

DEL TEAGUE
SECOND VICE-CHAIRPERSON

GINA BARROS
THIRD VICE-CHAIRPERSON

DAVID HEIMLICH
FINANCIAL SECRETARY

SONIA IGLESIAS
RECORDING SECRETARY

PHILIP A. CAPONEGRO
MEMBER-AT-LARGE

DEALICE FULLER
CHAIRPERSON

JOHANA PULGARIN
DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

COMPLAINT TALLY

MAY 05, 2024 – JUNE 05, 2024

COMPLAINT TYPE	TALLY	COMPLAINT TYPE	TALLY
AIR	28	NATIONAL GRID	
ANIMAL CONTROL		NOISE	3
APPLICATION		OTHER	
ARCADE/RIDES		PARKING	6
ASSISTANCE	25	PARKS DEPARTMENT	10
BASKET REQUESTS		PEST CONTROL	
BUILDINGS DEPARTMENT	5	PLATES	
BULK PICKUP		POLICE DEPARTMENT	
CATCH BASIN		POOLS	
CAVE-IN		POTHOLES	
CODE ENFORCE		PROTECTION	
COLLEGE		PRUNING	2
CON-EDISON		PUBLIC ASSISTANCE	
CRIME		REAL ESTATE	
DCA		RECYCLING	
DCAS		REFERRALS	
DEMO		REGULAR PICKUP	
DEP	8	RELOCATION	
DERELICT AUTO/BIKES		RENT CONTROL	
DOCUMENTS		SANITATION	30
DOS		SCHOOL/PS	
DOT	23	SCHOOL REGION	
DRUGS		SEAL-UP	
EDUCATION		SENIOR HOUSING	
ELEVATOR		SERVICE	
ENFORCEMENT		SEWER BACKUP	
EQUIPMENT		SEWER BREAK	
FEDERAL		SIDEWALK	5
FIRE DEPARTMENT	2	SIGNS	
FOOD STAMPS		SNOW REMOVAL	
GREENSTREET		SOCIAL SERVICES	
HEALTH DEPARTMENT	2	SPRAYING	
HEAT/HOT WATER		STATE	
HIGHWAYS		STREETLIGHT	
HOUSING AUTHORITY		TRAFFIC LIGHTS	
HPD	4	TREE REMOVAL	
HRA		TREE REQUESTS	5
HS		TRENCH WORK (& DEP)	
HYDRANT		UNSWEPT STREET LITTER	
INFO REQUESTS	27	VERIZON/CABLE	
JHS		WATER	
LEGAL			
LICENSE	202		
LOT CLEANING			
LOT CLEANING/BQE			
MEDICAID			
METERS			
MTA		TOTAL	387



COMMUNITY BOARD No. 1

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HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

DISTRICT SERVICE CABINET

MAY 16, 2024

435 GRAHAM AVENUE

MEETING CALLED TO ORDER

District Manager Johana Pulgarin, called the meeting to order.

Capital Budget

Gina Barros, Capital Budget Committee Chair, reported that the committee is revising their District Needs. They will be viewing in the summer.

District Manager Pulgarin said they would like the agencies to send their District Needs statements or do a presentation at the next September meeting.

Department of Environmental Protection

Robert Olivari, representative for the DEP, reported that in the summertime they get a lot of noise complaints.

There are Rain Barrel events in the near future. Council Member Lincoln Restler will have an event soon.

District Manager Pulgarin asked if the rain barrels are only given out at events.

Mr. Olivari said yes, they are only given out at events.

District Manager Pulgarin asked if Community Board 1 wanted to have a Rain Barrel Event, could it be possible?

Mr. Olivari said that he will talk to his scheduler.

First Vice Chair Simon Weiser asked for more clarification of the Rain Barrel events.

Mr. Olivari said that Rain barrels connect directly to your property's gutter or downspout to capture and store the rainwater that falls on your rooftop. You can use the stored rainwater for other things like plants. The barrels help prevent the water from going down the sewage.

Mr. Weiser asked why the noise complaints goes to DEP.

District Manager Pulgarin explained that DEP measures the noise. For example, noise from ventilator in a restaurant.

Mr. Olivari said they measure bar noise, dog barking, Ice Cream Trucks, construction, music, etc.

NYPD Commissioner's Office

Det. Richards said she had nothing to report. Anyone has anything to report to the Police Commissioner's Office, Det. Richards can be contacted.

Department of City Planning

Lucia Marquez, representative for City Planning, reported that they present Housing opportunities to the Board at the Full Board. They will be returning to the Land Use Committee on June 3rd and the Full Board. She recommends the Board writes up the recommendation for Housing Opportunities before the summer recess. The District Needs due date is October 31st. City Planning will assist with any questions using portal.

Ms. Barros asked about the new portal.

District Manager Pulgarin said that she is going to request training.

Department of Buildings

Philip Arnold, representative for the Department of Buildings, announced that he will be transferring to the Bronx.

Mr. Arnold reported on "Get Summonses Corrected" campaign. It will provide information to correct unresolved DOB summonses. There are 2 virtual sessions on Friday, May 31st for all property owners. He asked to spread the word because owners try to correct issues and it doesn't appear in the system. The Administration Enforcement Unit will be providing guidance during the virtual session.

Mr. Weiser asked Mr. Arnold what kind of complaints he gets from residents.

Mr. Arnold said he really doesn't have one-on-one conversations with residents. He rather they contact the Community Board or Elected Officials. Anything that comes from Community Board 1 gets the attention it deserves. If there are any outstanding complaints he will send an email to the District Manager.

Mr. Weiser asked about after-hours complaints at a worksite.

Mr. Arnold said if there is a complaint of after-hour work without a permit, they will send their Enforcement Union out to inspect. Some do have a permit but take advantage. Mr. Arnold said he can send the complaint to the Borough Commissioner and the permit can be modified.

94th Precinct

A representative for the 94th Precinct reported that for the 28-day period. The 94th Precinct is down in Grand Larceny 8%, down in Burglaries 35%, up in robberies 40%. Most of the robberies were in Smoke Shops and retail thefts on Bedford Ave. The NYPD is starting to close Smoke Shops. The Rookie Cops have been sent to the 81st Precinct. NCO Adam is patrolling the commercial district. There have been thefts of Airpod Max by criminals on scooters or Mopeds. The NYPD is trying to educate the public about wearing noise cancelling headphones.

District Manager Pulgarin asked about the scooters for food delivery that go on the sidewalk.

The Officer said they are targeting all the Mopeds and scooters because they are mostly illegal. Some make believe that they are delivery guys but are not and committing crimes.

Assistant District Manager Luis Castrillon asked if the Police plan that every delivery person must wear a vest from DMV that is visible.

The Officer's from 90th Precinct said the delivery guys are supposed to have a vest for identification. The law is in the works. It may look like the Police are not doing much but they don't want to chase after them because it's dangerous for the public.

District Manager Pulgarin asked about if there is anything new with illegal Cannabis shops.

The Officer said the Sheriff has increased enforcement and with help from NYPD.

District Manager Pulgarin asked for tips on directing 311 complaints. For example, noise complaints that got to DEP sometimes go to NYPD.

Captain Navarrete said that a lot of the noise is from restaurants. Most of the places are soundproof but the patrons will hang outside. It's part of the owner's responsibility not to let that happen. The noise also comes from the doors and windows being opened in the summertime. The complaints about Smoke Shops are from music. There was a complaint on a Cannabis Lounge. Sometimes they get complaints from the 94th Precinct Community Council Meetings and DEP is called to test.

The 90th Precinct said when patrons are leaving the places the noise carries and incidents happen.

District Manager Pulgarin said that there are two Liquor License applicants, 1 Meserole and BK Franklin, are going to be big venues. One of them occupancy is 1000 people.

Mr. Weiser asked about the bicyclist not following traffic rules. He said that he knows the Officers are busy but if one Police car could focus on bicyclists because it's getting out of hand.

Captain Navarrete said that the focus now is on individuals on scooters that are causing a lot of thefts. He will see how it goes and maybe focus also on bicyclists.

Department of Transportation

Ronda Messer, representative for the Department of Transportation, did not have anything to report. She left informational cards on “New York City New Outdoor Dining Program”. They are in several different languages.

District Manager Pulgarin asked if there’s anything regarding McGuinness Blvd.

Captain Navarrete said that any accidents lately on McGuinness Blvd have been vehicles, not bicycles.

Ms. Barros said there is an issue with cars parking on the bike lane.

Captain Navarrete said that he was aware of it. There have been signs put up but ripped down.

NYC Parks Department

The representative for the Parks Department said he has nothing to report.

Captain Navarrete asked when the pool was going to open.

The representative said the pool should be open by June 27th.

Captain Navarrete asked when the Metropolitan Pool was going to open.

The representative for Parks was not sure.

Captain Navarrete said they had an influx of people last year from Queens because their pool was closed. He likes to be prepared.

Ms. Marquez asked when the construction timeline at Bushwick Inlet Park was.

The representative said that he didn’t have a timeline.

District Manager Pulgarin asked if he could find out and let the Cabinet know. She asked about Copper Park summonses for dogs off the leash. The Commissioner had in place that dog owners would get summonses. But the problem still exists. She asked how much the summonses are.

The Parks representative said that people just take the summonses. He is not sure how much the fine is.

Ms. Barros said that there is a lot of concern with pruning. She also asked about 311 calls for sidewalk repair due to tree roots.

The Parks representative said that Forestry takes care of pruning. He is going to take back concerns to Forestry.

District Manager Pulgarin said that there is a schedule they go by and it's long. They are offering pruning training to neighbors.

90th Precinct

The Lieutenant representing the 90th Precinct, reported that most of the complaints are the same at the 94th Precinct. The 90th Precinct wants to encourage residents to think out of the box in preventing package thefts. Maybe there is someone who doesn't go to work and can take the packages. Leave a note to leave the packages with a particular neighbor.

Mr. Weiser asked about people caught on surveillance.

Captain Navarrete said most people are caught because of surveillance. But the problem is sometimes thieves will wear a FedEx vest and people would not suspect.

Department of Aging

Charise Lawrence, representative for the Department of Aging, reported that it's Older American Month. The Department of Aging Commissioner has been interviewed on NY1 and 12 News Brooklyn about caring giving services. They want to make sure that older adults are not isolated and healthy. On Wednesday, May 29th from 9:00am – 12:30pm, there will be the 31st Annual Older Adult Health & Fitness Day.

The Department of Aging is encouraging Older Adults and Caregivers to take a Needs Assessment survey at nyc.gov/aging. The survey is from May until September. This will determine how better to assist.

Mr. Weiser asked about insurance information for Older Adults.

Ms. Lawrence said they are having health insurance counseling. They can assist with Medicaid. There are presentations twice a month.

Meeting Adjourned

District Manager Pulgarin thanked all in attendance for attending and concluded the meeting.

Brooklyn + Queens Summer Preparedness

JUNE 5, 2024

Regional & Community Affairs

Queens	Brooklyn
Richard David	Johari Jenkins
Dana Linton	Juliet Lewis
Andres Ledesma	Kate Mammolito
Mabel Law	Aram Marcelle
Rachel Hutt	Jordan Ruggieri

1-800-752-6633

QueensRCA@coned.com

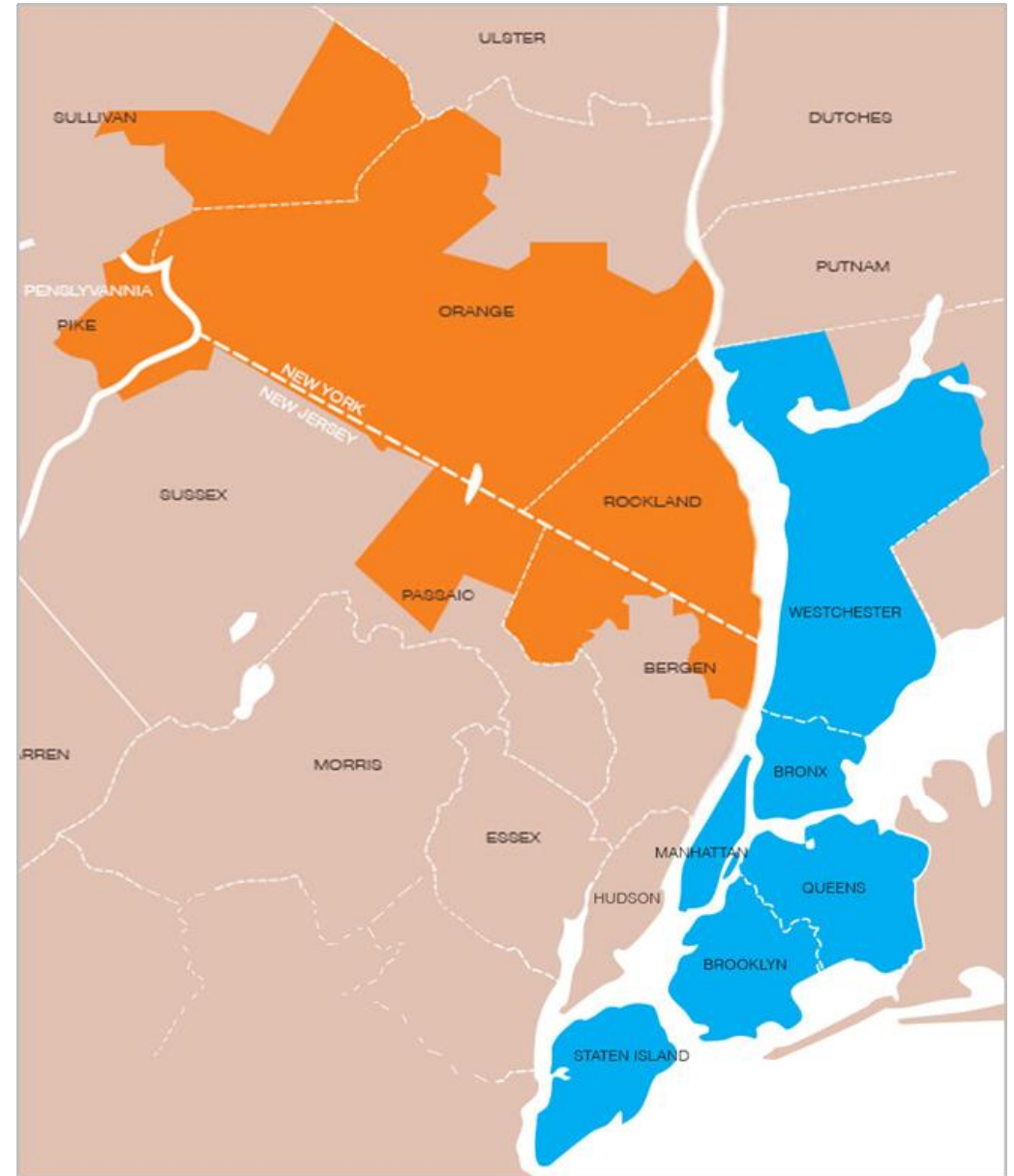
BrooklynRCA@coned.com

@ConEdison

24 hours a day, 7 days a week

About Con Edison

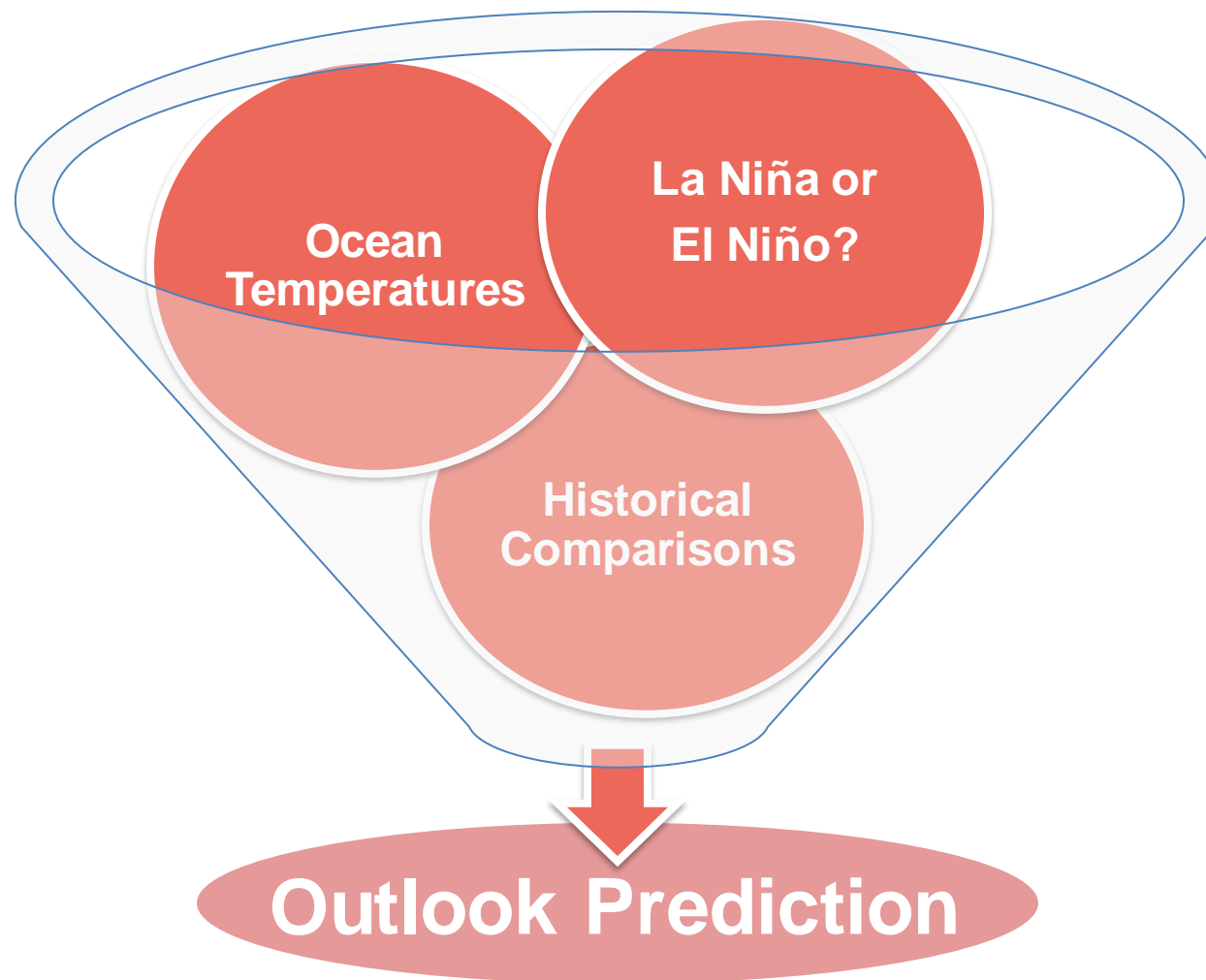
- Electric, gas, and steam services.
 - Equals 44% of NYS's electric needs
- Consistently provide the most reliable service in the country.
- Among the 25 largest employers in New York City, employing ~14,000 talented, diverse, and dedicated people.
- Major tax contributor and economic driver for Brooklyn/Queens, NYC and NYS contributing 1% of the NYS GDP.
- Safety is our number one priority.



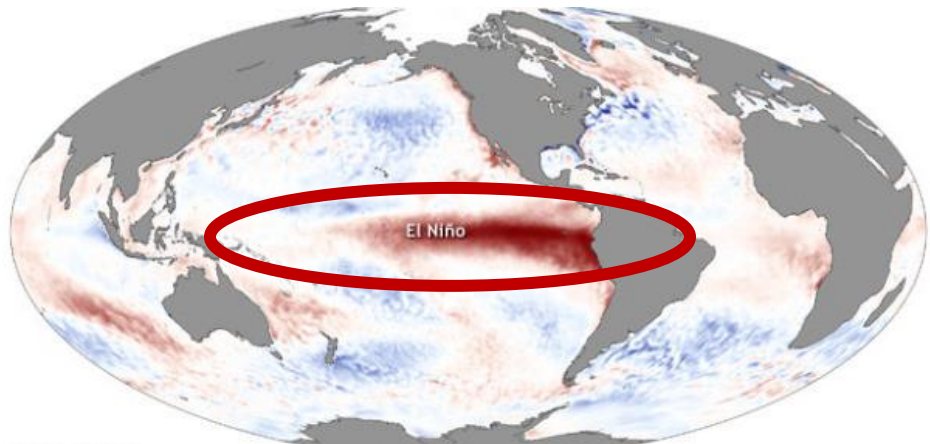
MATTHEW LESZAK

**METEOROLOGIST
EMERGENCY PREPADRNESS**

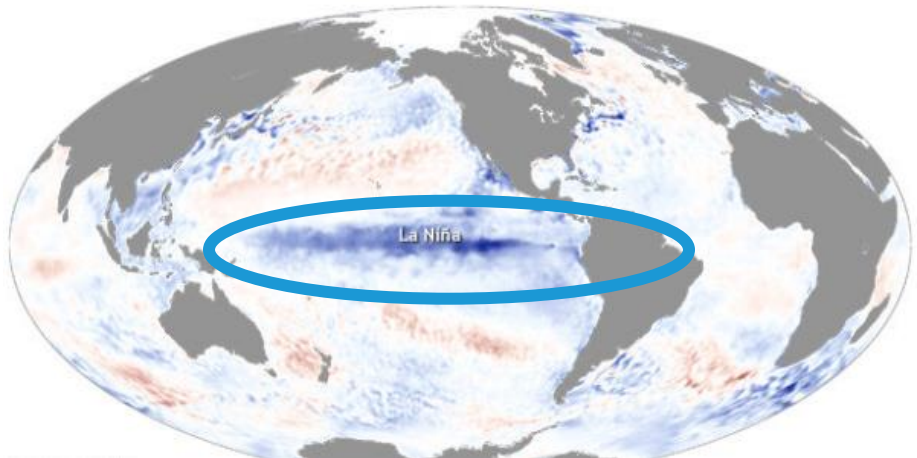
Summer / Tropical Outlook Process



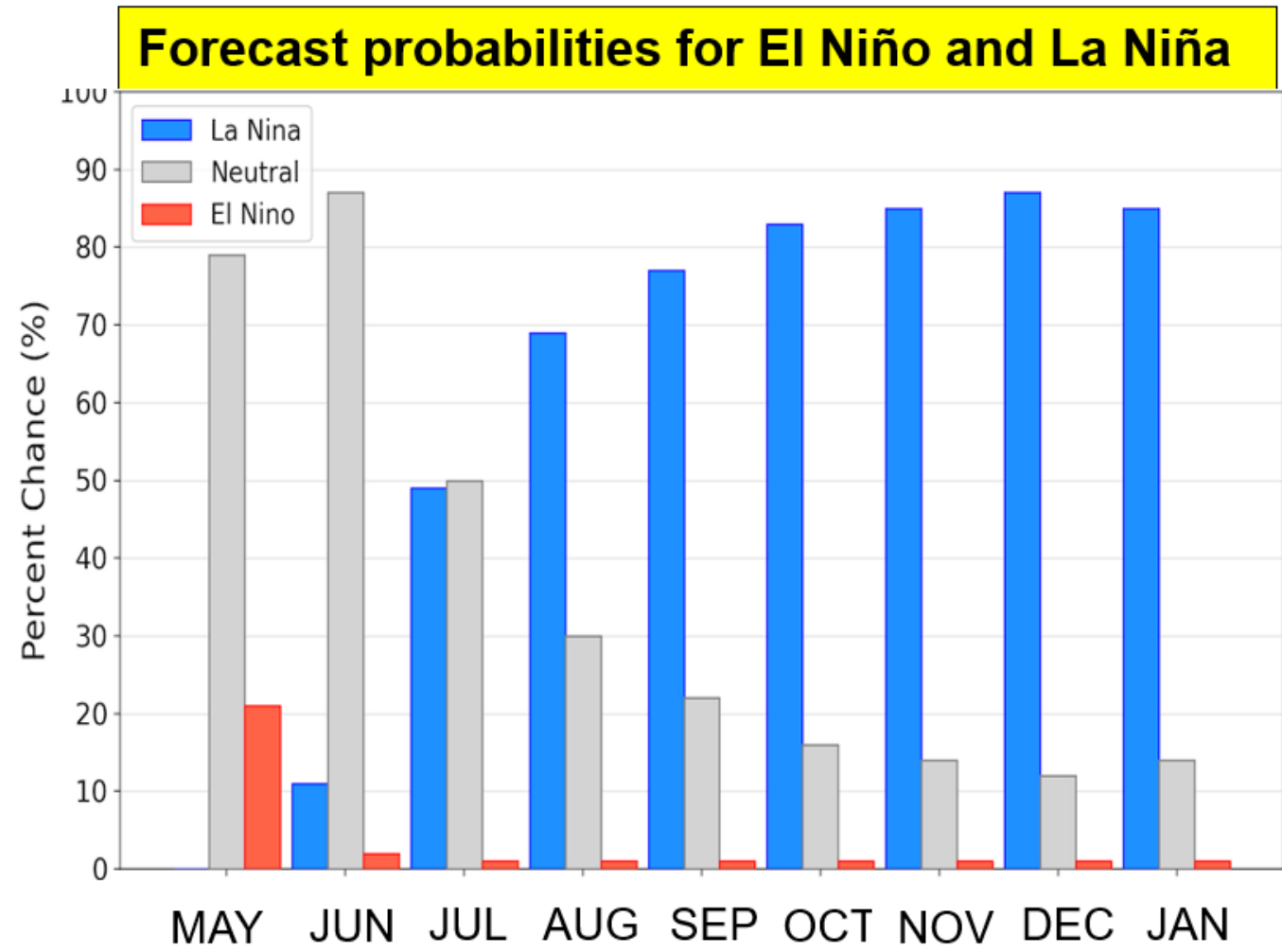
Transitioning to La Niña by Late Summer



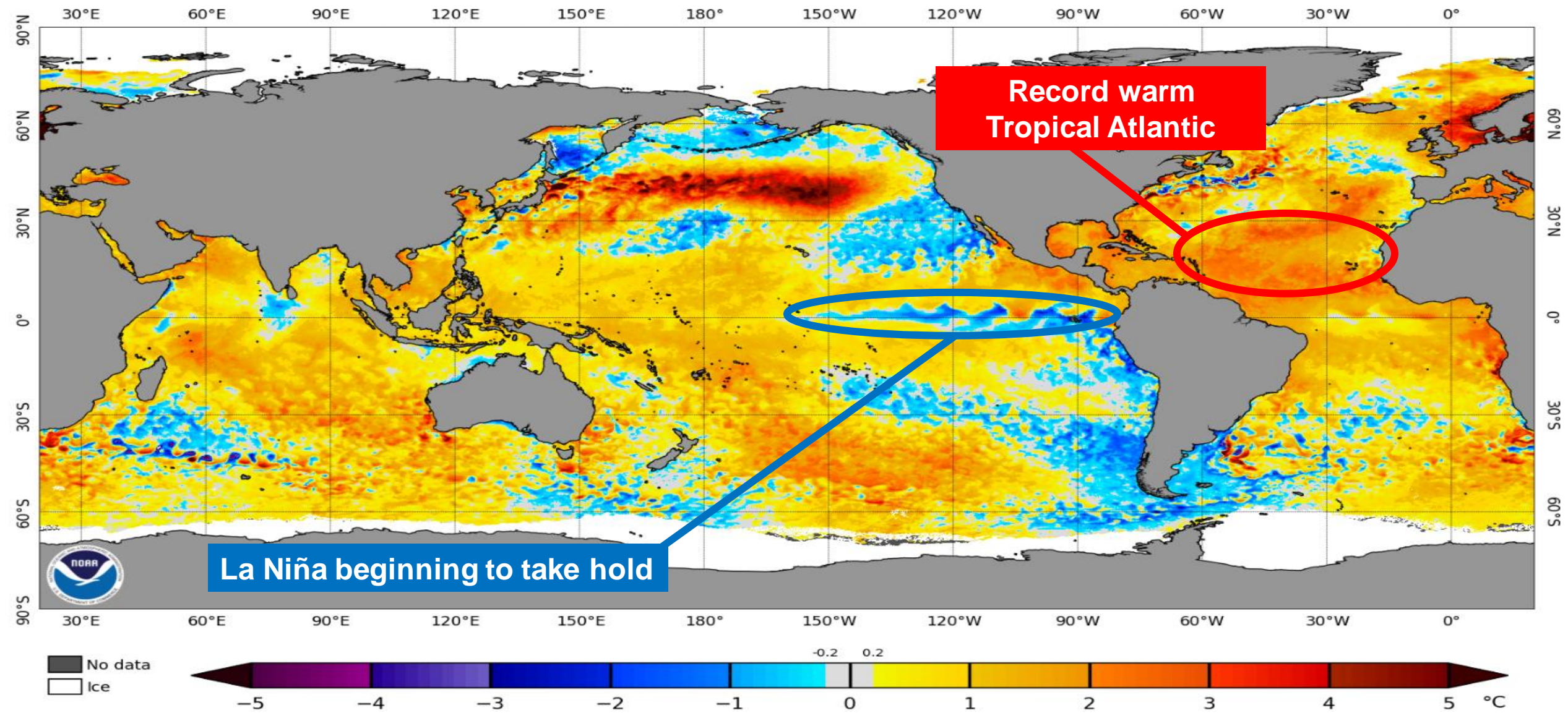
El Niño → Warm water in Equatorial Pacific



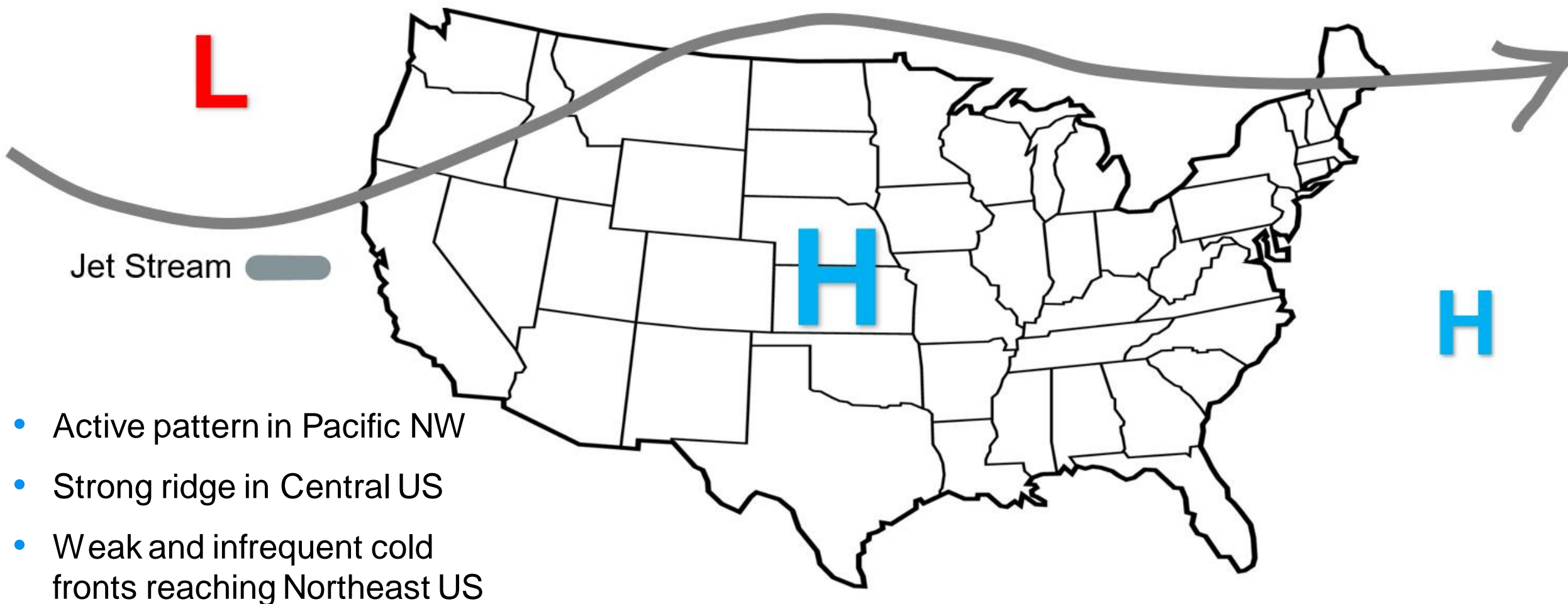
La Niña → Cool water in Equatorial Pacific



Global Sea Surface Temperature Anomalies



Forecasted Summer Weather Pattern



2024 Summer Outlook




	Temperatures	Rainfall
Summer Forecast	Above normal	Near or below normal
Summer Normal	75.09° F	13.69”

- Confidence is **moderate** in this outlook

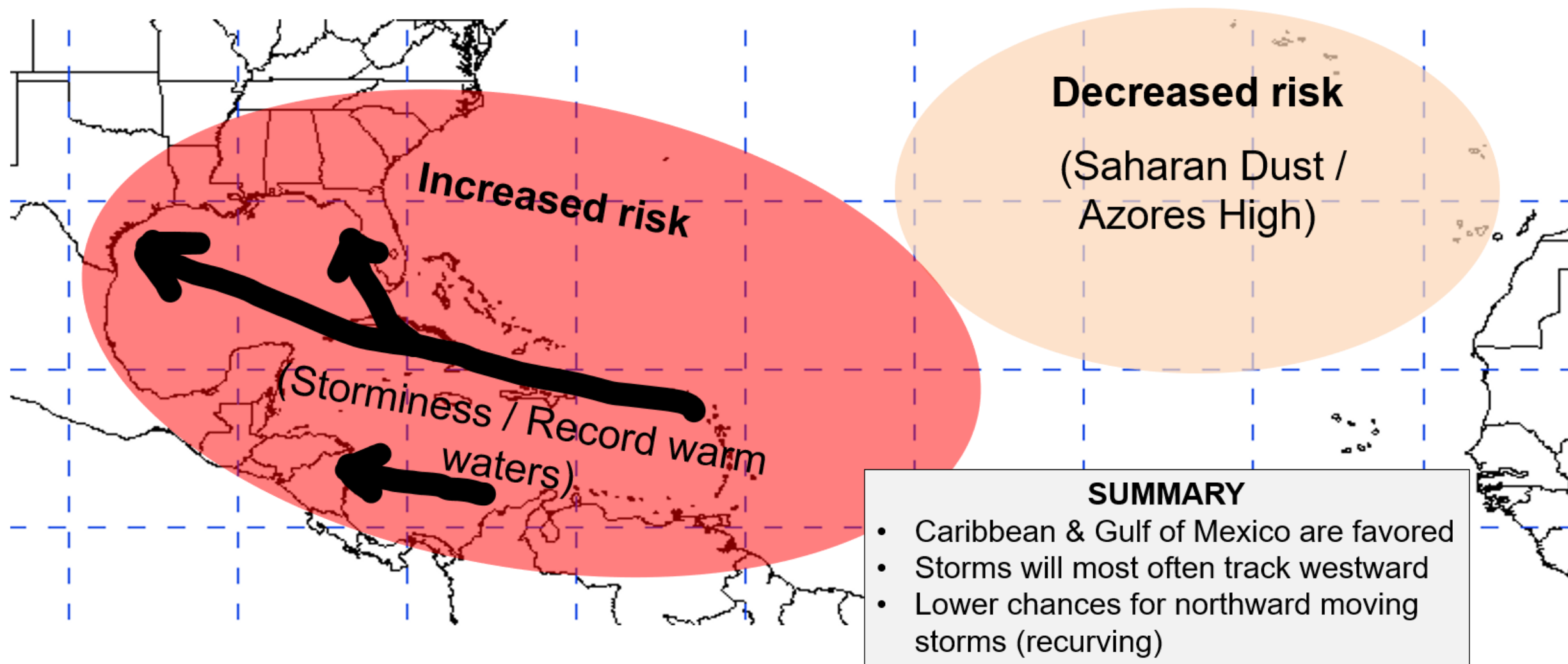
Active Tropics this Summer

Favoring factors:

- La Niña
- Record warm Tropical Atlantic
- Increased storminess in Caribbean and Gulf of Mexico
- Low wind shear

Storm Class	Normal	Forecast
Tropical Storms	14.4	
Hurricanes	7.2	
Major Hurricanes	3.2	

Hurricane Season Outlook



JAMIE BRENNAN

**VICE PRESIDENT
BROOKLYN/QUEENS ELECTRIC OPERATIONS**

Our electric system

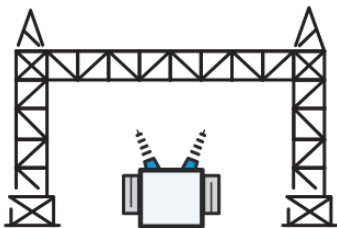
Electrical System Statistics

We operate one of the most complex and reliable electric power systems in the world, serving 3.6 million customers throughout a 604-square-mile service territory.



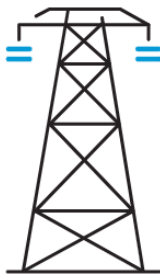
13,322
megawatts

Peak demand record on
July 19, 2013 at 5 p.m.



62
area substations

Transforming voltage from high to
low and vice versa



51K
billion kilowatt hours

Total electricity delivered
in 2021



350/500
typical kilowatt hours per month

New York City / Westchester
residential customer usage

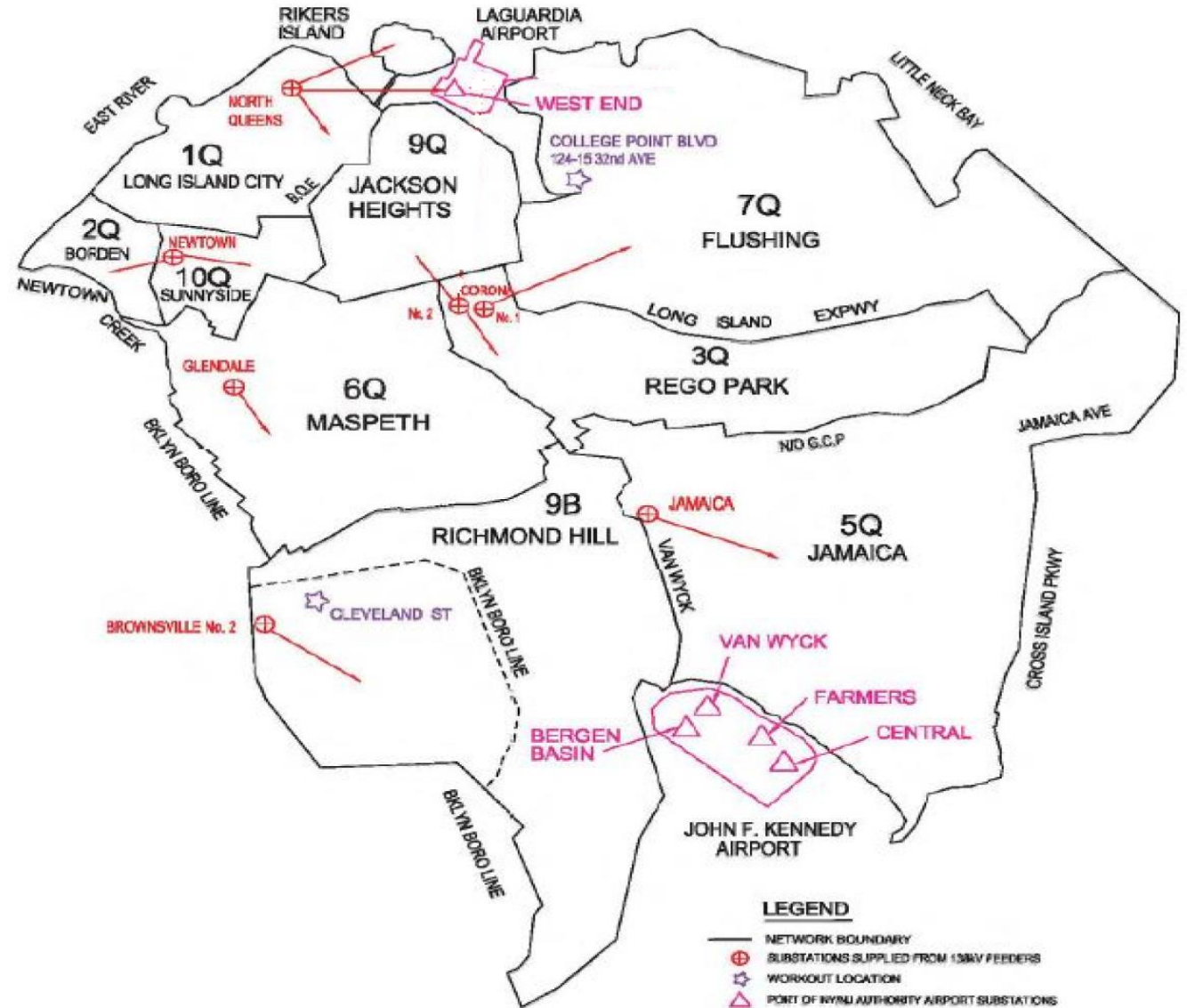
Electric Network in Queens

NYC:

3.2 million customers 86% *underground* | 14% *overhead*

Queens:

790,000 customers 88% *underground* | 12% *overhead*



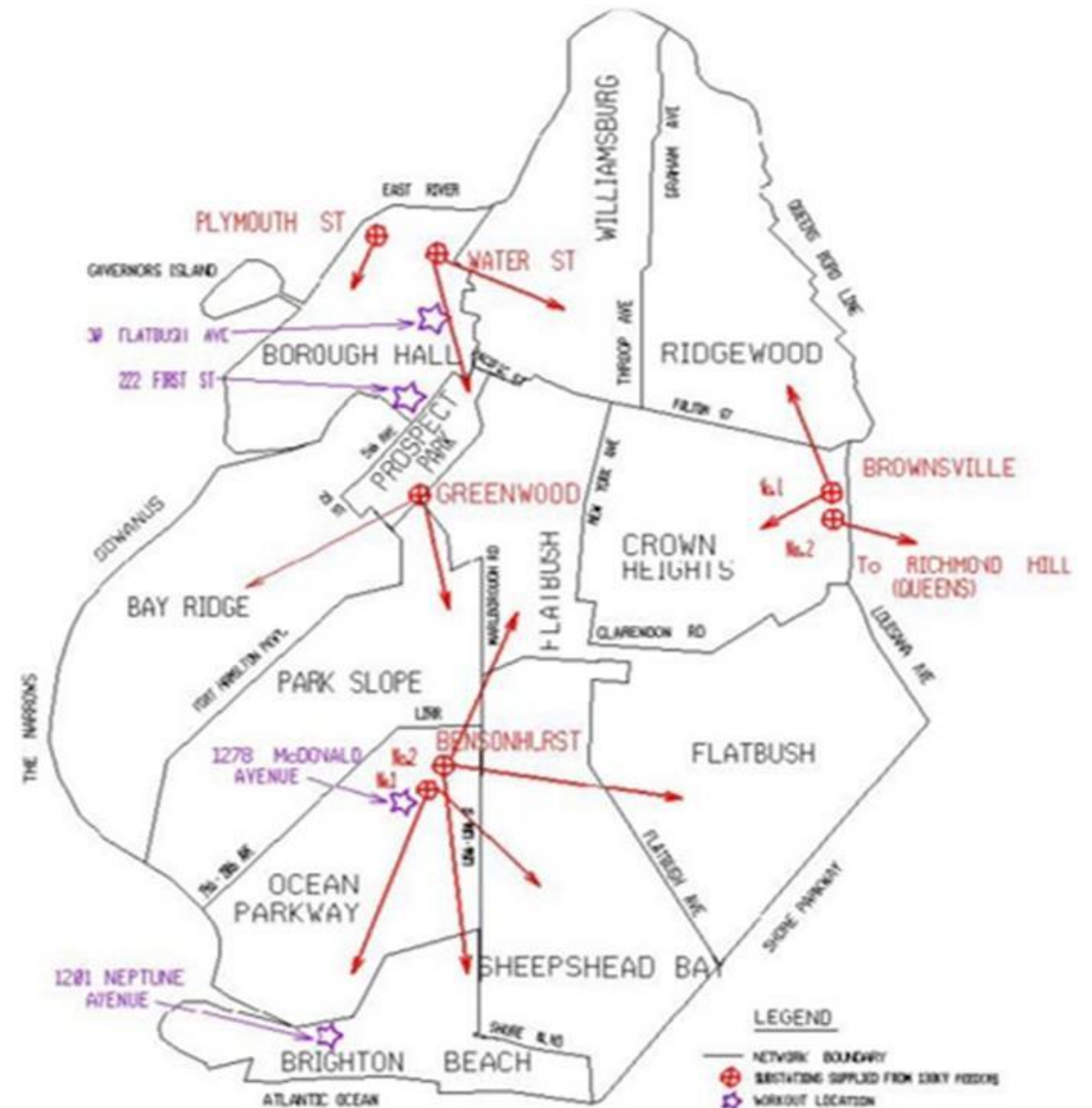
Electric Network in Brooklyn

NYC:

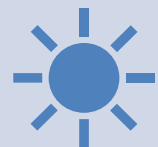
3.2 million customers 86%
underground | 14% overhead

Brooklyn:

995,000 customers 92% *underground* |
8% overhead



Energy Demand Forecast



Con Edison projects that demand for power this summer could peak at 12,800 megawatts under design weather conditions.

Last year, we saw a peak of 11,565 on July 27, 2023.

The record is 13,322 megawatts, which occurred at 5 p.m. on July 19, 2013.



Conservation is the key.

Investments and upgrades to the system

Invested \$2.3B to keep electric service reliable this summer and to advance the system from fossil fuels to renewables including:

- Installation of new equipment in certain substations
- 938 section of overhead and underground cables
- 241 utility poles



Projects in Brooklyn/Queens

Brooklyn

The energization of 74 new sections of underground cable to establish two new feeders and enhance reliability in Williamsburg.

Queens

The energization of 115 sections of underground cable to support increasing demand for power in Ridgewood and Glendale; moving overhead electric delivery equipment underground in an area of Maspeth to protect it from tree damage during storms and to avoid outages.

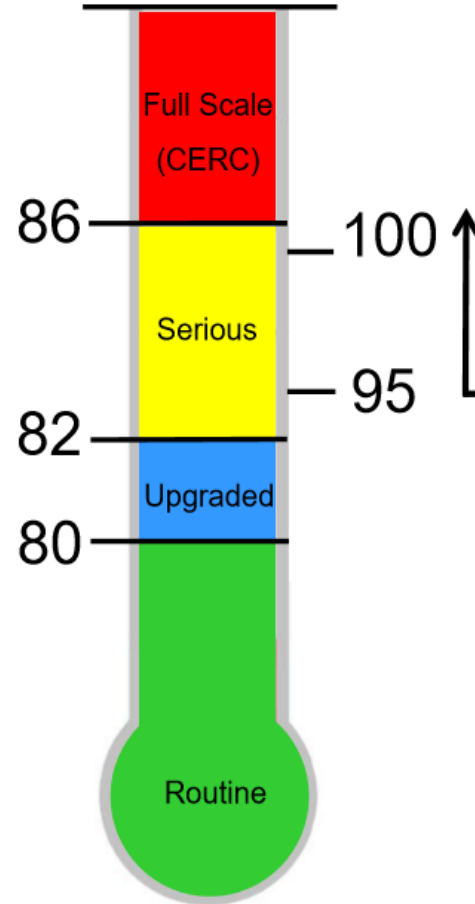
Operational Readiness

Severe Heat

Con Edison Temperature Variable (TV)

A weighted average dry bulb and wet bulb temperature over 3 days

- ✓ No scheduled feeder work
- ✓ Mobilization
- ✓ Increased staffing



New York City Heat Index

Based on the peak temperature and humidity for that day

- ✓ Agency Heat Call
- ✓ Cooling Centers Open
- ✓ Homeless outreach
- ✓ Excavation Safety alerts
- ✓ Police & fire patrol for open hydrants

Voltage Reduction

- A way to relieve voltage and thermal stresses on the primary distribution cable in order to prevent a cascading event of feeder outages.
- The company has the ability to implement 5% and 8% voltage reduction at its area substations.
- In a large building, for example, elevators may not work but lights will remain on.
- We may issue customer appeals asking for reductions in energy use.



We are asking some of our customers in eastern Staten Island to conserve energy while company crews repair equipment. There is a temporary 8 percent voltage reduction in effect to protect equipment and maintain service as repairs are made. Learn more: spr.ly/6018Py8YO.



9:58 AM · Jul 6, 2023 · 2,004 Views

Johari Jenkins

**DIRECTOR
BROOKLYN REGIONAL & COMMUNITY AFFAIRS**

Emergency Response Protocols

- Initiate an Incident Command Structure (ICS) and mobilize resources
 - Citywide events are activated under a Corporate Emergency Response Center (CERC)
- Operator Assisted call with Elected Officials and Community Boards
 - Share forecast and weather updates
 - Steps we are taking to mobilize
- Website updates
- Media advisory
 - Press release, News conference, Social media updates (follow Con Edison)
- Direct customer communication
 - Text, phone calls, emails

HEAT EVENT RESOURCES



Cooling centers



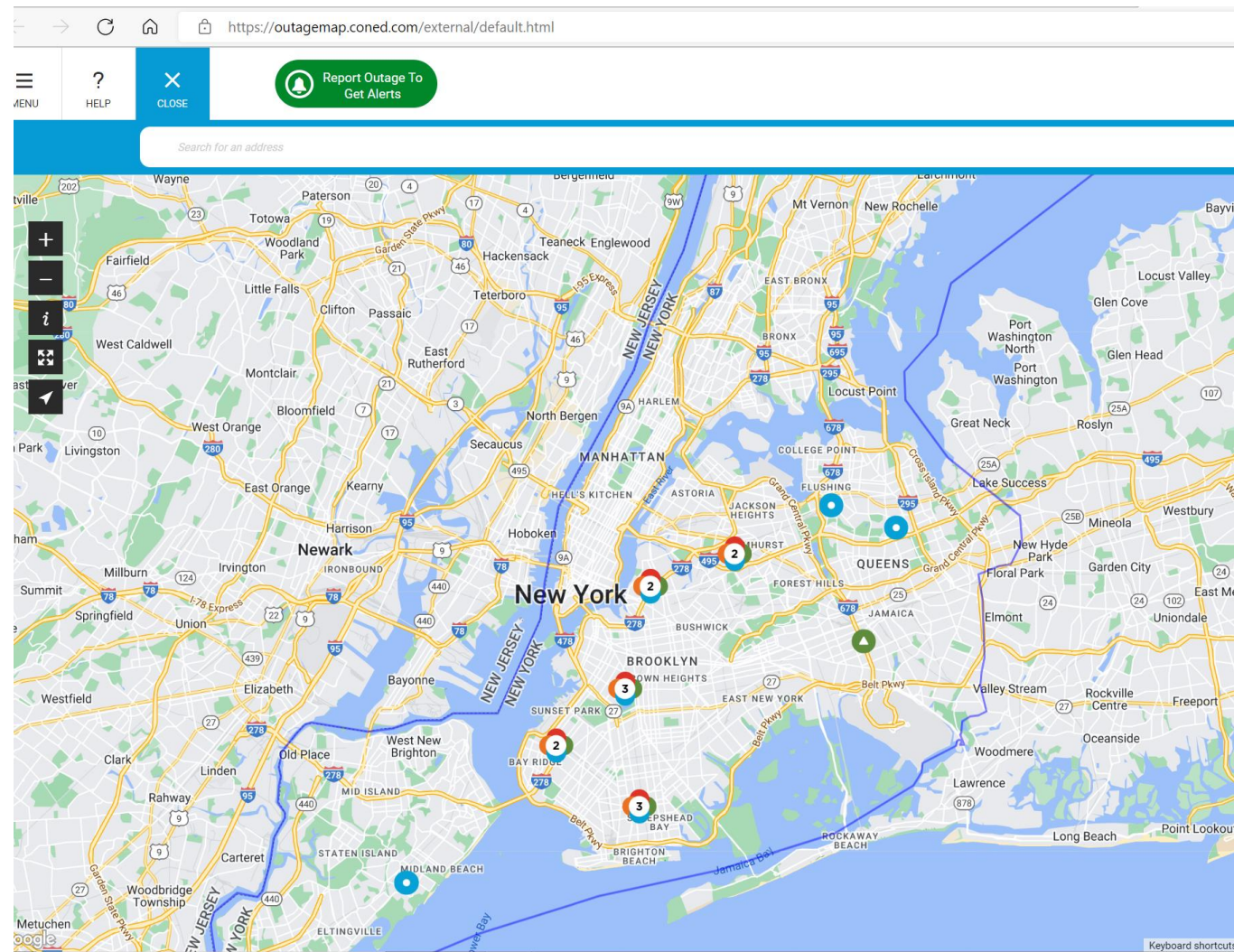
Dry/wet ice distribution



Generators

Service map

www.coned.com/outagemap



FLOODING AND WIRE SAFETY

- Our underground equipment is increasingly submersible
- Gas turn offs may occur during floods
 - Con Ed is the gas provider in parts of Queens; National Grid is the gas provider in Brooklyn and parts of Queens.
- Coastal areas, basements
 - NYC Office of Emergency Management flood zones
- Fallen trees – activation of the NYC Downed Trees Taskforce
 - Do not touch fallen trees; live electric wires may be hidden underneath
- Hanging electrical wires
 - Do not step into puddles with any wires
 - Call 911 or Con Edison at 1-800-752-6633

Paul Dagliolo




**Senior Specialist
Customer Outreach**

Summer Electric Bill Impact Projections

- Summer period includes the months of **June** through **September**
- Higher bills projected this summer due to higher market costs and increases in consumption

Helpful Resources:

- Clean Heating and Cooling Technology
- Save \$85 by enrolling Smart Thermostat
- Energy Efficiency Upgrade Rebates
 - Up to \$4,000
- Flexible Payment Agreements, Extensions

Class	Projected Summer 2024 Billing Impact
Residential NYC <i>using 350 kwh</i>	 10.9%
Small Business NYC	 7.0%
Large Business NYC	 2.9%

Energy Affordability Program



Energy Affordability Program

Formerly the Low-Income Discount Program

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:	If you only receive benefits from the following program(s), you must apply to enroll:
<ul style="list-style-type: none">Home Energy Assistance Program (HEAP)Supplemental Nutrition Assistance Program (SNAP) – NYC SNAP, Westchester SNAPSupplemental Security Income (SSI)Direct Vendor or Utility GuaranteeTemporary Aid to Needy Families (TANF) – NYC TANF; Westchester TANFSafety Net Assistance (SNA) – NYC SNA, Westchester SNA <small>*You can check your enrollment status on page 1 of your bill under Adjustment Information.</small>	<ul style="list-style-type: none">MedicaidFederal Public Housing AssistanceVeterans Pension and Survivors BenefitLifeline Telephone Service Program (Lifeline) <p>If living on tribal lands:</p> <ul style="list-style-type: none">Bureau of Indian Affairs General AssistanceHead StartTribal TANFFood Distribution Program on Indian Reservation (FDPIR)

How to Submit Your Form and Required Documentation

1. Complete your Energy Affordability Program Application online at conEd.com/EAP.
2. Find your award letter or required documentation proving participation in at least one qualifying program.
3. You can email, fax, or mail a copy of your application and participation proof to:
*You can also provide proof and complete an application at our Walk-In-Centers.

Email: Energyaffordabilityprogram@coned.com
Fax: 1-212-844-0110
Mail: **Energy Affordability Program**
Con Edison, PA Central
4 Irving Place, 9 Floor, Box 34
New York, NY 10003

Tanpri fe yo tradwi mesaj enpôtan sa a.
Proszę o przetłumaczenie tej ważnej wiadomości.
Попросите перевести это важное сообщение.
이 중요 메시지를 번역해주시기 바랍니다.

請完成此重要訊息的翻譯。
Por favor, este mensaje debe traducirse.
يُرجى ترجمة هذه الرسالة الهامة.
ביתנו זקוקים איכותי דרוש מסייעות.

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:	If you only receive benefits from the following program(s), you must apply to enroll:
<ul style="list-style-type: none">Home Energy Assistance Program (HEAP)Supplemental Nutrition Assistance Program (SNAP) – NYC SNAP, Westchester SNAPSupplemental Security Income (SSI)Direct Vendor or Utility GuaranteeTemporary Aid to Needy Families (TANF) – NYC TANF; Westchester TANFSafety Net Assistance (SNA) – NYC SNA, Westchester SNA <small>*You can check your enrollment status on page 1 of your bill under Adjustment Information.</small>	<ul style="list-style-type: none">MedicaidFederal Public Housing AssistanceVeterans Pension and Survivors BenefitLifeline Telephone Service Program (Lifeline) <p>If living on tribal lands:</p> <ul style="list-style-type: none">Bureau of Indian Affairs General AssistanceHead StartTribal TANFFood Distribution Program on Indian Reservation (FDPIR)

Life Support Equipment (LSE)

- An LSE customer relies on electrically operated life-support equipment such as a respirator, infant apnea, or oxygen tank.
- Automated outbound calls are made to all LSE and Medical Emergency customers.
- Automated messages for inclement weather and outages.
- Pre-notification, during, and after an event.
- If an outage occurs, personal contact calls are made to LSE customers.
- If a customer service representative is unable to reach an LSE customer after two attempts, a referral is made to NYPD or Westchester municipality.
 - If NYPD or the municipality is unable to check on the customer, a Company employee goes out and makes personal contact.
- www.conEd.com/LifeSupportEquipment for more info including registration

How can you/your office help?

- Do you know how to assist customers in need of billing assistance?
- When was the last time you were in touch with your Con Edison point of contact?
- Who gets messages from Con Edison at your office and is that the right person, has your contact info updated?
- Does your office have established ways to communicate and amplify key messages in an emergency?
 - Does your office follow @ConEdison?
- Are staff members in your office prepared to support constituents in an emergency?
 - Have a main point of contact at Con Edison (cellphone and email) and NYCEM

We're Here to Help



Tanpri fè yo tradwi mesaj enpòtan sa a.
Proszę o przetłumaczenie tej ważnej wiadomości.
Попросите перевести это важное сообщение.
이 중요 메시지를 번역해주시기 바랍니다.

請完成此重要訊息的翻譯。
Por favor, este mensaje debe traducirse.
يُرجى ترجمة هذه الرسالة الهامة.
ביטע זעצט איבער דעם וויכטיגן מעסעדזש.

For restaurant/café owners, operators and staff

Outdoor Dining Safety Guide



Stay safe and use caution when setting up and operating outdoor dining

We're committed to supporting our restaurant industry customers and helping you operate safely to protect your customers, your employees and the public.

As many restaurants and cafés reopen outdoor dining this season, please stay alert to the importance of maintaining adequate distance from electric and gas facilities.

Facilities include manhole covers, ventilation grates, exhaust pipes, and valve covers that are located at ground level and/or on building infrastructure. These assets always require clear access by our crews, 24/7.

Instructions for how to safely arrange outdoor seating

When setting up your outdoor seating, please:

- Never place any restaurant or café items near or on top of any National Grid electric or gas facilities.
- Make sure all items are easily removable, enabling our crews to establish a work zone to safely operate and maintain our assets.
 - ▶ These items may include: carpets, tables, chairs, ramps, platforms, planters, barricades, fencing, surface coverings and treatments.



Manhole cover



Ventilation grate



Ventilation stack



Gas meter with
regulator and vent



Gas valve

In an emergency, we ask all restaurants and cafés to clear the area immediately to ensure the safety of the public and our crews.



Know what's below. Call before you dig.

811 protects you and your community! Hitting a buried utility line while digging can disrupt utility service, lead to costly repairs, and cause serious injury or death.

Always contact your **811** center, wait the required time for utilities to respond to your request, and ensure that all utilities have responded to your request before putting a shovel or piece of equipment in the ground.

Your awareness and support of these requirements help ensure the safe and reliable operation of National Grid electric and gas facilities.

To report emergencies, call 911 and National Grid immediately.

In case of gas emergencies:

Massachusetts: **911** and **1-800-233-5325**

Long Island and the Rockaways: **911** and **1-800-490-0045**

Metro NY: **911** and **1-718-643-4050**

Upstate NY: **911** and **1-800-892-2345**

In case of electric emergencies:

Massachusetts: **911** and **1-800-465-1212**

Upstate New York: **911** and **1-800-867-5222**

This is an important notice. Please have it translated.

Este é um aviso importante. Quiera mandá-lo traduzir.

Este es un aviso importante. Sirvase mandarlo traducir.

Avis important. Veuillez traduire immédiatement.

Questa è un'informazione importante, si prega di tradurla.

Это очень важное сообщение. Пожалуйста, попросите чтобы вам его перевели.

Đây là một thông báo quan trọng. Xin vui lòng dịch thông báo này.



For Immediate Release: 5/24/2024

GOVERNOR KATHY HOCHUL

**ICYMI: GOVERNOR HOCHUL ANNOUNCES A HISTORIC \$15.2 MILLION FINE
ON ILLEGAL CANNABIS OPERATOR**

***\$15.2 Million Fine Against David Tulley, Owner of a Business Operating Six
Illicit Cannabis Shops; Largest Penalty Issued In New York State to Date
Judgment Comes a Month After Governor Hochul Enacted New Powers to Help
Shut Down Unlicensed Cannabis Operators***

Governor Kathy Hochul announced a significant ruling against illegal cannabis operations as the Office of the Attorney General and the Office of Cannabis Management secured a court decision to impose a \$15.2 million fine—the largest to date in New York State—against David Tulley, the owner of an unlicensed business operating six illicit cannabis shops in Oswego, Cayuga, and Wayne counties.

“We are putting an end to unlicensed cannabis shops that are undermining our laws and putting public safety at risk,” **Governor Hochul said.** “I committed to safeguarding our communities and supporting legal cannabis businesses by swiftly closing down these illegal operations. This ruling serves as a clear message to unlawful operators that New York State will not tolerate illicit cannabis activities and that the consequences will be severe.”

New York State Attorney General Letitia James said, “David Tulley illegally sold cannabis in multiple stores across upstate and central New York and sold unregulated products to underage customers. These illegal and unlicensed stores are budding up throughout the state and are hurting our communities. Today, David Tulley is paying the \$15 million price for his repeated illegal activity. This punishment

should serve as a clear warning for all unlicensed cannabis stores in the state: we will enforce the law and shut down your operations.”

This historic penalty results from the November 21, 2023, action filed by the Office of the Attorney General (OAG) on behalf of the Office of Cannabis Management (OCM), which was its inaugural petition for emergency relief under Section 16-a of the Cannabis Law, a freshly enacted provision.

The court ruling against Tulley will require the forfeiture of 90 percent of their illicit earnings from cannabis sales between February 2022, and May 2023, across all their locations. Tulley faces a penalty of \$10,000 per day for selling cannabis without a license, escalating to \$20,000 per day for continuing unlicensed sales after receiving a Notice of Violation. Additionally, Tulley incurred a \$5,000 penalty for removing a notice of violation from their Lyons, NY location on June 27, 2023. Tulley is also responsible for reimbursing the Office of the Attorney General \$1,324.98 for their costs. In total, the judgment against Tulley amounts to \$15,253,954.10 in disgorgement and penalties, plus interest.

This judgment, occurring just a month after Governor Hochul enacted [new enforcement powers](#), sets a crucial precedent empowering the State to pursue prolonged closures for establishments found guilty of unlawful cannabis sales. In April, Governor Kathy Hochul unveiled new initiatives to shut down illicit cannabis operations and protect the legal marketplace as part of the FY25 Enacted Budget. The plan provides the Office of Cannabis Management and local municipalities with new authority to take action against illicit storefronts and those who enable them. The initiatives are the strongest set of policies enacted thus far to tackle the illicit cannabis marketplace.

Director of Enforcement for the New York State Office of Cannabis

Management Daniel Haughney said, “This significant fine sends a clear message to illicit operators that the State will vigorously enforce cannabis regulations to ensure the safety and integrity of the industry. Our decisive action against unlawful activities demonstrates our commitment to protecting consumers and maintaining a level playing field for legitimate businesses. This is a pivotal moment for New York State, demonstrating our unwavering dedication to upholding the law and rooting out illegal operators from our communities, your time in town is up. Also, we would like to thank Sheriff Rob Milby and the Wayne County Sheriff's Office for their invaluable assistance in executing this enforcement task. Their dedication and support were instrumental in carrying out the operations smoothly and effectively, ensuring that the enforcement actions were executed with precision and safety. The collaboration between the Office of Cannabis Management, the Office of the Attorney General, and local law enforcement agencies like the Wayne County Sheriff's Office demonstrates the importance of a united front in upholding the law and protecting our communities from illegal cannabis activities.”

###

Additional news available at www.governor.ny.gov

New York State | Executive Chamber | press.office@exec.ny.gov | 518.474.8418

Sign up for updates from the Governor's Office: ny.gov/signup | Text NEW YORK to 81336

[UNSUBSCRIBE](#)

Power Problems? Let Us Know!



If you have power problems, please contact us right away

Con Edison is committed to providing the reliable service you expect and deserve. While we do our best to prevent power outages and other power problems, we want you to be prepared in case they do occur.

If you lose power or experience dim, partial, or flickering lights, we need to hear from you right away. Please contact us immediately at **1-800-75-CONED (1-800-752-6633)** or **conEd.com**. You'll help us determine the location and extent of a problem so we can send repair crews and restore your power as safely and quickly as possible.

We need you to let us know if you see a hazardous condition, such as fallen electric wires or trees leaning against wires or poles. If you do, please keep your distance.

Contact us even if you think your neighbor or someone else has already reported the problem. We are ready for your call or online report 24 hours a day, seven days a week.

If you see a smoking manhole or a manhole fire, you should call 911.

1-800-75-CONED (1-800-752-6633)
conEd.com

What causes power outages and other power problems?

Bad weather is the most common reason for power outages. Traffic and construction accidents and animals also can damage electric equipment and interrupt power.

High winds, soaking rain, heavy snow, and thick ice can uproot trees and break off tree limbs. Fallen trees and limbs can knock down overhead lines and poles and cause an outage. Lightning also can strike electric equipment or trees, which can disrupt power.

Hot weather by itself does not cause outages, but long periods of extreme heat increase the use of air conditioning, which increases the overall demand for power. More power is used during heat waves than at any other time of year.

Several days in a row of high demand during a heat wave creates stress on and can overload electric equipment. Overloaded equipment can overheat and sometimes fail, which can cause dim or flickering lights or other power problems and outages.

When demand is very high, we may ask you to reduce the amount of electricity you're using to help reduce stress on the system.

What should you do when your power goes out?

First, reset breakers or replace burned-out fuses. If breakers are on and fuses are OK, contact Con Edison to report the problem.

If your neighbors or others are without power, contact Con Edison right away so we can send crews to fix the problem as quickly and safely as possible.

When you contact us, have the following information handy:

- Your name, address, telephone number, and Con Edison account number, if you have one. Please make sure we have your current home and cell phone numbers on file.
- The exact location of any hazardous conditions, such as downed wires, broken or leaning utility poles, or trees leaning against poles or wires. (But, please keep your distance from any hazardous conditions.)
- The names and addresses of those you know who use electricity-operated life-support equipment.

When you contact us by phone, use our automated system to report a power problem. This system can identify your account by the caller ID of your home phone or cell phone number, if it is on

record. If we need additional information, you will be transferred to a representative.

If you have trouble reaching us, keep trying. Telephone wires may be damaged by a storm and, when large numbers of customers call to report power outages, telephone systems can become overloaded.

After reporting the power problem to us, please allow reasonable time before contacting us again so our representatives will be available for other customers.

We will keep you up to date. An estimate about when your service will be restored will be available at **conEd.com/StormCentral**. If you reported your problem by phone, we will call you with this information. We also will call you when your service is restored.

Follow these steps to protect you, your family, and your property during a power problem or outage:

- Tune your battery-operated radio to local stations for updates about service restoration in your area.
- Use flashlights rather than candles or gas lanterns to minimize the risk of fire.
- Check on friends or neighbors who are elderly, disabled, or who have special needs. Remember that elevators may not operate during an outage.

- If you're using dry ice, be careful. Handle it with gloves. For best results, place dry ice below the items you want to keep cool in an insulated container.
- Turn off light switches and unplug appliances to prevent damage to the appliances when service is restored. Leave only a single lamp or radio turned on so you'll know when power's been restored. Then turn on lights and reconnect appliances one at a time.
- Keep refrigerator and freezer doors closed as much as possible. Food will stay frozen for 24 to 48 hours with the doors closed.
- Do not go near downed power lines.
- Never use charcoal or gas grills indoors because they can cause a buildup of deadly carbon monoxide.
- Use emergency generators safely. Portable generators designed to supply electricity to homes or businesses during a power outage can be extremely dangerous if not used properly. Contact a licensed electrician before connecting an emergency generator. For information regarding use and installation of emergency generation equipment, your licensed electrical contractor can call us at **1-800-75-CONED (1-800-752-6633)** and ask to speak to our Energy Services department.

What Con Edison does to restore your power

When severe weather or a heat wave is predicted, we plan ahead to make sure we can restore any service interruptions as quickly and efficiently as possible. We position repair crews and supplies near areas prone to the greatest damage and prepare for increased telephone calls.

When you experience a power outage, everyone's safety is our highest priority. When we see a dangerous situation, we assign workers to protect the area. These employees are there to keep you safe, and may not have information about when your service will be restored.

We work to restore your power as quickly as possible. First we must clear the area of downed lines, trees, and other debris. We then assess the damage to the system to determine the extent of the problem, and assign crews and equipment to the area to begin repairs.

Unfortunately, repairing damage caused by major storms sometimes takes time, and it may be difficult for us to tell you exactly when your service will be restored. In the event of a hurricane, recovery time could take days or weeks. We ask for your understanding and cooperation, and assure you that service will be restored as quickly as possible.

We first repair the power lines, transformers, or connections that caused

the problem so we can restore power to critical facilities and customers who depend on life-support equipment. Critical facilities include hospitals, nursing homes, police and fire stations, and public transportation.

We then restore power to the lines and equipment that will bring back the most people in the fewest hours possible. As soon as we can, we restore all other customers who have lost power.

Even if you don't see crews in your immediate area, we may be working to restore service in other ways. Your service may be interrupted because of storm damage to lines and equipment located miles away from you that feed power to streets in your neighborhood.

What you should do before a storm

If a major storm or hurricane is anticipated in your area, listen to radio and TV announcements for important advisories. Also, take these precautions:

- Keep a supply of drinking water and nonperishable foods on hand.
- Turn your refrigerator and freezer to a colder setting. If you lose power, they will stay cooler for a longer period.
- Fill spare containers with water for cooking and washing.
- Keep a landline phone in your home.

Cordless phones will not work during a power outage. Ask your telephone service provider how a power outage might affect your service.

- Use surge protectors to protect sensitive equipment, such as computers and flat screen TVs. Follow the manufacturer's safety instructions. Also, consider using battery backup systems to protect against sudden loss of computer data.
- Fully charge your cell phone.
- Have battery-operated flashlights and a portable radio handy with extra, fresh batteries.
- Fill your car's gas tank.
- Customers who depend on life-sustaining equipment should have an alternate source of electric power, such as a battery backup system, on hand. If you or someone you know uses life-support equipment, let us know by calling **1-877-582-6633**.

How to file claims for losses

After an extended period without power, you may be eligible for reimbursement for certain losses:

- Residential customers may file claims for spoiled food and medicine.
- Commercial customers may file claims for perishable merchandise.

Claims will be considered if the losses resulted from a failure of the local distribution system (equipment and wires that deliver electricity from a distribution substation to you) that lasted for 12 hours or more within a 24-hour period. Losses for damage to motors, equipment, or appliances are not reimbursable.

Regrettably, claims for losses from power outages caused by conditions beyond our control, such as storms, floods, vandalism, strikes, or fires, cannot be honored.

To file a claim, either fill out a claim form or write a letter within 30 days of the power outage. Claim forms and instructions are available at **conEd.com/lawclaims**. For all claims, please include your name, address, and your Con Edison account number (if you have one) to assist us in processing your claim. A Con Edison account number is not necessary for reimbursement.

To submit a claim:

mail:

Con Edison Claims Department
P.O. Box 801
New York, NY 10276

fax:

1-212-979-1278

e-mail:

newclaims@conEd.com

More Information

Learn more about preparing and recovering from outages at
conEd.com/sm

Telecommunications for the Deaf

We offer a Telecommunications Device for the Deaf (TDD/TTY) to enable speech and hearing impaired customers to contact us directly. The toll-free number for this service is **1-800-642-2308**. Remember that you need special teletype/telephone equipment to use this number.

May 2019 968-8813



4 Irving Place
New York, NY 10003

conEdison

■ Keep this pamphlet
handy in case you have
power problems.

Encuesta sobre equipo de soporte vital/emergencias médicas

(Escriba en letra de molde legible o a máquina)

Nombre

Dirección

Nº de Apartamento

Ciudad

Estado

Código postal

Número de Teléfono

Número de cuenta de Con Edison

(si corresponde)

Puede encontrar su número de cuenta en My Account (Mi cuenta) o en su factura.

☐ Equipo de soporte vital

(Identifique qué tipo)

☐ Condición de emergencia médica

(Identifique qué tipo)

Los clientes que necesitan equipo de soporte vital o tienen una condición de emergencia médica también pueden encontrar útiles nuestros programas CONCERN y Notificación de la Tercera Persona.

Para obtener más información, visite conEd.com/SpecialServices, o llámenos al 1-800-75-CONED (1-800-752-6633)



Papel con un 10 % de contenido reciclado Mayo de 2019



Protección para clientes especiales

Equipo de soporte vital y emergencias médicas



¿Usted o alguien que conoce depende de equipo médico que funciona con electricidad o tiene una condición de emergencia médica?

Necesitamos saberlo para comunicarnos con usted en caso de una emergencia o durante un apagón. Es importante que tengamos un registro de todas las personas en los cinco condados o Westchester que dependen de equipo de soporte vital que funciona con electricidad o que tienen una condición de emergencia médica. Esto incluye personas que no reciben una factura nuestra porque el servicio de electricidad está incluido en su alquiler. Algunos ejemplos de equipo de soporte vital incluyen respiradores, monitores de apnea (monitor infantil) y equipo de hemodiálisis (máquina de riñón).

Infórmenos fácilmente por una de estas vías

- Visite **conEd.com/MyAccount** y escoja "Manage My Account" (Administrar mi cuenta) y después seleccione "Life Support Equipment" (Equipo de soporte vital).
- Complete la encuesta **Equipo de soporte vital/emergencia médica** y envíela a **lifesupportequipment@conEd.com**.

O envíela por correo a:

Con Edison

30 Flatbush Avenue, Room 515
Brooklyn, NY 11217

- Llame al 1-877-582-6633

Le enviaremos una carta de confirmación dentro de un período de siete días después de recibir su información.

Para obtener más información, visite **conEd.com/SpecialServices**

Certificación de su equipo de soporte vital o condición de emergencia médica

Para completar el registro, todo su equipo de soporte vital y condiciones de emergencia médica deben ser certificados por un médico, enfermera practicante, médico asistente o un funcionario de la junta de salud local, dentro de un período de 30 días después de que recibamos su información.

El certificador deberá incluir la siguiente información en su papel con membrete:

- Nombre, dirección de oficina y número de teléfono.
- Número de registro estatal. (Sólo aplica a médicos).
- Nombre, dirección y condición médica de la persona que usa el equipo de soporte vital.
- Una declaración firmada de que la condición se agravaría por la ausencia del servicio público.

La documentación de certificación se puede enviar a: **lifesupportequipment@conEd.com**

O: **Con Edison**

30 Flatbush Avenue, Room 515
Brooklyn, NY 11217

Consejos de seguridad para usuarios de equipos de soporte vital en caso de una tormenta

- Tenga una fuente alternativa de electricidad o un sistema de respaldo de batería.
- Si usa un generador, asegúrese de seguir las instrucciones del fabricante y los códigos de construcción locales.
- Tenga el generador en un área bien ventilada.
- Durante un apagón, la mayoría de los teléfonos inalámbricos no funcionarán, y el servicio de celular puede ser esporádico. Tenga otras opciones telefónicas disponibles (teléfono de línea fija, celular).
- Mantenga una lista de contactos en caso de una emergencia.

Here's to Your Health

Providing Information and Resources
to Improve Your Wellbeing.

A Newsletter from the Office of Citywide Health Insurance Access



Expanding HealthCare for New Yorkers

In August 2019, [NYC Health + Hospitals](#) launched the healthcare access program, [NYC Care](#). Members of the Office of Citywide Health Insurance Access (OCHIA) and their partners of the Facilitated Enrollment for the Aged, Blind and Disabled Program (FE-ABD) breathed a collective sigh of relief and welcomed the program. The FE-ABD Program provides enrollment assistance for Medicaid to residents ages 65 and older, but there was a group the Program could not serve fully: older, undocumented New Yorkers. Due to federal law, undocumented immigrants cannot be insured by Medicaid funded with federal dollars. NYC Care, although not health insurance, bridges a gap left by this rule and provides primary care and specialty services to undocumented immigrants and people who cannot afford private coverage but do not qualify for public health insurance.

Day of Action: Raising Awareness of Medicaid for Undocumented Older Adults

In January 2024, undocumented immigrants ages 65 and older became eligible to apply for NY State-sponsored Medicaid. In recognition of National Public Health Week on April 4th, several organizations came together for a Day of Action to raise awareness of the expansion of Medicaid to undocumented older adults. Community partners, State and City workers, including the Mayor's Public Engagement Unit distributed information citywide to New Yorkers about the expansion.

During the Day of Action Press Conference held at Education Alliance in lower Manhattan, Executive Director of NYC Care, Dr. Jonathan Jiménez introduced Julia, an Ecuadorian immigrant with chronic health conditions. Julia's conditions and lack of comprehensive health coverage require her to pick which health issue she'll look after and rely heavily on NYC Care and emergency medical treatment. She acknowledged that when she turns 65, she'll be eligible to get Medicaid and receive care for all her illnesses. She referred to this as "life changing" and expressed her "hope [that] in the near future all immigrants regardless of their status or age will also have access to health insurance..."



Dr. Jonathan Jimenez, Executive Director of NYC Care at Day of Action Press Conference in Manhattan.

Older adults and people with disabilities can contact the FE-ABD program at **347-396-4705** or contact **311** for assistance in applying for Medicaid.

New York's Master Plan for Aging and People with Disabilities

New York's, State Master Plan for Aging (MPA) appears to be on track with its timeline to establish a final master plan by 2025. The MPA aims to meet the needs of people with disabilities and all New Yorkers as they age. Governor Hochul created the plan in 2022 by executive order. MPA is based on similar prior initiatives on housing and downtown revitalization. It is, however, the first of its kind to consider the impacts of a wide range of factors on aging such as where a person lives, plays, and accesses healthcare.

The MPA timeline includes the establishment of a State Agency Council and Stakeholder Advisory Committee along with the start of community engagement in 2023. Town halls to gather community input are headed by the New York State Department of Health and the New York State Office for the Aging. The most recent town halls were held in Brooklyn, the Bronx, and Manhattan in early 2024.

The MPA will build on existing and new state policies and programs for older adults and their families and those living with disabilities, while also addressing challenges related to communication, coordination, caregiving, long-term care financing, and innovative care models. Ultimately, the MPA will provide guidance for building healthy, livable communities that offer opportunities for older adults, with sustained attention on ensuring equity in aging and disability.

Notably, New York is the first state to get an age-friendly designation from AARP. To see if an upcoming town hall is scheduled in your borough, listen to a recording of a prior town hall, or view a previous town hall visit [Master Plan for the Aging Town Hall](#).

Medicaid Now

Medicaid Renewals

Automatic extensions have ended. There are several ways to renew Medicaid coverage:

1. Return the Medicaid renewal packet in the return envelope provided.
2. Call the FE-ABD Program at **347-396-4705** for free enrollment help.
3. Renew online on [Access HRA](#). If you do not have an Access HRA account, you can [create an ACCESS HRA account](#) and upload any required documents through the Access HRA app.
4. Return the renewal packet to a local HRA office. Locate an office here: [NYC HRA Locations](#).

ALERT: Medicaid cases due for renewal with **active SNAP** will be renewed for 12 months. Individuals will not receive a renewal packet. However, recipients will receive a notice advising them that their Medicaid is renewed. If you get a notice telling you that your Medicaid case is closed, please call **1-888-692-6116**.

Medicaid Applications

Medicaid applicants are required to show proof of identity and NY State residency. Applicants are also required to supply proof of the following:

- | | |
|---|--|
| ✓ Identity | ✓ Proof of Medicare application |
| ✓ Household Income | (not required for undocumented immigrants) |
| ✓ Resources/Assets (if applicable) | ✓ Citizenship / Immigration status |
| ✓ Retirement accounts and annuities (if applicable) | (not required for undocumented immigrants) |
| ✓ Social Security benefit amount (if applicable) | |

ALERT: Effective January 1, 2024, undocumented immigrants aged 65 years and older can apply for Medicaid regardless of immigration status.

Medicaid and You

The Office of Citywide Health Insurance Access has created the [**Medicaid and You**](#) brochure for seniors and their caretakers. [**Medicaid and You**](#) answers frequently asked questions, connects you to helpful resources, and links you to several ways to enroll! Please see [**Medicaid and You**](#) for helpful information.

Additional Helpful Resources from OCHIA

- ❖ [**Free in NYC: Medicaid for Older Adults and People Living with a Disability**](#)
- ❖ [**Free in NYC: Medicaid Excess Income**](#)
- ❖ [**Free in NYC: Medicare Savings Programs**](#)
- ❖ [**Find Out About Your Health Insurance Options**](#)

Like us on Facebook

Check out the [**NYC HRA Facebook page to see some special postings from OCHIA.**](#) Like us on Facebook and find and share our postings, using [**#abdnycseniors**](#), with your partners.

65 or older or Disabled?

Call 347-396-4705 for free help with Medicaid enrollment



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 June 5th, 2024 meeting.

The Cannabis Review Committee met on Wednesday, June 5th, 2024, at the District Office on 435 Graham Avenue, Brooklyn, NY 11211 (Corner of Frost Street) at 6:00 PM.

ATTENDANCE

Present: Chair Vega, Barros, Cabrera, Foster, Weiser

Absent: Sofer

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

AGENDA:

Committee review of submitted Cannabis Retail Applications:

CANNABIS LICENSES

1. Alexander Norman, DBA Budea NYC, 371 Union Ave, Retail Dispensary (applicant failed to appear, committee does not recommend OCM to process the application)
2. CTNYC Partners Inc, 257 Grand St, Retail Dispensary (applicant failed to appear, committee does not recommend OCM to process the application)
3. DLD DH INC, DBA Devil's Harvest, 922 Manhattan Ave, Retail Dispensary (applicant failed to provide the committee the requested additional signatures, we do not recommend OCM to process the application)
4. Jean Levasseur, DBA Positive Vibes Cannabis, 301 Broadway, Retail Dispensary (Chair granted applicant request to withdraw the application)
5. Jesse O'Neill, DBA Budies LLC, 626 Manhattan Ave, Retail Dispensary (**Previously approved on 5/1/24**)

The Cannabis Committee reviewed 4 retail dispensary applications.

The Committee Chair accepted 1 applicant's request to withdraw their retail dispensary application.

The Committee recommends OCM not to process 2 retail dispensaries applications for failure to appear at the scheduled meeting time

The Committee recommends OCM not to process 1 retail dispensary application for failure to provide the committee the requested, additional signatures.
The votes for processing and not processing applications were unanimous

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

WHEN: Thursday, September 12th, 2024

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

WHERE: District Office at

435 Graham Avenue (corner of Frost Street)

211 Ainslie Street

(Corner of Manhattan Avenue)



COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

FAX: (718) 389-0098

Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyn1

HON. ANTONIO REYNOSO
BROOKLYN BOROUGH PRESIDENT



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DEL TEAGUE
SECOND VICE-CHAIRPERSON

GINA BARROS
THIRD VICE-CHAIRPERSON

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RECORDING SECRETARY

PHILIP A. CAPONEGRO
MEMBER-AT-LARGE

DEALICE FULLER
CHAIRPERSON

JOHANA PULGARIN
DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

June 18, 2024

COMMITTEE REPORT Parks and Waterfront Committee

TO: Chairperson Fuller and CB1 Board Members

FROM: Philip Caponegro, Committee Chair
Parks and Waterfront Committee

RE: Committee Report from May 30, 2024

The Committee met in the Evening of May 30, 2024, at 6:30 PM Location: CB1 District Office, 435 Graham Ave. Brooklyn, NY. 11211

ATTENDANCE

Present: Caponegro (Chair), Horowitz (Co- Chair), Kelterborn, Weiser.

Absent: Carbone, Chesler, Goldstein; Peterson, Sabel, Berger*, Cappucci*, Lorenz*, Louis*, Raymond* (*Non-Board Member) (4 Present No Quorum)

UPDATE & REVIEW DISTRICT NEEDS STATEMENT: - On Jan. 31, 2024, the Parks committee did a walk through with Parks Commissioner Maher to the following Parks in CB 1 to voice our concerns for needs in those parks.

- Gilbert Ramirez Park (Playground Equipment)
- Sternberg Park (Flagpole)
- Transmitter Park (Bathrooms)

A motion was made to send a letter to Commission Maher to receive an update on our concerns. There was no quorum the vote was follows:

4 "YES"; 0 "NO"; 0 "ABS".

A motion was made to send a letter to our Council Member Jennifer Gutierrez, to set up a walkthrough of Sands Park with NYC Parks, CB 1 Park Committee members and concerned citizens to bring this much needed open space (2 acres) available to the community. There was no quorum the vote was follows:

4 “YES”; 0 “NO”; 0 “ABS”.

The next Parks & Waterfront Committee meeting is scheduled as follows:

WHEN:	Thursday, September 26, 2024.
TIME:	6:30 PM (Meeting will end at 9:00 PM)
WHERE:	TBD



COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

FAX: (718) 389-0098

Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyn1

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JOHANA PULGARIN
DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

June 20, 2024

Chair Lily M. Fan
NYSLA
80 S. Swan Street
Albany, New York 12210-8002

RE: SLA APPLICATIONS

Dear Chair Fan:

Kindly be advised that at the regular meeting of Brooklyn Community Board No. 1, held on June 18, 2024, the board members reviewed the SLA Review & DCA Committee Report (attached) and the various recommendations made. Below are the actions taken:

LIQUOR LICENSES:

NEW:

1. Rich Mhasarn, 131 Grand Street, (New Application and Temporary Retail Permit - Wine, Beer & Cider, Rest) **Committee recommended APPROVAL.**
The Committee recommends approval.
The Committee voted unanimously to approve the application.
The Board Members voted to support the recommendation to **APPROVE** the application.
The Vote was: 31 "YES"; 0 "NO"; 0 "Abstentions".

2. Cozumel Mexican Restaurant Corp, DBA, Mexico 2000 Restaurant, 369 Broadway, (New Application and Temporary Retail Permit - Liquor, Wine, Beer & Cider, Rest) **Committee recommended DENIAL the applicant did not show.**
The Committee recommended denying the application.
The Committee voted unanimously to deny the application.
The Board Members voted to support the recommendation to **DENY** the application.
The Vote was: 31 “YES”; 0 “NO”; 0 “Abstentions”.
3. La Sirena Events Inc., 25 Kent Avenue, (New Application - Liquor, Wine, Beer & Cider, Catering) **POSTPONED the applicant must present at the Full Board Meeting on June 18, 2024.**
The Committee recommended **POSTPONEMENT.**
The Committee voted unanimously to postpone the application.
The Board Members voted to support the recommendation to **POSTPONE** the application.
The Vote was: 31 “YES”; 0 “NO”; 0 “Abstentions”.
4. Via Siracusa 64 Corp., DBA, Lella Alimentari 2, 141 Havemeyer Street, (New Application and Temporary Retail Permit - Liquor, Wine, Beer & Cider, Rest) **Committee recommended APPROVAL.**
The Committee recommends approval.
The Committee voted unanimously to approve the application.
The Board Members voted to support the recommendation to **APPROVE** the application.
The Vote was: 31 “YES”; 0 “NO”; 0 “Abstentions”.
5. Rita's Pizzeria LLC, DBA, Rita's Pizzeria, 160 Huran Street, (New Application and Temporary Retail Permit - 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: 31 “YES”; 0 “NO”; 0 “Abstentions”.
6. DLS Events LLC, DBA, Warsaw Polish National Home, 261-7 Driggs Avenue, (New Application - Liquor, Wine, Beer & Cider, Bar/Tavern) **Committee recommended DENIAL the applicant did not show.**
The Committee recommended **denying** the application.
The Committee voted unanimously to deny the application.
The Board Members voted to support the recommendation to **DENY** the application.
The Vote was: 31 “YES”; 0 “NO”; 0 “Abstentions”.

7. Lanfranco Family LLC, DBA, The Pizza Inn, 198 Union Avenue, (Method of Operation - Liquor, Wine, Beer & Cider, Rest) **Committee recommended APPROVAL with conditions (Stipulations liquor license till 2:00 AM).**
The Committee recommends approval with conditions (Stipulations liquor license till 2:00 AM).
The Committee voted unanimously to approve the application.
The Board Members voted to support the recommendation to **APPROVE** the application.
The Vote was: 31 "YES"; 0 "NO"; 0 "Abstentions".
8. Schmaltz Foods LLC, DBA, Shalom Japan, 310 S. 4th Street, (Alteration - Liquor, Wine, Beer & Cider, Rest) **Committee recommended APPROVAL.**
The Committee recommends approval.
The Committee voted unanimously to approve the application.
The Board Members voted to support the recommendation to **APPROVE** the application.
The Vote was: 31 "YES"; 0 "NO"; 0 "Abstentions".
9. Entity to be Formed by Dawn Eldridge, 185 Broadway, (New Application - Liquor, Wine, Beer & Cider, Rest) **The applicant WITHDREW the application.**
The application was **WITHDRAWN** by the applicant.
10. Blat Books LLC, DBA, Black Springs Books, 672 Driggs Avenue, (New Application and Temporary Retail Permit - Wine, Beer & Cider, Bar/Tavern) **Committee recommended DENIAL the applicant did not show.**
The Committee recommended denying the application.
The Committee voted unanimously to deny the application.
The Board Members voted to support the recommendation to **DENY** the application.
The Vote was: 31 "YES"; 0 "NO"; 0 "Abstentions".
11. FSMJ One, Inc., DBA, Johnny's, 642 Lorimer St, (New Application and Temporary Retail Permit - Wine, Beer & Cider, Rest) **Committee recommended APPROVAL with conditions (Stipulations liquor license Sunday to Wednesday till 2:00 AM. Thursday to Saturday till 3:00 AM).**
Committee recommended APPROVAL with conditions (Stipulations liquor license Sunday to Wednesday till 2:00 AM. Thursday to Saturday till 3:00 AM).
The Committee voted unanimously to approve the application.
The Board Members voted to support the recommendation to **APPROVE** the application.
The Vote was: 31 "YES"; 0 "NO"; 0 "Abstentions".

12. Free Ciao LLC, DBA, Ciao Ciao Disco, 97 North 10th Street #1G, (New Application and Temporary Retail Permit - 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: 31 "YES"; 0 "NO"; 0 "Abstentions".

13. Greek Boys Kitchen LLC, DBA, Greek Kitchen, 912 Manhattan Avenue, (New Application and Temporary Retail Permit - Wine, Beer & Cider, Rest) **Committee recommended APPROVAL.**

The Committee recommends approval.

The Committee voted unanimously to approve the application.

The Board Members voted to support the recommendation to **APPROVE** the application.

The Vote was: 31 "YES"; 0 "NO"; 0 "Abstentions".

14. 3 Date Williamsburg LLC, 109 South 6th Street, (New Application and Temporary Retail Permit - Wine, Beer & Cider, Bar/Tavern) **Committee recommended APPROVAL with conditions (Stipulations liquor license Sunday to Wednesday till 12:00 AM. Thursday to Saturday till 1:30 AM).**

Committee recommended APPROVAL with conditions (Stipulations liquor license Sunday to Wednesday till 12:00 AM. Thursday to Saturday till 1:30 AM).

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: 31 "YES"; 0 "NO"; 0 "Abstentions".

15. Franklin BK Hospitality LLC, 11-25 Franklin Street, (New Application and Temporary Retail Permit - Liquor, Wine, Beer & Cider, Cabaret). **POSTPONED the applicant must present at the Full Board Meeting on June 18, 2024.**

The Committee recommended POSTPONEMENT.

The Committee voted unanimously to postpone the application.

The Board Members voted to support the recommendation to **POSTPONE** the application.

The Vote was: 31 "YES"; 0 "NO"; 0 "Abstentions".

16. SSAW Brooklyn Inc., 330 S. 3rd Street, Store 2, (New Application and Temporary Retail Permit - Wine, Beer & Cider, Rest) **Committee recommended APPROVAL.**

The Committee recommends approval.

The Committee voted unanimously to approve the application.

The Board Members voted to support the recommendation to **APPROVE** the application.
The Vote was: 31 “YES”; 0 “NO”; 0 “Abstentions”.

17. CR Will LLC, 135 Metropolitan Avenue, (New Application and Temporary Retail Permit - Liquor, Wine, Beer & Cider, Rest) **Committee recommended APPROVAL.**

The Committee recommends approval.

The Committee voted unanimously to approve the application.

The Board Members voted to support the recommendation to **APPROVE** the application.

The Vote was: 31 “YES”; 0 “NO”; 0 “Abstentions”.

18. Paint 367 LLC, 367 Metropolitan Avenue, (New Application and Temporary Retail Permit - Liquor, Wine, Beer & Cider, Rest) **Committee recommended DENIAL the applicant did not show.**

The Committee recommended denying the application.

The Committee voted unanimously to deny the application.

The Board Members voted to support the recommendation to **DENY** the application.

The Vote was: 31 “YES”; 0 “NO”; 0 “Abstentions”.

19. Meyerbrau LLC, DBA, Eckhart Beer Company, 545 Johnson Ave, (New Application and Temporary Retail Permit - Liquor, Wine, Beer & Cider, Recorded Music) **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: 31 “YES”; 0 “NO”; 0 “Abstentions”.

20. 1 Meserole Ave Corp, DBA Deuces Nightlife, 1 Meserole Ave, (New Application and Temporary Retail Permit - Liquor, Wine, Beer & Cider, Disc Jockey, Recorded Music) **POSTPONED the applicant needs to contact Milton Street Association, more outreach needed.**

The Committee recommended POSTPONEMENT the applicant needs to contact Milton Street Association, more outreach needed.

The Committee voted unanimously to postpone the application.

The Board Members voted to support the recommendation to **POSTPONE** the application.

The Vote was: 31 “YES”; 0 “NO”; 0 “Abstentions”.

21. Oh Dumplings of Greenpoint Inc, 56 India St, (New Application and Temporary Retail Permit – wine, Beer & cider, Rest) **Committee recommended APPROVAL.**

The Committee recommends approval.

The Committee voted unanimously to approve the application.

The Board Members voted to support the recommendation to **APPROVE** the application.

The Vote was: 31 “YES”; 0 “NO”; 0 “Abstentions”.

RENEWAL

1. Xixa LLC, DBA, Xixa, 241 South 4th Street, (Renewal - Liquor, Wine, Beer & Cider, Rest)
2. Nassau Kyoto Japanese Sushi Inc., DBA, Kyoto Sushi, 161 Nassau Avenue, (Renewal - Wine, Beer & Cider, Rest)
3. Mendez & Avelar Inc., DBA, La Superior, 295 Berry Street, South 2nd 7 Berry Street, (Renewal - Liquor, Wine, Beer & Cider, Rest)
4. Bernie's Point LLC, DBA, Bernie's, 836 Lorimer Street (A/K/A 332 Driggs Avenue), (Renewal - Liquor, Wine, Beer & Cider, Rest)
5. Mendenhall LLC, DBA, Lady Jay's, 633 Grand Street, (Renewal - Liquor, Wine, Beer & Cider, Bar/Tavern)
6. Caribbean Sports Bar & Grill Inc., 244 Grand Street, (Renewal - Liquor, Wine, Beer & Cider, Bar/Taven)
7. My Kismet LLC, DBA, Little Rascal Bar, 130 Franklin Street, (Renewal - Liquor, Wine, Beer & Cider, Bar/Tavern)
8. Media 5 Co. LLC, DBA, Northern Bell, 612 Metropolitan Avenue, (Renewal - Liquor, Wine, Beer & Cider, Rest)
9. Bushwick Ice House LLC, 35 Ingraham Street, (Renewal - Liquor, Wine, Beer & Cider, Bar/Tavern)
10. Days of Joy Inc., DBA, Nights of Joy, 667 675 677 Lorimer Street, (Renewal - Liquor, Wine, Beer & Cider, Bar/Tavern)
11. 160 Havemeyer LLC, DBA, Domino Wine Bar, 160 Havemeyer Street Store #5, (Renewal - Wine, Beer & Cider, Bar/Tavern)
12. Niran Restaurant Corp., DBA, Thai Café, 925 Manhattan Avenue, (Renewal - Wine, Beer & Cider, Rest)
13. JS Manhattan Corp, DBA, Pelicana Chicken, 941 Manhattan Avenue, (Renewal - Wine, Beer & Cider, Rest)
14. GFLC Market LLC, DBA, Greenpoint Fish & Lobster Complany, 114 Nassau Avenue, Store, (Renewal - Wine, Beer & Cider, Rest)
15. Haku Ten Inc., DBA, Amami Sushi, 57 Nassau Avenue Store 2, (Renewal - Liquor, Wine, Beer & Cider, Rest)
16. DDT Williamsburg Corp, DBA Bia Bar & Grill, 67 S 6th St, (Renewal – Liquor, Wine, Beer & Cider, Rest)

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: 31 “Yes”; 0 “No”; 0 “Abstentions.”

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

WHEN: Monday, June 24, 2024
TIME: 6:30 PM (Meeting will end at 9:00 PM)
WHERE: Swinging Sixties Senior Center.
211 Ainslie St.
(Corner of Manhattan Ave.)
Brooklyn, NY. 11211

Working for a Better Williamsburg-Greenpoint.

Sincerely,

A handwritten signature in black ink that reads "Dealice Fuller". The signature is written in a cursive, flowing style.

Dealice Fuller
Chairperson



COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

FAX: (718) 389-0098

Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyn1

HON. ANTONIO REYNOSO
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER
FIRST VICE-CHAIRMAN

DEL TEAGUE
SECOND VICE-CHAIRPERSON

GINA BARROS
THIRD VICE-CHAIRPERSON

DAVID HEIMLICH
FINANCIAL SECRETARY

SONIA IGLESIAS
RECORDING SECRETARY

PHILIP A. CAPONEGRO
MEMBER-AT-LARGE

DEALICE FULLER
CHAIRPERSON

JOHANA PULGARIN
DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

June 20, 2024

Chair Lily M. Fan
NYSLA
80 S. Swan Street
Albany, New York 12210-8002

RE: Opposition to the SLA application from Franklin BK Hospitality LLC, 11-25 Franklin Street. (Tao Group)

Dear Chair Fan:

Kindly be advised that at the regular meeting of Brooklyn Community Board No. 1, held on June 18, 2024, the board members voted strenuously opposing the Liquor License application from Franklin BK Hospitality LLC, 11-25 Franklin Street. (Tao Group). Due to huge opposition from residents of Greenpoint and Williamsburg.

The vote was as follows: 31 "YES"; 0 "NO"; 0 "ABSTENTIONS".

Please find attached the petitions from the Community.

Working for a Better Williamsburg-Greenpoint.

Sincerely,

Dealice Fuller
Chairperson

From: [BKNYer](#)
To: [LicensesBK01 \(CB\)](#)
Subject: [EXTERNAL] Cannabis Review Committee: 922 Manhattan Avenue
Date: Saturday, June 8, 2024 1:24:29 PM

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Hello,

I'm writing to express the strong apprehension and misgivings my neighbors and I feel about the opening of this particular cannabis retail store. The owner has already and continually shown himself to feel above the law and regulations, something evidenced by the following:

- construction renovation of the store has taken place on weekends when there is no after hours variance permit. Both Saturdays and Sundays
- the owner and his associates park their cars in a manner that monopolizes parking spots that they are not entitled to. They use traffic cones to block out spots even though they do not have a permit to do so.
- there does not appear to be a permit for the garbage dumpster but, if there is one, the owner has not posted it outside as required.
- the dumpster is continually stacked to overflowing over the top, against regulations
- the owner did something to the sidewalk on Manhattan avenue and made a shoddy, dangerous repair: the sidewalk is cracked and lifted, making a tripping hazard. it's been this way for months
- the owner and his associates drive cars with license plates from Pennsylvania and Illinois, suggesting that they commit insurance fraud by driving full-time in New York. If they do this, it suggests they will commit other types of fraud.

Please confirm receipt of this email.

Thank you kindly,

Daniel

From:
Subject:
Date:

From: Alice Boyce
Sent: Tuesday, June 4, 2024 5:07 PM
To: BK01 (CB)
Subject: [EXTERNAL] 'No' To Nightclubs At Bushwick Inlet Park

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Hi there,

I am a long time Greenpoint resident of Community Board 1. I have a serious objection about two establishments applying for liquor licenses in my immediate area. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.

The establishments are Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Deuces Nightlife at 1 Meserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity.

I live less than a quarter mile from both venues and wanted to provide you with some quality of life feedback, experienced as a result of previous occupants at these sites.

The noise that emanates is heard along the waterfront in both directions, well into east-Greenpoint and even Williamsburg. It is unbearable, both during the weekend day parties and well into the night. I urge you to come to the waterfront during one of these parties and hear for yourself just how life altering it is. I'm lucky enough to have a small outdoor space but it's so loud that I cannot be outside during these times. Greenpoint is becoming more residential by the day, the granting of a liquor license for these venues will be a huge drain on City resources with the huge uptick of noise complaints.

In addition, both establishments sit along Bushwick Inlet Park where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront.

The recent refurbishment of the inlet been a decade in the making!

I am adamant, as are so many others, that the loud music and traffic from large crowds will take many steps backwards in the progress made to restore this valuable habitat.

This area is also connected to the recently constructed Marsha P. Johnson State Park, which

cost approximately \$2.3 million to build. This is a huge family resource during the day, and a peaceful haven in the evening. Two large 'clubs' would absolutely ruin what the community and City has worked so hard to create.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local community.

Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.

Deuces Nightlife — the smaller establishment at 1 Meserole Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the hearty operating costs, staff, and insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the nightclub, which is unwelcome regardless of how wholesome the daytime programming may be. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Bushwick Inlet Park will persist.

I refer you to the proposal from McGolrick Bird Club that they shared with Community Board 1 on May 28th: https://bit.ly/MBC_Statement

Thank you for your time.

I look forward to you making the best decision for the Greenpoint community and longevity of our natural spaces.

Alice

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] 1 Meserole Ave. Community Board Review
Date: Tuesday, May 28, 2024 12:08:06 PM
Attachments: [image001.png](#)
[image002.png](#)

From: Thomas Glennon

Sent: Tuesday, May 28, 2024 11:40 AM

Subject: [EXTERNAL] 1 Meserole Ave. Community Board Review

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I was reading Greenpointers last weekend and came across an article on two nightclubs opening on Franklin Street. As someone who has lived at 892 Manhattan Ave. since March 2011 and the person in charge of managing the renovations at Brooklyn Warsaw and Brooklyn Paramount Theater, I was very intrigued and wanted to reach out to you to give you my opinion on it.

I think Deuces would be a good addition to the neighborhood, however, Tao opening a 1,000-cap venue would be terrible for it. The two are very different types of venues. Brooklyn Warsaw is a 1,000-cap venue, it's a big operation with a lot of people lining up outside to get in and I'm sure Tao will keep a line outside to make it look busy and exclusive. A 300-cap event space is a drastically smaller operation and considerably less of a nuisance to the area. Deuce would have a third of the number of Ubers and people traveling in and out of the area than Tao. While the location doesn't have any residential close by people that still a lot of traffic through the area.

I really liked that Deuces would provide their space for free for community programming during the day. Reaching out to Deuces I was informed they're already in talks with non-profits and schools for them to use the space for dance classes and young musicians getting the opportunity to play music on a real sound system. He said the bars would be designed to prevent alcohol from being visible when community programs are taking place. Sounds like they put some thought into this concept and want to be a part of the Greenpoint community.

I wasn't at the board review so as a member of the neighborhood I wanted to reach out and give my thoughts on the matter.

Thanks,

Thomas Glennon DIRECTOR PROJECT MANAGEMENT

From: [Buckwild](#)
Subject: Re: [EXTERNAL] Buckwild Inlet Park
Date: Wednesday, June 5, 2024 3:40:07 PM

From: Heaven Garrison
Sent: Wednesday, June 5, 2024 3:12 PM
To: BUI (5)
Subject: [EXTERNAL] Buckwild Inlet Park

Hi,

I am a member of Community Board 1 and for many reasons oppose these nightclubs in our residential and aging community here in Greenpoint, that is already struggling to accommodate a growing population and infrastructure.

I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.

The establishments are Franklin BK Hospitality LLC (checked by Tan Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Denzoo Nightlife at 1 Mosside Avenue, which applied to stay open until 4:00 AM with 300 patron capacity.

Both establishments sit along Buckwild Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which cost approximately \$2.3 million to build.

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat.

There are 131 species of birds that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over 170 bird species, which can harm nestlings and adult birds.

Habitat risks: I have been concerned about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not have the neighborhood and have not reached out to the local community.

Franklin BK Hospitality LLC (checked by Tan Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.

Denzoo Nightlife — the smaller establishment at 1 Mosside Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the heavy operating costs, staff, and insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the nightclub, which is unwelcome regardless of how wholesome the daytime programming may be. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Buckwild Inlet Park will persist.

Please see the proposal from McGuckick Bird Club that we shared with Community Board 1 on May 28th; we would love to discuss it with you further. <https://go02.safelinks.mozilla.com/?url=https://www.mcguckickbirdclub.org/2024/05/28/2024-05-28%20-%20McGuckick%20Bird%20Club%20-%20Proposal%20for%20a%20Daycare%20Center%20at%20Buckwild%20Inlet%20Park%20-%20May%2028%202024/>

Thank you for your time.

Thanks,
Heaven

From: Christopher Skitch

Sent: Friday, May 17, 2024 2:53 PM

To: BK01 (CB) <

Subject: [EXTERNAL] Franklin BK Hospitality LLC,11-25 Franklin St - RESIDENT COMMENTS

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AS A RESIDENT OF GREENPOINT AVENUE & FRANKLIN STREET I WOULD LIKE TO EXPRESS THE FOLLOWING:

1. BUSHWICK INLET IS A HISTORIC WETLAND THAT ATTRACTS COUNTLESS SPECIES OF MIGRATORY BIRDS AND WILDLIFE.
2. 1000+ PEOPLE DESCENDING ON THIS LOCATION WILL RESULT IN DANGEROUS DRIVING, TRAFFIC IMPLICATIONS AND INCREASED EXHAUST EMISSIONS.
3. PATRONS WILL USE BUSHWICK INLET PARK AS A 'PREGAME' AND 'AFTERPARTY' LOCATION. ESPECIALLY IN SUMMER. CHILDREN PLAY IN THIS PARK AND DO NOT NEED TO WITNESS PUBLIC INTOXICATION/SUBSTANCE ABUSE.)
4. OBVIOUS NOISE POLLUTION ISSUES UNTIL 4 AM.
5. GREENPOINT DOES NOT NEED MORE NIGHTCLUBS

THANK YOU VERY MUCH

--

Christopher Skitch

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Greenpoint resident
Date: Friday, May 17, 2024 5:20:44 PM

From: Brianna Rowe
Sent: Friday, May 17, 2024 4:15 PM
To: BK01 (CB)
Subject: [EXTERNAL] Greenpoint resident

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Dear Community Board,

I am a Greenpoint resident at 100 Noble Street and am deeply concerned about the environment and cultural impact of approving two nightclubs at the Bushwick Inlet. As I understand 25 Franklin St and 1 Meserole have applied for liquor licenses to grant permission for large and loud venue spaces in the neighborhood. I would like to testify against the approval of their licenses.

Thank you,
Brianna Rowe

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] I oppose the new proposed spaces on Franklyn and Meserole
Date: Friday, May 17, 2024 5:32:13 PM

From: Alyosha Smolarski
Sent: Friday, May 17, 2024 5:13 PM
To: BK01 (CB)
Subject: [EXTERNAL] I oppose the new proposed spaces on Franklyn and Meserole

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Hi,
I live at 239 Banker St, there is already way too much noise coming from the arts districts space. I have made numerous noise complaints because decibels were approaching 80 inside my apt at 3am. Parking also becomes a disaster, with many ppl parking illegally during attendance to events there. It will only become worse!

Alyosha A. Smolarski

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] KEEP TAO OUT OF GREENPOINT
Date: Tuesday, May 28, 2024 2:26:17 PM

From: Lauren Pinkham
Sent: Tuesday, May 28, 2024 1:57 PM
To: BK01 (CB)
Subject: [EXTERNAL] KEEP TAO OUT OF GREENPOINT

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Dear Community Board Members,

I am writing to express my deep concern regarding the proposed opening of Tao Nightclub in Greenpoint. As a resident invested in the well-being of our community, I urge you to carefully consider the detrimental effects this establishment could have on our neighborhood. I urge you to read the comments on social media posts. Here is a link to the instagram comments and a reddit thread as well as one of the comments below.

https://www.instagram.com/p/C7E6N9ku1hu/?img_index=1

https://www.reddit.com/r/Greenpoint/comments/1csxz2h/two_new_nightclubs_including_tao_opening_on/

"58th Street in the city, where Tao is, is JAMMED every night with cabs, Ubers, bridge and tunnel drunks and their cars, limos and whatever else. I work at night and often have to come by there at 2/3 AM.

Bringing that level of noise and mayhem to GP is unthinkable."

Tao would be a disgrace to the neighborhood. This will attract underage individuals who will not spend money in ways that are lucrative to the community.

First and foremost, Greenpoint is already grappling with significant gentrification issues. The introduction of a large-scale nightclub like Tao could exacerbate this problem by attracting a transient crowd and contributing to rising property values, ultimately displacing long-time residents and small businesses. It's crucial that we prioritize the preservation of the unique character of our neighborhood and keep local businesses and longtime residents a priority.

Additionally, the proposed location of Tao near the waterfront raises serious environmental concerns. The noise and disturbances associated with a nightclub operation could disrupt the delicate ecosystems along the waterfront, harming wildlife and detracting from the natural beauty that makes Greenpoint such a special place to live.

Given these concerns, I urge the community board to reject the application for Tao Nightclub to open in Greenpoint. Instead, let us focus on fostering a vibrant and inclusive community that respects our environment and preserves the qualities that make Greenpoint a beloved home for so many.

Thank you for considering my perspective on this important matter.

Sincerely,

Lauren

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] No to Nightclubs at Bushwick Inlet Park
Date: Wednesday, June 5, 2024 3:53:22 PM

From: Sam Bernstein
Sent: Wednesday, June 5, 2024 3:44 PM
Subject: [EXTERNAL] No to Nightclubs at Bushwick Inlet Park

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Hello,

I am a resident of Greenpoint. I truly love this neighborhood and it has been my favorite place among many that I have lived in while a NYC resident. Among the many reasons I love this neighborhood is exposure both to nature and city living together.

I am writing as I have concerns about two establishments applying for liquor licenses in the neighborhood. The details of my concerns are below, and **I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.**

The establishments:

Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity
Deuces Nightlife at 1 Meserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity

Both establishments sit along **Bushwick Inlet Park, where there has been major investment in habitat restoration** for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which **cost approximately \$2.3 million to build.**

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will **take many steps backwards in the progress made** to restore this valuable habitat:

There are [131 species of birds](#) that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development.

Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the [National Science Foundation](#).

Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over [170 bird species](#), which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. **Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood** and have not reached out to the local community:

Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was **unprepared for their community board meeting presentation** and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.

Deuces Nightlife — the smaller establishment at 1 Meserole Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, **we did not hear any details about their strategy** to safely switch operations from nightlife to daycare.

They also shared no details about how the operating costs of the club will be enough to fund the hearty operating costs, staff, or insurance protections of a daycare center, nor how their business model will be successful.

I'm attaching the [proposal from McGolrick Bird Club](#) that was shared with Community Board 1 on May 28th. Please give it a read: https://bit.ly/MBC_Statement

Thank you for your time.

Sam

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] NO TO TAO
Date: Monday, May 20, 2024 12:06:50 PM

From: Libby Brennan
Sent: Monday, May 20, 2024 10:26 AM
To: BK01 (CB)
Subject: [EXTERNAL] NO TO TAO

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Hi,

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

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

Libby Brennan

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Objection against Tao Group and Deuces on Franklin Street, Greenpoint
Date: Tuesday, May 21, 2024 11:55:41 AM

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

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Hello,

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

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

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

Best,
Hailey Donaldson

Sent from my iPhone

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Opposing the Opening of Two Nightclubs in Greenpoint
Date: Friday, May 17, 2024 3:16:57 PM

From: Correa, Natalia
Sent: Friday, May 17, 2024 2:04 PM
To: BK01 (CB)
Cc: Natalia Correa
Subject: [EXTERNAL] Opposing the Opening of Two Nightclubs in Greenpoint

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Dear Community Board Members,

I hope this email finds you well. I am writing to express my strong opposition to the proposed opening of two nightclubs in Greenpoint. As a concerned resident, I believe that allowing these establishments to operate would have significant negative impacts on our community.

First and foremost, it is important to note that Greenpoint has already experienced tremendous growth in new residential development in recent years. This rapid growth has already disrupted the neighborhood's tranquility and residential nature. Adding two nightclubs would only exacerbate this issue.

Allow me to outline the potential negative impacts that the opening of these nightclubs may have on our community:

- Noise Pollution:** Nightclubs are notorious for generating high noise levels, especially during late-night hours. This would undoubtedly disturb the peace and quiet that residents cherish in Greenpoint. Sleep disturbance and an overall decline in the quality of life for residents would be inevitable consequences.
- Increased Traffic and Congestion:** Nightclubs attract a large number of patrons, resulting in increased traffic and congestion in the surrounding areas. This would pose a safety hazard on our already busy streets. The current infrastructure may not be equipped to handle the additional influx of vehicles, leading to traffic jams and potential accidents.
- Public Safety Concerns:** Nightclubs often draw rowdy and intoxicated crowds, which raises various public safety concerns. Residents may be subjected to increased vandalism and other criminal activities, making them feel unsafe in their own neighborhood. It is crucial to prioritize the safety and well-being of our community members.

Given these potential negative impacts, I urge the Community Board to reconsider the approval of the proposed nightclubs and liquor licenses. Greenpoint deserves to maintain its peaceful and residential nature, which is cherished by its residents. Instead, let us focus on promoting a vibrant, balanced mix of businesses that enhance our community without compromising our quality of life.

Thank you for your attention to this matter. I trust that the Community Board will consider the community's best interests when making a final decision.

Sincerely,

Natalia Correa
Greenpoint Resident

Brooklyn, NY 11222

Natalia Correa

Licensed Salesperson | Senior Global Real Estate Advisor

***Wire Fraud is Real*. Before wiring any money, call the intended recipient at a number you know is valid to confirm the instructions.** Additionally, please note that the sender does not have authority to bind a party to a real estate contract via written or verbal communication.

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Opposition to New Clubs in Greenpoint by Tao Establishment
Date: Friday, May 17, 2024 4:09:09 PM

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

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Dear Brooklyn Community Board 1,

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

Sincerely,
Kevin Gagnon
Lorimer Street Resident
Brooklyn, NY

From: [BK01 \(CB\)](#)
Cc:

Subject:
Date:

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

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Hello,

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

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

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

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

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

Thanks for your time,
Vincent

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Request to deny approval for Tao Nightclub in Greenpoint
Date: Friday, May 17, 2024 2:44:14 PM

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

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To whom it may concern,

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

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

Thank you for your consideration.

Nick Ross
Brooklyn, NY 11222

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Request to Deny Liquor License Application for Proposed Clubs: 1 Meserole Ave Corp, DBA Deuces Nightlife and Tao - Franklin BK Hospitality LLC, 11-25 Franklin Street) in Greenpoint
Date: Friday, May 17, 2024 5:32:56 PM

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

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

From: Amanda Browder

Brooklyn, NY 11222

Date: May 17th, 2024

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

Dear Chairperson Ms. Dealice Fuller,

I am writing to express my strong opposition to the applications for the liquor licenses for a proposed clubs located at 1 Meserole Ave, and 11-25 Franklin Street in Greenpoint, Brooklyn. This area, particularly the residences surrounding the proposed location on

Franklin and Meserole, is mere blocks from a thriving community with many families and young children.

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

Here are my specific concerns:

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

- **Parking Issues:** Greenpoint already experiences significant parking congestion. A new club would attract additional patrons who would likely arrive by car, further exacerbating the problem. Residents on streets like Franklin and surrounding areas already struggle to find parking after work, and this would only worsen the situation. Franklin will become a traffic jam on the weekends that will inevitably impact the environmental quality of that area.
- **Negative Impact on Residential Character:** The introduction of late-night clubs would not be compatible with the existing character of Greenpoint. Our neighborhood, especially the area around Franklin Street, is known for its family-friendly and creative atmosphere and its mix of small businesses and restaurants.

Therefore, I urge the Community Board No. 1 to deny the application for a liquor license for the proposed clubs at 1 Meserole Ave Corp, DBA Deuces Nightlife and Tao - Franklin BK Hospitality LLC, 11-25 Franklin Street.

I would also like to request the opportunity to appear before the board at a public hearing to further explain my concerns and gather support from other residents who would be negatively impacted.

Thank you for your time and consideration.

Sincerely,

Amanda Browder

From: [BRIAN](#)
Subject: Re: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park
Date: Wednesday, June 5, 2024 2:42:38 PM

From: James Cribbins
Sent: Wednesday, June 5, 2024 2:43 PM
To: BRIAN
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

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Hi,

I am a resident of Community Board 1 and a member of McGuckick Bird Club. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.

The establishments are Franklin BK Hospitality LLC (checked by Tan Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Dances Nightlife at 1 Moserick Avenue, which applied to stay open until 4:00 AM with 500 patron capacity.

Both establishments sit along Bushwick Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which cost approximately \$2.3 million to build.

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat.

There are 131 species of birds that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks less able to survive. Later associated with nightlife has been found in nests of over 170 bird species, which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local community.

Franklin BK Hospitality LLC (checked by Tan Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.

Dances Nightlife — the smaller establishment at 1 Moserick Avenue — pretends to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the heavy operating costs, staff, and insurance provisions of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the nightclub, which is a sure-fire negation of how whatever the daycare programming may be. Even if they do have excellent family program during the day, the night time disturbances to the neighborhood and local wildlife at Bushwick Inlet Park will persist.

Please see the proposal from McGuckick Bird Club that we shared with Community Board 1 on May 28th, we would love to discuss it with you further: <https://www.mcguckickbirdclub.org/2024/05/28/proposal-for-a-bird-friendly-daycare-center-at-bushwick-inlet-park/>

Thank you for your time.

From: [Pete Devlin](#)
Subject: [Re: Nightclubs at Buswick Inlet Park](#)
Date: Monday, June 19, 2023 10:25:09 AM

From: Pete Devlin
Sent: Sunday, June 9, 2024 11:49 AM
To: MUI <MUI@pdx-inc.gov>
Subject: [EXTERNAL] Say No! To Nightclubs At Buswick Inlet Park

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Hi,

I am a resident of Community Board 1. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and I strongly urge you to prevent them from obtaining their liquor licenses and proceeding with development.

The establishments are (1) Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and (2) Dances Nightlife at 1 Moorside Avenue, which applied to stay open until 4:00 AM with 300 patron capacity.

Both establishments sit along Buswick Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which cost approximately \$2.3 million to build.

I have concerns that the loud music and traffic and littering from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat.

There are at least 131 species of birds that call our park home, some of these rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over 170 bird species, which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local community.

Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.

Dances Nightlife — the smaller establishment at 1 Moorside Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the operating costs, staff, and insurance premiums of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the nightclub, which is unwelcome regardless of how wholesome the daytime programming may be. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Buswick Inlet Park will persist.

Please see the proposal from McClellan Boat Club that we shared with Community Board 1 on May 20th: <https://pdx-inc.gov/sites/default/files/2023-05/mcclellan-boat-club-proposal.pdf>
<https://pdx-inc.gov/sites/default/files/2023-05/mcclellan-boat-club-proposal.pdf>

Thank you for your time.

Pete Devlin

From: Isabelle Kritzian
Sent: Sunday, June 9, 2024 7:18 AM
To: BKD1
Subject: [EXTERNAL] Say "No" To Nightclubs At Bushwick Inlet Park

The establishments are Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Deuces Nightlife at 1 Meserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity.

Both establishments sit along Bushwick Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront, as well as residential community development with many new and young families who moved to this area specifically for a quiet and community oriented neighborhood. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which cost approximately \$2.3 million to build.

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat and develop this family neighborhood.

There are 131 species of birds that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over 170 bird species, which can harm nestlings and adult birds.

Franklin BK Hospitality LLC (hucked by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.

Deuces Nightlife — the smaller establishment at 1 Mesquite Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the heavy operating costs, staff, and insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the nightclub, which is unwelcome regardless of how wholesome the daytime programming may be. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Bushwick Inlet Park will persist.

Please see the prepared form from McGilchrist Bird Club that we shared with Community Board 1 on May 20th; you are invited to discuss it with your fellow(s) at <https://goxdt.usinfojobs.net/publication/nyd9k6wq7>
<https://goxdt.usinfojobs.net/publication/nyd9k6wq7>

From: Amanda Aldinger
Sent: Saturday, June 8, 2024 8:04 AM
To: BKD1 (CB)
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

H₂

I am a resident of Community Board 1 and a member of McGolrick Bird Club. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.

The establishments are Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Deuces Nightlife at 1 Meserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity

Both establishments sit along Bushwick Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which cost approximately \$2.3 million to build.

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat.

There are 131 species of birds that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over 170 bird species, which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local community.

Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.

Please see the proposal from McGoldrick B&B Club that we shared with Community Board 1 on May 28th, as we would love to discuss it with you here: <https://www.gobuffalo.org/document-center/>

Thank you for your time.
Amanda

From: Rebecca Melman
Sent: Friday, June 7, 2024 3:29 PM
To: BKD1 (CB)
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

I am a resident of Community Board 1 and a member of McGuckick Bird Club. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.

Both establishments sit along Badwick Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which cost approximately \$2.3 million to build.

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat.

There are 131 species of birds that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over 170 bird species, which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local community.

Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.

Deuces Nightlife — the smaller establishment at 1 Meserve Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the heavy operating costs, staff, and insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the nightclub, which is unwelcome regardless of how wholesome the daytime programming may be. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Bushwick Inlet Park will persist.

Please see the proposal from McGullick Bird Club that we shared with Community Board 1 on May 28th; we would love to discuss it with you further: <https://gcc02.safelinks.protection.outlook.com?>

Thank you for your time.

Rebecca Meltrum

Rebecca Melman

From: Michelle Hernandez
Sent: Friday, June 7, 2024 3:04 PM
To: BKD1 (CB)
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

The establishments are Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Douces Nightlife at 1 Meserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity.

Both establishments sit along Buswick Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which cost approximately \$2.3 million to build.

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat.

There are 131 species of birds that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local community.

Franklin BK Hospitality LLC (backed by Tan Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.

Drakes Nightlife — the oldest establishment at 1 Mercedes Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely shut operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the heavy operating costs, staff, and insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the nightclub, which is unwelcome regardless of how wholesome the daytime programming may be. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Budweiser Inlet Park will persist.

Please see the proposal from McGubrick Bird Club that we shared with Community Board 1 on May 28th; we would love to discuss it with you further: <https://cc02.safelink.s protection.outlook.com/>

[url=https://doi.org/10.1016/j.jmb.2019.05.005](https://doi.org/10.1016/j.jmb.2019.05.005)

Michelle Hernández

From: [John Gaud](#)
Subject: Re: 21219622 [Bay View] To: Nightlife at Bushwick Inlet Park
Date: Friday, June 7, 2024 11:11:15 AM

From: Karlaene Girard
Sent: Thursday, June 6, 2024 5:20 PM
T

Hi,
I am a resident of Community Board 1 and a member of McGolick Bird Club. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.
The establishments are Franklin BK Hospitality LLC (backed by Tan Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Dances Nightlife at 1 Merrick Avenue, which applied to stay open until 4:00 AM with 300 patron capacity.
Both establishments sit along Bushwick Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which cost approximately \$2.3 million to build.
We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat.
There are 131 species of birds that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over 170 bird species, which can harm nestlings and adult birds.
Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local community.
Franklin BK Hospitality LLC (backed by Tan Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.
Dances Nightlife — the smaller establishment at 1 Merrick Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the heavy operating costs, staff, and insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the nightclub, which is unworkable regardless of how wholesome the daytime programming may be. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Bushwick Inlet Park will persist.
Please see the proposal from McGolick Bird Club that we shared with Community Board 1 on May 28th, we would love to discuss it with you further <https://cityofbrooklyn.gov/wp-content/uploads/2024/05/20240528-McGolick-Bird-Club-Proposal.pdf>

john.gaud@cityofbrooklyn.gov
Thank you for your time.
Best,
Karlaene Girard

From: Anna O'Keefe
Sent: Wednesday, June 5, 2024 4:25 PM
To: BKD1 (CB)
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

I am a resident of Community Board 1 and a member of McGrick Bird Club. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.

The establishments are Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Douces Nightlife at 1 Meserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity.

Both establishments sit along Badwick Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Manda P. Johnson State Park, which cost approximately \$2.3 million to build.

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat.

There are 131 species of birds that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over 170 bird species, which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local community.

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Deuces Nightlife — the smaller establishment at 1 Meserve Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the heavy operating costs, staff, and insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the nightclub, which is unwelcome regardless of how wholesome the daytime programming may be. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Bushwick Inlet Park will persist.

Please see the proposal from McGolrick Bird Club that we shared with Community Board 1 on May 28th; we would love to discuss it with you further: <https://ccc02.safelinks.protection.outlook.com/?>

<https://doi.org/10.1016/j.jmb.2019.03.001>

From: James Cribbins
Sent: Wednesday, June 5, 2024 2:02 PM
To: BKO1 (CB)
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

I am a resident of Community Board 1 and a member of McGrick Bird Club. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development. The establishments are Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Douces Nightlife at 1 Meserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity.

Both establishments sit along Bushwick Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which cost approximately \$2.3 million to build.

Both establishments sit along Bushwick Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which cost approximately \$2.3 million to build.

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat.

There are 131 species of birds that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over 170 bird species, which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local community.

Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.

Deuces Nightlife — the smaller establishment at 1 Meserve Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the heavy operating costs, staff, and insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to rush through the nightclub, which is undesirable regardless of how wholesome the daytime programming may be. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Budweiser Inlet Park will persist.

[illegible]

James Critbins

From: alexandra.gaymes@icloud.com
Sent: Wednesday, June 5, 2024 1:27 PM
To: BKD1 (CB)
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

Thank you for your time.

From: Anna Benson
Sent: Wednesday, June 5, 2024 1:07 PM
To: BKD1 (CB) <
Subject: [EXTERNAL] Say "No" To Nightclubs At Bushwick Inlet Park

The establishments are Franklin BK Hospitality LLC (hacked by Taco Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Deuces Nightlife at 1 Moscone Avenue, which applied to stay open until 4:00 AM with 300 patron capacity.

Both establishments sit along Bushwick Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsh P. Johnson State Park, which cost approximately \$2.3 million to build. We have concern that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat.

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[illegible]

Sent from my iPhone

From: Anna Benson
Sent: Wednesday, June 5, 2024 1:07 PM
To: BRD1 (CB) <BRD1@cityofboston.com>
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

HL

I am a resident of Community Board 1 and a member of McGolrick Bird Club. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.

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Both establishments sit along Budwick Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which cost approximately \$2.3 million to build.

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat.

There are 131 species of birds that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks less

able to survive. Litter associated with nightlife has been found in nests of over 170 bird species, which can harm nestlings and adult birds.

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Please see the proposal from McGuckrick Bird Club that we shared with Community Board 1 on May 28th; we would love to discuss it with you further: <https://ccv02.safelinks.protection.outlook.com/>

<https://doi.org/10.1371/journal.pone.0259303.g003>

Thank you for your time.

Sent from my iPhone

From: Madison Williams
Sent: Wednesday, June 5, 2024 7:28 AM
To: BK01 (CB)
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

Deuces Nightlife — the smaller establishment at 1 Meserole Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the heavy operating costs, staff, and insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the nightclub, which is unwelcome regardless of how wholesome the daytime programming may be. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Bushwick Inlet Park will persist.

Thank you for your time
Madison Williams

From: Parsley
Sent: Wednesday, June 5, 2024 5:17 AM
To: BKD1 (CB) <
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

I am a resident of Community Board 1 and a member of McGolrick Bird Club. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.

Both establishments sit along Budwicks Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which cost approximately \$2.3 million to build.

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat.

There are 131 species of birds that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over 170 bird species, which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local community.

Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to displace.

Dances Nightlife — the smaller establishment at 1 Mesquite Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the hefty operating costs, staff, and insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the nightclub, which is unwelcome regardless of how wholesome the daytime programming may be. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Budwisk Inlet Park will persist.

Please see the proposal from McGoldick Bird Club that we shared with Community Board 1 on May 28th; we would like to discuss it with you further: <https://c02.safelinks.mstcd.net/link/0/34453225-7276-4c35-9F386C-Summarydesk.docx/34453225-7276-4c35-9F386C-Summarydesk.docx>

<https://ncf02.safelinks.protection.outlook/?url=https://www.geneexpression.com/TCdata-05%20IS%20A018404.htm?cs=7C6843922445486b4d9084c4983e97C7D6676781147269815466613be4330e330e33c38837600760986e37C7Uaknre937CTWtFqGZ438gR7B7mMce+LjAeMDALCIQIwVzHmJlCBT5JdlhaWslCXVCMbme3Jfcs3C0000e33c33c3CAdata-DVTPAMBP5JTFab52bubYNpS8ia30hufE25mTrnNIESJDReceived-6>

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park
Date: Tuesday, June 4, 2024 4:43:05 PM

From: Maya Sharma
Sent: Tuesday, June 4, 2024 3:29 PM

Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

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

Hi,

I am a resident of Community Board 1 in Greenpoint and a member of McGolrick Bird Club. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and **I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.**

The establishments:

- Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity
- Deuces Nightlife at 1 Meserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity

Both establishments sit along **Bushwick Inlet Park, where there has been major investment in habitat restoration** for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which **cost approximately \$2.3 million to build.**

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will **take many steps backwards in the progress made** to restore this valuable habitat:

- There are [131 species of birds](#) that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development.
- Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the [National Science Foundation](#).
- Noise and light pollution can affect breeding habits leaving chicks less able to

survive. Litter associated with nightlife has been found in nests of over [170 bird species](#), which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. **Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood** and have not reached out to the local community:

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I'm attaching the [proposal from McGolrick Bird Club](#) that we shared with Community Board 1 on May 28th. Please give it a read, we would love to discuss it with you further:
https://bit.ly/MBC_Statement

Thank you for your time.

Best,

Maya Sharma

From: Alicia Lind
Sent: Tuesday, June 4, 2024 3:25 PM
To: 8801 (CB)
Subject: [EXTERNAL] Say "No" To Nightclubs At Bushwick Inlet Park

I am a resident of Community Board 1 and a member of McGrick Bird Club. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development. The establishments are Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Douces Nightlife at 1 Meserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity.

Both establishments sit along Brunswick Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Maresh P. Johnson State Park, which cost approximately \$2.3 million to build. We have concern that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat.

There are 131 species of birds that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development. Chicks less able to survive. Litter associated with nightlife has been found in nests of over 170 bird species, which can harm nestlings and adult birds.

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Devices Nightlife — the smaller establishment at 1 Meserole Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the heavy operating costs, staff, and insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the nightclub, which is unwelcome regardless of how wholesome the daytime programming may be. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Breezy Point Inlet Park will persist.

[illegible]

Thank you for your time.

Be Well
Alicia Lind
she/her

From: James Cribbins
Sent: Tuesday, June 4, 2024 3:05 PM
To: BRD1 (CB)
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

James Crittins

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park
Date: Tuesday, June 4, 2024 4:38:37 PM

From: lindsey
Sent: Tuesday, June 4, 2024 3:01 PM

Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

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

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Both establishments sit along **Bushwick Inlet Park, where there has been major investment in habitat restoration** for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which **cost approximately \$2.3 million to build.**

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will **take many steps backwards in the progress made** to restore this valuable habitat:

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survive. Litter associated with nightlife has been found in nests of over [170 bird species](#), which can harm nestlings and adult birds.

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I'm attaching the [proposal from McGolrick Bird Club](#) that we shared with Community Board 1 on May 28th. Please give it a read, we would love to discuss it with you further:
https://bit.ly/MBC_Statement

Thank you for your time.

Best,

Lindsey

From: jeff@jeffrey.com
Subject: Re: [EXTIRP@] Say No To Nightclubs At Rutwick West Park
Date: Monday, June 3, 2008 12:01:01 PM

From: Magdalena Tomaszewski <magda.tomaszewski@gmail.com>
Sent: Monday, June 3, 2024 11:04 AM
To: BKD1 (CB) <bkd1@cb.nyc.gov>
Subject: [EXTERNAL] Say "No" To Nightclubs At Bushwick Inlet Park

H₂

I am a resident of Community Board 1 and a member of McColrick Bird Club. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.

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Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local community.

Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.

Deuces Nightlife — the smaller establishment at 1 Meserole Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the hefty operating costs, staff, and insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the nightclub, which is unwelcome regardless of how wholesome the daytime programming may be. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Bedwick Inlet Park will persist.

Please see the response from McGobrick Blind Club that we shared with Community Board 1 on May 28th; we would love to discuss it with you further: <https://go02.safelinks.restoration.org/link>

<https://doi.org/10.1371/journal.pone.0240875.g001>

Thank you for your time.
Magda Tomaszewski

From: [Bridget](#)
Subject: Re: [EXTERNAL] Say "No" To Nightclubs At Badwick Inlet Park
Date: Monday, June 3, 2025 11:48 AM EDT

From: Kristen Gottbrecht
Sent: Sunday, June 2, 2024 4:05 PM
To: MUI (L3)
Subject: [EXTERNAL] Say "No" To Nightclubs At Badwick Inlet Park

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

Hi,

I am a resident of Community Board 1 and a member of McGillick Bird Club. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.

The establishments are Franklin BK Hospitality LLC (backed by Tan Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Dances Nightlife at 1 Moorside Avenue, which applied to stay open until 4:00 AM with 300 patron capacity.

Both establishments sit along Badwick Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which cost approximately \$2.3 million to build.

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backward in the progress made to restore this valuable habitat.

There are 131 species of birds that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over 170 bird species, which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local community.

Franklin BK Hospitality LLC (backed by Tan Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.

Dances Nightlife — the smaller establishment at 1 Moorside Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the heavy operating costs, staff, and insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the nightclub, which is unwelcome regardless of how wholesome the daytime programming may be. Even if they do have excellent family programs during the day, the night time disturbances to the neighborhood and local wildlife at Badwick Inlet Park will persist.

Please see the proposal from McGillick Bird Club that we shared with Community Board 1 on May 28th; we would love to discuss it with you further <https://uii.cfb1.nyu.edu/extension-network.com/>

<https://uii.cfb1.nyu.edu/extension-network.com/>

Thank you for your time.

Best,
Kristen Gottbrecht

From: [Bibi Lutz](#)
Subject: [EXTERNAL] Say 'No' To Nightlife At Radwack Inlet Park
Date: Monday, June 1, 2020 11:48:12 AM

From: Kirsten Gutfreucht
Sent: Sunday, June 2, 2020 6:00 PM
To: Bibi Lutz
Subject: [EXTERNAL] Say 'No' To Nightlife At Radwack Inlet Park

C

Hi,

I am a resident of Community Board 1 and a member of McGillick Bird Club. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.

The establishments are Franklin BK Hospitality LLC (located by Tax Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Denon's Nightlife at 1 Mosside Avenue, which applied to stay open until 4:00 AM with 300 patron capacity.

Both establishments sit along Radwack Inlet Park, where there has been major investment in habitat restoration for birds, insects, reptiles, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marble P. Johnson State Park, which cost approximately \$2.3 million to build.

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat.

There are 131 species of birds that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over 170 bird species, which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local community.

Franklin BK Hospitality LLC (located by Tax Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.

Denon's Nightlife — the smaller establishment at 1 Mosside Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the heavy operating costs, staff, and insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the nightclub, which is unwelcome regardless of how wholesome the daytime programming may be. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Radwack Inlet Park will persist.

Please see the proposal from McGillick Bird Club that we shared with Community Board 1 on May 20th, we would love to discuss it with you further: <https://api.02.mcgillicksassociation.org.uk/>

<https://api.02.mcgillicksassociation.org.uk/>

Thank you for your time.

Best,
Kirsten Gutfreucht

From: [John Galt](#)
Subject: Re: [EXTERNAL] Say No! To Nightclubs At Budwick Inlet Park
Date: Monday, June 1, 2020 11:27:02 AM

From: Louisa Lovelace

Sent: Sunday, June 2, 2024 9:37 AM

To: BUII LCB

Subject: [EXTERNAL] Say 'No' To Nightclubs At Budwick Inlet Park

I am a resident of Community Board 1 and a member of McGillick Bird Club. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.

The establishments are Franklin BK Hospitality LLC (checked by Tax Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Danosa Nightlife at 1 Monmouth Avenue, which applied to stay open until 4:00 AM with 300 patron capacity.

Both establishments sit along Budwick Inlet Park, where there has been major investment in habitat restoration for birds, insects, reptiles, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Manchu P. Johnson State Park, which cost approximately \$2.3 million to build.

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat.

There are 131 species of birds that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks less able to survive. Later associated with nightlife has been found in nests of over 170 bird species, which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local community.

Franklin BK Hospitality LLC (checked by Tax Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.

Danosa Nightlife — the smaller establishment at 1 Monmouth Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the heavy operating costs, staff, and insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will not the promise of family programming to push through the nightclub, which is unworkable regardless of how wholesome the daytime programming may be. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Budwick Inlet Park will persist.

Please see the proposal from McGillick Bird Club that we shared with Community Board 1 on May 28th, we would love to discuss it with you further. <https://ccf02.safelinks.usdncdn.com/>

Thank you for your time.

Louisa Lovelace

<https://ccf02.safelinks.usdncdn.com/>

From: Brenda Colling
Sent: Sunday, June 2, 2024 7:38 AM
To: BKD2 (CB)
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

I am a resident of Community Board 1 and a member of McGolrick Bird Club. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.

The establishments are Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Deuces Nightlife at 1 Meserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity.

Both establishments sit along Beshwick Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which cost approximately \$2.3 million to build.

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat.

There are 131 species of birds that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over 170 bird species, which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local community.

Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.

Deuces Nightlife — the smaller establishment at 1 Meserve Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the heavy operating costs, staff, and insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the nightclub, which is unwelcome regardless of how wholesome the daytime programming may be. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Blandford Inlet Park will persist.

[illegible]

Thank you for your time.

Brenda Colling
Textiles

From: Brigitte Bishop
Sent: Sunday, June 2, 2024 7:05 AM
To: BKD1 (CB)
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

I am a resident of Community Board 1 and a member of McGolrick Bird Club. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.

The establishments are Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Deuces Nightlife at 1 Meserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity.

Both establishments sit along Bodnick Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsh P. Johnson State Park, which cost approximately \$2.3 million to build.

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat.

There are 131 species of birds that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks

less able to survive. Later associated with nirlife has been found in nests of over 170 bird species, which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local community.

Franklin BK Hospitality LLC (backed by Tan Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.

Deuces Nightlife — the smaller establishment at 1 Moreau Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the heavy operating costs, staff, and insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the nightclub, which is unwelcome regardless of how wholesome the daytime programming may be. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Budwick Inlet Park will persist.

Please see the proposal from McCollick Bird Club that we shared with Community Board 1 on May 28th; we would love to discuss it with you further. <https://www.mccollickbirdclub.org/links/protection-network.html>

Thank you for your time.

Sent from my iPhone

From: Brigitte Bishop
Sent: Sunday, June 2, 2024 7:04 AM
To: BKO1 (CB)
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

Sent from my iPhone

From: Kirsten Neville
Sent: Sunday, June 2, 2024 12:00 AM
To: BKKD1 (CB) <BKKD1@cityofboston.com>
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

The establishments are Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Deacons Nightlife at 1 Mooreole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity.

Both establishments sit along Bushwick Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marshu P. Johnson State Park, which cost approximately \$2.3 million to build. We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat.

There are 131 species of birds that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over 170 bird species, which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local community.

Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.

and insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to rush through the nightclub, which is unwelcome regardless of how wholesome the daytime programming may be. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Budweiser Inlet Park will persist.

Please see the proposal from McGuckick Bird Club that we shared with Community Board 1 on May 28th; we would love to discuss it with you further <https://www.g2.com/solutions/protection-mcguckick-bird-club>
<https://www.g2.com/solutions/protection-mcguckick-bird-club>

Thank you for your time.

Sent from my iPhone

From: Antoinette Babino Speed
Sent: Saturday, June 1, 2004 11:01 PM
To: BKD1 (CB)
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

I am a resident of Community Board 1 and a member of McGolrick Bird Club. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development. The establishments are Franklin RF Humidity LLC (located by Ten Green Hospitality) at 11-25 Franklin Street, which applied to stay open until 6:00 AM with 1,000 patron capacity and Dream Nightlife at 1 Monmouth Avenue, which applied to stay open until 6:00 AM with 300 patron capacity.

Both establishments sit along Blacklick Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marshu P. Johnson State Park, which cost approximately \$2.3 million to build.

There are 131 species of birds that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over 170 bird species, which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local community.

Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.

Deuces Nightlife — the smaller establishment at 1 Moscone Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the hearty operating costs, staff, and insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the nightclub, which is unwelcome regardless of how wholesome the daytime programming may be. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Badschick Inlet Park will persist.

Please see the proposal from McGohrick Blind Club that we shared with Community Board 1 on May 28th; we would love to discuss it with you further: <http://ccc02.safelinks.protection.outlook.com/?url=http://www.mcgohrick.org/2017/05/28/proposal-for-a-new-blind-crosswalk-at-the-intersection-of-10th-ave-n-and-10th-st-n-in-the-city-of-denver/>

Thank you for your time.

Thank you for your time.

From: Mariella BG
Sent: Saturday, June 1, 2024 9:01 PM
To: BKD1 (CB)
Subject: [EXTERNAL] Say "No" To Nightclubs At Bushwick Inlet Park

H₂

The establishments are Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Denzies Nightlife at 1 Meserve Avenue, which applied to stay open until 4:00 AM with 300 patron capacity.

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat.

less able to survive. Litter associated with nightlife has been found in nests of over 170 bird species, which can harm nestlings and adult birds.

Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.

[illegible]

Sent from my iPhone

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park
Date: Monday, June 3, 2024 10:43:28 AM

From: Holly Dowell
Sent: Saturday, June 1, 2024 7:51 PM
To: abc.sm.enforcement
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

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

Hello,
I am a resident of Community Board 1, writing in solidarity with the McGolrick Bird Club. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and **I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.**

The establishments:

- Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity
- Deuces Nightlife at 1 Meserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity

Both establishments sit along **Bushwick Inlet Park, where there has been major investment in habitat restoration** for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which **cost approximately \$2.3 million to build.**

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will **take many steps backwards in the progress made** to restore this valuable habitat:

- There are [131 species of birds](#) that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development.
- Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the [National Science Foundation](#).
- Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over [170 bird species](#), which can harm nestlings and adult birds.

I'm attaching the [proposal from McGolrick Bird Club](#) that was shared with Community Board 1 on May 28th. https://bit.ly/MBC_Statement

Thank you for your time & consideration,
Holly Dowell

From: Dylan Brown
Sent: Saturday, June 1, 2024 7:40 PM
To: BED1 (CB)
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

Dylan Brown AEA, SAG-AFTRA

<https://doi.org/10.1016/j.sbspro.2014.06.002>
<http://dx.doi.org/10.1016/j.sbspro.2014.06.002>
 © Elsevier B.V.
 New York, NY

From: Caroline Cagliosi
Sent: Saturday, June 1, 2024 6:12 PM
To: BKD1 (CB)
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

The establishments are Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Deuces Nightlife at 1 Meserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity.

Both establishments sit along Bushwick Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which cost approximately \$2.3 million to build.

We have concern that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat.

There are 131 species of birds that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over 170 bird species, which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local community.

Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.

Deuces Nightlife — the smaller establishment at 1 Menesee Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the hefty operating costs, staff, and insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the nightclub, which is unwelcome regardless of how wholesome the daytime programming may be. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Bushwick Inlet Park will persist.

[illegible]

Thank you for your time.

From: Vincent Bezuidenhout
Sent: Saturday, June 1, 2024 6:30 PM
To: BKK21 (CB)
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

The establishments are Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Deuces Nightlife at 1 Moscone Avenue, which applied to stay open until 4:00 AM with 300 patron capacity.

Both establishments sit along Bushwick Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which cost approximately \$2.3 million to build. We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat.

There are 131 species of birds that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over 170 bird species, which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local community.

Franklin BK Hospitality LLC (backed by Ten Group Holdings) – the largest establishment at 11-25 Franklin – was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.

Denyances Nightlife – the smallest establishment at 1 Moreville Avenue – promises to use the funds from the club to run a day care center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely choose operations from nighttime to daytime. They also shared no details about how the operating costs of the club will be enough to fund the heavy operating costs, staff, and insurance premiums of a daycare center, nor how their business model will be successful. One concern is that they will use the promise of family programming to push through the nightclub, which is unwelcome regardless of how wholesome the daytime programming may be. Even if they have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Brookline Lake Park will persist.

Please see the preprint from McGrath's End Club that is shared with Community Band 1 on May 20th, we would love to discuss it with you further <https://www.researchprotocols.org/2020/1/e19622/>
<https://www.researchprotocols.org/2020/1/e19622/>

Thank you for your time,
 Vincent Brandstetter

From: Brittany Radocha
Sent: Saturday, June 1, 2024 1:59 PM
To: BKD1 (CB)
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

I am a resident of Community Board 1 and a member of McColrick BID Club. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.

The establishments are Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Deuces Nightlife at 1 Meserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity.

Both establishments sit along Bushwick Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which cost approximately \$2.3 million to build.

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat.

There are 131 species of birds that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over 170 bird species, which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local community.

Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.

Drawers Nightlife — the smaller establishment at 1 Meserole Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the heavy operating costs, staff, and insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the nightclub, which is unwelcome regardless of how wholesome the daytime programming may be. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Birdwick Inlet Park will persist.

[illegible]

Thank you for your time.

Brittany

From: Joseph SchianodiCola, Jr.
Sent: Saturday, June 1, 2024 1:39 PM
To: BKK21 (CB)
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

Good afternoon.

I am a resident of Community Board 1 and a member of McGolrick Bird Club. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.

The establishments are Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Deuces Nightlife at 1 Meserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity.

Both establishments sit along Budwicks Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which cost approximately \$2.3 million to build.

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat.

There are 131 species of birds that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over 170 bird species, which can harm both nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local community.

Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.

Drives Nightlife — the smaller establishment at 1 Mercedes Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the heavy operating costs, staff, and insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the nightclub, which is unwelcome regardless of how wholesome the daytime programming may be. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Bushwick Inlet Park will persist.

Please see the proposal from McGulrick Bird Club that we shared with Community Board 1 on May 28th; we would love to discuss it with you further: <https://ccc02.safelinks.redirect.com?>

Thank you for your time.

Joe

From: Alison Banks
Sent: Saturday, June 1, 2024 12:50 PM
To: BKD1 (CB)
Subject: [EXTERNAL] Say "No" To Nightclubs At Bushwick Inlet Park

I am a resident of Community Board 1 and a member of McGolrick Bird Club. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.

The establishments are Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Douces Nightlife at 1 Meserve Avenue, which applied to stay open until 4:00 AM with 300 patron capacity.

Both establishments sit along Badwick Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsh P. Johnson State Park, which cost approximately \$2.3 million to build.

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat.

There are 131 species of birds that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over 170 bird species, which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local community.

Franklin BK Hospitality LLC (hucked by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.

Deuces Nightlife — the smaller establishment at 1 Meserve Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the heavy operating costs, staff, and insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the nightclub, which is unwelcome regardless of how wholesome the daytime programming may be. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Budwisk Inlet Park will persist.

Please see the proposal from McGibrick Bied Club that we shared with Community Board 1 on May 28th; we would love to discuss it with you further: https://ccc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.mcgibrick.org%2Fwp-content%2Fuploads%2F2020%2F06%2FBidClubProposal.pdf&context=menu&ui=en&gs=z&rs=en&se=z&ss=z&sk=0&simn=0&simr=0&simv=0&simw=0&simx=0&simy=0&sps=0&sr=0&st=0&su=0&sv=0&sw=0&sx=0&sy=0&sz=0&tid=0&t看=0&ts=0&tt=0&tx=0&ty=0&tz=0&usq=__&utm_campaign=&utm_medium=email&utm_source=communityboard1

<http://dx.doi.org/10.1371/journal.pone.0158444.g001>

Thank you for your time.

Best,
Alicia Banks

From: [Michelle Hernandez](#)
Subject: Re: [EXTERNAL] Say 'No' To Nightclubs At Budwicks Inlet Park
Date: Monday, June 3, 2024 10:27:07 AM

From: Michelle Hernandez
Sent: Saturday, June 1, 2024 12:34 PM
To: MHI L58
Subject: [EXTERNAL] Say 'No' To Nightclubs At Budwicks Inlet Park

Hi,

I am a resident of Community Board 1 and a member of McGillick Bird Club. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.

The establishments are Franklin BK Hospitality LLC (backed by Taw Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Deness Nightlife at 1 Meander Avenue, which applied to stay open until 4:00 AM with 300 patron capacity.

Both establishments sit along Budwicks Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marshes P. Johnson State Park, which cost approximately \$2.3 million to build.

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat.

There are 131 species of birds that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks less able to survive. Later associated with nightlife has been found in nests of over 175 bird species, which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local community.

Franklin BK Hospitality LLC (backed by Taw Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.

Deness Nightlife — the smaller establishment at 1 Meander Avenue — pretenses to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the heavy operating costs, staff, and insurance premiums of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the nightclub, which is unworkable regardless of how wholesome the daytime programming may be. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Budwicks Inlet Park will persist.

Please see the proposal from McGillick Bird Club that we shared with Community Board 1 on May 20th, we would love to discuss it with you further. https://go.glz/246f88kq&utm_source=mailchimp

glz-4tupw3:UAS?z=2473a1a2c53f2488c...&utm_source=mailchimp

Thank you for your time.

Michelle Hernandez

From: Julia Scinto
Sent: Saturday, June 1, 2024 7:09 AM
To: BK01 (CB)
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

Julia Scinto

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park
Date: Monday, June 10, 2024 11:04:03 AM

From: Monica Gierada
Sent: Monday, June 10, 2024 10:56 AM
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

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Hi,

I have been a resident of Community Board 1 in Greenpoint/Williamsburg for the last 7 years and am a member of McGolrick Bird Club. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and I **strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.**

The establishments:

- Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity
- Deuces Nightlife at 1 Meserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity

Both establishments sit along **Bushwick Inlet Park, where there has been major investment in habitat restoration** for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which **cost approximately \$2.3 million to build.**

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will **take many steps backwards in the progress made** to restore this valuable habitat:

- There are [131 species of birds](#) that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development. I have personally observed more than 12 species in the park over the last month, including the cedar waxwing, pine warbler, common yellowthroat, and ruby-crowned kinglet.
- Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the [National](#)

[Science Foundation.](#)

- Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over [170 bird species](#), which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. **Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood** and have not reached out to the local community:

- Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was **unprepared for their community board meeting presentation** and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.
- Deuces Nightlife — the smaller establishment at 1 Meserole Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, **we did not hear any details about their strategy** to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the hearty operating costs, staff, or insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the night club, which is **unwelcome regardless of how wholesome the daytime programming may be**. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Bushwick Inlet Park will persist.

I'm attaching the [proposal from McGolrick Bird Club](#) that we shared with Community Board 1 on May 28th. Please give it a read, we would love to discuss it with you further:
https://bit.ly/MBC_Statement

Thank you for your time,

Monica Gierada

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park
Date: Monday, June 10, 2024 10:04:11 AM

From: Kendra Opatovsky
Sent: Sunday, June 9, 2024 7:08 AM

Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

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Hi,
I am a resident of Community Board 1 in Greenpoint and a member of McGolrick Bird Club. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and **I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.**

The establishments:

Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity
Deuces Nightlife at 1 Meserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity

Both establishments sit along **Bushwick Inlet Park, where there has been major investment in habitat restoration** for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which **cost approximately \$2.3 million to build.**

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will **take many steps backwards in the progress made** to restore this valuable habitat:

There are [131 species of birds](#) that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development.

Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the [National Science Foundation](#).

Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over [170 bird species](#), which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. **Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood** and have not reached out to the local community:

Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was **unprepared for their community board meeting presentation** and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the

community they are about to disrupt.

Deuces Nightlife — the smaller establishment at 1 Meserole Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, **we did not hear any details about their strategy** to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the hearty operating costs, staff, or insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the night club, which is **unwelcome regardless of how wholesome the daytime programming may be**. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Bushwick Inlet Park will persist.

I'm attaching the [proposal from McGolrick Bird Club](#) that we shared with Community Board 1 on May 28th. Please give it a read, we would love to discuss it with you further: https://bit.ly/MBC_Statement

Thank you for your time.

From: [BRIAN](#)
Subject: Re: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park
Date: Monday, June 19, 2023 9:37:42 AM

From: macracco@gmail.com
Sent: Saturday, June 8, 2024 10:42 AM
To: BRIAN LEE C
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

Hi,

I am a resident of Community Board 1 and a member of McGivick Bird Club. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.

The establishments are Franklin BK Hospitality LLC (linked by Tus Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Decree Nightlife at 1 Mowbray Avenue, which applied to stay open until 4:00 AM with 100 patron capacity.

Both establishments sit along Bushwick Inlet Park, where there has been major investment in habitat restoration for birds, insects, reptiles, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which cost approximately \$2.3 million to build.

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat.

There are 131 species of birds that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over 170 bird species, which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local community.

Franklin BK Hospitality LLC (linked by Tus Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.

Decree Nightlife — the smaller establishment at 1 Mowbray Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the heavy operating costs, staff, and insurance protections of a daycare center, and how their business model will be successful. Our concern is that they will use the *pretense* of family programming to push through the nightclub, which is unwelcome regardless of how wholesome the daytime programming may be. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Bushwick Inlet Park will persist.

Please see the proposal from McGivick Bird Club that we shared with Community Board 1 on May 28th, we would love to discuss it with you further: <http://go.cfb1.org/birds-proposal-mcivick-club>

macracco@gmail.com Date: 2023-06-19 10:42 AM From: macracco@gmail.com To: Brian Lee C Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

Thank you for your time.

David Finkel
180 Livingston Ave

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park
Date: Monday, June 10, 2024 9:54:16 AM

From: Hannah & Cady
Sent: Friday, June 7, 2024 8:04 PM
To: BK01 (CB)
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

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Hi,

I am a resident of Community Board 1 and a member of McGolrick Bird Club. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.

The establishments are Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Deuces Nightlife at 1 Meserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity.

Both establishments sit along Bushwick Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which cost approximately \$2.3 million to build.

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat.

There are 131 species of birds that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over 170 bird species, which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local

community.

Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.

Deuces Nightlife — the smaller establishment at 1 Meserole Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the hearty operating costs, staff, and insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the nightclub, which is unwelcome regardless of how wholesome the daytime programming may be. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Bushwick Inlet Park will persist.

Please see the proposal from McGolrick Bird Club that we shared with Community Board 1 on May 28th; we would love to discuss it with you further: https://bit.ly/MBC_Statement

Thank you for your time.

Cady & Hannah

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park
Date: Wednesday, June 5, 2024 5:19:18 PM

From: GPT Projects
Sent: Wednesday, June 5, 2024 4:02 PM
To: BK01 (CB)
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

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Hi, I am a resident of Community Board 1 and a member of McGolrick Bird Club. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development. The establishments are Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Deuces Nightlife at 1 Meserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity. Both establishments sit along Bushwick Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which cost approximately \$2.3 million to build. We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat. There are 131 species of birds that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over 170 bird species, which can harm nestlings and adult birds. Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local community. Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt. Deuces Nightlife — the smaller establishment at 1 Meserole Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the hearty operating costs, staff, and insurance protections of a daycare center, nor how their business model will be successful.

Our concern is that they will use the promise of family programming to push through the nightclub, which is unwelcome regardless of how wholesome the daytime programming may be. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Bushwick Inlet Park will persist. Please see the proposal from McGolrick Bird Club that we shared with Community Board 1 on May 28th; we would love to discuss it with you further: https://bit.ly/MBC_Statement Thank you for your time.

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park
Date: Wednesday, June 5, 2024 4:17:09 PM

From: Geujin Han
Sent: Wednesday, June 5, 2024 4:02 PM
To: BK01 (CB)
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

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From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Say 'No' to Nightclubs At Bushwick Inlet Park
Date: Wednesday, June 5, 2024 2:37:07 PM

From: Amy Martin
Sent: Wednesday, June 5, 2024 2:17 PM
To: abc.sm.enforcement
Subject: [EXTERNAL] Say 'No' to Nightclubs At Bushwick Inlet Park

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Hi,

I am a resident of Community Board 1 in Greenpoint and a member of McGolrick Bird Club. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and **I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.**

The establishments:

- Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity
- Deuces Nightlife at 1 Meserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity

Both establishments sit along **Bushwick Inlet Park, where there has been major investment in habitat restoration** for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which **cost approximately \$2.3 million to build.**

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will **take many steps backwards in the progress made** to restore this valuable habitat:

- There are [131 species of birds](#) that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development.
- Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to

the [National Science Foundation](#).

- Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over [170 bird species](#), which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. **Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood** and have not reached out to the local community:

- Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was **unprepared for their community board meeting presentation** and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.
- Deuces Nightlife — the smaller establishment at 1 Meserole Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, **we did not hear any details about their strategy** to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the hearty operating costs, staff, or insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the night club, which is **unwelcome regardless of how wholesome the daytime programming may be**. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Bushwick Inlet Park will persist.

I'm attaching the [proposal from McGolrick Bird Club](#) that we shared with Community Board 1 on May 28th. Please give it a read, we would love to discuss it with you further: https://bit.ly/MBC_Statement

Thank you for your time.

Best Regards,
Amy Martin

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park
Date: Wednesday, June 5, 2024 2:30:41 PM

From: Alison Wade
Sent: Wednesday, June 5, 2024 1:18 PM
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

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Hi,
I am a Brooklyn resident and member of the Brooklyn Bird Club. I have concerns about two establishments applying for liquor licenses in our borough. The details of my concerns are below, and **I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.**

The establishments:

Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity
Deuces Nightlife at 1 Meserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity

Both establishments sit along **Bushwick Inlet Park, where there has been major investment in habitat restoration** for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which **cost approximately \$2.3 million to build.**

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will **take many steps backwards in the progress made** to restore this valuable habitat:

There are [131 species of birds](#) that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development.

Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the [National Science Foundation](#).

Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over [170 bird species](#), which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. **Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood** and have not reached out to the local community:

Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was **unprepared for their community board meeting presentation** and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.

Deuces Nightlife — the smaller establishment at 1 Meserole Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, **we did not hear any details about their strategy** to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the hearty operating costs, staff, or insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the night club, which is **unwelcome regardless of how wholesome the daytime programming may be**. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Bushwick Inlet Park will persist.

I'm attaching the [proposal from McGolrick Bird Club](#) that we shared with Community Board 1 on May 28th. Please give it a read, we would love to discuss it with you further:

https://bit.ly/MBC_Statement

Thank you for your time.

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park
Date: Wednesday, June 5, 2024 2:16:35 PM

From: Kendra Brody
Sent: Wednesday, June 5, 2024 12:47 PM
To: BK01 (CB) <
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

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Hi,

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The establishments are Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Deuces Nightlife at 1 Meserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity.

Both establishments sit along Bushwick Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which cost approximately \$2.3 million to build.

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat.

There are 131 species of birds that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over 170 bird species, which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local

community.

Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.

Deuces Nightlife — the smaller establishment at 1 Meserole Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the hearty operating costs, staff, and insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the nightclub, which is unwelcome regardless of how wholesome the daytime programming may be. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Bushwick Inlet Park will persist.

Please see the proposal from McGolrick Bird Club that we shared with Community Board 1 on May 28th; we would love to discuss it with you further: https://bit.ly/MBC_Statement

Thank you for your time.

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park
Date: Wednesday, June 5, 2024 2:12:44 PM

From: Chloe
Sent: Wednesday, June 5, 2024 11:44 AM
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

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Hi,

I am a resident and homeowner of Community Board 1 in Greenpoint. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and **I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.**

The establishments:

Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity
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Both establishments sit along **Bushwick Inlet Park, where there has been major investment in habitat restoration** for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which **cost approximately \$2.3 million to build.**

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will **take many steps backwards in the progress made** to restore this valuable habitat:

There are [131 species of birds](#) that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development.

Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the [National Science Foundation](#).

Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over [170 bird species](#), which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. **Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood** and have not reached out to the local community:

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I'm attaching the [proposal from McGolrick Bird Club](#) that was shared with Community Board 1 on May 28th. Please give it a read: https://bit.ly/MBC_Statement
Thank you for your time.

Chloe Unger

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park
Date: Wednesday, June 5, 2024 1:41:36 PM

From: Libby Brennan
Sent: Wednesday, June 5, 2024 11:04 AM
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

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Hi,

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The establishments:

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- Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over [170 bird](#)

[species](#), which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. **Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood** and have not reached out to the local community:

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https://bit.ly/MBC_Statement

Thank you for your time.

Libby Brennan

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park
Date: Wednesday, June 5, 2024 1:30:41 PM

From: Tara
Sent: Wednesday, June 5, 2024 10:46 AM
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

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We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will **take many steps backwards in the progress made** to restore this valuable habitat:

There are [131 species of birds](#) that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development.

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Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. **Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood** and have not reached out to the local community:

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https://bit.ly/MBC_Statement

Thank you for your time.

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park
Date: Wednesday, June 5, 2024 10:18:17 AM

From: Jennean Farmer
Sent: Wednesday, June 5, 2024 8:44 AM
To: BK01 (CB)
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

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Hi,

I am a resident of Community Board 1 and a supporter of McGolrick Bird Club. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.

The establishments are Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Deuces Nightlife at 1 Meserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity.

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community.

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Please see the proposal from McGolrick Bird Club that we shared with Community Board 1 on May 28th; we would love to discuss it with you further: https://bit.ly/MBC_Statement

Thank you for your time.

Jennean Farmer

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park
Date: Wednesday, June 5, 2024 10:13:41 AM

From: Leanne Demery
Sent: Wednesday, June 5, 2024 7:33 AM
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

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The establishments:

- Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity
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Both establishments sit along **Bushwick Inlet Park, where there has been major investment in habitat restoration** for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which **cost approximately \$2.3 million to build.**

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will **take many steps backwards in the progress made** to restore this valuable habitat:

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Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. **Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood** and have not reached out to the local community:

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https://bit.ly/MBC_Statement

Thank you for your time.

Leanne Demery, MPH

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park
Date: Tuesday, June 4, 2024 4:45:07 PM

From: Shelby Thompson
Sent: Tuesday, June 4, 2024 3:35 PM
To: BK01 (CB) <
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

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Both establishments sit along Bushwick Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which cost approximately \$2.3 million to build.

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat.

There are 131 species of birds that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over 170 bird species, which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local

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Thank you for your time.

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park
Date: Wednesday, June 5, 2024 10:05:42 AM

From: Owen Wexman
Sent: Tuesday, June 4, 2024 9:03 PM
To: BK01 (CB)
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

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Both establishments sit along Bushwick Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which cost approximately \$2.3 million to build.

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat.

There are 131 species of birds that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over 170 bird species, which can harm nestlings and adult birds.

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Thank you for your time.

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Say 'No' to Nightclubs at Bushwick Inlet Park
Date: Wednesday, June 5, 2024 10:04:44 AM

From: Marceline Delacour
Sent: Tuesday, June 4, 2024 6:28 PM
To: BK01 (CB)
Subject: [EXTERNAL] Say 'No' to Nightclubs at Bushwick Inlet Park

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Both establishments sit along Bushwick Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which cost approximately \$2.3 million to build.

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat. This is especially important because Bushwick Inlet Park was first promised to the North Brooklyn community in 2005 and we have been waiting almost 20 years for its creation.

There are 131 species of birds that call our park home. Some of these birds, like the American Bald Eagle, are rare or protected and are already losing habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over 170 bird species, which can harm nestlings and adult birds.

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Thank you for your time.

Marceline

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park
Date: Wednesday, June 5, 2024 10:04:08 AM

From: Grace Robert <
Sent: Tuesday, June 4, 2024 5:39 PM

Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

Hi,

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We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will **take many steps backwards in the progress made** to restore this valuable habitat:

There are [131 species of birds](#) that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development.

Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the [National Science Foundation](#).

Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over [170 bird species](#), which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. **Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood** and have not reached out to the local community:

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Grace Robert

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park
Date: Tuesday, June 4, 2024 4:40:21 PM

From: Emma Rollins Wright
Sent: Tuesday, June 4, 2024 3:13 PM
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

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Thank you for your time.

Signed,
Emma Wright

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park
Date: Tuesday, June 4, 2024 4:08:02 PM

From: Jason Siegel
Sent: Tuesday, June 4, 2024 2:59 PM
To: BK01 (CB)
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

You don't often get email from jbsiegel5@gmail.com. [Learn why this is important](#)

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We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will **take many steps backwards in the progress made** to restore this valuable habitat:

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survive. Litter associated with nightlife has been found in nests of over [170 bird species](#), which can harm nestlings and adult birds.

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Thank you for your time.

Sincerely,
Jason Siegel
Bedford Ave

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park
Date: Monday, June 3, 2024 11:50:22 AM

From: Jordan Lovelace
Sent: Sunday, June 2, 2024 11:30 AM
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

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Thank you for your time.

JORDAN LOVELACE

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park
Date: Monday, June 3, 2024 11:27:18 AM

From: Ruby Hartman
Sent: Sunday, June 2, 2024 9:02 AM
To: BK01 (CB)
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

Hi, I am a resident of Community Board 1 and a member of McGolrick Bird Club. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development. The establishments are Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Deuces Nightlife at 1 Meserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity. Both establishments sit along Bushwick Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which cost approximately \$2.3 million to build. We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat. There are 131 species of birds that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over 170 bird species, which can harm nestlings and adult birds. Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local community. Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt. Deuces Nightlife — the smaller establishment at 1 Meserole Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the hearty operating costs, staff, and insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the nightclub, which is unwelcome regardless of how wholesome the daytime programming may be. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Bushwick Inlet Park will persist. Please see the proposal from McGolrick Bird Club that we shared with Community Board 1 on May 28th;

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park
Date: Monday, June 3, 2024 10:27:03 AM

From: Tanner Glenn **Sent:** Saturday, June 1, 2024 12:58 PM

Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

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Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity
Deuces Nightlife at 1 Meserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity

Both establishments sit along **Bushwick Inlet Park, where there has been major investment in habitat restoration** for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which **cost approximately \$2.3 million to build.**

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will **take many steps backwards in the progress made** to restore this valuable habitat:

There are [131 species of birds](#) that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development.

Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the [National Science Foundation](#).

Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over [170 bird species](#), which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. **Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood** and have not reached out to the local community:

Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was **unprepared for their community board meeting presentation** and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.

Deuces Nightlife — the smaller establishment at 1 Meserole Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, **we did not hear any details about their strategy** to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the hearty operating costs, staff, or insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the night club, which is **unwelcome regardless of how wholesome the daytime programming may be**. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Bushwick Inlet Park will persist.

I'm attaching the [proposal from McGolrick Bird Club](#) that we shared with Community Board 1 on May 28th. Please give it a read, we would love to discuss it with you further:

https://bit.ly/MBC_Statement

Thank you for your time.

Best,

Tanner Glenn

Greenpoint Community Board 1 Resident

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park
Date: Monday, June 3, 2024 10:20:49 AM

From: Heather Massetti
Sent: Saturday, June 1, 2024 12:02 PM
To: BK01 (CB)
Subject: [EXTERNAL] Say 'No' To Nightclubs At Bushwick Inlet Park

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Hi,

I am a resident of Community Board 1 and a member of McGolrick Bird Club. I have concerns about two establishments applying for liquor licenses in my area. The details of my concerns are below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.

The establishments are Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity and Deuces Nightlife at 1 Meserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity.

Both establishments sit along Bushwick Inlet Park, where there has been major investment in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which cost approximately \$2.3 million to build.

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat.

There are 131 species of birds that call our park home, some of them rare or protected like the American Bald Eagle, who are already losing habitat due to climate change and sprawling development. Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation. Noise and light pollution can affect breeding habits leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over 170 bird species, which can harm nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local

community.

Franklin BK Hospitality LLC (backed by Tao Group Hospitality) — the larger establishment at 11-25 Franklin Street — was unprepared for their community board meeting presentation and left early. They have not made any effort to resolve concerns with the local neighborhood, and show no familiarity with the community they are about to disrupt.

Deuces Nightlife — the smaller establishment at 1 Meserole Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the operating costs of the club will be enough to fund the hearty operating costs, staff, and insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the nightclub, which is unwelcome regardless of how wholesome the daytime programming may be. Even if they do have excellent family programs during the day, the night time disturbance to the neighborhood and local wildlife at Bushwick Inlet Park will persist.

Please see the proposal from McGolrick Bird Club that we shared with Community Board 1 on May 28th; we would love to discuss it with you further: https://bit.ly/MBC_Statement

Thank you for your time.

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Say 'No' To Tao + Deuces At Bushwick Inlet Park
Date: Wednesday, June 5, 2024 2:45:57 PM
Attachments: [MBC Statement 5.30.2024.pdf](#)

From: Sarah Roberts
Sent: Wednesday, June 5, 2024 1:56 PM

Subject: [EXTERNAL] Say 'No' To Tao + Deuces At Bushwick Inlet Park

Hello,
I am a resident of Greenpoint's Community Board 1 and a member of the McGolrick Bird Club. I have concerns about two establishments applying for liquor licenses in my area. **I have detailed my concerns below, and I strongly urge you to help prevent both of them from obtaining their liquor licenses and proceeding with development.**

The establishments:

- Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity
- Deuces Nightlife at 1 Meserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity

Both establishments sit along Bushwick Inlet Park, where major investment has been made in habitat restoration for birds, insects, oysters, and many other species that live along the waterfront. The inlet is also connected to the recently constructed Marsha P. Johnson State Park, which cost approximately \$2.3 million to build.

We have concerns that the loud music and traffic from the large crowds into the early hours of the morning will take many steps backwards in the progress made to restore this valuable habitat:

There are 131 species of birds that call our park home, some of them rare or protected, like the American Bald Eagle, which is already losing habitat due to climate change and sprawling development.

Artificial light and noise pollution can disrupt birds' migratory paths, drawing them off course and sometimes causing fatal building collisions, according to the National Science Foundation.

Noise and light pollution can affect breeding habits, leaving chicks less able to survive. Litter associated with nightlife has been found in nests of over 170 bird species, harming nestlings and adult birds.

Habitat aside, I also have concerns about both nightclubs changing the fabric of this quiet residential area. Specifically, both establishments have demonstrated during community board meetings that they do not know the neighborhood and have not reached out to the local community:

- Franklin BK Hospitality LLC (backed by Tao Group Hospitality)—the larger establishment at 11-25 Franklin Street—was unprepared for its community board meeting presentation and left early. It has not made any effort to resolve concerns with the local neighborhood and shows no familiarity with the community it is about to disrupt.
- Deuces Nightlife — the smaller establishment at 1 Meserole Avenue — promises to use the funds from the club to run a daycare center and other family programming for kids. However, during the community board meeting, we did not hear any details about their strategy to safely switch operations from nightlife to daycare. They also shared no details about how the club's operating costs will be enough to fund the hearty operating costs, staff, or insurance protections of a daycare center, nor how their business model will be successful. Our concern is that they will use the promise of family programming to push through the nightclub, which is unwelcome regardless of how wholesome the daytime programming may be. Even if they do have excellent family programs during the day, the nighttime disturbance to the neighborhood and local wildlife at Bushwick Inlet Park will persist.

I'm attaching a link to the proposal from McGolrick Bird Club that we shared with Community Board 1 on May 28th. Please give it a read, we would love to discuss it with you further: https://bit.ly/MBC_Statement.

I want to thank Rep. Emily Gallagher, and her commitment to ensuring our voice (and our wildlife) is heard.

Thank you for your time.

Sarah Roberts (she/her)

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Say 'YES' To Nightclubs At Bushwick Inlet Park
Date: Wednesday, June 5, 2024 10:00:44 AM

From: Chris Farling
Sent: Tuesday, June 4, 2024 5:21 PM
Subject: [EXTERNAL] Say 'YES' To Nightclubs At Bushwick Inlet Park

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Hi,
I am a long-time resident of Community Board 1 in Greenpoint. I have **zero** concerns about two establishments applying for liquor licenses in my area, as this is a remote location that seems perfectly suitable to such businesses. Unfortunately, you are likely to hear predominately from NIMBY groups, who often drown out the voices of those in the community who do not share their concerns.

I strongly urge you to help allow both of them to obtain their liquor licenses and proceed with development.

The establishments:

Franklin BK Hospitality LLC (backed by Tao Group Hospitality) at 11-25 Franklin Street, which applied to stay open until 4:00 AM with 1,000 patron capacity
Deuces Nightlife at 1 Meserole Avenue, which applied to stay open until 4:00 AM with 300 patron capacity

Thanks for your time and consideration,
Chris F

PS—Lincoln and Emily, you both do a great job overall and I'm proud of your work and dedication.

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Tao Hospitality in Greenpoint
Date: Monday, May 20, 2024 11:48:58 AM

From: Ross Anti
Sent: Sunday, May 19, 2024 3:45 PM
To: BK01 (CB)
Subject: [EXTERNAL] Tao Hospitality in Greenpoint

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Good afternoon,

I am a resident at 239 Banker St in Greenpoint. We are one block from the proposed nightclubs to be opened by Tao Hospitality group. This is incredibly concerning to me considering we live here and do not want what comes with entertainment venues serving alcohol until 4am.

How can I testify against this proposal?

Thank you very much for any help you can provide

--

Ross D. Anti

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] TAO
Date: Friday, May 17, 2024 4:14:12 PM

From: Samantha Sacks
Sent: Friday, May 17, 2024 3:07 PM
To: BK01 (CB)
Subject: [EXTERNAL] TAO

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As a longtime Greenpoint resident, I can tell you that opening a TAO in Greenpoint is the absolute last thing the neighborhood needs.

Please do not give them a liquor license. The last thing we need is another nightclub!

Thank you,
Samantha Sacks

Sent from my iPhone

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] TAO
Date: Friday, May 17, 2024 2:46:34 PM

From: Joe C
Sent: Friday, May 17, 2024 1:19 PM
To: BK01 (CB)
Subject: [EXTERNAL] TAO

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Please do not give TAO a liquor license for a bar in Greenpoint. We don't need another nightclub in the neighborhood - especially one that big.

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Testify against two new Brooklyn night clubs
Date: Friday, May 17, 2024 3:26:25 PM

From: Angelina Troia
Sent: Friday, May 17, 2024 2:08 PM
To: BK01 (CB)
Subject: [EXTERNAL] Testify against two new Brooklyn night clubs

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Hello,

I am sending an email to testify against the two new Brooklyn night clubs and their liquor license.

Thank you,
Angelina

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Testifying Against Liquor License
Date: Friday, May 17, 2024 4:16:15 PM

From: Jessica Rickel
Sent: Friday, May 17, 2024 3:08 PM
To: BK01 (CB)
Subject: [EXTERNAL] Testifying Against Liquor License

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Dear Community Board,

I missed the hearing but I would like to testify against the liquor license being applied for by Tao Hospitality Group at 25 Franklin St and 1 Meserole Ave.

This group has created environments that are unsafe and non-inclusive. It attracts crowds that are racist, misogynistic, homophobic, and transphobic. Many spaces in Brooklyn provide spaces for non cis straight white men and allowing these clubs will alter the landscape. There is also a lot of evidence that Alcohol increases risks of violence and causes disruption. For example- there were two deaths of Brooklyn mirage attendees that happened outside of the venue.

Nightclubs like these are also associated with an increased likelihood of crimes and harassment against marginalized groups.

Additionally, this disrupts the neighborhood and the people who live nearby and alters the landscape. The neighborhood is already gentrifying and this will do so even more.

Sincerely,

Jessica Rickel

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] TESTIFYING AGAINST TAO IN GREENPOINT
Date: Tuesday, May 28, 2024 1:59:45 PM

From: Christine Amonica
Sent: Tuesday, May 28, 2024 1:26 PM
To: BK01 (CB)
Subject: [EXTERNAL] TESTIFYING AGAINST TAO IN GREENPOINT

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

Dear Community Board Members,

I am writing to express my deep concern regarding the proposed opening of Tao Nightclub in Greenpoint. As a resident invested in the well-being of our community, I urge you to carefully consider the detrimental effects this establishment could have on our neighborhood. I urge you to read the comments on social media posts. Here is a link to the instagram comments and a reddit thread as well as one of the comments below.

https://www.instagram.com/p/C7E6N9ku1hu/?img_index=1

https://www.reddit.com/r/Greenpoint/comments/1csxz2h/two_new_nightclubs_including_tao_opening_on/

"58th Street in the city, where Tao is, is JAMMED every night with cabs, Ubers, bridge and tunnel drunks and their cars, limos and whatever else. I work at night and often have to come by there at 2/3 AM.

Bringing that level of noise and mayhem to GP is unthinkable."

Tao would be a disgrace to the neighborhood. This will attract underage individuals who will not spend money in ways that are lucrative to the community.

First and foremost, Greenpoint is already grappling with significant gentrification issues. The introduction of a large-scale nightclub like Tao could exacerbate this problem by attracting a transient crowd and contributing to rising property values, ultimately displacing long-time residents and small businesses. It's crucial that we prioritize the preservation of the unique character of our neighborhood and keep local businesses and longtime residents a priority.

Additionally, the proposed location of Tao near the waterfront raises serious environmental concerns. The noise and disturbances associated with a nightclub operation could disrupt the delicate ecosystems along the waterfront, harming wildlife and detracting from the natural beauty that makes Greenpoint such a special place to live.

Given these concerns, I urge the community board to reject the application for Tao Nightclub to open in Greenpoint. Instead, let us focus on fostering a vibrant and inclusive community that respects our environment and preserves the qualities that make Greenpoint a beloved home for so many.

Thank you for considering my perspective on this important matter.

Sincerely, Christine

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Testimony against the opening of Tao Nightclub in Greenpoint
Date: Friday, May 17, 2024 3:16:21 PM

From: Dan Salerno
Sent: Friday, May 17, 2024 1:58 PM
To: BK01 (CB)
Subject: [EXTERNAL] Testimony against the opening of Tao Nightclub in Greenpoint

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Hi there,

I couldn't attend the May 14th hearing, but I'm writing to express my strong testimony against the liquor license for Tao Nightclub on Franklin Street in Brooklyn NY. I live in Greenpoint on Greenpoint Ave between Franklin Ave and Manhattan Ave and this opening will create a large influx of traffic, noise and disruption along the block, especially at the intersection at Calyer Street. Especially with hours open until 4am, this opening is not offering any positive influence to our community or surrounding local businesses. This is not what the neighborhood needs. Additionally, I strongly believe that the noise from cars and crowds will also be exceeding the quiet hour decibel limit in the area.

Thank you for your time.
Dan Salerno
Greenpoint Ave
Brooklyn, NY 11222

--

Dan Salerno

From: [BK01 \(CB\)](#)
Subject: Fw: [EXTERNAL] Urgent Opposition to TAO's Liquor License Application
Date: Friday, May 17, 2024 5:10:33 PM

From: Danielle Amodeo
Sent: Friday, May 17, 2024 3:32 PM
To: BK01 (CB)
Subject: [EXTERNAL] Urgent Opposition to TAO's Liquor License Application

You don't often get email from [Learn why this is important](#)

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Dear Members of Community Board 1,

I am writing to express my strong opposition to supporting the liquor license application submitted by TAO for their proposed nightclub in our residential neighborhood. As a concerned resident, I urge the board to deny TAO's request for support and to write to the liquor license board in strong opposition to this move.

TAO has demonstrated a blatant disregard for our community. Their lack of research and due diligence is evident in their erroneous belief that our neighborhood is a deserted industrial area, rather than the vibrant community of families and individuals that it truly is. This fundamental misunderstanding underscores their lack of care and respect for our community.

My concerns are numerous and significant:

- **Noise and Operating Hours:** The proposed nightclub has a capacity of 1,000 people and plans to operate until 4 AM. This will inevitably lead to excessive noise, disrupting the peace that our residents value.
- **Traffic and Surge-Pricing:** The influx of patrons will cause traffic congestion and surge pricing for ride-sharing services like Uber and Lyft. This, coupled with the loitering of inebriated individuals, poses serious safety concerns for our community members.
- **Community Engagement:** TAO's superficial attempts at community engagement, such as holding two last-minute meetings, show a clear lack of genuine interest in our neighborhood's well-being. They have not conducted any meaningful outreach or

surveys to understand or address our concerns. Their lack of a community advisory board further highlights their unsuitability as neighbors.

- Pollution and littering: TAO has given no indication that they will care for the waterfront or surrounding public areas. They made it clear that they are only responsible for what goes on within their walls.
- Employment & economic impact: TAO has not shown any intention of hiring from within the community or supporting the economy of our neighborhood in any meaningful way.
- Safety and well-being: In addition to hosting 1000 inebriated people on a regular basis as part of their normal operating model, TAO is known for its relationships with club promoters who groom and take advantage of underage girls. TAO has not committed to or shared a DEAI action plan, nor have they given any indication that they will change their relationships with promoters who take advantage of young people.

I urge Community Board 1 to oppose TAO's liquor license application. We must protect the integrity and safety of our community. Please deny TAO's request for support and advocate strongly against their application to the liquor license board.

Thank you for your attention to this matter,

Danielle Amodeo
Greenpoint Resident

From: [BK01 \(CB\)](#)
Subject: Fw: No on proposed clubs in Greenpoint
Date: Friday, May 17, 2024 4:09:41 PM

From: Girimonte Mary
Sent: Friday, May 17, 2024 2:28 PM
To: BK01 (CB)
Subject: No on proposed clubs in Greenpoint

You don't often get email from [Learn why this is important](#)

Greetings,

Please, as a concerned citizen of Northern Brooklyn, I am imploring the board to vote no on the two proposed clubs on Franklin Ave in Greenpoint. While I have enjoyed the changes in the neighborhood in recent years that have brought new restaurants, bars and shopping, these proposed venues are too much for the neighborhood to handle. These streets are still quiet residential areas and not located that close to the trains. By allowing these venues to stay open until 4am, it would only encourage late night drunken scenes with people roaming through these lovely and quiet streets to find the subways. It would also add to late night uber/car traffic. Please do not allow these venues to open.

Best,
Mary Girimonte



NYC Parks

Community Board 1 Monthly Parks Update – June 2024

Pools open June 27th!

Happy almost summer!

NYC's outdoor pools open for the season on June 27th! Every day during our summer pool season, thousands of visitors head to our city's free public outdoor pools. Learn more about our pools, and dive in to find an outdoor pool near you!

[Free Outdoor Pools : NYC Parks \(nycgovparks.org\)](https://www.nycgovparks.org)

McCarren Puppet Show

Please join the McCarren Park Play Center as they present CINDERELLA SAMBA a creative and contemporary twist on the classic fairy tale, set in the lush landscape of Brazil during Rio de Janeiro's biggest Carnaval gala. Bring your blankets or chair and enjoy this special presentation inside the park. All are welcome. Thursday, July 18th from 10am-11am. Please see the attached flyer.

Become a Lifeguard!

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

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

Partnerships for Parks volunteer projects – Outreach Coordinator

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

CB1 currently has the following projects under construction:

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

We have several projects awaiting construction start:

- Berry Playground – construction is expected to begin spring 2025 and complete spring 2026.
- Ericsson Playground – in design.
- McCarren Park natural turf softball fields –construction anticipated to begin spring 2025 and completed spring 2026.



McCarren's Puppet Show

Come and join McCarren Recreation Center as they present ***CINDERELLA SAMBA*** a creative and contemporary twist on the classic fairy tale, set in the lush landscape of Brazil during Rio de Janeiro's biggest Carnaval gala. Bring your blankets or chair and enjoy this special presentation inside the park. All are welcome.

July 18, 2024

Thursday, 10:00 a.m. – 11:00 a.m.

McCarren Park House | 855 Lorimer Street @ Driggs & Bedford Ave
Brooklyn, NY 11222

For more information, please call (718) 218-2380. Contact accessibility@parks.nyc.gov or (212) 360-1430 for more information regarding accessibility.



NYC Parks

The committee voted unanimously to recommend approving the amendments with the following conditions:

1- With respect to the Accessory Dwelling Units (ADUs) the city must perform an extensive flooding analysis to assure the safety of basement apartments, taking into account the Meeker Avenue plume extent, and brownfield, superfund and manufactured gas plant and other contaminated sites throughout the district.

2- With respect to small and shared housing for new residential construction, the community board must have meaningful input in order to assure that the district's needs for multi-bedroom apartments are addressed.

Add Community Board Recommendation

Recommendation to be submitted for:

City of Yes for Housing Opportunity (/projects/2023Y0427) Non-ULURP

The NYC Department of City Planning is proposing a citywide zoning text amendment to expand opportunities for housing within all zoning districts, and across all 59 of the City's Community Districts. These changes to the City's Zoning Resolution would enable more housing and a wider variety of housing types in every neighborhood, from the lowest-density districts to the highest, to address the housing shortage and high cost of housing in New York City.

Was a Quorum Present at your hearing(s)?

A quorum requires the presence of 20% of appointed board members, and not fewer than seven members.

☒ Yes ☐ No **05/14/2024 | 211 Ainslie Street, Brooklyn, NY 11211**

Conditional Favorable

Votes In Favor	Votes Against	Abstain	Total Members
31	0	0	31

Vote Location and Date for all actions

Vote Location	Vote Date
211 Ainslie Street Brooklyn, NY 11211	06/18/2024

Recommendation Comment for all actions.

Please see the attached Vote Sheet, Land Use report and Resolution.

Upload supporting documents

 Choose Files

[Continue](#)

[Need Support](#)

Please confirm your recommendation information.



Was a Quorum Present at your Hearing(s)?

Yes **05/14/2024 | 211 Ainslie Street, Brooklyn, NY 11211**

Recommendation: Conditional Favorable

Votes in Favor: 31

Votes Against: 0

Abstain: 0

Total Members: 31

Vote Location: 211 Ainslie Street Brooklyn, NY 11211

Vote Date: 06/18/2024

Comment: Please see the attached Vote Sheet, Land Use report and Resolution.

Attached files:

No files attached.

Once your recommendation is submitted, you can not edit it. You'll need to contact NYC Planning to make any changes (ZAP_feedback_DL@planning.nyc.gov or 212-720-3300).

Submit Recommendation Information

Cancel (continue editing)



COMMUNITY BOARD NO. 1

435 GRAHAM AVENUE - BROOKLYN, NY

11211

PHONE: (718) 389-0009

FAX: (718) 389-0098

Email: bk01@cb.nyc.gov

Web site: www.nyc.gov/brooklyn1



Landuse: City & Yes Housing

Motion made by:

Sonia Iglesias

Seconded by:

Lisa Bamente

DATE: 6/18/24

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

TIME:

10:45pm

TALLY:

31

YES

0

NO

0

ABS

0

RECUSAL



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



LAN USE COMMITTEE Motion: motion regarding presentation: city of yes: economic opportunity text amendment - N240010 ZRY and N240011 ZRY to Support Items #1- #17 except for Items #3 and #11 which present potential threats to the quality of life and safety of resident. In addition, include the City Planning Presentation on file and the reasons stated on the Committee report

Motion made by: Ms. Iglesias

Seconded by: Ms. Bamonte

DATE: 6/18/2024

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

TIME: 10:45 PM TALLY: 31 YES 0 NO 0 ABS RECUSAL



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HON. ANTONIO REYNOSO
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER
FIRST VICE-CHAIRMAN

DEL TEAGUE
SECOND VICE-CHAIRPERSON

GINA BARROS
THIRD VICE-CHAIRPERSON

DAVID HEIMLICH
FINANCIAL SECRETARY

SONIA IGLESIAS
RECORDING SECRETARY

PHILIP A. CAPONEGRO
MEMBER-AT-LARGE

DEALICE FULLER
CHAIRPERSON

JOHANA PULGARIN
DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

June 18, 2024

COMMITTEE REPORT

Land Use, ULURP, and Landmarks (Subcommittee) Committee

TO: Chairperson Dealice Fuller and CB1 Board Members

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

RE: Land Use Committee Report from June 3, 2024

The Committee met on the evening of June 3, 2024, at 6:00 PM at CB1 District office, 435 Graham Ave. (Corner of Frost St), Brooklyn, NY. 11211

Present: Teague; Chesler; Kaminski; Indig; Kelterborn; Meyers; Niederman; Pferd; Sofer; Vega; Weiser; Kantin*; Kawochka*

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

A quorum was present. In addition, we were pleased to have non-board residents' participation in asking questions and sharing their opinions.

AGENDA

1- PRESENTATION: CITY OF YES FOR HOUSING OPPORTUNITY

Lucia Maquez Reagan presented. She explained that this city-wide text amendment aims to make it possible to build a little more housing in every neighborhood in order to make an impact on the housing shortage without a dramatic change in any one neighborhood. Ms. Maquez Reagan noted

that CB1 is among the top districts that has contributed to increasing housing capacity over the last decade.

A copy of the presentation is attached. Below is a partial summary

UAPs

Currently we have two zoning tools for income-restricted housing, i.e. Mandatory Inclusionary Housing (MIH) and Voluntary Inclusionary Housing (VIH). The text amendment will add an additional tool, i.e., Universal Affordability Preference (UAP). UAP will replace VIH and will allow buildings to include at least 20% more housing if the additional homes are permanently affordable. Where VIH provides for the affordability to be at 80% AMI, UAP provides for an average of 60% AMI. This change is in part a response to information from communities that they need more housing at lower AMI's.

NEW ZONING DISTRICTS

This is another new tool for affordability. New zoning districts will require MIH but will allow developers to choose an option for deeper affordability than is now permitted. These districts will go through a full ULURP process.

ADUs

The amendments also provide for Accessory Dwelling Units (ADUs), which give more flexibility for single and two-family homeowners. There is limited applicability of these provisions in our district. ADUs permit accessory dwelling units such as backyard cottages, garage conversions and basement apartments. One ADU is allowed per 1-or 2- family building and is limited to 800 sq. feet. The additions will be subject to the safety codes.

CONVERSIONS –Shared and Small housing

Non-residential buildings constructed in areas where residential use is allowed can convert space to home types like supportive housing, shared housing with common amenities, or dorms. In addition the zoning rule known as “the dwelling unit factor”, which requires buildings to have a mix of small and large apartments, will be eliminated. The hope is that the allowance of more small and shared apartments will free up larger units now used by single adults for use by families with children.

END COSTLY PARKING MANDATES

Parking mandates for new developments would be eliminated. However, developers can still voluntarily provide parking. Existing buildings would have to get a special permit to change their parking status.

The proposal does not change on-street regulations. Nor does it modify off-street parking regulations for purely commercial or industrial buildings.

Note: Lucia Maquez Reagan will come back to our June 18th board meeting to provide further information about how the proposed rules affect NYCHA buildings, shared and small housing, and the planned flood analysis for basement apartments.

Recommendation

The committee voted unanimously to recommend approving the amendments with the following conditions:

- 1- With respect to the Accessory Dwelling Units (ADUs) the city must perform an extensive flooding analysis to assure the safety of basement apartments, taking into account the Meeker Avenue plume extent.
- 2- With respect to small and shared housing for new residential construction, the community board must have meaningful input in order to assure that the district's needs for multi-bedroom apartments are addressed.

2- DISCUSSION WITH HPD regarding the total number of affordable units with a corresponding AMI breakdown since 2005.

Elizabeth Johnson from HPD was present to help answer questions about the City of Yes and to get information regarding what information we want regarding affordability. We will reconvene with HPD when they are prepared with the information.

June 2024

city of yes

Housing Opportunity

Brooklyn Community Board 1 Briefing

NYC
PLANNING



Overview

Proposals

- Low Density

- Medium and High Density

- Citywide

- Other Modifications

Public Review Timeline

Appendix

- Background and Key Terms

City of Yes for Housing Opportunity

is a **citywide text amendment** that aims to make it possible to build a little bit more housing in every neighborhood.

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



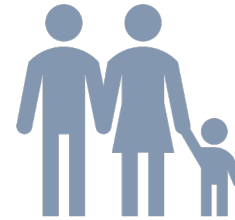
New York City faces a severe housing shortage that makes homes scarce and expensive

The **apartment vacancy rate is 1.41% rate** – the lowest since 1968.

1.27% of Brooklyn rental apartments are vacant.

Over 52% of Brooklyn renters are “**rent burdened**,” meaning they spend over 30% of income on rent.

Income



\$5,833/month

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

*Median household income of NYC renters

Rent



\$2,752/month

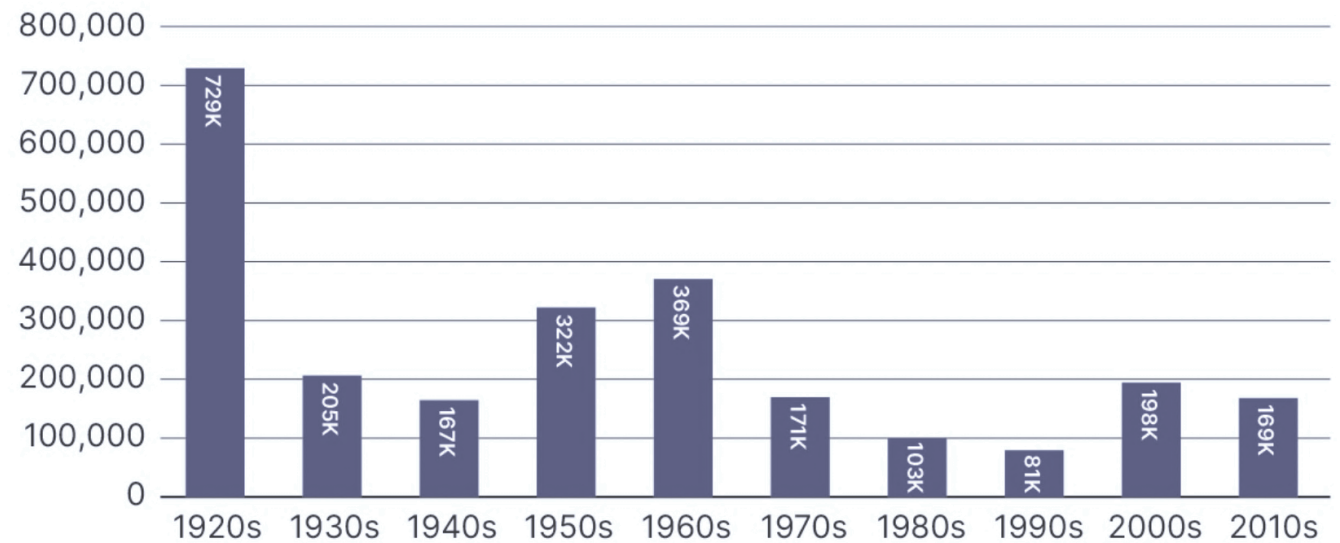
Average **2-bedroom apartment** available in NYC

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

New York City is not building enough housing to meet New Yorkers' needs

NYC is **creating far less housing** than it used to in past decades

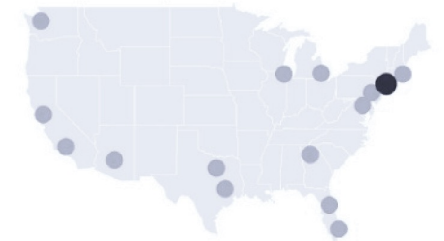
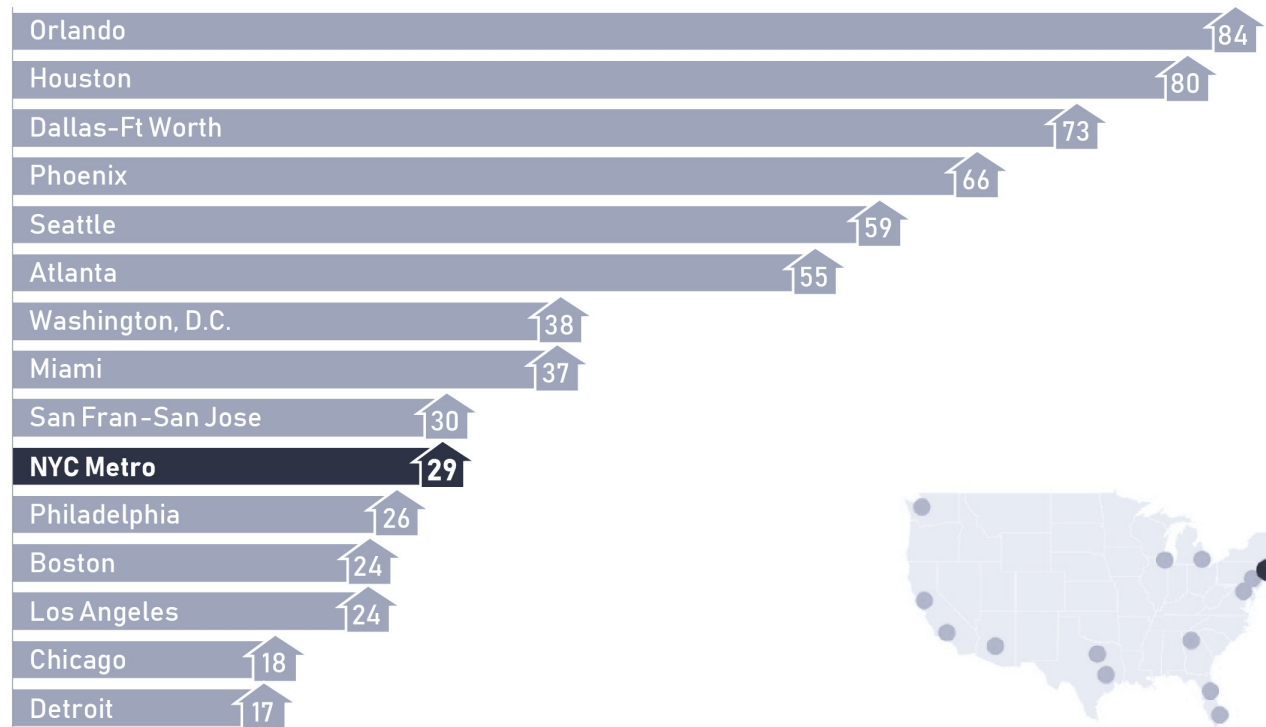
New Housing Production by Decade



New York City is not building enough housing to meet New Yorkers' needs

NYC is **creating far less housing** than it used to in past decades

...and is **producing far less housing** than other major metropolitan areas



Housing Units Permitted per 1,000 Residents (2022), 2013 to 2022

Source: U.S. Census Bureau BPS Annual Files; NYC DCP Housing Database v22Q4; U.S. Census Bureau Population Estimates Program (PEP) 2022 Vintage; U.S. Census Bureau Delineation Files

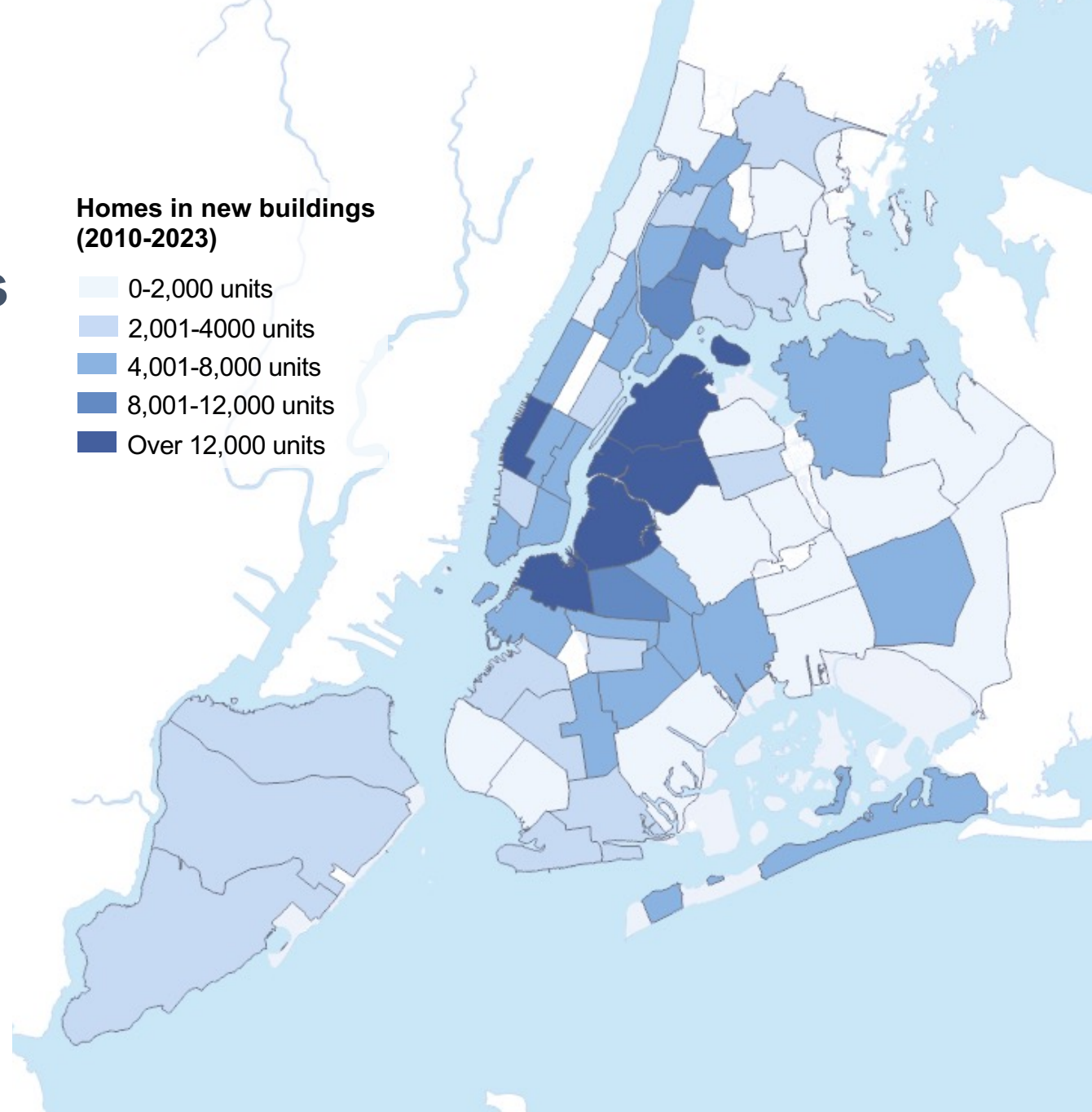
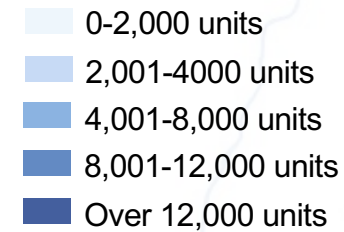
Overview

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

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

Brooklyn CD 1 is among the top community districts that has **contributed to increasing housing capacity** in the city over the last decade plus.

Homes in new buildings
(2010-2023)



Zoning is one tool to address NYC's housing shortage

Other tools to support housing include:

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



Housing Preservation & Development



Current zoning tools to facilitate income-restricted housing

Voluntary Inclusionary Housing (VIH):

Inclusionary Housing designated areas (IHda) Program

- Created in 2005.
- Aims to encourage the creation and preservation of affordable housing in designated areas mapped in medium and high-density neighborhoods

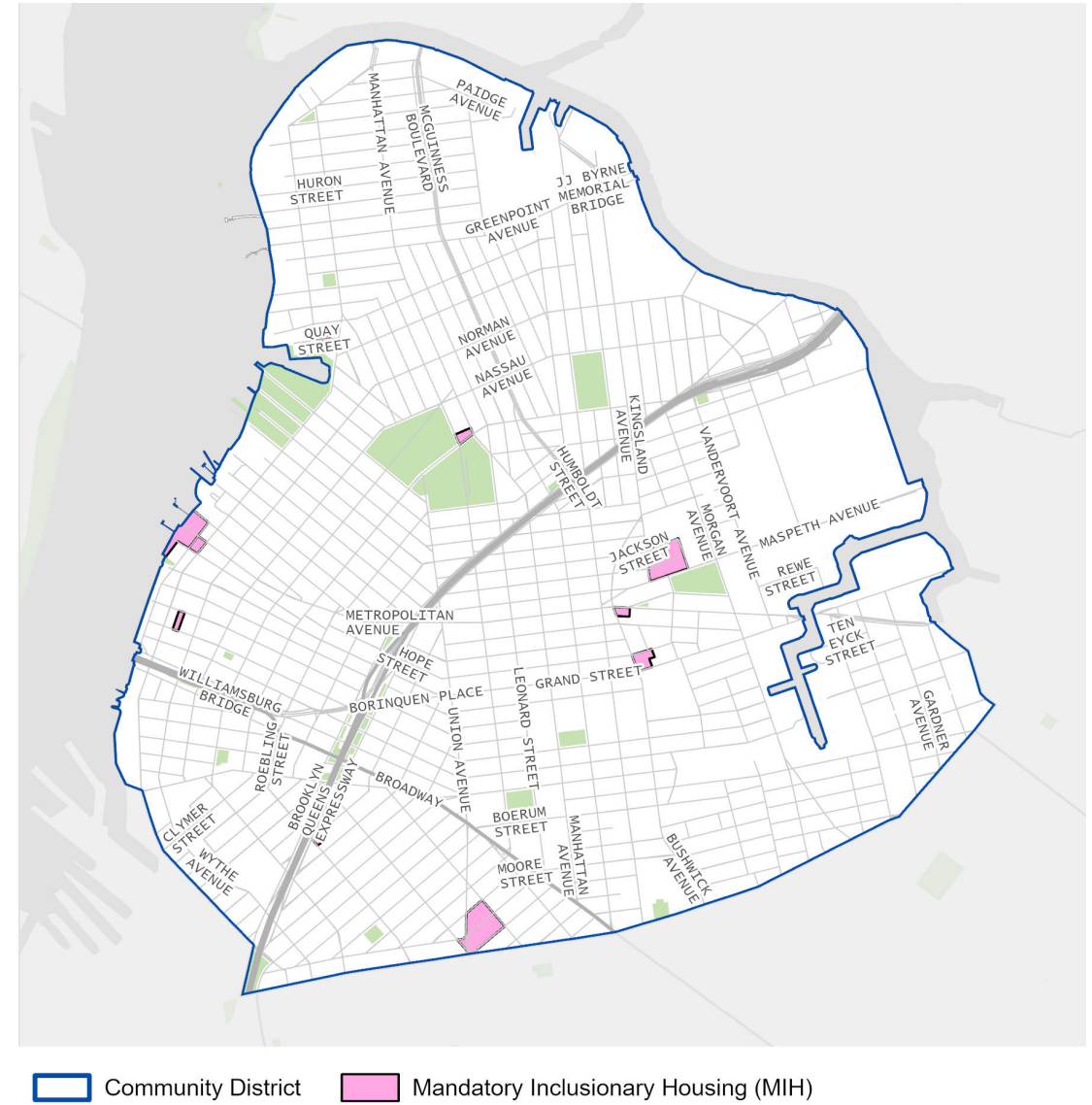


Current zoning tools to facilitate income-restricted housing

Mandatory Inclusionary Housing (MIH)

- Created in 2017 -- the most rigorous zoning requirement for affordable housing of any major U.S. city.
- Requires through zoning actions 20% to 30% of new housing to be permanently affordable.

MIH Option	Affordability %	AMI Levels
Option 1	25%	An average of 60% AMI
Option 2	30%	An average of 80% AMI
<i>In addition, one or both of the following options could be applied:</i>		
Option 3	20%	An average of 40% AMI
Workforce	30%	An average of 115% AMI



What we've heard: Affordable housing needs in BK CD 1





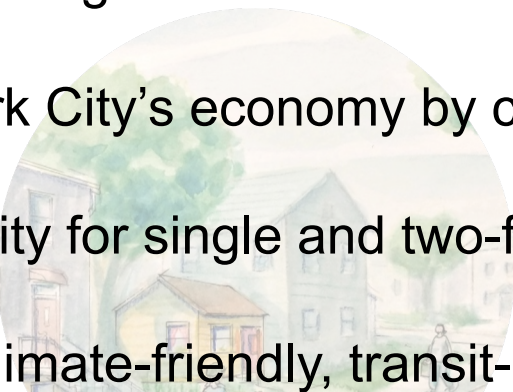
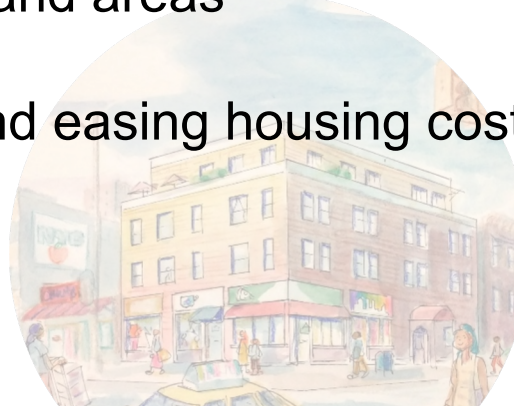
Affordable Housing → **Top District priority** identified in the CD Needs (CD Needs 2025)

A top priority that must be addressed as a critical need. **Lack of affordable housing options** remains the most significant concern to Brooklyn Community Board One.



Proposals

Key Goals

- 
- 
- 
- 
- 1 Provide New Yorkers with more housing options and more housing types
 - 2 Reduce pressure on gentrifying areas
 - 3 Build more housing and affordable housing in high-demand areas
 - 4 Boost New York City's economy by creating new jobs and easing housing costs
 - 5 Provide flexibility for single and two-family homeowners
 - 6 Create more climate-friendly, transit-adjacent housing

Proposals

R1-R5 Districts

**Low
Density**

R6 Districts and above

**Medium and
High-Density**

**Citywide
Proposals**

**Other
Modifications**

Zoning district-specific modifications
→ Includes other zoning relief provisions
intended to support housing construction

Broader geographic applicability
→ Citywide changes and modifications to
certain existing zoning mechanisms

Town Center Zoning

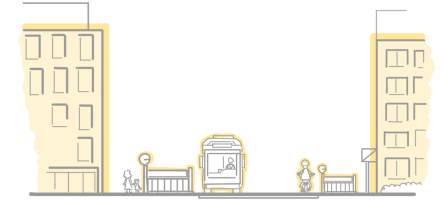
Re-introduce buildings with ground floor commercial and two to four stories of housing above in areas where this typical building form is banned under today's zoning



BK CD 1:
Not applicable

Transit-Oriented Development

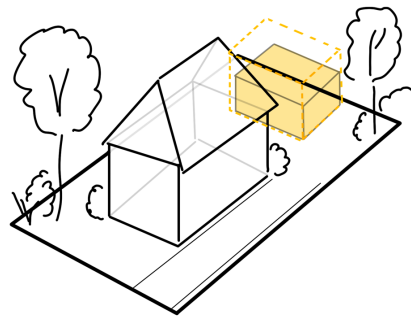
Allow modest, three-to-five story apartment buildings where they fit best: large lots within half a mile of subway or Rail stations that are on wide streets or corners.



BK CD 1:
Not applicable

Accessory Dwelling Units (ADUs)

Permit accessory dwelling units such as backyard cottages, garage conversions, and basement apartments.



BK CD 1:
Limited applicability

District Fixes

Give single and two-family homeowners additional flexibility to adapt their homes to meet their needs.



BK CD 1:
Not applicable

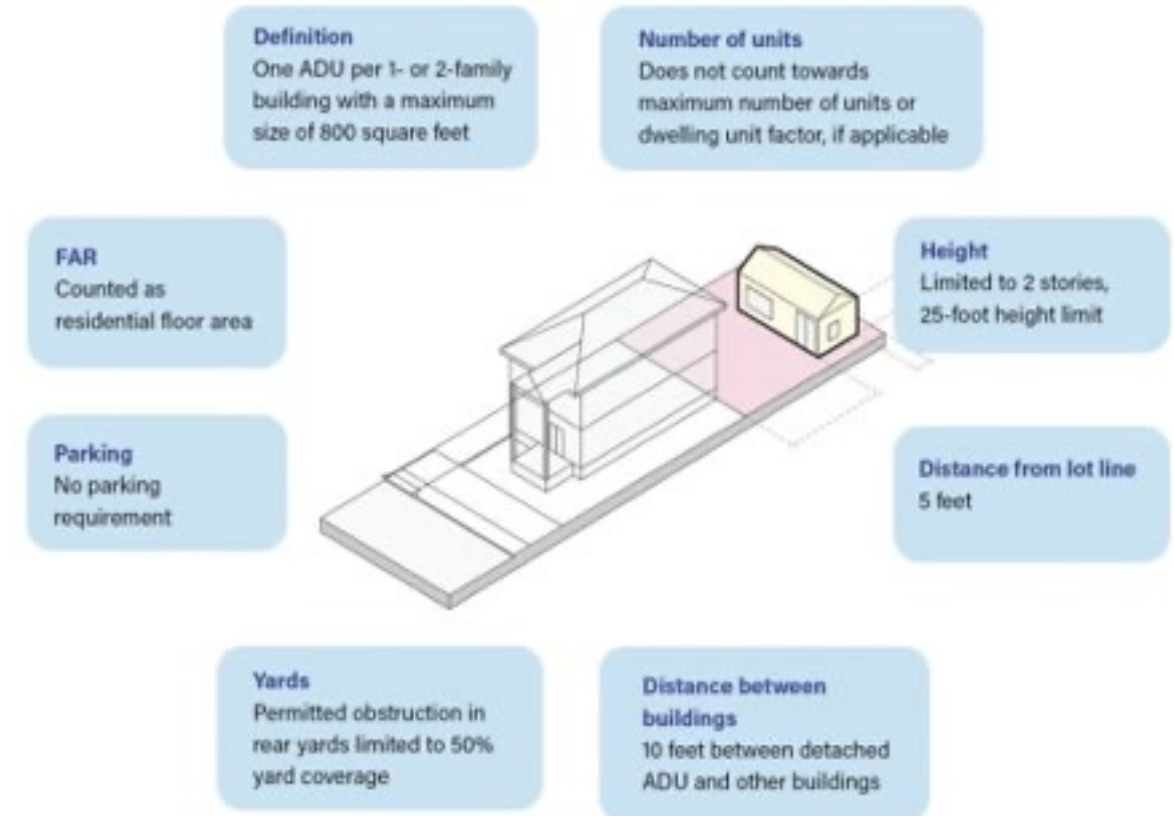


Accessory Dwelling Units (ADU)

One ADU will be allowed per 1- or 2-family home

- One ADU will be allowed per 1- or 2-family building in any zoning district
 - That ADU will be limited to 800 square feet
- A range of types of ADUs – detached, attached, attic or basement.
- ADUs will be required to be 5 ft from the lot line and 10 ft from any other building

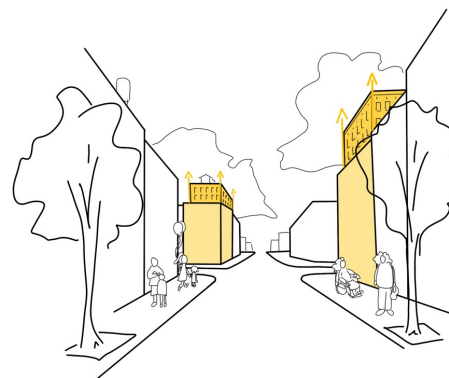
How ADUs Work



Universal Affordability Preference (UAP)

Allow buildings to add at least 20% more housing if the additional homes are permanently affordable. This proposal extends an existing rule for affordable senior housing to all forms of affordable and supportive housing.

BK CD 1:
Applicable



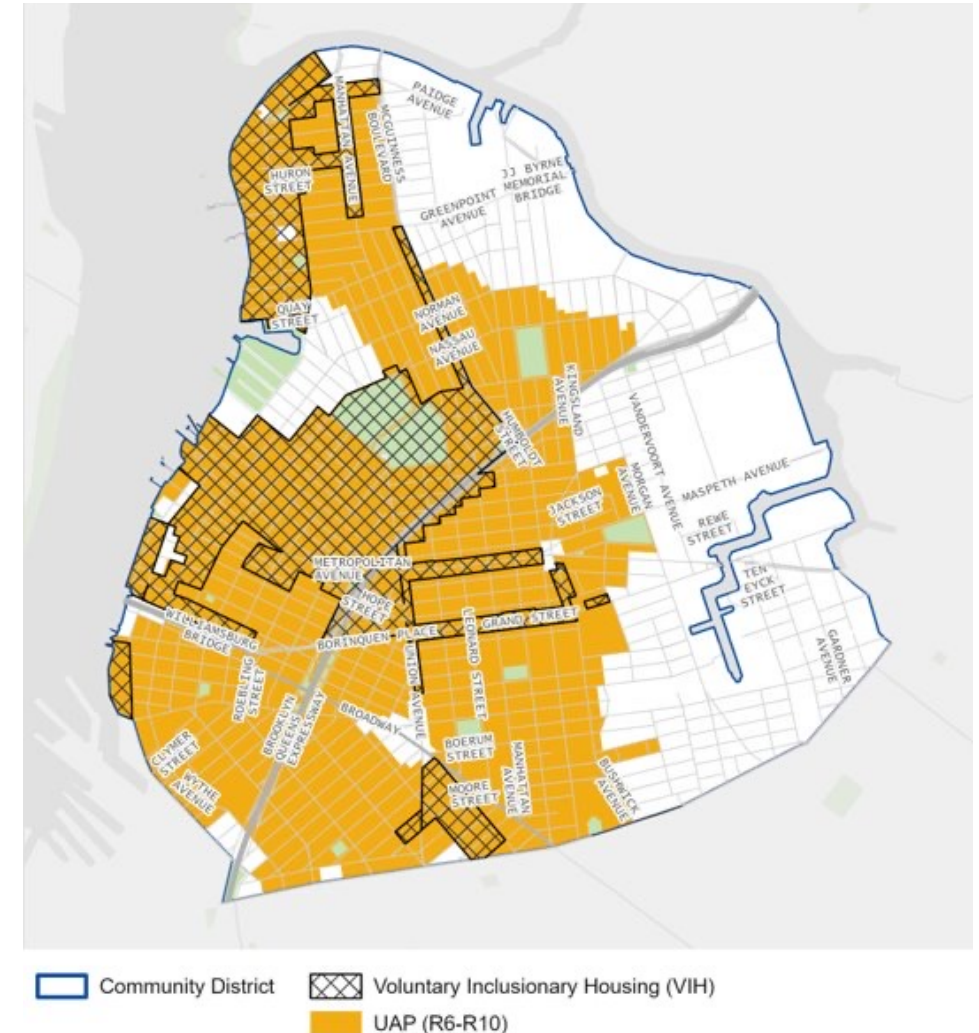


BK CD 1:
Applicable

Universal Affordability Preference

The Universal Affordability Preference (UAP) would allow buildings to include at least 20% more housing if the additional homes are permanently affordable.

- Today, most zoning districts allow affordable **senior housing** to be about **20% larger** than other buildings: Affordable Independent Residences for Seniors (AIRS)
 - UAP would expand this framework to **all forms of affordable and supportive housing**
- UAP would **enable incremental affordable housing growth** throughout medium- and high-density districts rather than concentrating it in a few neighborhoods.





BK CD 1:
Applicable

Universal Affordability Preference

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

What this meant:

All income-restricted units in a
VIH building were **80% AMI**

For example, a VIH building could include:

	Income for a family of 3	Rent for a 2-bedroom
80% AMI	\$101,686	\$2,796

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

What this means:

Homes at a **mix of incomes** to reach **60% AMI**,
including more deeply affordable units.

For example, a UAP building could include:

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

Estimates from HUD Guidelines 2024 and NYC HDC. Rents for specific projects may differ

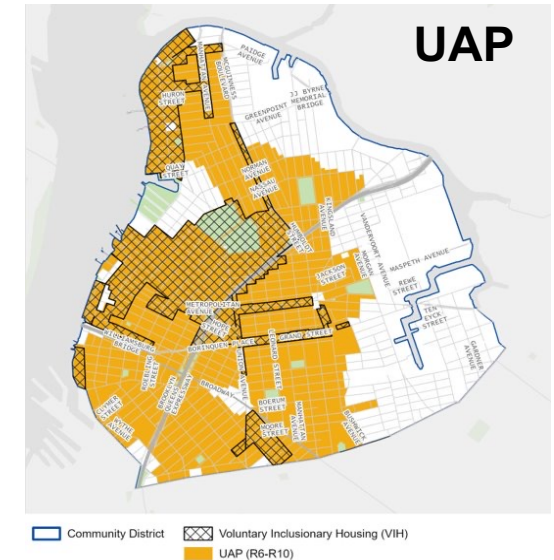
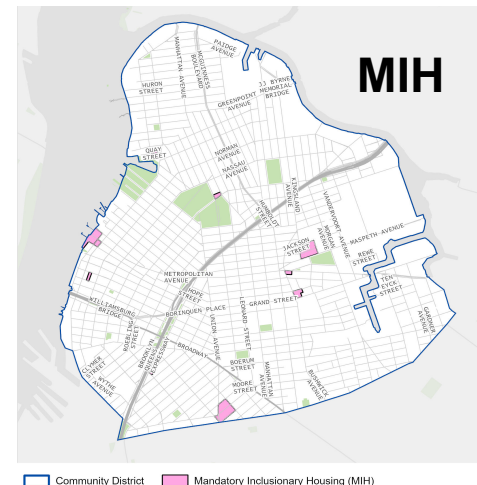


BK CD 1:
Applicable

Universal Affordability Preference

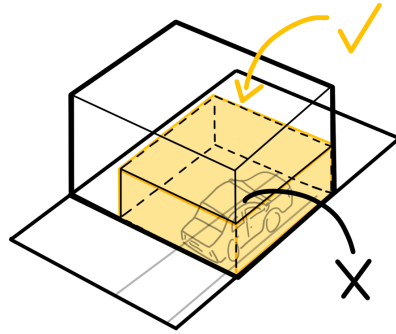
How UAP would affect existing affordable housing programs:

- **VIH:** UAP would replace the existing Voluntary Inclusionary Housing program (IHda and R10 Programs)
- **MIH:** Mandatory Inclusionary Housing will continue to be mapped and existing affordability requirements will remain in place



End Costly Parking Mandates

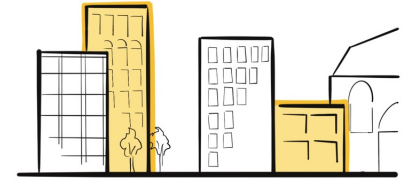
Eliminate mandatory parking requirements for new buildings. Parking would still be allowed, and projects can add what is appropriate at their location.



BK CD 1:
Applicable

Convert Non-Residential Buildings to Housing

Make it easier for underused, nonresidential buildings, such as offices, to be converted into housing



BK CD 1:
Applicable

Small and Shared Housing

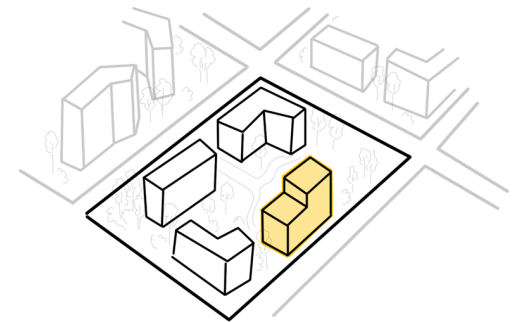
Re-introduce housing with shared kitchens or other common facilities. Eliminate strict limits on studios and one-bedroom apartments.



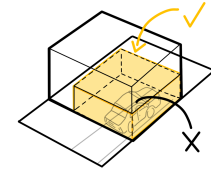
BK CD 1:
Applicable

Infill

Make it easier to add new housing on large sites that have existing buildings on them and already have ample space to add more, (e.g., a church with an oversized parking lot).



BK CD 1:
Applicable



BK CD 1:
Applicable

End Costly Parking Mandates

Prioritize housing over parking and reduce the cost of housing construction by making off-street parking optional in new buildings.



Issues with
Current Parking
Mandates



Parking Takes
Up Space



Building Parking
is Expensive



Parking Hinders
Affordable Housing



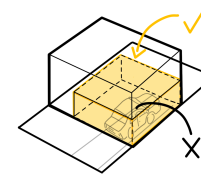
Mandating Parking
Drives Up Rent



Two parking spaces take up nearly the same space as a studio apartment

Image Credit: Parking Reform Network, 2022

End Costly Parking Mandates

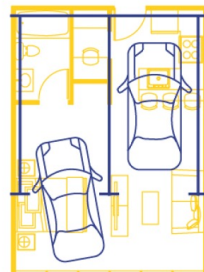


BK CD 1:
Applicable



Cost

The cost of building four off-street parking spots is roughly equal to the cost of building one new home.



Space for Parking or Housing

Two parking spaces take up nearly the same space as a studio apartment.



Public Realm

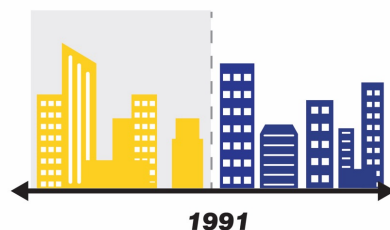
Improved open space, better streetscape, and community facilities can be provided.

The proposal would:

- **NOT** change on-street parking regulations.
- **NOT** modify off-street parking regulations for purely commercial or industrial buildings.
- **NOT** impose new parking maximums or restrictions on the amount of parking that can be built.
- **NOT** automatically remove existing parking.

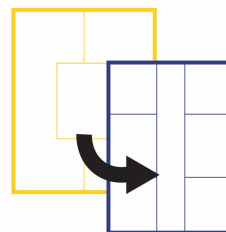
**BK CD 1:**
Applicable

Conversions



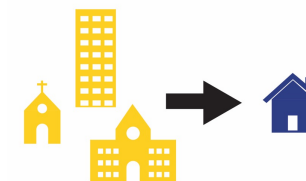
Shift Conversion Date

The cut-off date of eligibility will be moved to 1991 from 1961 or 1977, allowing more buildings to convert into housing.



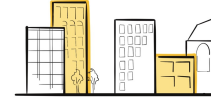
Allow More Home Types

Allow buildings to convert to home types like shared housing or dorms.



Wider Geography

Wherever residential use is allowed, buildings can convert to housing, instead of just those within current eligible geography districts.



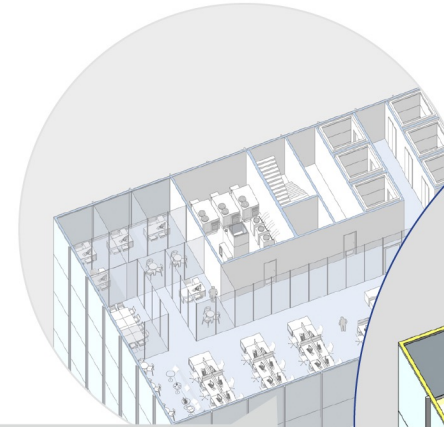
Conversions

Extend and improve the existing adaptive reuse regulations so that more underused, non-residential buildings can become housing.

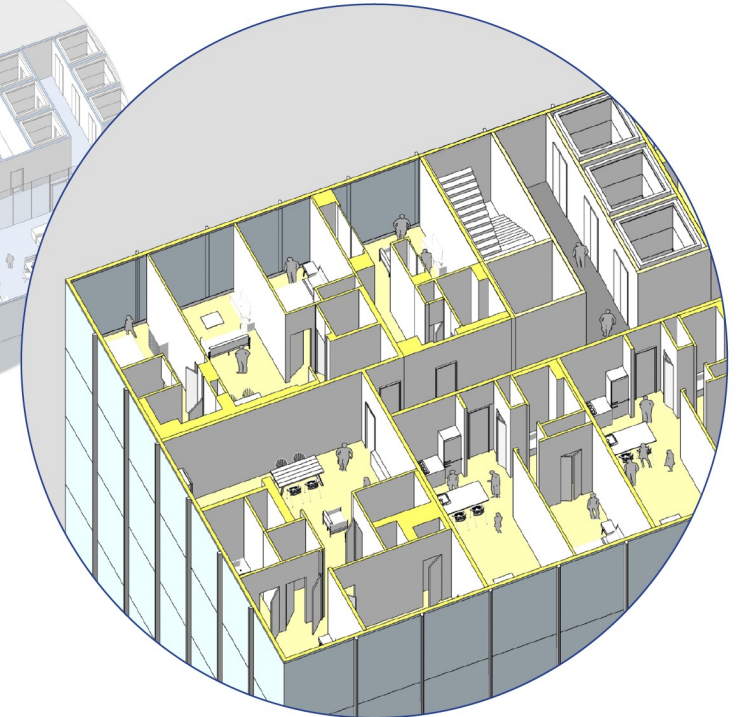
Enable non-residential buildings to convert to more housing types (supportive housing, dorms, or shared housing with common amenities).

Allow conversions for buildings constructed before 1991 and expand eligibility criteria to anywhere residential uses are allowed.

Existing Office



Residential Conversions



When converting office space, the floorplate often must be rearranged to allow for the variety of units types.

Image Credit: © New York City Economic Development Corporation, 2023



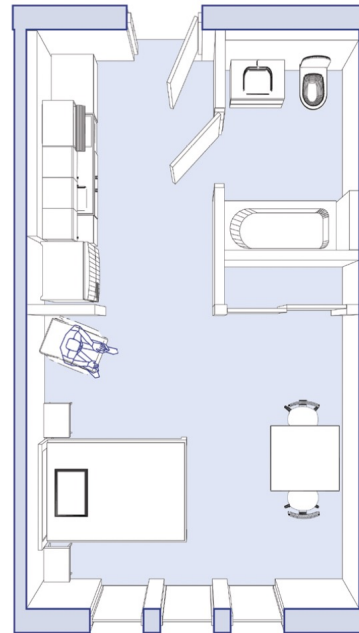
BK CD 1:
Applicable

Small and Shared Housing

Re-introduce housing with shared kitchens or other common facilities and allow buildings with more studios and one bedrooms.

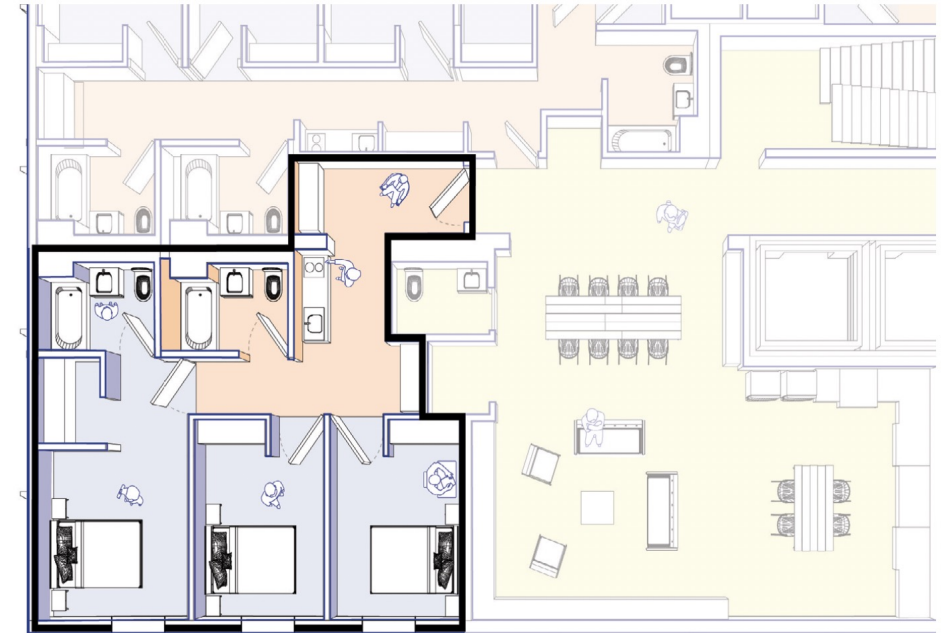
Today, a zoning rule known as **dwelling unit factor** prevents buildings from including small units. Dwelling unit factor is a minimum average unit size, requires buildings to include a mix of small and large units in order to maximize the buildable area. It does not set a minimum size for any one unit.

Small Housing



This proposal does not change minimum health and safety standards for a home but instead would allow more of these unit types to be built.

Shared Housing



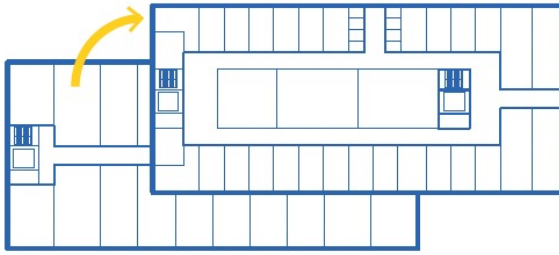
- Shared Spaces within Units
- Shared Communal Spaces across Floor
- Private Rooms

Image Credit: © New York City Economic Development Corporation, 2023



BK CD 1:
Applicable

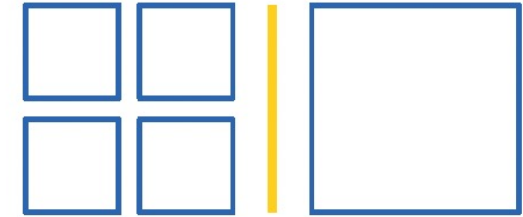
Small and Shared Housing



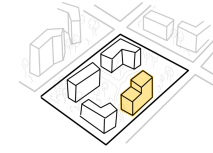
Shared housing has historically served an important purpose in New York City but today there is no clear path to create it.



Allowing more small and shared apartments could ease the pressure on large family units.



Removing the dwelling unit factor in the Greater Transit Zone can create more housing in areas that have greater access to mass transit.



BK CD 1:
Applicable

Infill

Make it easier to add new housing on large sites that have existing buildings on them and already have ample space to add more (such as parking lots)

There are different types of campuses: from churches to private residential co-ops, NYCHA campuses and institutions.

A campus is defined as a site over 1.5 acres OR a site with control of an entire block

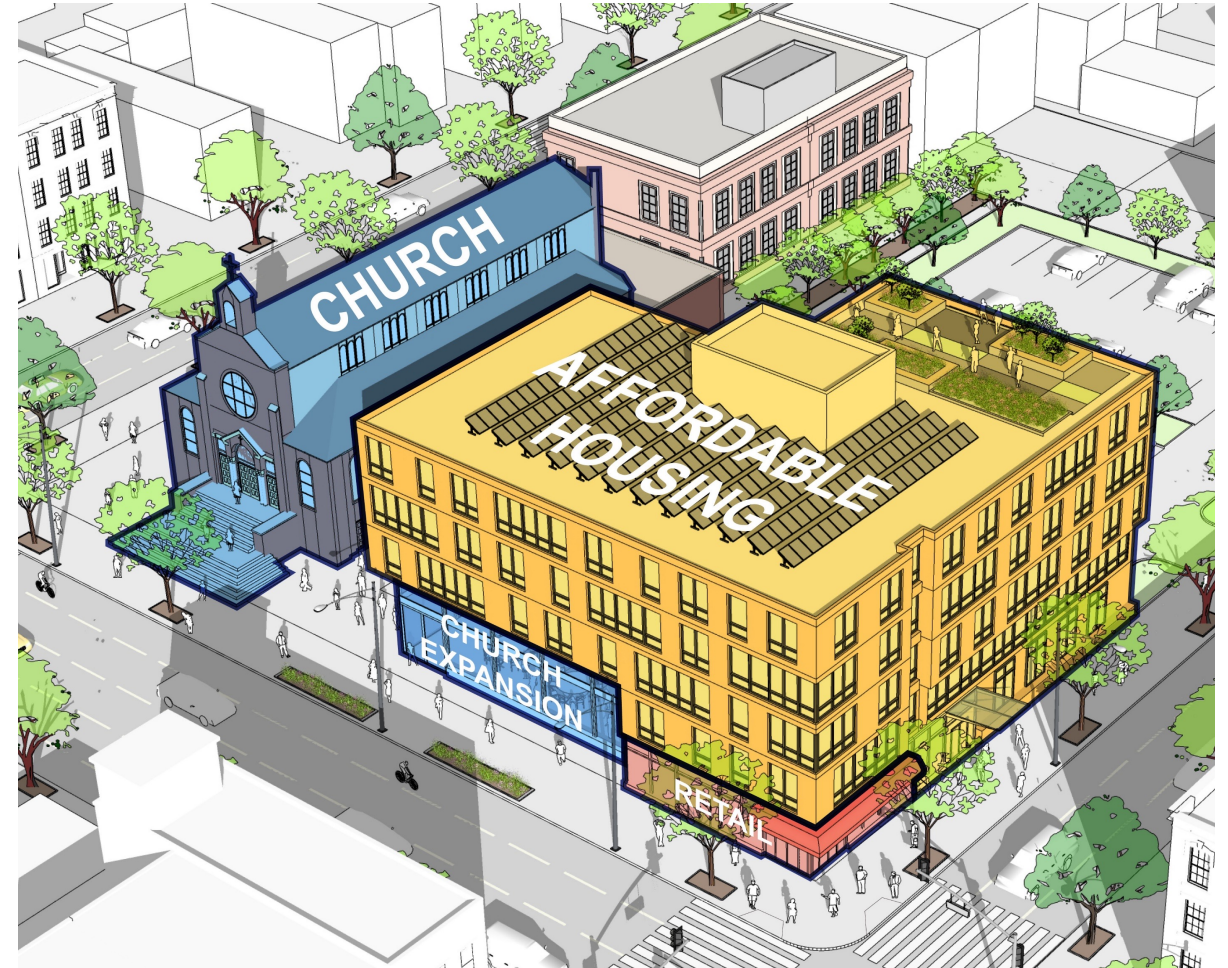
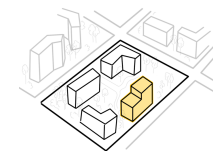


Image Credit: © New York City Economic Development Corporation, 2023



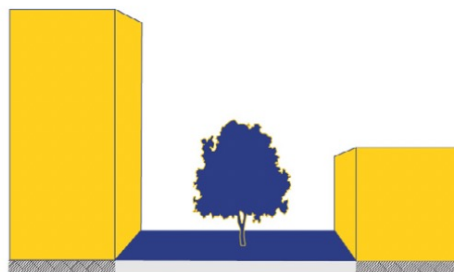
BK CD 1:
Applicable

Infill



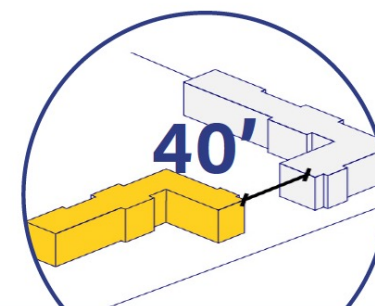
Allow Height-limited Infill

Campuses would be allowed to add buildings under the existing height limits.



Lot Coverage

Housing would be allowed on 50% of campus lot area, allowing a balance of open space and new homes.



Distance Between Buildings

Required distance between buildings would be reduced, offering new opportunities for housing.

Summary

Other Modifications

New Zoning Districts

Create new Residence Districts requiring Mandatory Inclusionary Housing that can be mapped in central areas in compliance with state requirements.

R11
R12

BK CD 1:
Applicable

Quality Housing Amenities

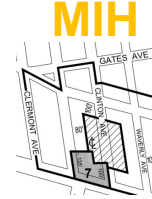
Extend amenity benefits in the “Quality Housing” program to all multifamily buildings, improve incentives for family-sized apartments and shared services and facilities.



BK CD 1:
Applicable

Update to Mandatory Inclusionary Housing

Allow the deep affordability option in Mandatory Inclusionary Housing to be used on its own.



BK CD 1:
Applicable

Landmark Transferable Development Rights

Make it easier for landmarks to sell unused development rights by expanding transfer radius and simplifying procedure.



BK CD 1:
Applicable

Sliver Law

Allow narrow lots to achieve underlying Quality Housing district heights in R7-R10 districts.



BK CD 1:
Applicable

Railroad Right-of-Way

Simplify and streamline permissions for development involving former railroad rights of way.





BK CD 1:
Applicable

New Zoning Districts

Create new zoning districts with FARs above 12.0 → R11, R11A and R12

- These zoning districts could only be mapped with Mandatory Inclusionary Housing

Create new medium-density zoning districts to fill gaps in the range of existing zoning districts → R6-2, R6D

New districts **would not be mapped** through City of Yes. **Future discretionary actions** (Rezoning / ULURP) **would be necessary** to “map” the proposed districts.

New zoning district	Basic FAR	UAP/MIH FAR
R6-2	2.5	3.0
R6D	2.5	3.0
R11	--	15.0
R11A	--	15.0
R12	--	18.0

Waterfront Zoning- changes to height and setback regulations

The proposals for waterfront zoning rules would rationalize what DCP has learned from Special Districts and underpin with best practices in urban design.

Address the needs of 100% affordable housing buildings

- Increase maximum base heights
- Introduce a transition zone
- Modernize dormer allowance
- Protect the pedestrian experience along waterfront open spaces

Create an as-of-right path for waterfront developments to use UAP

- Increase maximum tower height caps
- Increase tower footprint allowance, but require broad towers to taper
- Add a minimum base height requirement
- Require tower height variety for lots with multiple towers

Address the needs of constrained sites on the waterfront

- Reduce tower setback distance on shallow lots
- Allow extra length for towers on shallow lots or those with multiple shorelines



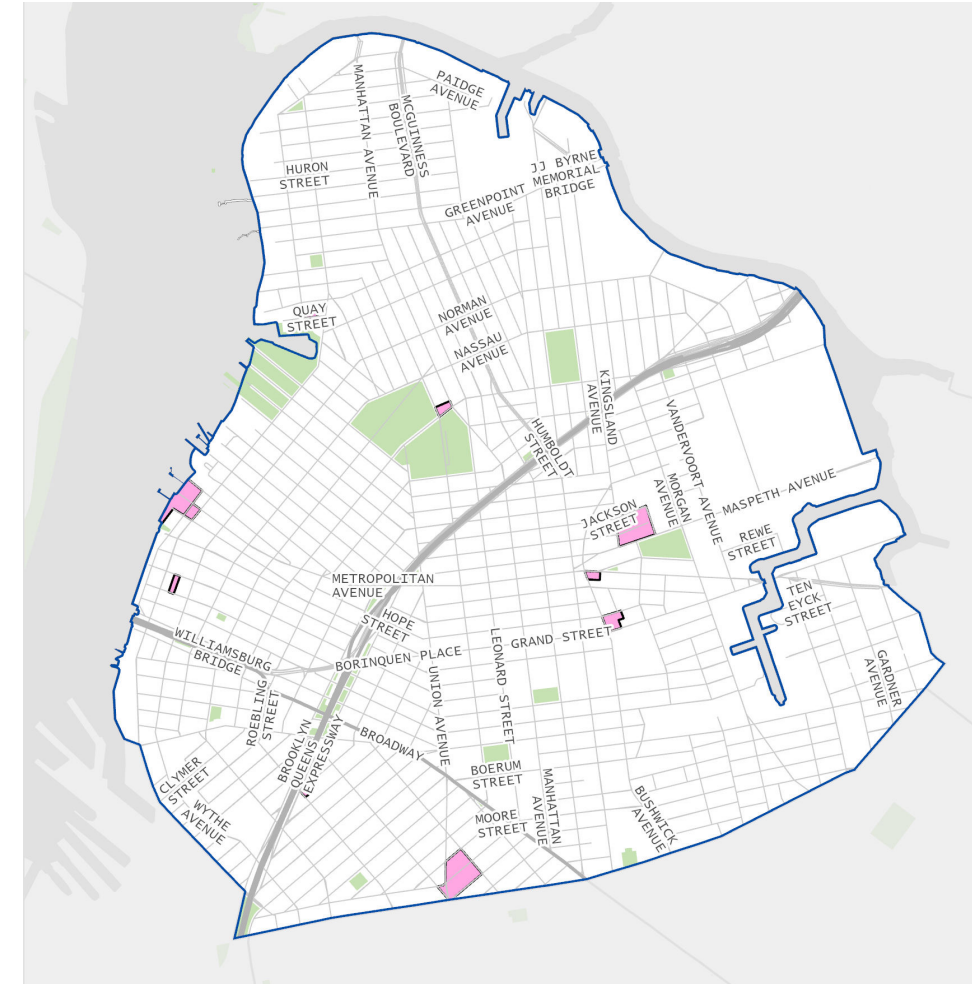
BK CD 1:
Applicable

Mandatory Inclusionary Housing

Existing:

MIH Option	Affordability %	AMI Levels
Option 1	25%	An average of 60% AMI
Option 2	30%	An average of 80% AMI
<i>In addition, one or both of the following options could be applied:</i>		
Option 3	20%	An average of 40% AMI
Workforce	30%	An average of 115% AMI

Currently, Option 3 (“Deep Affordability”) cannot be mapped as a standalone MIH option



Community District Mandatory Inclusionary Housing (MIH)



BK CD 1:
Applicable

Mandatory Inclusionary Housing

Proposed:

Allow MIH Option 3 to be a standalone option

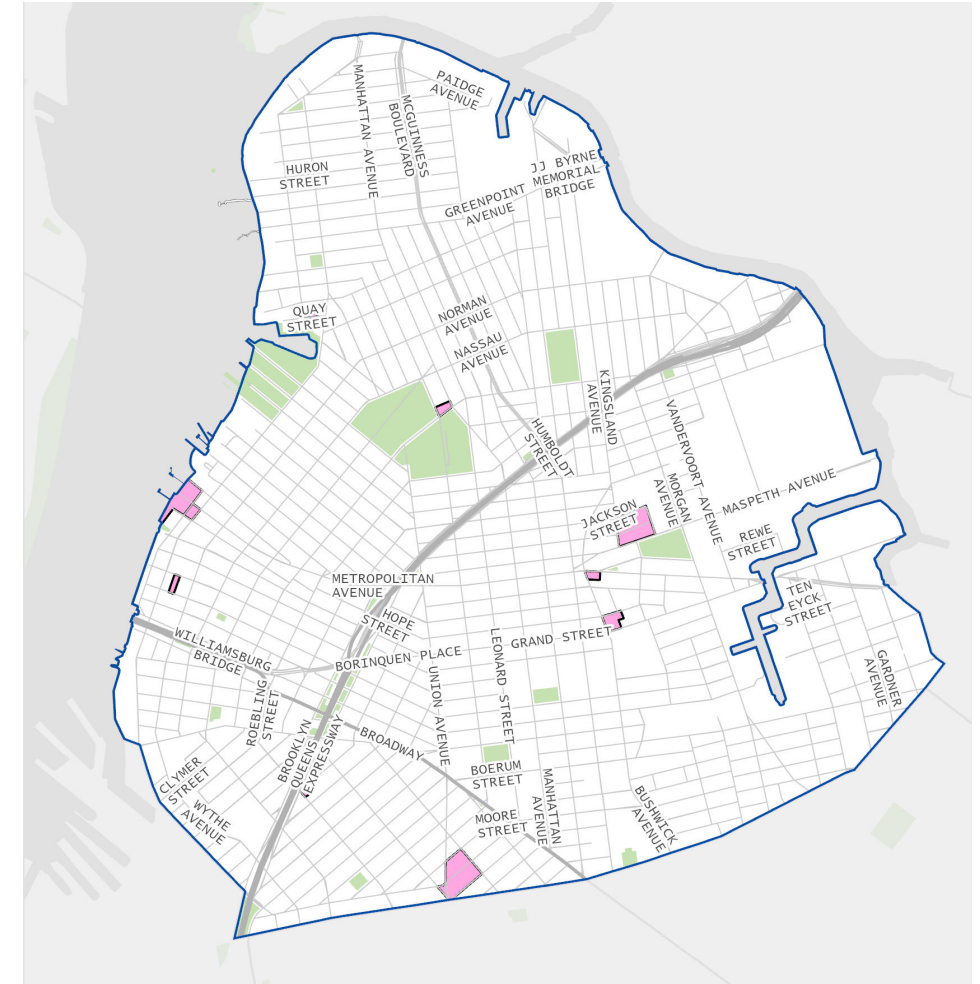
- MIH Option 3 requires a 20% set-aside at an average of 40% AMI

Equalize MIH FARs for districts where UAP FAR is higher

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

Streamline rules for 100% affordable projects

- Reduce conflicts with term sheets and subsidy programs
- Facilitate affordable homeownership



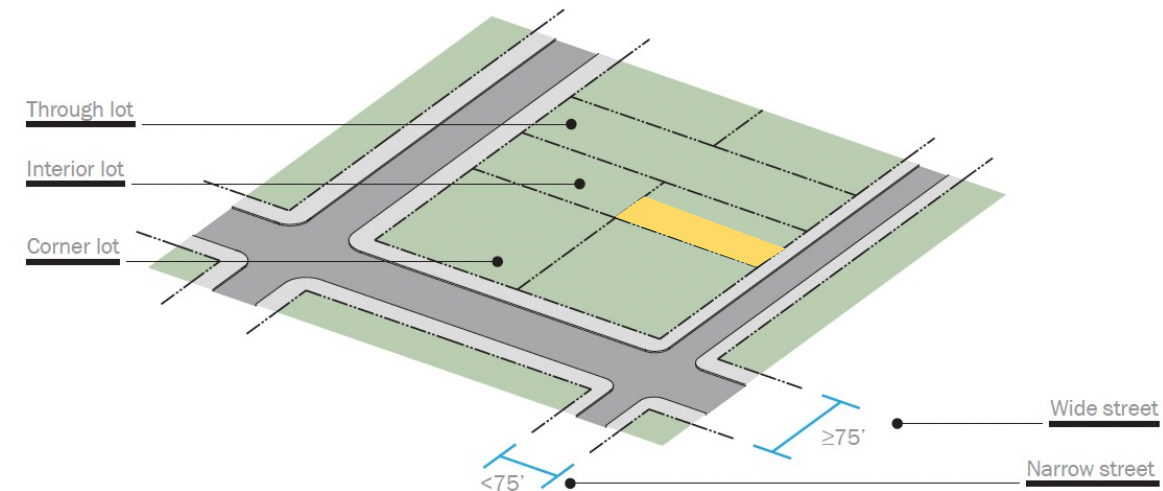
 Community District  Mandatory Inclusionary Housing (MIH)



Sliver Law

Special height regulations limit the size of narrow buildings in medium and high-density parts of the city.

- **Current rules:**
 - Special height regulations limit the size of narrow buildings in medium and high-density parts of the city.
 - Buildings that are 45 feet wide or less have their height restricted to the width of the adjoining street or 100 feet, whichever is less.
- **Proposal:**
 - Streamline height restrictions to be responsive to the site context, lot type, and street width





BK CD 1:
Applicable

Quality Housing Amenities

Create incentives for better quality housing through rules for amenity space

- Expand amenity benefits in the “Quality Housing” program
- Extend floor area exemptions to all multi-family buildings
- Update rules to improve incentives for family-sized apartments, trash storage and disposal, indoor recreational space, and shared facilities like laundry, mail rooms, and office space

Community room, 50 Nevins Street



Image Credit: Dattner

Rooftop recreation, Navy Green

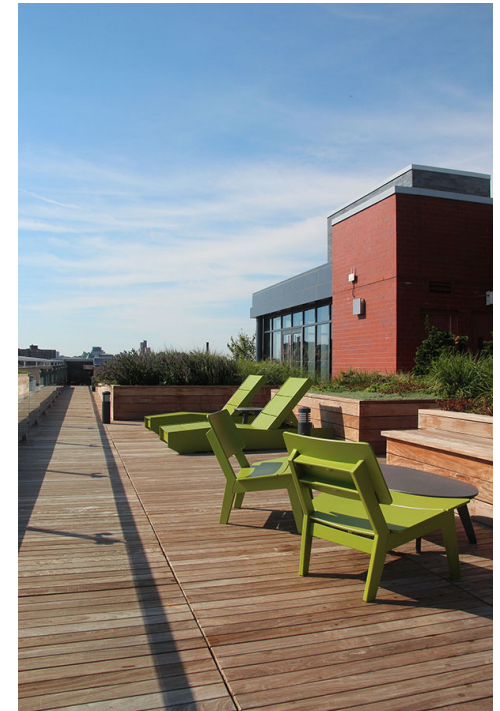


Image Credit: Dunn Development



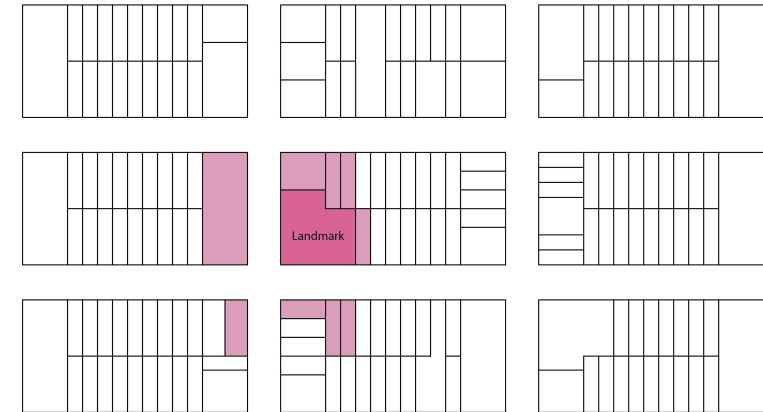
Landmarks Transfers

Minimize restrictions on the ability of designated landmarks to transfer development rights to zoning lots in the immediate vicinity

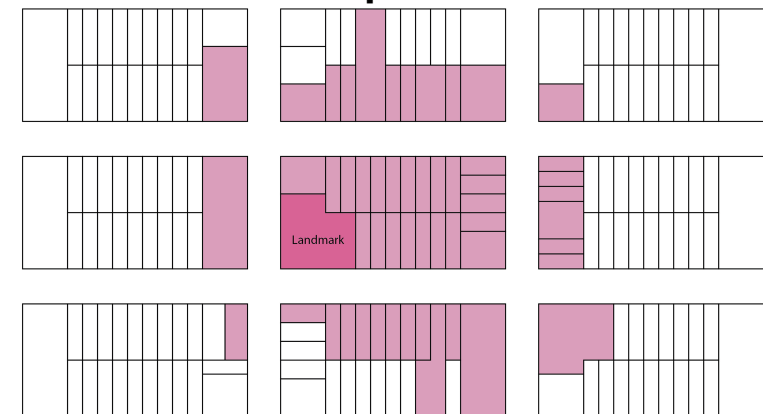
- Extend existing transfer opportunities to zoning lots on the same zoning block as the landmark or across a street or intersection
- Streamline the approval process
- Expand the program to historic districts and lower density areas

This would help landmarks fund necessary maintenance requirements while also generating new housing opportunities

Current



Proposed



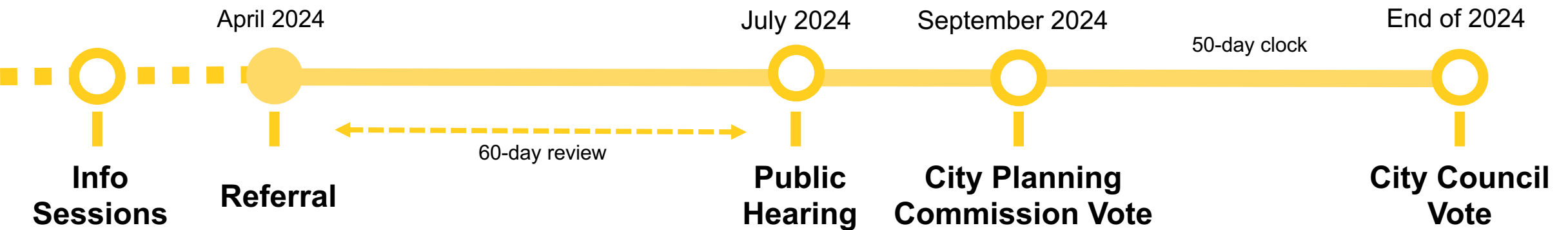
Timeline



**City of Yes for
Housing Opportunity**

Stay in touch!

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



Approximate schedule of public review, for illustrative purposes only

Appendix

Environmental Review

Environmental Review

An Environmental Impact Statement (EIS) for a generic action must provide an estimate of the **amount, type, approximate location, and overall massing/form** of future development and identify the **range of impacts** that may occur. The environmental review studied the effects of the proposal through 3 different methods:

- **Prototypical Site Assessment:** Show how the proposal may affect individual sites in order to typify conditions and effects of the proposal and demonstrate building form
- **Citywide Estimates:** Modeling of the proposal's potential effects citywide in order to discuss the amount and approximate location of future development
- **Representative Neighborhoods:** Selected as “prototypical” for a neighborhood-scale analysis to analyze collective effects of the proposal for density-related technical areas

This EIS represents our best effort to project a range of possible outcomes based on a variety of factors, including some that are beyond the control of the Department of City Planning and New York City.

Environmental Review

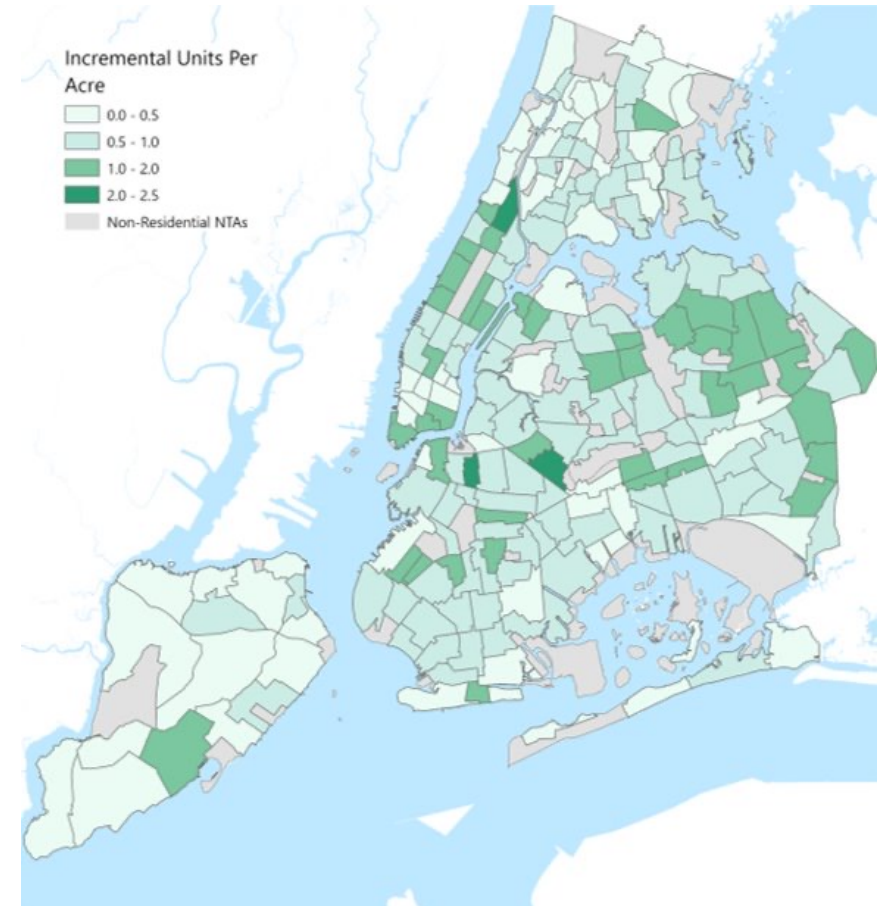
Citywide Estimates: Modeling of the proposal's potential effects citywide in order to discuss the amount and approximate location of future development

A little more housing in every neighborhood:

- The EIS estimates on average a **little less than 1 unit per acre over 15 years**

The results:

- The EIS estimates a citywide housing unit increment range of **58,200 to 108,900 units**



Environmental Review

A Notice of Completion of a Draft Environmental Impact Statement (DEIS) was issued on April 26, 2024

The DEIS identifies no impacts in these categories:

- Land Use, Zoning, and Public Policy
- Socioeconomic Conditions
- Water and Sewer Infrastructure
- Solid Waste and Sanitation
- Energy
- Greenhouse Gases and Climate Change
- Air Quality
- Public Health
- Neighborhood Character

The DEIS identifies potential for "significant adverse impacts" in these categories:

- Community Facilities and Services
(early childhood programs, schools)
- Open Space
- Transportation (traffic, transit, pedestrian)

The DEIS could not preclude impacts in the following categories because their likelihood depends on specific site characteristics: Shadows; Historical & Cultural Resources; Urban Design and Visual Resources; Natural Resources; Hazardous Materials; Noise; Construction.

No other significant adverse impacts were identified. Mitigation measures are identified in the DEIS and will be detailed in the Final Environmental Impact Statement (FEIS).

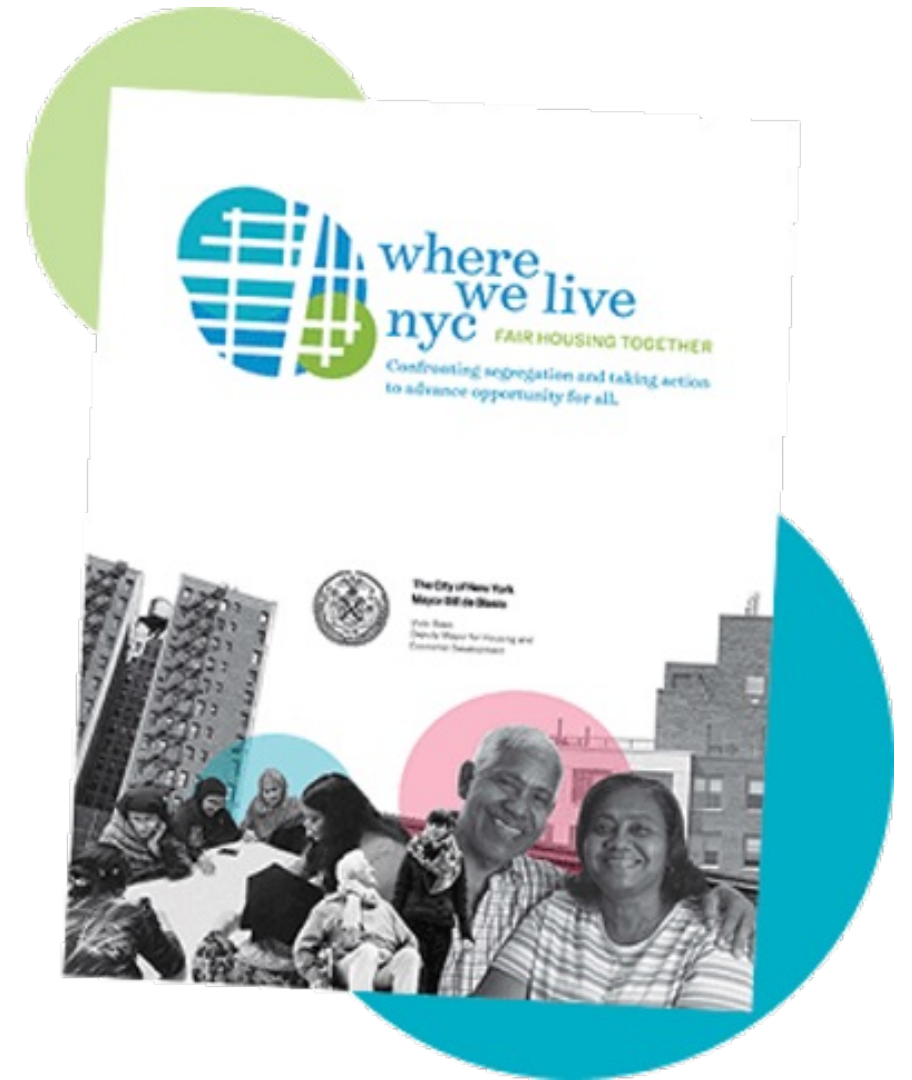
RER

Racial Equity Report

Since this zoning text amendment affects more than 5 community districts, it is subject to the racial equity reporting requirement.

City of Yes for Housing Opportunity emerges directly from the City's fair housing plan, Where We Live NYC, and implements strategies identified in it:

- Increase housing opportunities, particularly for low-income New Yorkers, in amenity-rich neighborhoods
- Improve quality and preserve affordability for existing residents
- Expand the number of homes available to New Yorkers who receive rental assistance benefits

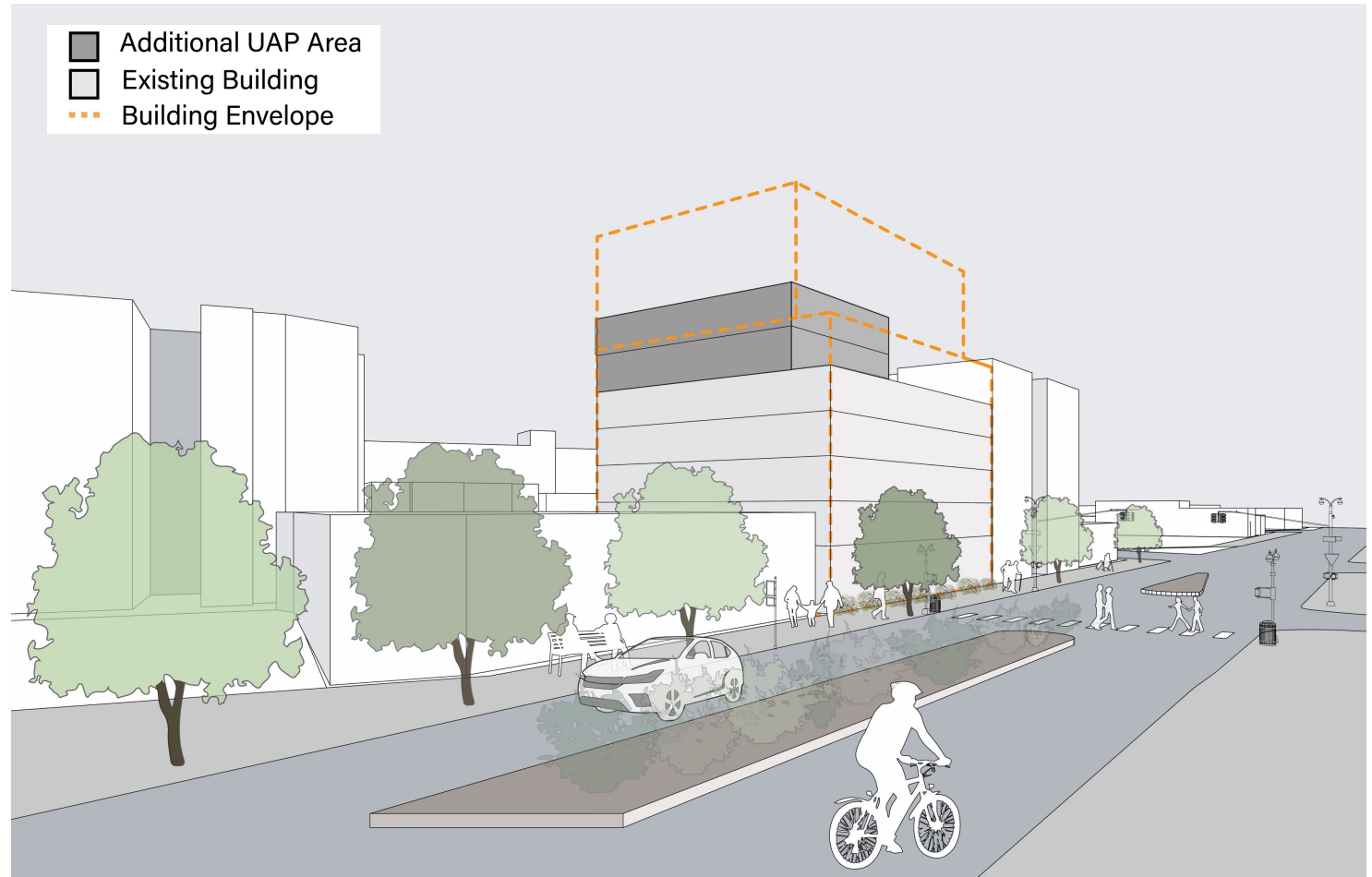


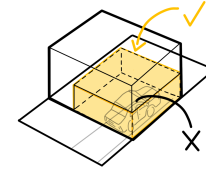
More

**BK CD 1:**
Applicable

Universal Affordability Preference

Certain zoning districts are proposed to receive height increases, so that it is feasible for UAP buildings to fit their allowable affordable unit square footage.





BK CD 1:
Applicable

End Costly Parking Mandates

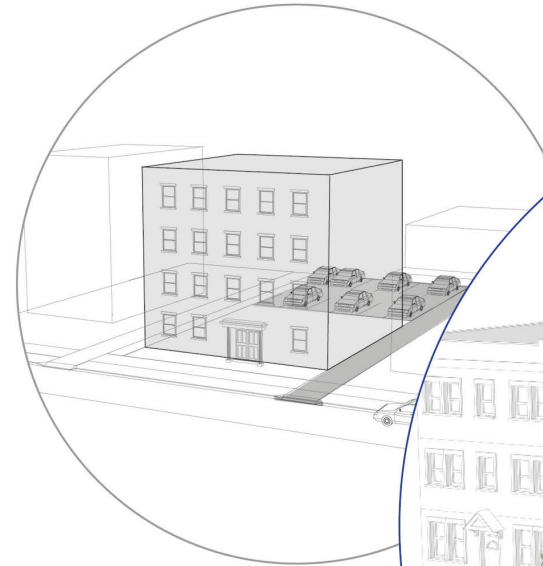
Example:

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

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

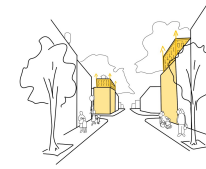
Without parking mandates, they can build the **16-unit building**, providing 6 more urgently needed homes near transit

Existing



Without Parking Mandates



**BK CD 1:**
Applicable

Universal Affordability Preference

Example:

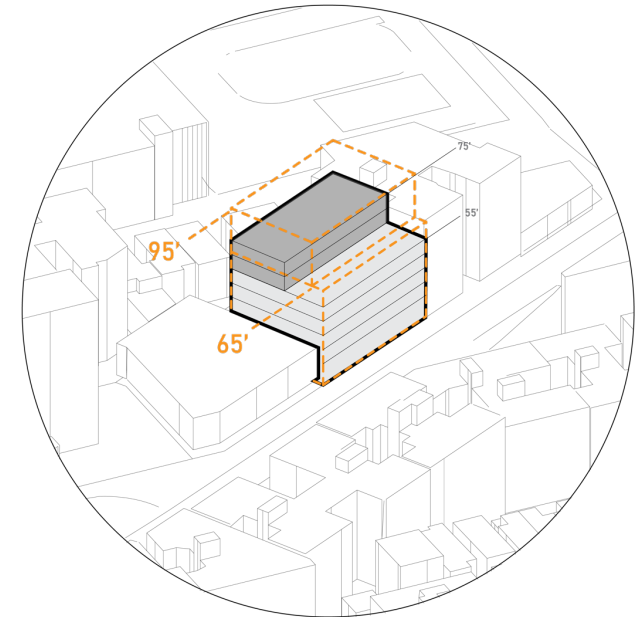
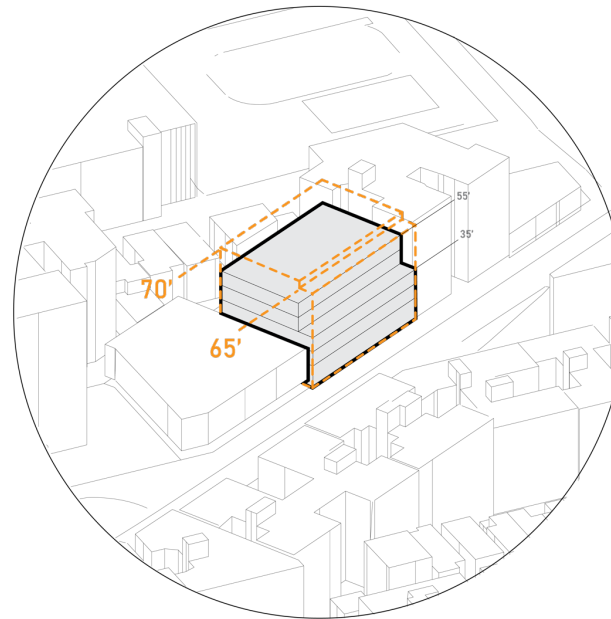
UAP in a mixed-income building in an R6 district.

A developer wants to build a new building in an **R6 district**.

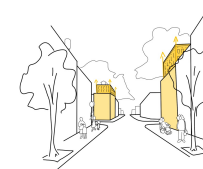
Today, the site is limited to **3.0 FAR**. Under UAP, the site will receive **3.9 FAR**, but anything above 3.0 FAR must be permanently affordable.

This allows for **10-12** more affordable homes.

- Additional UAP Area
- Existing Building
- Building Envelope



Historic District regulations will remain in place and any relevant LPC review processes will remain in place



BK CD 1:
Applicable

Universal Affordability Preference

R6-R8 Districts	FAR		Base Height		Max Height	
	Basic*	Proposed	Current	Proposed	Current	Proposed
● R6B	2.00	2.40	40	45	50	65
● R6 Narrow	2.20	3.90	45	65	55	95
● R6 Wide Outside MN Core	3.00	3.90	65	65	70	95
● R6A	3.00	3.90	60	65	70	95
R6D	**n/a	3.00	**n/a	55	**n/a	75
● R7 Narrow or in MN Core	3.44	5.00	65	85	75	115
● R7 Wide Outside MN Core	4.00	5.00	75	85	80	115
R7-3	5.00	6.00	**n/a	105	**n/a	145
● R7A	4.00	5.00	65	85	80	115
R7B	3.00	3.90	65	65	75	95
R7D	4.66	5.60	85	95	100	125
R7X	5.00	6.00	85	105	120	145
R8B	4.00	4.80	65	85	75	105
● R8 Wide Outside MN Core	7.20	8.64	95	125	130	175
● R8 Narrow or in MN Core	6.00	7.20	85	105	115	145
● R8A	6.00	7.20	85	105	120	145
● R8X	6.00	7.20	85	105	150	175

R9-R10 Districts	FAR		Base Height		Max Height	
	Basic*	Proposed	Current	Proposed	Current	Proposed
R9 Narrow	7.50	9.00	95	135	135	185
R9 Wide	7.50	9.00	105	135	145	185
R9A Narrow	7.50	9.00	95	135	135	185
R9A Wide	7.50	9.00	105	135	145	185
R9X Narrow	9.00	10.80	120	155	160	215
R9X Wide	9.00	10.80	120	155	170	215
R9D	9.00	10.80	85	155	--	215
● R10 Narrow	10.00	12.00	125	155	185	235
● R10 Wide	10.00	12.00	155	155	210	235
● R10A Narrow	10.00	12.00	125	155	185	235
● R10A Wide	10.00	12.00	150	155	210	235
R10X	10.00	12.00	85	155	--	235

● R district or R equivalent currently mapped in BK CD 2

Affordable Housing

2024 AMI

The AMI for all cities across the country is defined each year by U.S. Department of Housing and Urban Development (HUD).

Area Median Income

Income eligibility and rent for City-financed affordable housing projects are based on a measure called Area Median Income (AMI).

The 2024 AMI for the New York City region is **\$139,800** for a **three-person family (100% AMI)**.

Family Size	30% AMI	40% AMI	50% AMI	60% AMI	70% AMI	80% AMI	90% AMI	100% AMI	110% AMI	120% AMI	130% AMI	165% AMI
1	\$32,610	\$43,480	\$54,350	\$65,220	\$76,090	\$86,960	\$97,830	\$108,700	\$119,570	\$130,440	\$141,310	\$179,355
2	\$37,290	\$49,720	\$62,150	\$74,580	\$87,010	\$99,440	\$111,870	\$124,300	\$136,730	\$149,160	\$161,590	\$205,095
3	\$41,940	\$55,920	\$69,900	\$83,880	\$97,860	\$111,840	\$125,820	\$139,800	\$153,780	\$167,760	\$181,740	\$230,670
4	\$46,590	\$62,120	\$77,650	\$93,180	\$108,710	\$124,240	\$139,770	\$155,300	\$170,830	\$186,360	\$201,890	\$256,245
5	\$50,310	\$67,080	\$83,850	\$100,620	\$117,390	\$134,160	\$150,930	\$167,700	\$184,470	\$201,240	\$218,010	\$276,705
6	\$54,030	\$72,040	\$90,050	\$108,060	\$126,070	\$144,080	\$162,090	\$180,100	\$198,110	\$216,120	\$234,130	\$297,165
7	\$57,780	\$77,040	\$96,300	\$115,560	\$134,820	\$154,080	\$173,340	\$192,600	\$211,860	\$231,120	\$250,380	\$317,790
8	\$61,500	\$82,000	\$102,500	\$123,000	\$143,500	\$164,000	\$184,500	\$205,000	\$225,500	\$246,000	\$266,500	\$338,250

Income Bands and Percent of AMI

Income Band	Percent of AMI
Extremely Low-Income	0-30%
Very Low-Income	31-50%
Low-Income	51-80%
Moderate-Income	81-120%
Middle-Income	121-165%

Proposal Background

city of yes for Housing Opportunity

An illustrated guide



Illustrated guide

Provides detailed information about the proposals with technical illustrations

city of yes for Housing Opportunity

Universal Affordability Preference

City of Yes for Housing Opportunity is a plan to tackle our housing shortage by making it possible to build a little more housing in every neighborhood. Together, we can make our city more affordable without dramatic changes in any one community.

An important part of this plan is the **Universal Affordability Preference**, which would allow buildings to include at least **20% more housing** if the additional homes are **permanently affordable**.

How it works:

Universal Affordability Preference (UAP) would apply in medium- and high-density neighborhoods across the city. Additional housing created through UAP would be permanently affordable to households earning 60% of the area median income. This means UAP reaches deeper affordability levels than the Voluntary Inclusionary Housing program it replaces. UAP would also use income averaging to serve a range of families, including those with very low incomes.

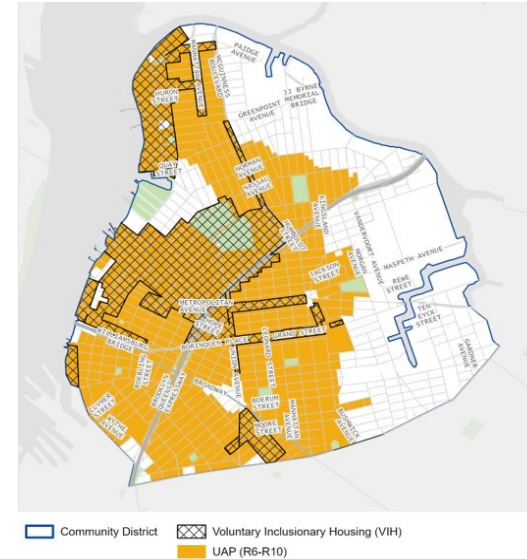
To see how the program works, take a proposal for a building in a high-cost neighborhood like the Upper West Side:



Under Universal Affordability Preference, the building can be at least 20% larger, so long as it uses that extra space for affordable housing. The result is **more permanently affordable homes** for working families in a **high-cost neighborhood**.

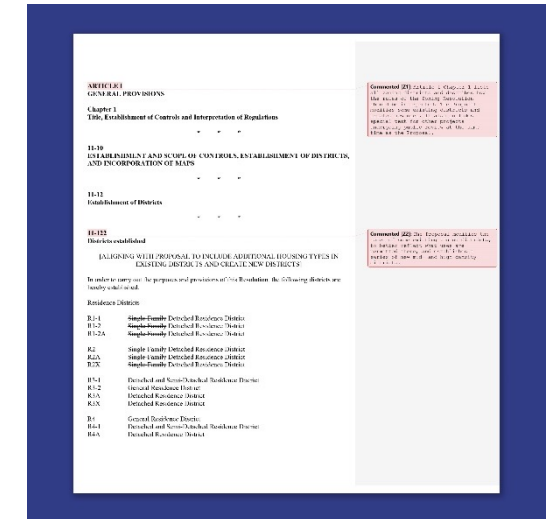
One-pagers

Succinct overviews of different proposals elements



Applicability maps

Maps showing how proposal applies in each Community Board



Annotated zoning text

Explanatory notes and descriptions of proposed text

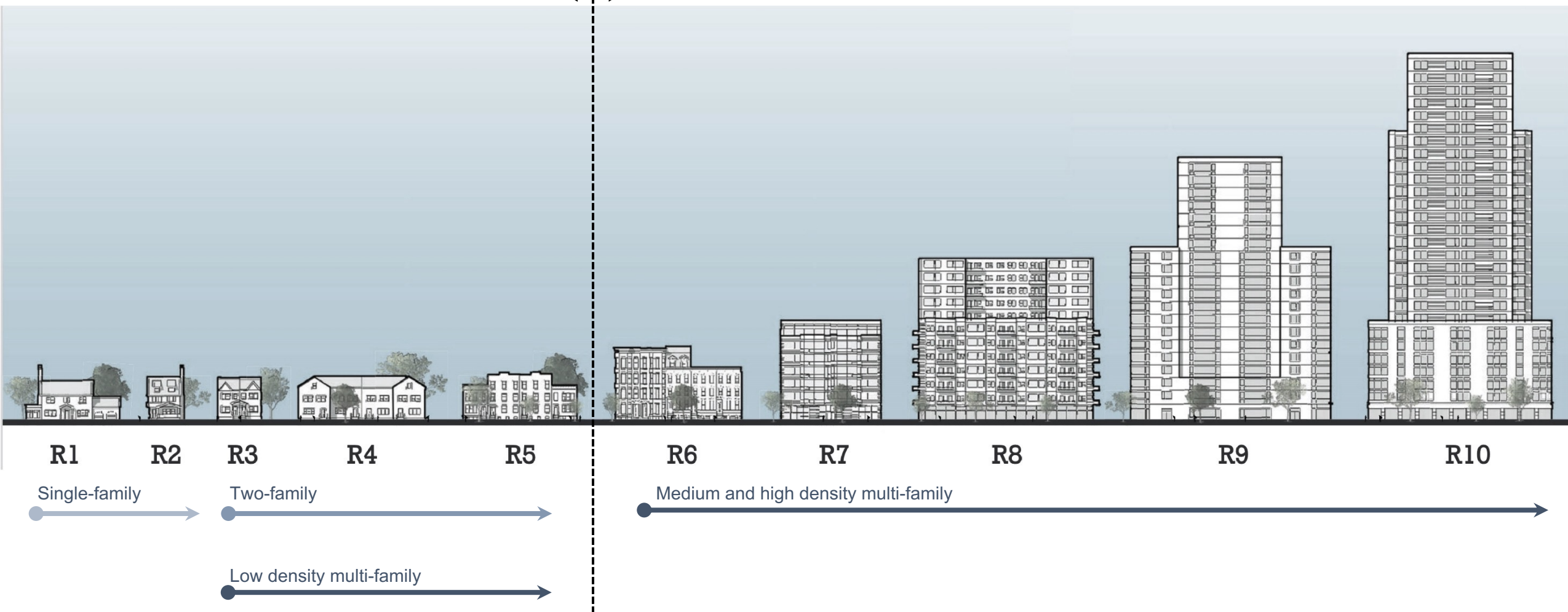
Background on how adding additional housing supply can help combat high housing costs

- UCLA [round-up of recent research](#) found five studies supporting that "market-rate housing makes nearby housing more affordable"
- [Supply Skepticism \(2017\)](#) and [Supply Skepticism Revisited \(2023\)](#), found "increases in housing supply moderate housing prices and rents overall"
- These findings have also been written about by the [popular press](#) and [think tanks researching housing](#)

Zoning Districts

Low density areas

Medium and high density areas



Key Terms

Affordable Independent Residence for Seniors (AIRS)

A category of low-income senior housing that is eligible for additional floor area and more flexible height and setback regulation in many districts. An AIRS is a building, several buildings, or a portion of a building, containing residences where at least 90 percent of the dwelling units are occupied by at least one person aged 62 years or over and where all of the units are income-restricted housing units, other than a super's unit.

As-of-right Development

A development that complies with all applicable zoning regulations and other laws and does not require any discretionary action by the City Planning Commission (CPC) or Board of Standards and Appeals (BSA). A large majority of development in the city is as-of-right.

Base Height

The maximum permitted height of the front wall of a building before any required setback.

Building Envelope

A three-dimensional space that defines the maximum volume within which a structure can be built on a zoning lot. This is shaped by applicable height, setback, lot coverage and yard controls.

Building Height

A building's vertical dimension, measured from the curb level or base plane to the roof of the building (not including permitted obstructions above a height limit, such as elevator bulkheads).

Bulk

The combination of controls including lot size, floor area ratio, lot coverage, open space, yards, height and setback that determine the maximum size and placement of a building on a zoning lot.

Contextual District

A zoning district that regulates the height and bulk of new buildings, their setback from the street line, and their width along the street frontage, to reflect a form consistent with the scale and character of many neighborhoods. Residence and Commercial Districts with an A, B, D or X suffix are contextual zoning districts.

Conversion

A change of a building's use to another use category, such as from a commercial to a residential use group.

Density

Generally, refers to a combination of bulk and concentration or intensity of use, often describing extent or degree of concentration. For residential use, density is often used descriptively to refer to the dwelling unit factor

Development

Either the construction of a new building or other structure on a zoning lot, the relocation of an existing building to another zoning lot, or the establishment of a new open use on a tract of land.

Key Terms

Development Rights

Generally speaking, an amount of floor area permissible on a zoning lot. When the floor area that has been built is less than the maximum amount of floor area permitted, the difference is often referred to as “unused development rights.”

Dwelling Unit

Consists of one or more rooms in a residential building, or residential portion of a building, that also contains cooking and sanitary facilities and is inhabited by one or more persons living together, maintaining a common household. Most conventional apartments or houses in New York City consist of dwelling units.

Enlargement

A change to an existing building that increases its floor area, or an expansion of an existing open use onto a portion of a zoning lot not previously used for that purpose.

Floor Area

The sum of the gross area of each floor of a building. Several types of spaces are excluded from this sum, including mechanical space, cellar space, open balconies, elevator or stair bulkheads etc.

Floor Area Ratio (FAR)

The principal bulk regulation that controls the size of buildings. Each zoning district specifies a maximum FAR for a use which, when multiplied by the lot area of the zoning lot, produces the maximum amount of floor area allowable for that use on that zoning lot.

Height Factor Building

A building containing residences whose residential bulk is determined by a corresponding range of height factors, floor area ratios and open space ratios, and is set within a sky exposure plane. Higher floor area ratios are permitted for tall buildings surrounded by open space.

Limited Height District

A zoning designation established prior to the creation of contextual districts, superimposed on certain areas designated as historic districts by the Landmarks Preservation Commission (LPC). Limited Height Districts cap total building heights and are mapped in areas of the Upper East Side, Gramercy Park, Brooklyn Heights and Cobble Hill.

Narrow Street

A street that appears on the City Map with a width of less than 75 feet.

Non-complying or Non-compliance

A lawfully existing building that does not comply with one or more of the bulk regulations of the applicable zoning district. This frequently occurs because a building was constructed prior to the zoning currently in effect. The degree of non-compliance generally may not be increased.

Non-conforming or Non-conformity

A lawfully existing use that would not be permitted under the use regulations of the applicable zoning district. This frequently occurs because a use was established prior to the zoning currently in effect. The degree of non-conformance generally may not be increased.

Key Terms

Quality Housing Building

A building that is developed, enlarged, extended or converted pursuant to the Quality Housing Program.

Quality Housing Program

The program encourages development consistent with the character of many established neighborhoods. Its bulk regulations set height limits and allow high lot coverage buildings that are set at or near the street line. The Quality Housing Program also requires amenities relating to interior space, recreation areas and landscaping.

Residence District

A zoning district, designated by the letter R (R3-2, R5, R10A, for example), in which only residences and community facilities are permitted.

Residential District Equivalent

A zoning designation assigned to a C1, C2, C3, C4, C5 or C6 District that establishes the regulations for any residential uses within the district, usually referred to as a “residential equivalent.” For example, the residential portion of a building in a C4-4 District must follow the bulk regulations of its residential equivalent, an R7 District.

Setback, Building

A requirement for the upper floors of a building to be located further from a lot line than lower floors to allow more light and air to the street or the lower stories of the building.

Sky Exposure Plane

A plane that defines the building envelope in non-contextual districts designed to protect light and air at street level. The sky exposure plane is a virtual sloping plane that begins at a specified height above the street line and rises inward over the zoning lot at a ratio of vertical distance to horizontal distance set forth in district regulations.

Street Frontage

Portion of a zoning lot facing a street.

Transfer of Development Rights (TDR)

In limited circumstances specified in the Zoning Resolution, TDR allows for the transfer of unused development rights from one zoning lot to another, to preserve historic buildings, open spaces or unique cultural resources.

Wide Street

A street that appears on the City Map with a width of 75 feet or more. Most bulk regulations applicable to wide streets are also applicable to buildings on intersecting streets within 100 feet of a wide street.

Zoning Lot

A tract of land typically comprising a single tax lot or two or more adjacent tax lots within a block. The zoning lot is the basic unit for zoning regulations.



COMMUNITY BOARD No. 1

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HON. ANTONIO REYNOSO
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER
FIRST VICE-CHAIRMAN

DEL TEAGUE
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DEALICE FULLER
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JOHANA PULGARIN
DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

June 20, 2024

Chair Tremaine Wright
Office of Cannabis Management
59 Maiden Lane
New York, NY 10038

RE: CANNABIS APPLICATIONS

Dear Chair Wright:

Kindly be advised that at the regular meeting of Brooklyn Community Board No. 1 held on June 18, 2024, the Cannabis Review Committee reviewed the report attached, and the various recommendations made. Below are the actions taken:

CANNABIS APPLICATIONS:

1. Alexander Norman, DBA Budega NYC, 371 Union Ave, Retail Dispensary. (**Applicant failed to appear, Committee recommends OCM - NOT TO APPROVE the application**).
The Committee voted unanimously to deny the application.
The board members voted to support the recommendation to **DENY** the application.
The Vote was: 31 "Yes", 0 "No", 0 "Abstentions"
2. CTNYC Partners Inc, 257 Grand St, Retail Dispensary. (**Applicant failed to appear, Committee recommends OCM - NOT TO APPROVE the application**).
The Committee voted unanimously to deny the application.
The board members voted to support the recommendation to **DENY** the application.
The Vote was: 31 "Yes", 0 "No", 0 "Abstentions"
3. DLD DH INC, DBA Devil's Harvest, 922 Manhattan Ave, Retail Dispensary. (**Applicant failed to provide the committee the requested additional signatures, Committee recommends OCM - NOT TO APPROVE the application**).
The Committee voted unanimously to deny the application.

The board members voted to support the recommendation to **DENY** the application.
The Vote was: 31 “Yes”, 0 “No”, 0 “Abstentions”

4. Jean Levasseur, DBA Positive Vibes Cannabis, 301 Broadway, Retail Dispensary (**Chair granted applicant request to withdraw the application**)
5. Jesse O’Neill, DBA Budies LLC, 626 Manhattan Ave, Retail Dispensary (**Previously approved on 05-01-24**)

The Cannabis Committee reviewed 4 retail dispensary applications.

The Committee Chair accepted 1 applicant's request to withdraw their retail dispensary application.

The Committee recommends OCM not to process 2 retail dispensaries applications for failure to appear at the scheduled meeting time.

The Committee recommends OCM not to process 1 retail dispensary application for failure to provide the committee the requested, additional signatures.

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

WHEN: Thursday, September 12, 2024
TIME: 6:00PM
WHERE: CB1 District Office
435 Graham Ave.
(Corner of Frost Street)
Brooklyn, NY. 11211

Working for a Better Williamsburg-Greenpoint.

Sincerely,



Dealice Fuller
Chairperson



COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

FAX: (718) 389-0098

Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyn1

HON. ERIC L. ADAMS
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER
FIRST VICE-CHAIRMAN

DEL TEAGUE
SECOND VICE-CHAIRPERSON

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DAVID HEIMLICH
FINANCIAL SECRETARY

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PHILIP A. CAPONEGRO
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DEALICE FULLER
CHAIRPERSON

JOHANA PULGARIN
DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

June 21, 2024

Rupika Ketu
Remedial Project Manager
US Environmental Protection Agency
290 Broadway, 18th Floor,
New York, NY 10007
ketu.rupika@epa.gov

**Re: Comments regarding a proposed cleanup plan
for potential indoor air contamination at
the Meeker Avenue Plume Superfund Site**

Dear Mr. Ketu,

At the regular meeting of Brooklyn Community Board No. 1 held the evening of June 18, 2024, the board members voted to support sending this letter.

The vote was as follows: 33" YES" 0" NO"; 0" Abstentions".

Please accept the following comments regarding a proposed cleanup plan for potential indoor air contamination at the Meeker Avenue Plume Superfund Site.

This project is of the utmost concern, not only due the breadth, severity and complexity of the Meeker Avenue Plume contamination, but because this Superfund site resides solely within the confines of Brooklyn Community District #1. This concern is bolstered by the long history of toxic sites that have existed and presently exist in this district which includes the Greenpoint Oil Spill, the Newtown Creek Superfund site, the Nuhart Factory Superfund site, the extensive fossil contamination needing remediation at Bushwick Inlet Park, several manufactured gas plant cleanups and the seemingly endless stream of brownfield cleanup sites here. Generations of

district residents are fed up and feel beaten down from weathering through this hazardous and damaging legacy.

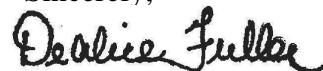
Therefore, Brooklyn Community Board #1 takes issue with what we feel are weak parameters set in place related to the proposed remedy for potential contaminated indoor spaces. EPA Remedial Action Levels (RALs) being used for the 2 primary contaminants of concern, Trichloroethene (TCE) and Tetrachloroethene (PCE), are 1) lower than New York State Department of Environmental Conservation (NYSDEC) RALs for TCE and PCE and 2) are less stringent for commercial properties where NYSDEC uses one RAL for both residential and commercial properties, in creating the threshold in which the proposed remedy of installing a sub-slab depressurization system would be deployed.

We feel strongly that EPA must use the more stringent RALs that New York State provides and not seek waivers to override them. It is normal and pervasive for workers in commercial work environments to spend more time (very often more than 10 hours) at their workplace than at their home. It is imperative that residents and workers in our district receive the same level of protection.

Considering our district's epic environmental history, we urge the EPA to work with the deepest level of safety and remedy possible which lends itself to the use of the state's more stringent and further reaching contamination level limits.

Working for a Safer Williamsburg/ Greenpoint.

Sincerely,

A handwritten signature in black ink that reads "Dealice Fuller". The signature is written in a cursive, flowing style.

Dealice Fuller
Chairperson

Cc: Congresswoman Nydia Velazquez
Senator Kristen Gonzalez
Assemblymember Emily Gallagher
Borough President Antonio Reynoso
Council Member Lincoln Restler
Council Member Jennifer Gutierrez



COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

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COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

June 18, 2024

COMMITTEE REPORT Environmental Protection Committee

TO: Chairperson Fuller and CB1 Board Members

FROM: Mr. Stephen Chesler, Committee Chair
Environmental Protection Committee

RE: Committee Report from June 6, 2024

The Committee met on the Evening of June 6, 2024, at 6:00 PM at McCarren Play Center, 776 Lorimer St, Brooklyn, NY 11222.

Members: Chesler, Chair; Bruzaitis; Costa; Horowitz; Peterson; Sabel; Vega; Hofmann*;
Stewart* (*) *Non board committee member.*

Present: Chesler, Bruzaitis, Vega, Weiser (Ad Hoc), Hofmann*

Absent: Costa, Horowitz, Peterson, Sabel, Stewart*

5 members present. A quorum was achieved.

MEETING

1) NATIONAL GRID - NEWTOWN CREEK RESOURCE RECOVERY FACILITY RENEWABLE NATURAL GAS SYSTEM - Operational update provided by the National Grid team. - On June 4th, 2024, National Grid informed the board that they would not be attending the meeting due to other obligations. Per the board's request, they submitted a report regarding the functionality of the Renewable Natural Gas System (RNG). It was not received in time to discuss at the meeting.

Discussion:

Willis Elkins (Executive Director, Newtown Creek Alliance): National Grid is the midst of a rate case with the state. Included in their funding requirement is investment in the RNG system at the DEP Newtown Resource Recovery Facility (NCRRF). It also includes creating 4 new RNG systems at other facilities in the City. Rate payers would subsidize these. Newtown Creek Alliance is involved with the case. Environmental justice issues are at play here. Regular community meetings about these facilities should be a requirement vs just an annual report that is currently being provided. Air quality monitoring should be a requirement both for the system when it is offline *and* online. DEP provides a very general system status on their website. He suggested the [City article](#) covering this issue being included in the letter to our elected officials.

Steve Chesler: Is state and or city legislation required to force the DEP and NG to be more thoroughly accountable, transparent and compliant?

Christine Holowacz: This has been a 10-year project. They should be able to transform energy into electricity. Steve Chesler: Is it a lack of will? Money? Christine Holowacz: Probably a lack of technology. Many elements are not working. Steve Chesler: Should the board write to our elective officials about this? We are getting nowhere communicating with DEP and National Grid directly. Willis Elkins: Yes and attach The City article that covered this issue. Steve Chesler: ...and the meeting letter. Laura Hofmann: Require transparency including a detailed list of items.

Laura Hofmann: What are our elected officials doing to increase standards for air quality? They seem to be biased towards developers instead of the community.

Also, attached is a status report from National Grid sent to the board 20 minutes prior to the meeting start.

Motion made by Steve Chesler - To recommend the board submit the attached letter as written, to our elected officials at the federal, state, and city levels, to demand the Department of Environmental Protection and National Grid provide regular details on the functionality and repair of the Newtown Creek Resource Recovery Facility and air quality analysis there, and if necessary initiate legislation to enforce the providing of this data to the public and Brooklyn Community Board #1.

Second: William Vega

The vote was as follows:

3 “YES”; 0 “NO”; 0 “ABS”

Consensus recommendation passes.

2) ENVIRONMENTAL PROTECTION AGENCY SEEKS PUBLIC COMMENT ON A PROPOSED CLEANUP PLAN FOR POTENTIAL INDOOR AIR CONTAMINATION AT THE MEEKER AVENUE PLUME SUPERFUND SITE - Public Comment Period extended through June 25, 2024. Review the [proposal](#) and recommend comments. *See the attached supporting summary documentation.*

Due to the complexity of the contamination, two years ago the Meeker Avenue Plume site was accepted to the Environmental Protection Agency's (EPA) National Priorities List after existing as a state superfund site for many years prior. Composed of approximately 900 properties, a mix of residential, commercial and industrial uses, the site's current extent is generally bordered by Bridgewater Street to the north, Monitor Street to the west, Frost Street, Withers Street and Lombardy Street to the south and Newtown Creek to the east. The two primary contaminants of concern are Trichloroethylene (TCE) and Tetrachloroethylene (PCE), both chlorinated volatile organic compounds. Both chemicals pose a significant threat to human health and are known as carcinogens and endocrine disruptors. It is estimated that prime sources of contamination were industrial dry-cleaning operations. As part of the project Remedial Investigation (RI) the EPA has been performing extensive testing through existing DEC monitoring wells and is considering creating additional ones. Based on this analysis they will be presenting a new site map with adjusted borders. Property testing has had a very low participation rate as property owners are not volunteering to opt in. Since residents and tenants are at great risk, the EPA is considering measures to gain access to these properties.

For indoor contamination the EPA has proposed a remedy for which they are seeking public comment until June 25, 2024. They are offering installation of sub-slab depressurization systems in the basements of site properties determined to exceed Remedial Action Levels, whereby air under building slabs is forced up and out through a ventilation system above affected buildings.

Discussion:

Steve Chesler reported that during the EPA's remedy proposal presentation on April 16, 2024, Willis Elkins noted that the EPA's Remedial Action Levels for TCE and PCE were less stringent than DEC's levels. And, that EPA allows for higher levels of these compounds on commercial sites versus residential sites. DEC does *not* have different thresholds set for residential and commercial sites. Christine Holowacz noted at that meeting and during our meeting, that the time many workers spend on the job at a commercial property is probably at least the same amount of time spent at home or more, often more than the 10-hour threshold that the EPA uses for commercial properties.

William Vega reported that at least 5 property owners he encountered were approached by EPA contractor workers who did not have identification to verify who they were. This poses a security risk.

Motion made by Steve Chesler - to recommend the board submit the attached comment to the Environmental Protection Agency regarding their proposed Meeker Avenue Plume Superfund remedy for interior spaces, requesting they adhere to the more stringent NYS Department of Environmental Conservation vapor intrusion chemical contamination thresholds that 1) require using their deeper New York Stater Remedial Actions Levels for TCE and PCE instead of the higher levels allowed and used by the EPA, and 2) require residential and commercial spaces utilize the same Remedial Action Levels instead of using higher levels for commercial spaces.

Second by William Vega.

The vote was as follows:

3 “YES”; 0 “NO”; 0 “ABS”

Consensus recommendation passes.

3) EXXONMOBIL GREENPOINT PETROLEUM REMEDIATION PROJECT (EMGPRP) SPDES PERMIT MODIFICATION - The Proposed Project will consolidate two existing groundwater treatment facilities associated with the EMGPRP into a new groundwater treatment facility to be constructed at 38 Varick Street, Brooklyn, NY 11222. Review the [proposal](#) and recommend comments. *Presentation file is attached.*

ExxonMobil and its environmental contractor Roux have been remediating the [Greenpoint Oil Spill](#) in eastern Greenpoint since 1978 when the spill was discovered leaking into Newtown Creek covering more than 50 acres of land along the creek. Since the settlement of a lawsuit brought on by a group of residents, Riverkeeper and the New York State Attorney General in 2010, this process has been expedited. Approximately 13.45 million gallons of an estimated 17 million gallons of oil have been removed.

Representatives from ExxonMobil and Roux presented and spoke about their State Pollution Discharge Elimination System (SPDES) modification proposal (*file attached*). Madelyn Wilson, Environmental Project Manager, ExxonMobil; Kevin Thompson, Public & Government Affairs, ExxonMobil; Courtney Lind, Staff Assistant Engineer, Roux Associates; Justin Kennedy, Senior Engineer, Roux Associates.

Full remediation process involves 20 recovery wells for removing oil products, groundwater treatment and discharge, and soil vapor extraction.

Product recovery has decreased from a high of over 800,000 gallons of product extracted in 2009 to approximately 50,000 gallons in 2023. Out of the 13.45 million gallons of product removed to date, ExxonMobil has removed 9.5 million gallons.

Regarding groundwater treatment, two existing groundwater treatment systems, one at 400 Kingsland Avenue and the other located at 5 Bridgewater Street, extract groundwater with dissolved hydrocarbons and treat the water to NYSDEC standards. The treated groundwater is then discharged into Newtown Creek at two permitted outfalls: Outfall 001 at 400 Kingsland Avenue and Outfall 002 at the foot of Meeker Avenue. The groundwater systems treat and discharge approximately 1,000,000 gallons of groundwater per day, with treatment consisting of: metals removal (aeration, sand filters, filter press); air stripping and process air treatment.

SPDES permit modification proposal:

- Modify the SPDES permit to account for changes to the treatment and discharge process for treated water from the product recovery system.
- Relocate and consolidate the two existing groundwater treatment systems into a new system at 38 Varick Street.

- This single treatment facility will be designed to handle the combined flow from all existing recovery wells and maintain compliance with the SPDES discharge limits.
- Discharge of the treated water will occur through the existing Outfall 002 at the northern end of Meeker Avenue.

Objectives are the optimization of the long-term operational efficiency of the groundwater treatment system and reducing operational footprint of the ExxonMobil remedial systems.

Potential Impacts:

New Facility Construction from November 2024 – April 2026 (approximately 1.5 years) plus Long-term Operations & Maintenance.

During construction: impacts are expected to be typical of new building construction

- Intermittent periods of increased traffic
- Traffic management plan to be utilized
- Potential nuisance, dust, odors and noise produced by intermittent heavy construction equipment
- Community Air Monitoring Program (CAMP) to be utilized

Long-term:

- Operations and Maintenance activities will produce background mechanical noise.
- All equipment will be installed within the walls of the new facility, the potential for nuisance noise to exist outside of the facility is minimal.
- Periodic material deliveries and operational waste removal will result in an intermittent increase in activity at the 38 Varick Street property.

As is required by the state permitting process, ExxonMobil must hold public meetings and compile public comments. After submission of their application that includes public input, DEC will open its own public comment period. No set timeline for either.

Discussion:

Steve Chesler: Is the discharged groundwater replaced? Is there a concern that subsidence will occur above treated areas? Kevin Thompson: It is not being replaced. Groundwater is pervasive. Courtney Lind: They are monitoring this.

Laura Hofmann: What kind of odors are being noticed? How are they being monitored? Courtney Lind: Through the CAMP system. If odors are significant during construction, foam treatment will be used.

Laura Hofmann: What does long term groundwater treatment mean? Kevin Thompson: DEC will determine when completion is reached. Liquid product recovery extraction is slowing and has leveled, but still continuing. Justin Kennedy: We will continue until DEC makes a determination.

Kelly McCabe: Will nuisance noise from construction be severe? Courtney Lind: No.

Christine Holowacz: Regarding future use of 400 Kingsland Avenue site after that groundwater treatment facility is decommissioned? Have you determined a future use of the site? Kevin Thompson: This issue is beyond the scope of this meeting and the permit modification, but we will report this question back to the company and DEC. Kevin LaCherra: Would argue that the future use of 400 Kingsland is very relevant, and dependent is a way, to the SPDES permit modification application. It is approximately 10 acres that could be repurposed for something other than it being sold for industrial or manufacturing uses. Its severe contamination rightly causes intense concern. There is an ongoing environmental justice fight in this neighborhood. We should take pause if resilient design or purpose is not a prime consideration. Madelyn Wilson: We have nothing else to share about this. Kevin Thompson: The consolidation is happening, but we will take these comments back to ExxonMobil. Christine Holawacz: Exxon should consider community needs and what is honorable. Not more trucks. We have been so impacted by the spill. Kevin Thompson: All comments made must be included in their report to Exxon and DEC. Jason Sinopoli: What agencies will help decide (the use of this land)? Heidi Vanderlee: This feels wrong. Simon Weiser: Exxon has already paid for the cleanup. Why do they need to do more? Laura Hofmann: She disagrees. She and her family have experienced years of health issues. She was one of the original plaintiffs (in the suit against Exxon).

Shangton Lee (Newtown Creek Alliance): Has an analysis been performed on the carbon footprint and sustainability of the old facilities and the new one? Floodplain analysis for 400 Kingsland vs 38 Varick new facility location? Kevin Thompson: Lessons have been learned that are informing the design of the new facility.

Bess: Have you evaluated flood considerations? Erosion? Justin Kennedy: Exxon stabilized the Meeker Ave Street end.

Steve Chesler: Are the 2 existing systems dependent on one another, especially during maintenance of one of the systems? Justin Kennedy: the new system will have redundancy built into it.

Willis Elkins: Will construction result in the removal of trees and/or planted areas? Kevin Thompson: Removed species will be replaced.

Steve Chesler: Appeals to Exxon to consider the community considering the Greenpoint-Williamsburg rezoning and commitments not fulfilled, and Exxon's history (required remediation of the undeveloped sections of Bushwick Inlet Park from Standard Oil contamination footprint, its pollution footprint with the Newtown Creek Superfund site and the oil spill. Climate mitigation is a primary concern for this district, especially since the US Army Corps of Engineers' NYNJHATS Storm Risk Management Plan fell significantly short in its design for our district.

Kevin LaCherra: Recovered product is being repurposed by state requirement. 9.5 million gallons since 1979. Multi Millions in return. Kevin Thompson: Enormous burden in recovering product results in no profit for Exxonmobil. Madelyn Wilson: 100-year-old product results in intense degradation. It is not being utilized, only recycled or disposed of. Kevin Thompson: It is valueless to Exxon, to pay to have it taken off their hands.

Shangton Lee: Regarding OU2, have potential negative impacts of the new facility been analyzed? Justin Kennedy: An evaluation must be submitted. Shangton Lee: What is the life expectancy of the new equipment? Justin Kennedy: Approximately 25 years. Shangton Lee: Will another facility be needed at that point? Justin Kennedy: If necessary. Kevin Thompson: DEC will determine what we will need to do here.

Sarah Durand: Current is in a floodplain. Is this being considered? Kevin Thompson: The entire site is. Yes. Sarah Durand: A tidal wetland was filled in here in 1982? Kevin Thompson: 1982.

William Vega: No profit should be made (on the 400 Kingsland Ave site). There should be a public benefit. Residents paid with blood (for the negative effects of this site). Willis Elkins: We have been on divergent paths for a long time, *but we are better now than we were 20 years ago. 400 Kingsland Ave offers an opportunity for collaboration between ExxonMobil and the community.*

Motion by Steve Chesler to recommend the board submit the following comment along with a copy of the June 6th, 2024 the Environmental Protection Committee report, to ExxonMobil and NYSDEC regarding the SPDES Permit Modification Proposal to consolidate ExxonMobil's Greenpoint Oil Spill Product Recovery Operation, copying federal, state and city elected representatives:

- 1) **ExxonMobil perform due diligence and beyond with mitigating potential construction operation hazards including but limited to air monitoring, noise, dust, odors and construction related traffic**
- 2) **ExxonMobil replace all trees and planted areas removed and damaged during construction of the new treatment facility at 38 Varick Street**
- 3) **ExxonMobil strongly consider future public and resilient uses for 400 Kingsland Ave after its water treatment facility there is dismantled, that will help sustain and heal the community from decades of environmental degradation at multiple sites currently and previously owned by ExxonMobil and its historic acquired subsidiaries in Brooklyn Community District #1**
- 4) **ExxonMobil work to be a better partner and to improve its relations with the community**

Second by William Vega.

The vote was as follows:

5 "YES"; 0 "NO"; 0 "ABS"

Motion carries.

Meeting adjourned.



EPA SEEKS PUBLIC COMMENT ON A PROPOSED CLEANUP PLAN FOR POTENTIAL INDOOR AIR CONTAMINATION AT THE MEEKER AVENUE PLUME SUPERFUND SITE BROOKLYN, NEW YORK



APRIL 2024

The U.S. Environmental Protection Agency (EPA) is asking the public for input on its proposed plan to address the potential vapors that may be entering into residential and commercial buildings at the Meeker Avenue Plume Superfund site, which is located on approximately 191 acres across several city blocks in the East Williamsburg and Greenpoint neighborhoods of Brooklyn, New York. The soil, soil gas and groundwater at the site are contaminated with chlorinated volatile organic compounds (CVOCs), including tetrachloroethylene (PCE) and trichloroethylene (TCE).

EPA's Proposed Cleanup Plan

EPA's proposed cleanup plan for addressing indoor air concerns due to site-related vapors that may be entering structures (vapor intrusion) involves installing mitigation systems called sub-slab depressurization systems where needed. Under the proposed plan, where EPA's evaluations determine it is necessary, EPA would install sub-slab depressurization systems and may also take preventative measures such as the sealing of cracks and gaps in the lowest level of a structure, where necessary. Sub-slab depressurization involves connecting an electric fan to a small suction pit dug into the slab that will vent vapors outdoors above the building's roofline.

EPA developed this plan in consultation with the New York State Department of Environmental Conservation (NYSDEC) and the New York State Department of Health.

Chlorinated volatile organic compounds (CVOCs) including tetrachloroethylene (PCE), trichloroethylene (TCE), cis-1,2-dichloroethylene (DCE), and vinyl chloride, are man-made chemicals that evaporate at room temperature and are associated with a higher risk of reproductive effects and cancer after prolonged exposure.

Learn more about [PCE](#), [TCE](#), [DCE](#), and [vinyl chloride](#) from the New York State Department of Health.



Get Involved!

Public Meeting Date:

Tuesday, April 16, 2024, 6:00 p.m.

Location:

St. Stanislaus Kostka Lower Church
607 Humboldt St., Brooklyn, NY

More information:

<https://www.epa.gov/superfund/meeker-avenue-plume>

Contact: Anna Drabek, 212-637-3586,
drabek.anna@epa.gov



Public Comment Period

The proposed cleanup plan is available for public comment from **April 5 to May 10, 2024**. The public is encouraged to review the plan, attend the public meeting, and comment on the cleanup alternatives.

To provide comments to EPA:

Read the document online at
www.epa.gov/superfund/meeker-avenue-plume

Send your comments to **Rupika Ketu**,
ketu.rupika@epa.gov, or 290 Broadway, 18th
Floor, New York, NY 10007

EPA must receive your comments by
May 10, 2024.

Past Cleanup Activities

EPA added the Meeker Avenue site to the Superfund National Priorities List (NPL) in March 2022. NYSDEC sampled over 160 properties since 2007, before EPA's involvement. EPA is assessing the level of contamination and its impacts to people's health.

As of December 2023, EPA sampled underneath and inside of 18 residential structures, 11 public housing buildings, and one public school. EPA has results that show no further action is needed at 15 of the residential properties, the 11 public housing buildings, and the public school. Three of the residential properties will require additional monitoring. In addition, in February and March 2024, EPA sampled 18 properties and will be evaluating the results, and will be conducting additional sampling in the future. Because prior sampling from NYSDEC did detect CVOC vapors inside several dozen properties, the state installed mitigation systems to handle the vapors.



Where to Find More Information

EPA keeps site project information and reference materials for the public to read online and at local information repositories.

Copies of cleanup documents for the Meeker Avenue Plume Superfund site will be available at:

EPA Region 2 Superfund Records Center

290 Broadway, 18th Floor
New York, New York

Greenpoint Library

107 Norman Avenue
Brooklyn, NY

THE SUPERFUND REMEDIAL PROCESS

ASSESSMENT



Discovery of Contamination



Preliminary Assessment



Site Inspection



National Priorities List (NPL) Site Listing

CHARACTERIZATION



**Remedial Investigation/
Feasibility Study & Proposed Plan**

SELECTION OF REMEDY



Record of Decision

CLEANUP



Remedial Design



Remedial Action

POST-CONSTRUCTION



Operation and Maintenance



NPL Deletion

Five-Year Reviews

Community involvement and planning for a site's redevelopment are integral to the entire process

EPA Contact Information

Anna Drabek

Community Involvement Coordinator
212-637-3586 or 919-656-3417
Drabek.Anna@epa.gov

Rupika Ketu

Remedial Project Manager
(212) 637-3258
Ketu.Rupika@epa.gov

John Brennan

Remedial Project Manager
(212) 637-3881
Brennan.John.F@epa.gov

ExxonMobil Greenpoint Petroleum Remediation Project

SPDES Permit Modification

Fact Sheet

- **Project:** ExxonMobil Greenpoint Petroleum Remediation Project (EMGPRP)
- **Applicant:** ExxonMobil Oil Corporation.
- **Facility:** 38 Varick Street, Brooklyn, New York 11222.
- **NYSDEC Application Number:** SPDES NY 0267724
- **A Public Participation Plan (PPP) has been developed in accordance with NYSDEC Commissioner Policy 29, Environmental Justice and Permitting (CP-29)**

What is the Proposed Project?

The Proposed Project will consolidate two existing groundwater treatment facilities associated with the EMGPRP into a new groundwater treatment facility to be constructed at 38 Varick Street, Brooklyn, NY 11222. To implement the proposed project, ExxonMobil Oil Corporation has submitted an application for a modification to its existing State Pollutant Discharge Elimination System (SPDES) permit to the New York State Department of Environmental Conservation (NYSDEC). The applicant is also going to submit an application for modification of its existing Long Island Well permit to allow for the relocation of certain recovery wells. The purpose of this fact sheet is to inform the public about this proposed project and to involve the community during the NYSDEC permit application review process.

ExxonMobil Oil Corporation proposes to modify its existing SPDES permit to allow for the modified discharge resulting from the relocation and consolidation of the two active groundwater treatment systems to a new groundwater treatment facility to be located at 38 Varick Street. Subsequent to the consolidation, treated effluent will only discharge from Outfall 002. ExxonMobil Oil Corporation also proposes to modify its Long Island Well permit to reflect the operational status and locations of recovery wells associated with the EMGPRP.

How might the project affect the surrounding community?

The potential impacts surrounding the construction of a new groundwater treatment facility at 38 Varick Street are expected to be typical of a new building construction. The existing RCS and ORS treatment buildings will be decommissioned following construction and start-up of the new facility. The new system will support long-term operations and remediation activities in accordance with the Site's Consent Decree. For clarity, the potential impacts have been categorized based on construction impacts (construction of new facility) and operational impacts (long-term operation of the new treatment facility):

The construction-based impacts are expected to be typical of new building construction and are expected to conclude within 1.5 years of groundbreaking. Impacts are expected to include:

- Potential intermittent periods of increased traffic due to equipment and material deliveries, as well as disposal of excavated soils and construction debris.
- Potential nuisance, dust, odors and noise produced by intermittent heavy construction equipment use during demolition and construction activities.
 - A Community Air Monitoring Program (CAMP) will be developed for all phases of the new facility's construction. The program will outline monitoring, response, and mitigation procedures to be implemented during construction. This program is intended to reduce the

likelihood of potential nuisance dust, odor or noise events occurring that would potentially affect the public.

The long-term operational impacts potentially include:

- Operations and Maintenance activities (once operational) will produce background mechanical noise. However, as all equipment will be installed within the walls of the new facility, the potential for nuisance noise to exist outside of the facility is minimal.
- Periodic material deliveries and operational waste removal will result in an intermittent increase in activity at the 38 Varick Street property.

How can I participate in the permit review process?

- Attend the upcoming virtual public meeting scheduled for May 9th, 2024 at 6:30 pm to learn about the project, ask questions and/or express concerns about the project.
- Ask questions, express concerns, provide input or submit by comments in writing, by phone or email to the project contact person identified below.

Where can I get more information about the proposed project?

- Visit the online document repository at: <https://bit.ly/3vlqIWW> to obtain application materials, relevant documents, and information about the project.
- Contact Kevin M. Thompson by phone at: (718) 404-0675, by email at: kevin.m.thompson@exxonmobil.com or in writing at: 38 Varick Street, Brooklyn, New York 11222 for information on the project, instructions on how to attend the upcoming virtual public meeting, or to find out about the status of the permit application and public comment period.

Who is responsible for reviewing the Permit Application?

- NYSDEC Region 2 Headquarters, 47-40 21st St., Long Island City, NY 11101, is responsible for reviewing and issuing the required permit modification. Tel: (718) 482-4997; email: DEP.R2@dec.ny.gov

June 6, 2024

Industrial SPDES Permit Modification
NY 0267724
Brooklyn CB1 Environmental Committee



ExxonMobil Greenpoint Petroleum Remediation Project

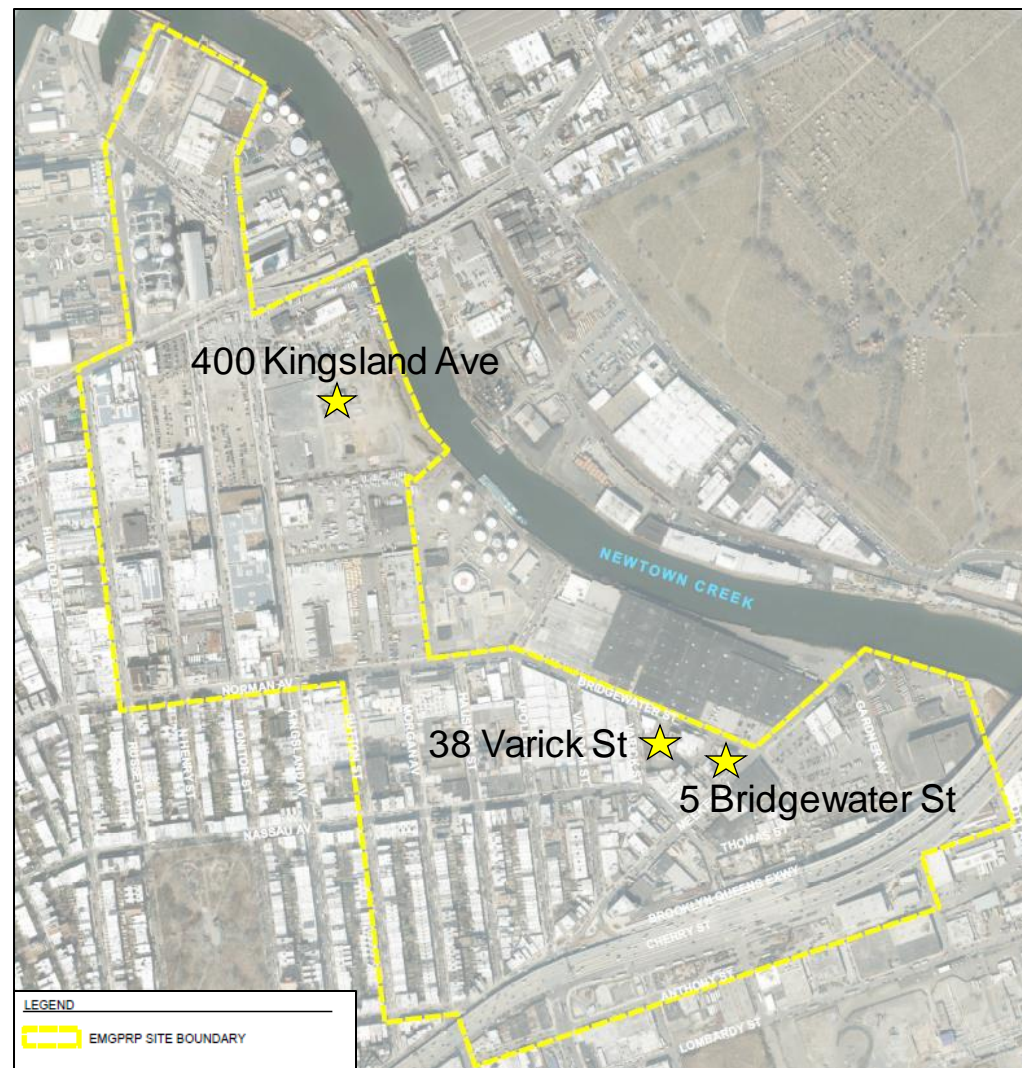
Introductions / Agenda

Introductions

- Madelyn Wilson – ExxonMobil
- Kevin Thompson - ExxonMobil
- Courtney Lind – Roux
- Justin Kennedy – Roux

Agenda:

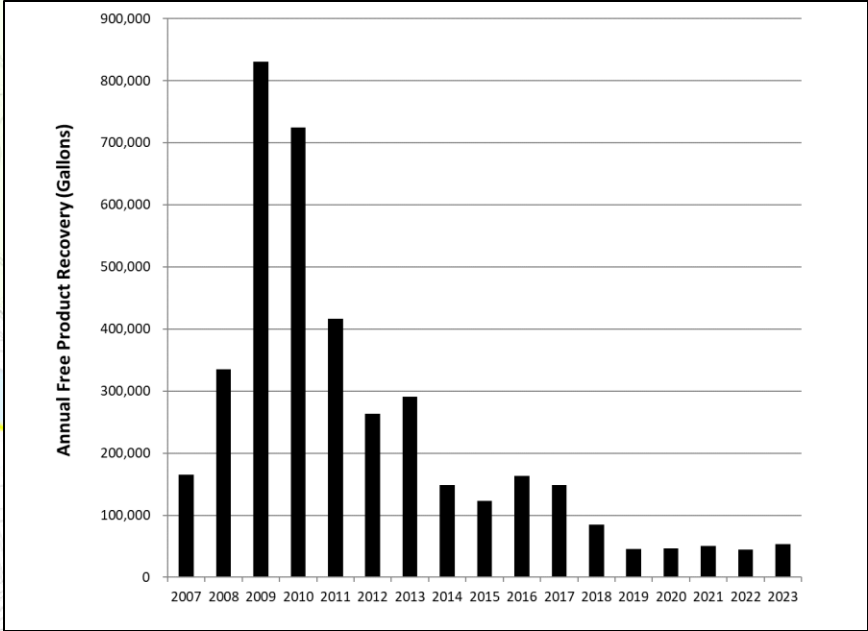
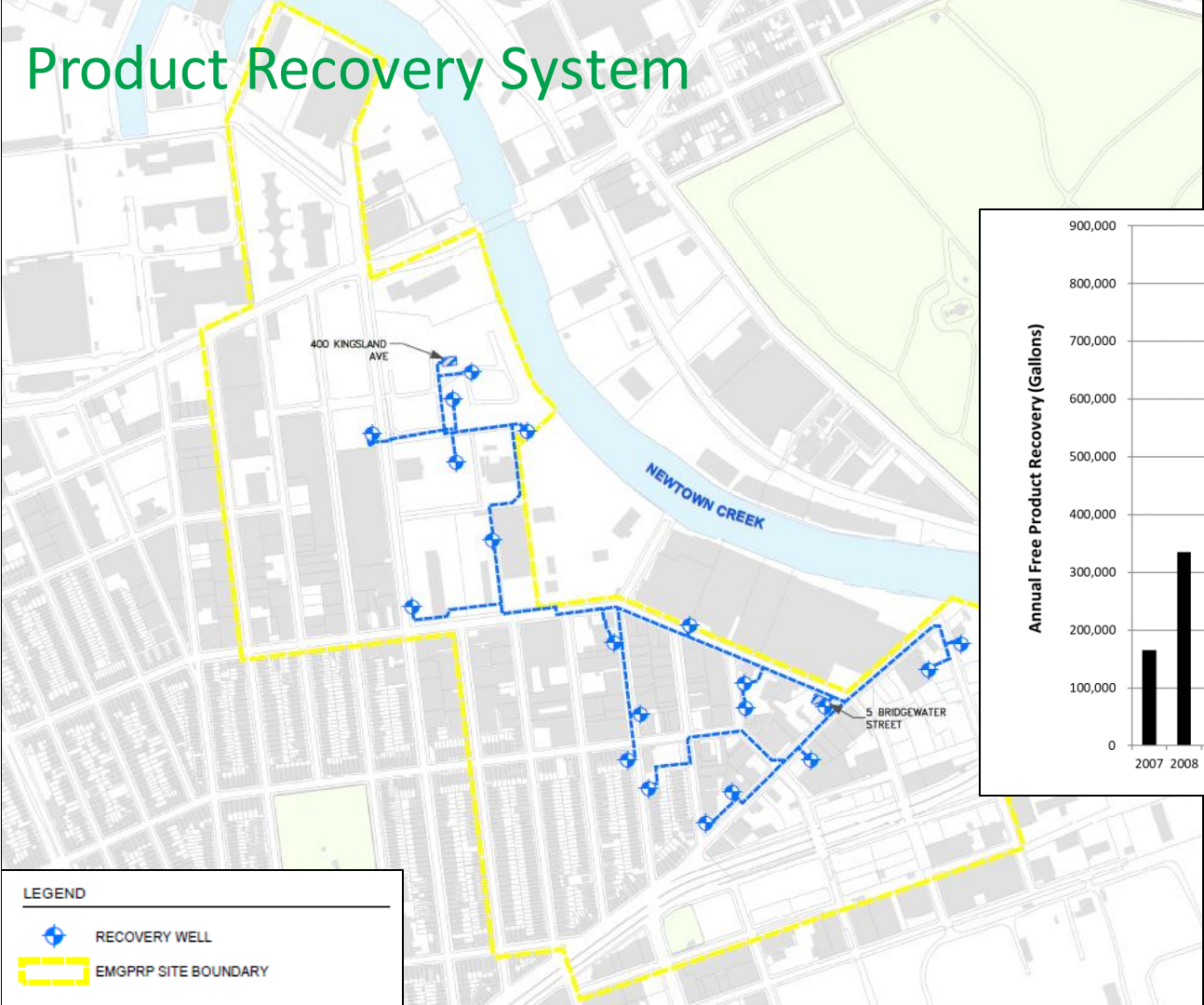
- EMGPRP Project Overview
- SPDES Permit Modification
 - Project Overview & Background
 - Proposed Scope of Work
 - Potential Impacts, Mitigation Measures and Project Schedule
- Questions & Answers



EMGPRP Remediation Project Overview

- ExxonMobil is conducting the remediation project to address releases of petroleum products from its historical operations. All work is performed under the regulatory oversight of the New York State Department of Environmental Conservation (NYSDEC)
- Liquid product recovery is accomplished via a system of recovery wells which extract hydrocarbons in liquid form and send the liquid product to recycling facilities
- Groundwater containing dissolved product is also recovered and sent to two different groundwater treatment systems for treatment to NYSDEC standards, then discharged into Newtown Creek under an existing SPDES permit issued by NYSDEC
- Soil vapor containing hydrocarbons is extracted and treated in a Soil Vapor Extraction (SVE) unit located at 38 Varick Street

Product Recovery System



LEGEND

- RECOVERY WELL
- EMGPRP SITE BOUNDARY

Groundwater Treatment Systems

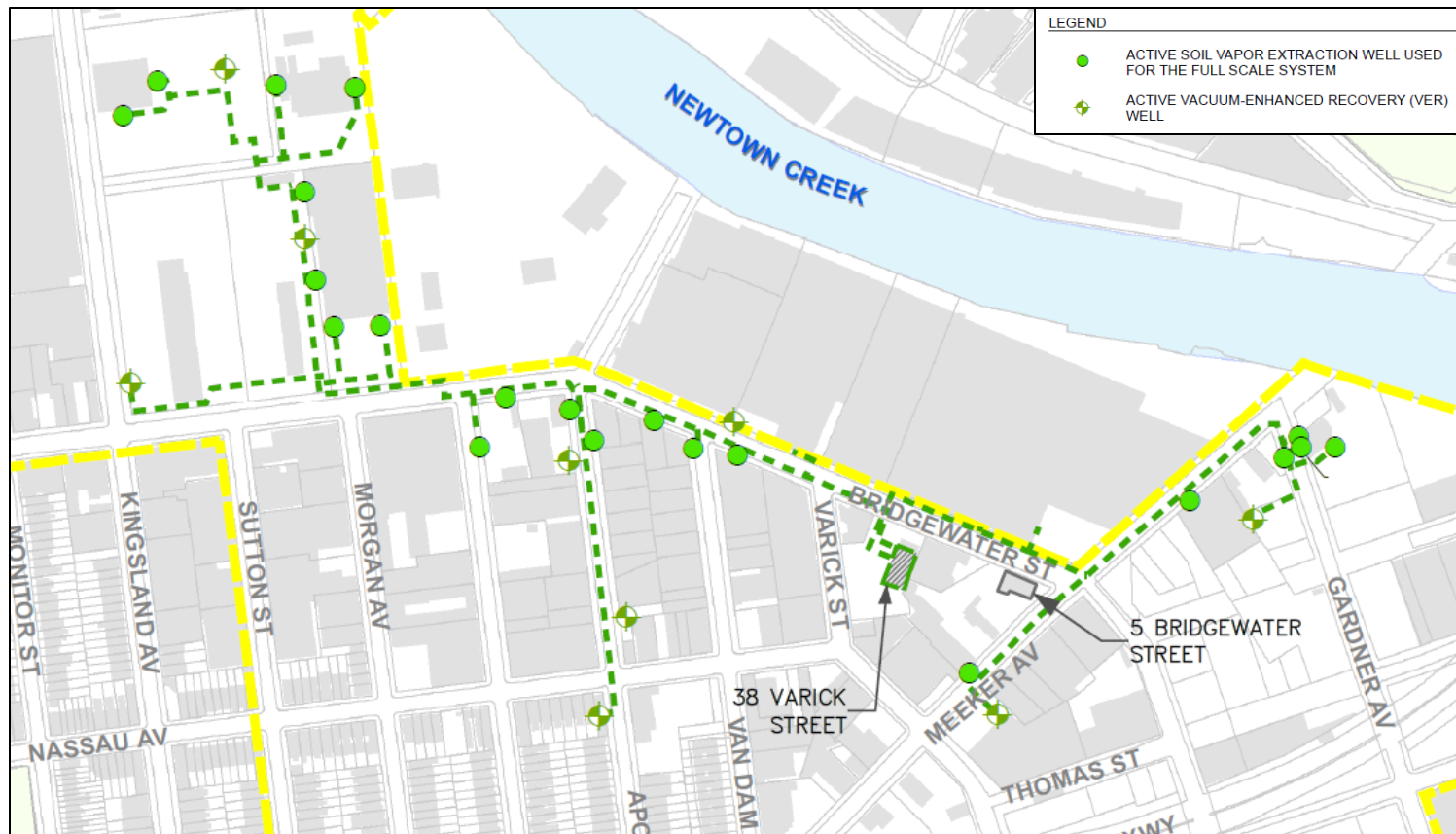
- Two existing groundwater treatment systems, one at 400 Kingsland Avenue and the other located at 5 Bridgewater Street, extract groundwater with dissolved hydrocarbons and treat the water to NYSDEC standards
- The treated groundwater is then discharged into Newtown Creek at two permitted outfalls
 - Outfall 001 at 400 Kingsland Avenue
 - Outfall 002 at the foot of Meeker Avenue
- The groundwater systems treat and discharge approximately 1,000,000 gallons of groundwater per day, with treatment consisting of:
 - Metals removal (aeration, sand filters, filter press)
 - Air stripping
 - Process air treatment

Groundwater Treatment Systems

- 400 Kingsland Avenue
- 5 Bridgewater Street

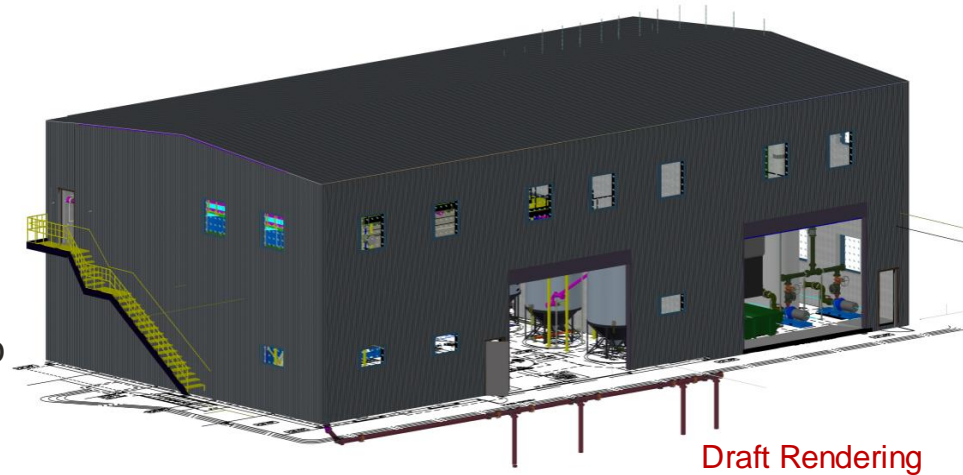


Soil Vapor Extraction



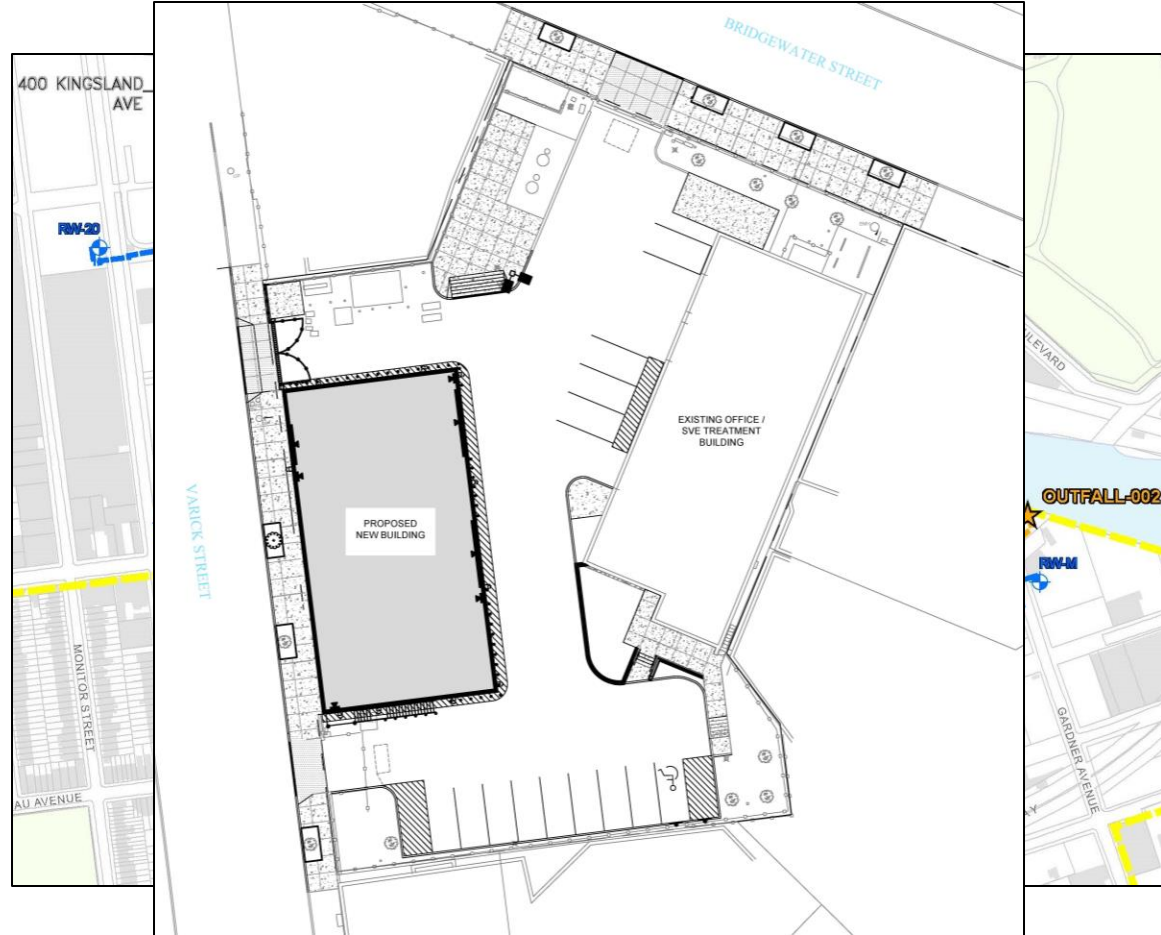
SPDES Permit Modification – Proposed Scope of Work

- Modify the SPDES permit to account for changes to the treatment and discharge process for treated water from the product recovery system
- Relocate and consolidate the two existing groundwater treatment systems into a new system at 38 Varick Street
- This single treatment facility will be designed to handle the combined flow from all existing recovery wells and maintain compliance with the SPDES discharge limits.
- Discharge of the treated water will occur through the existing Outfall 002 at the northern end of Meeker Avenue

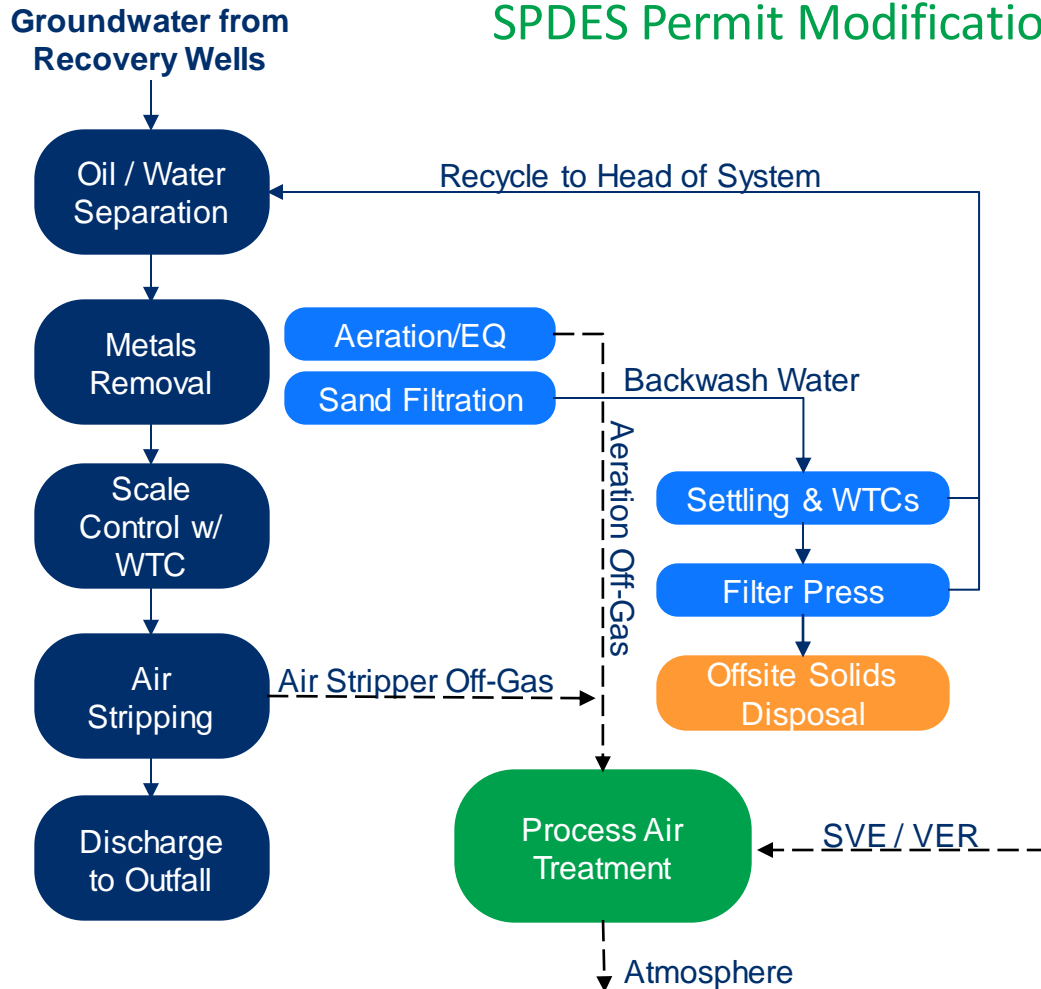


Groundwater Treatment Facility Consolidation Objectives

- Optimization of the long-term operational efficiency of the groundwater treatment system
- Reducing operational footprint of the ExxonMobil remedial systems



SPDES Permit Modification – Treatment Technologies



- Preliminary Design Basis and Objectives
 - Maintain treatment train similar to existing GW treatment systems
 - Provide redundancy and additional capacity for all key system components to maximize system runtime and operational flexibility
 - Reuse existing force main piping to handle groundwater feed and discharge operations
 - Incorporate lessons learned from existing systems to optimize future operations and maintenance

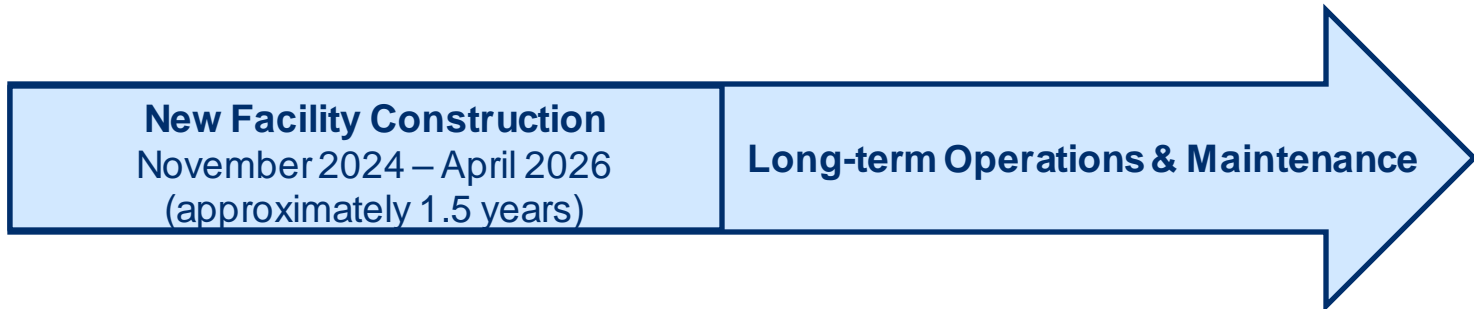
SPDES Permit Modification – Potential Impacts, Mitigation and Project Schedule

During construction: impacts are expected to be typical of new building construction

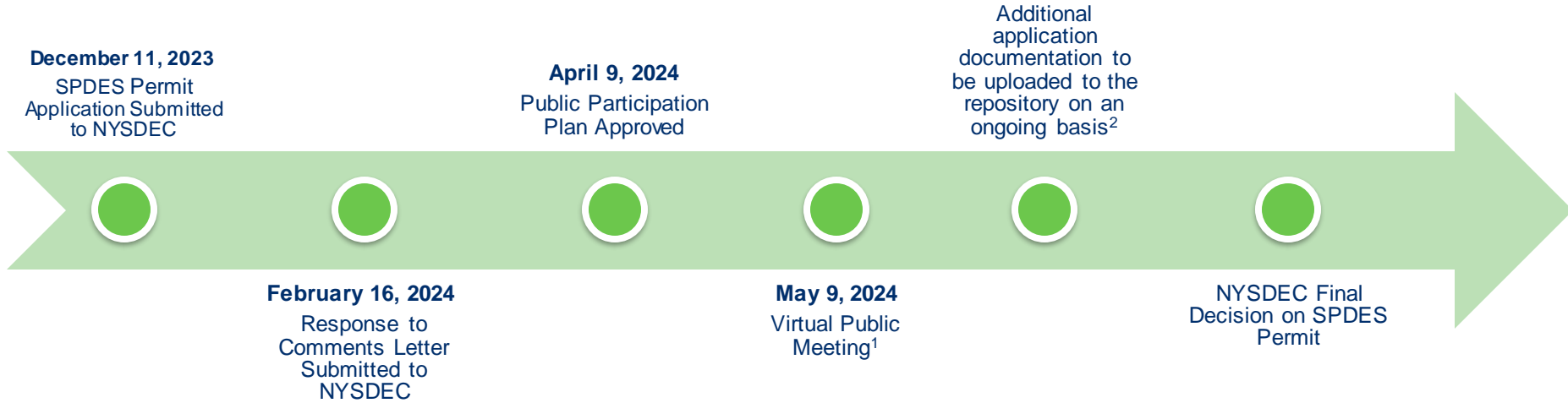
- Intermittent periods of increased traffic
 - Traffic management plan to be utilized
- Potential nuisance, dust, odors and noise produced by intermittent heavy construction equipment
- Community Air Monitoring Program (CAMP) to be utilized

Long-term:

- Operations and Maintenance activities will produce background mechanical noise. However, as all equipment will be installed within the walls of the new facility, the potential for nuisance noise to exist outside of the facility is minimal.
- Periodic material deliveries and operational waste removal will result in an intermittent increase in activity at the 38 Varick Street property.



SPDES Permit Modification – Application Status/Timeline



Notes:

1. ExxonMobil to receive public comments during the meeting and on an ongoing basis thereafter. Comments received prior to the Final Summary Report will be captured within the report.
2. Example documentation includes, but is not limited to, Long Island Well Permit Application, NYSDEC Notice of Complete Application and Draft SPDES Permit (30-day NYSDEC public comment period), and the Final Summary Report and Written Certification.

For More Information

Online document repository:

<https://bit.ly/3vIqIWW>



Notice of Complete Application (pending):

- To be published in local newspaper
- To be provided in online document repository
- Contact Project Liaison to receive a copy by email, mail, or telephone

Project Liaison - Kevin M. Thompson

Public & Government Affairs Advisor

(718) 404-0675

kevin.m.thompson@exxonmobil.com

38 Varick Street, Brooklyn, New York 11222

Questions?

To submit questions, comments, and concerns after the meeting:

Project Liaison - Kevin M. Thompson

Public & Government Affairs Advisor

(718) 404-0675

kevin.m.thompson@exxonmobil.com

38 Varick Street, Brooklyn, New York 11222

For More Information

Online document repository:

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38 Varick Street, Brooklyn, New York 11222

National Grid Newtown Creek Purification System Operations Update

The system performed in line with expectations for a facility of this complexity during the first year of operation. We addressed issues that arose. This is a demonstration project, and we learn from it every day.

The Newtown Creek Renewable Energy Project helps address climate change and creates a model for sustainability – it reduces GHG emissions today – by utilizing an existing waste stream to produce a reliable source of renewable energy while diverting food waste from landfills.

National Grid NTC Operations By the Numbers

Year	Percent of Operational Hours Online
2023	44%
2024	85%

Adjustments made in the first year:

- Vibration at the feed gas compressor that required repairs -- accounting for 67% of total outage time in year one.
- Re-evaluated spare parts on hand for quicker response rates.
- System tuning, adjustment, and calibration – which is common during the first year of operation.

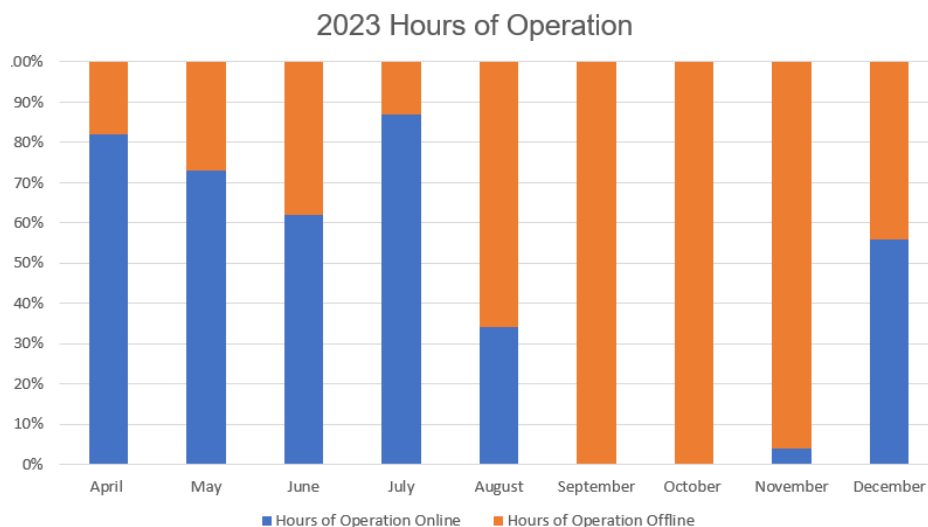
Increased transparency:

- Closer coordination/collaboration with DEP.
- Implemented real-time system status monitoring.
- Worked with DEP to create a public [website](#) showing system status.

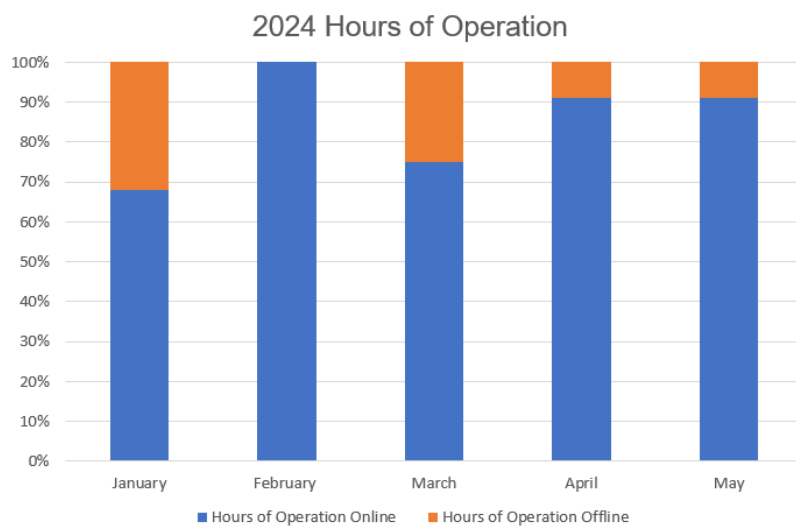
Equivalent emission avoidance:

- **116,717 MMBtu** of RNG was injected into the distribution system in year one, which has **reduced emissions by more than 30,400 MT of CO₂e**. That is equivalent to removing **7,235** vehicles from the road for a year (Source [EPA Greenhouse Gas Equivalencies Calculator](#))

National Grid NTC 2023 Operations April through December



National Grid NTC 2024 Operations January through May





COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

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DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

June 24, 2024

Hon. Nydia Velasquez, US Congresswoman
266 Broadway, Suite 204
Brooklyn, NY 11211

Hon. Kristen Gonzalez, NYS Senator
201 2nd Ave, Suite 303
New York, NY 10017

Hon. Emily Gallagher, NYS Assembly Member
685A Manhattan Avenue.
Brooklyn, NY 11222

Hon. Antonio Reynoso, Brooklyn Borough President
209 Joralemon Street
Brooklyn, NY 11201

Hon. Lincoln Restler, NYC Council Member
410 Atlantic Avenue.
Brooklyn, NY 11217

Re: Newtown Creek Resource Recovery Facility Renewable Natural Gas System Status Reporting

Dear Elected Representatives,

Since November of last year Brooklyn Community Board #1 has been requesting details on the operational status and repair status of the Renewable Natural Gas (RNG) System aka the Waste to Gas Program at the Department of Environmental Protection's (DEP) Newtown Creek Resource Recovery Facility (NCRRF). A little over a year ago this system finally came online after an over 7-year delay. National Grid is currently seeking funding for this project through its rate case with the NYS Public Service Commission.

Now, theoretically, when operating successfully, instead of the methane outgassed from the processed food waste slurry being burned off and creating severe CO2 emissions, the gas is being redirected to National Grid's home heating system. However, since this time the system came online it has been experiencing significant outages which causes a reversion back to methane gas burnoff and major vibrations that severely rattle nearby buildings with their tenants inside. After DEP and National Grid appeared at a CB1 Environmental Protection Committee meeting in January of

this year, where they presented details about how the RNG system operates and made a commitment to provide system operational and repair status details prompted by a CBI resolution passed soon thereafter requesting this communication from these two parties, the board has yet to receive this information from either party. Recently, DEP has been trying to pressure National Grid to fix this system and follow through on detailed status reporting. However, National Grid abruptly withdrew at the last minute from presenting this information at the Environmental Protection Committee meeting that convened on June 6th of this year.

Therefore, since this Community Board appealing to the two responsible parties who created and operate this system has not produced the results that the community deserves, we are requesting the aid of our elected officials. As this facility, with its ongoing problems (and its potential success), resides within the confines of Brooklyn Community District #1, we are urgently seeking resolution to the dysfunctionality of the NCRRF RNG system and the problems it is creating for the environment and nearby property owners and workers. Please consider robust interventive action including initiating legislation to require both parties provide regular, detailed, transparent information about the operational status of the system and the problems created when it is forced offline, and NCRRF air quality reports for when the system is both offline and online.

The City covers this issue well here: <https://www.thecity.nyc/2024/05/22/national-grid-rate-hike-food-waste-gas/>

Working for a Better Williamsburg-Greenpoint.

Sincerely,

A handwritten signature in black ink that reads "Dealice Fuller". The signature is written in a cursive, flowing style.

Dealice Fuller
Chairperson

CC: Commissioner Rohit T. Aggarwala, NYC Department of environmental Protection
Vice President and Deputy General Counsel Philip A. DeCicco, National Grid



COMMUNITY BOARD No. 1

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COUNCILMEMBER, 34th CD

June 18, 2024

COMMITTEE REPORT Environmental Protection Committee

TO: Chairperson Fuller and CB1 Board Members

FROM: Mr. Stephen Chesler, Committee Chair
Environmental Protection Committee

RE: Committee Report from June 6, 2024

The Committee met on the Evening of June 6, 2024, at 6:00 PM at McCarren Play Center, 776 Lorimer St, Brooklyn, NY 11222.

Members: Chesler, Chair; Bruzaitis; Costa; Horowitz; Peterson; Sabel; Vega; Hofmann*; Stewart* (*) *Non board committee member.*

Present: Chesler, Bruzaitis, Vega, Weiser (Ad Hoc), Hofmann*

Absent: Costa, Horowitz, Peterson, Sabel, Stewart*

5 members present. A quorum was achieved.

MEETING

1) NATIONAL GRID - NEWTOWN CREEK RESOURCE RECOVERY FACILITY RENEWABLE NATURAL GAS SYSTEM - Operational update provided by the National Grid team. - On June 4th, 2024, National Grid informed the board that they would not be attending the meeting due to other obligations. Per the board's request, they submitted a report regarding the functionality of the Renewable Natural Gas System (RNG). It was not received in time to discuss at the meeting.

Discussion:

Willis Elkins (Executive Director, Newtown Creek Alliance): National Grid is the midst of a rate case with the state. Included in their funding requirement is investment in the RNG system at the DEP Newtown Resource Recovery Facility (NCRRF). It also includes creating 4 new RNG systems at other facilities in the City. Rate payers would subsidize these. Newtown Creek Alliance is involved with the case. Environmental justice issues are at play here. Regular community meetings about these facilities should be a requirement vs just an annual report that is currently being provided. Air quality monitoring should be a requirement both for the system when it is offline *and* online. DEP provides a very general system status on their website. He suggested the [City article](#) covering this issue being included in the letter to our elected officials.

Steve Chesler: Is state and or city legislation required to force the DEP and NG to be more thoroughly accountable, transparent and compliant?

Christine Holowacz: This has been a 10-year project. They should be able to transform energy into electricity. Steve Chesler: Is it a lack of will? Money? Christine Holowacz: Probably a lack of technology. Many elements are not working. Steve Chesler: Should the board write to our elective officials about this? We are getting nowhere communicating with DEP and National Grid directly. Willis Elkins: Yes and attach The City article that covered this issue. Steve Chesler: ...and the meeting letter. Laura Hofmann: Require transparency including a detailed list of items.

Laura Hofmann: What are our elected officials doing to increase standards for air quality? They seem to be biased towards developers instead of the community.

Also, attached is a status report from National Grid sent to the board 20 minutes prior to the meeting start.

Motion made by Steve Chesler - To recommend the board submit the attached letter as written, to our elected officials at the federal, state, and city levels, to demand the Department of Environmental Protection and National Grid provide regular details on the functionality and repair of the Newtown Creek Resource Recovery Facility and air quality analysis there, and if necessary initiate legislation to enforce the providing of this data to the public and Brooklyn Community Board #1.

Second: William Vega

The vote was as follows:

3 “YES”; 0 “NO”; 0 “ABS”

Consensus recommendation passes.

2) ENVIRONMENTAL PROTECTION AGENCY SEEKS PUBLIC COMMENT ON A PROPOSED CLEANUP PLAN FOR POTENTIAL INDOOR AIR CONTAMINATION AT THE MEEKER AVENUE PLUME SUPERFUND SITE - Public Comment Period extended through June 25, 2024. Review the [proposal](#) and recommend comments. *See the attached supporting summary documentation.*

Due to the complexity of the contamination, two years ago the Meeker Avenue Plume site was accepted to the Environmental Protection Agency's (EPA) National Priorities List after existing as a state superfund site for many years prior. Composed of approximately 900 properties, a mix of residential, commercial and industrial uses, the site's current extent is generally bordered by Bridgewater Street to the north, Monitor Street to the west, Frost Street, Withers Street and Lombardy Street to the south and Newtown Creek to the east. The two primary contaminants of concern are Trichloroethylene (TCE) and Tetrachloroethylene (PCE), both chlorinated volatile organic compounds. Both chemicals pose a significant threat to human health and are known as carcinogens and endocrine disruptors. It is estimated that prime sources of contamination were industrial dry-cleaning operations. As part of the project Remedial Investigation (RI) the EPA has been performing extensive testing through existing DEC monitoring wells and is considering creating additional ones. Based on this analysis they will be presenting a new site map with adjusted borders. Property testing has had a very low participation rate as property owners are not volunteering to opt in. Since residents and tenants are at great risk, the EPA is considering measures to gain access to these properties.

For indoor contamination the EPA has proposed a remedy for which they are seeking public comment until June 25, 2024. They are offering installation of sub-slab depressurization systems in the basements of site properties determined to exceed Remedial Action Levels, whereby air under building slabs is forced up and out through a ventilation system above affected buildings.

Discussion:

Steve Chesler reported that during the EPA's remedy proposal presentation on April 16, 2024, Willis Elkins noted that the EPA's Remedial Action Levels for TCE and PCE were less stringent than DEC's levels. And, that EPA allows for higher levels of these compounds on commercial sites versus residential sites. DEC does *not* have different thresholds set for residential and commercial sites. Christine Holowacz noted at that meeting and during our meeting, that the time many workers spend on the job at a commercial property is probably at least the same amount of time spent at home or more, often more than the 10-hour threshold that the EPA uses for commercial properties.

William Vega reported that at least 5 property owners he encountered were approached by EPA contractor workers who did not have identification to verify who they were. This poses a security risk.

Motion made by Steve Chesler - to recommend the board submit the attached comment to the Environmental Protection Agency regarding their proposed Meeker Avenue Plume Superfund remedy for interior spaces, requesting they adhere to the more stringent NYS Department of Environmental Conservation vapor intrusion chemical contamination thresholds that 1) require using their deeper New York Stater Remedial Actions Levels for TCE and PCE instead of the higher levels allowed and used by the EPA, and 2) require residential and commercial spaces utilize the same Remedial Action Levels instead of using higher levels for commercial spaces.

Second by William Vega.

The vote was as follows:

3 “YES”; 0 “NO”; 0 “ABS”

Consensus recommendation passes.

3) EXXONMOBIL GREENPOINT PETROLEUM REMEDIATION PROJECT (EMGPRP) SPDES PERMIT MODIFICATION - The Proposed Project will consolidate two existing groundwater treatment facilities associated with the EMGPRP into a new groundwater treatment facility to be constructed at 38 Varick Street, Brooklyn, NY 11222. Review the [proposal](#) and recommend comments. *Presentation file is attached.*

ExxonMobil and its environmental contractor Roux have been remediating the [Greenpoint Oil Spill](#) in eastern Greenpoint since 1978 when the spill was discovered leaking into Newtown Creek covering more than 50 acres of land along the creek. Since the settlement of a lawsuit brought on by a group of residents, Riverkeeper and the New York State Attorney General in 2010, this process has been expedited. Approximately 13.45 million gallons of an estimated 17 million gallons of oil have been removed.

Representatives from ExxonMobil and Roux presented and spoke about their State Pollution Discharge Elimination System (SPDES) modification proposal (*file attached*). Madelyn Wilson, Environmental Project Manager, ExxonMobil; Kevin Thompson, Public & Government Affairs, ExxonMobil; Courtney Lind, Staff Assistant Engineer, Roux Associates; Justin Kennedy, Senior Engineer, Roux Associates.

Full remediation process involves 20 recovery wells for removing oil products, groundwater treatment and discharge, and soil vapor extraction.

Product recovery has decreased from a high of over 800,000 gallons of product extracted in 2009 to approximately 50,000 gallons in 2023. Out of the 13.45 million gallons of product removed to date, ExxonMobil has removed 9.5 million gallons.

Regarding groundwater treatment, two existing groundwater treatment systems, one at 400 Kingsland Avenue and the other located at 5 Bridgewater Street, extract groundwater with dissolved hydrocarbons and treat the water to NYSDEC standards. The treated groundwater is then discharged into Newtown Creek at two permitted outfalls: Outfall 001 at 400 Kingsland Avenue and Outfall 002 at the foot of Meeker Avenue. The groundwater systems treat and discharge approximately 1,000,000 gallons of groundwater per day, with treatment consisting of: metals removal (aeration, sand filters, filter press); air stripping and process air treatment.

SPDES permit modification proposal:

- Modify the SPDES permit to account for changes to the treatment and discharge process for treated water from the product recovery system.
- Relocate and consolidate the two existing groundwater treatment systems into a new system at 38 Varick Street.

- This single treatment facility will be designed to handle the combined flow from all existing recovery wells and maintain compliance with the SPDES discharge limits.
- Discharge of the treated water will occur through the existing Outfall 002 at the northern end of Meeker Avenue.

Objectives are the optimization of the long-term operational efficiency of the groundwater treatment system and reducing operational footprint of the ExxonMobil remedial systems.

Potential Impacts:

New Facility Construction from November 2024 – April 2026 (approximately 1.5 years) plus Long-term Operations & Maintenance.

During construction: impacts are expected to be typical of new building construction

- Intermittent periods of increased traffic
- Traffic management plan to be utilized
- Potential nuisance, dust, odors and noise produced by intermittent heavy construction equipment
- Community Air Monitoring Program (CAMP) to be utilized

Long-term:

- Operations and Maintenance activities will produce background mechanical noise.
- All equipment will be installed within the walls of the new facility, the potential for nuisance noise to exist outside of the facility is minimal.
- Periodic material deliveries and operational waste removal will result in an intermittent increase in activity at the 38 Varick Street property.

As is required by the state permitting process, ExxonMobil must hold public meetings and compile public comments. After submission of their application that includes public input, DEC will open its own public comment period. No set timeline for either.

Discussion:

Steve Chesler: Is the discharged groundwater replaced? Is there a concern that subsidence will occur above treated areas? Kevin Thompson: It is not being replaced. Groundwater is pervasive. Courtney Lind: They are monitoring this.

Laura Hofmann: What kind of odors are being noticed? How are they being monitored? Courtney Lind: Through the CAMP system. If odors are significant during construction, foam treatment will be used.

Laura Hofmann: What does long term groundwater treatment mean? Kevin Thompson: DEC will determine when completion is reached. Liquid product recovery extraction is slowing and has leveled, but still continuing. Justin Kennedy: We will continue until DEC makes a determination.

Kelly McCabe: Will nuisance noise from construction be severe? Courtney Lind: No.

Christine Holowacz: Regarding future use of 400 Kingsland Avenue site after that groundwater treatment facility is decommissioned? Have you determined a future use of the site? Kevin Thompson: This issue is beyond the scope of this meeting and the permit modification, but we will report this question back to the company and DEC. Kevin LaCherra: Would argue that the future use of 400 Kingsland is very relevant, and dependent is a way, to the SPDES permit modification application. It is approximately 10 acres that could be repurposed for something other than it being sold for industrial or manufacturing uses. Its severe contamination rightly causes intense concern. There is an ongoing environmental justice fight in this neighborhood. We should take pause if resilient design or purpose is not a prime consideration. Madelyn Wilson: We have nothing else to share about this. Kevin Thompson: The consolidation is happening, but we will take these comments back to ExxonMobil. Christine Holawacz: Exxon should consider community needs and what is honorable. Not more trucks. We have been so impacted by the spill. Kevin Thompson: All comments made must be included in their report to Exxon and DEC. Jason Sinopoli: What agencies will help decide (the use of this land)? Heidi Vanderlee: This feels wrong. Simon Weiser: Exxon has already paid for the cleanup. Why do they need to do more? Laura Hofmann: She disagrees. She and her family have experienced years of health issues. She was one of the original plaintiffs (in the suit against Exxon).

Shangton Lee (Newtown Creek Alliance): Has an analysis been performed on the carbon footprint and sustainability of the old facilities and the new one? Floodplain analysis for 400 Kingsland vs 38 Varick new facility location? Kevin Thompson: Lessons have been learned that are informing the design of the new facility.

Bess: Have you evaluated flood considerations? Erosion? Justin Kennedy: Exxon stabilized the Meeker Ave Street end.

Steve Chesler: Are the 2 existing systems dependent on one another, especially during maintenance of one of the systems? Justin Kennedy: the new system will have redundancy built into it.

Willis Elkins: Will construction result in the removal of trees and/or planted areas? Kevin Thompson: Removed species will be replaced.

Steve Chesler: Appeals to Exxon to consider the community considering the Greenpoint-Williamsburg rezoning and commitments not fulfilled, and Exxon's history (required remediation of the undeveloped sections of Bushwick Inlet Park from Standard Oil contamination footprint, its pollution footprint with the Newtown Creek Superfund site and the oil spill. Climate mitigation is a primary concern for this district, especially since the US Army Corps of Engineers' NYNJHATS Storm Risk Management Plan fell significantly short in its design for our district.

Kevin LaCherra: Recovered product is being repurposed by state requirement. 9.5 million gallons since 1979. Multi Millions in return. Kevin Thompson: Enormous burden in recovering product results in no profit for Exxonmobil. Madelyn Wilson: 100-year-old product results in intense degradation. It is not being utilized, only recycled or disposed of. Kevin Thompson: It is valueless to Exxon, to pay to have it taken off their hands.

Shangton Lee: Regarding OU2, have potential negative impacts of the new facility been analyzed? Justin Kennedy: An evaluation must be submitted. Shangton Lee: What is the life expectancy of the new equipment? Justin Kennedy: Approximately 25 years. Shangton Lee: Will another facility be needed at that point? Justin Kennedy: If necessary. Kevin Thompson: DEC will determine what we will need to do here.

Sarah Durand: Current is in a floodplain. Is this being considered? Kevin Thompson: The entire site is. Yes. Sarah Durand: A tidal wetland was filled in here in 1982? Kevin Thompson: 1982.

William Vega: No profit should be made (on the 400 Kingsland Ave site). There should be a public benefit. Residents paid with blood (for the negative effects of this site). Willis Elkins: We have been on divergent paths for a long time, *but we are better now than we were 20 years ago. 400 Kingsland Ave offers an opportunity for collaboration between ExxonMobil and the community.*

Motion by Steve Chesler to recommend the board submit the following comment along with a copy of the June 6th, 2024 the Environmental Protection Committee report, to ExxonMobil and NYSDEC regarding the SPDES Permit Modification Proposal to consolidate ExxonMobil's Greenpoint Oil Spill Product Recovery Operation, copying federal, state and city elected representatives:

- 1) **ExxonMobil perform due diligence and beyond with mitigating potential construction operation hazards including but limited to air monitoring, noise, dust, odors and construction related traffic**
- 2) **ExxonMobil replace all trees and planted areas removed and damaged during construction of the new treatment facility at 38 Varick Street**
- 3) **ExxonMobil strongly consider future public and resilient uses for 400 Kingsland Ave after its water treatment facility there is dismantled, that will help sustain and heal the community from decades of environmental degradation at multiple sites currently and previously owned by ExxonMobil and its historic acquired subsidiaries in Brooklyn Community District #1**
- 4) **ExxonMobil work to be a better partner and to improve its relations with the community**

Second by William Vega.

The vote was as follows:

5 "YES"; 0 "NO"; 0 "ABS"

Motion carries.

Meeting adjourned.



EPA SEEKS PUBLIC COMMENT ON A PROPOSED CLEANUP PLAN FOR POTENTIAL INDOOR AIR CONTAMINATION AT THE MEEKER AVENUE PLUME SUPERFUND SITE BROOKLYN, NEW YORK



APRIL 2024

The U.S. Environmental Protection Agency (EPA) is asking the public for input on its proposed plan to address the potential vapors that may be entering into residential and commercial buildings at the Meeker Avenue Plume Superfund site, which is located on approximately 191 acres across several city blocks in the East Williamsburg and Greenpoint neighborhoods of Brooklyn, New York. The soil, soil gas and groundwater at the site are contaminated with chlorinated volatile organic compounds (CVOCs), including tetrachloroethylene (PCE) and trichloroethylene (TCE).

EPA's Proposed Cleanup Plan

EPA's proposed cleanup plan for addressing indoor air concerns due to site-related vapors that may be entering structures (vapor intrusion) involves installing mitigation systems called sub-slab depressurization systems where needed. Under the proposed plan, where EPA's evaluations determine it is necessary, EPA would install sub-slab depressurization systems and may also take preventative measures such as the sealing of cracks and gaps in the lowest level of a structure, where necessary. Sub-slab depressurization involves connecting an electric fan to a small suction pit dug into the slab that will vent vapors outdoors above the building's roofline.

EPA developed this plan in consultation with the New York State Department of Environmental Conservation (NYSDEC) and the New York State Department of Health.

Chlorinated volatile organic compounds (CVOCs) including tetrachloroethylene (PCE), trichloroethylene (TCE), cis-1,2-dichloroethylene (DCE), and vinyl chloride, are man-made chemicals that evaporate at room temperature and are associated with a higher risk of reproductive effects and cancer after prolonged exposure.

Learn more about [PCE](#), [TCE](#), [DCE](#), and [vinyl chloride](#) from the New York State Department of Health.



Get Involved!

Public Meeting Date:

Tuesday, April 16, 2024, 6:00 p.m.

Location:

St. Stanislaus Kostka Lower Church
607 Humboldt St., Brooklyn, NY

More information:

<https://www.epa.gov/superfund/meeker-avenue-plume>

Contact: Anna Drabek, 212-637-3586,
drabek.anna@epa.gov



Public Comment Period

The proposed cleanup plan is available for public comment from **April 5 to May 10, 2024**. The public is encouraged to review the plan, attend the public meeting, and comment on the cleanup alternatives.

To provide comments to EPA:

Read the document online at
www.epa.gov/superfund/meeker-avenue-plume

Send your comments to **Rupika Ketu**,
ketu.rupika@epa.gov, or 290 Broadway, 18th
Floor, New York, NY 10007

EPA must receive your comments by
May 10, 2024.

Past Cleanup Activities

EPA added the Meeker Avenue site to the Superfund National Priorities List (NPL) in March 2022. NYSDEC sampled over 160 properties since 2007, before EPA's involvement. EPA is assessing the level of contamination and its impacts to people's health.

As of December 2023, EPA sampled underneath and inside of 18 residential structures, 11 public housing buildings, and one public school. EPA has results that show no further action is needed at 15 of the residential properties, the 11 public housing buildings, and the public school. Three of the residential properties will require additional monitoring. In addition, in February and March 2024, EPA sampled 18 properties and will be evaluating the results, and will be conducting additional sampling in the future. Because prior sampling from NYSDEC did detect CVOC vapors inside several dozen properties, the state installed mitigation systems to handle the vapors.



Where to Find More Information

EPA keeps site project information and reference materials for the public to read online and at local information repositories.

Copies of cleanup documents for the Meeker Avenue Plume Superfund site will be available at:

EPA Region 2 Superfund Records Center

290 Broadway, 18th Floor
New York, New York

Greenpoint Library

107 Norman Avenue
Brooklyn, NY

THE SUPERFUND REMEDIAL PROCESS

ASSESSMENT



Discovery of Contamination



Preliminary Assessment



Site Inspection



National Priorities List (NPL) Site Listing

CHARACTERIZATION



**Remedial Investigation/
Feasibility Study & Proposed Plan**

SELECTION OF REMEDY



Record of Decision

CLEANUP



Remedial Design



Remedial Action

POST-CONSTRUCTION



Operation and Maintenance



NPL Deletion

Five-Year Reviews

Community involvement and planning for a site's redevelopment are integral to the entire process

EPA Contact Information

Anna Drabek

Community Involvement Coordinator
212-637-3586 or 919-656-3417
Drabek.Anna@epa.gov

Rupika Ketu

Remedial Project Manager
(212) 637-3258
Ketu.Rupika@epa.gov

John Brennan

Remedial Project Manager
(212) 637-3881
Brennan.John.F@epa.gov

ExxonMobil Greenpoint Petroleum Remediation Project

SPDES Permit Modification

Fact Sheet

- **Project:** ExxonMobil Greenpoint Petroleum Remediation Project (EMGPRP)
- **Applicant:** ExxonMobil Oil Corporation.
- **Facility:** 38 Varick Street, Brooklyn, New York 11222.
- **NYSDEC Application Number:** SPDES NY 0267724
- **A Public Participation Plan (PPP) has been developed in accordance with NYSDEC Commissioner Policy 29, Environmental Justice and Permitting (CP-29)**

What is the Proposed Project?

The Proposed Project will consolidate two existing groundwater treatment facilities associated with the EMGPRP into a new groundwater treatment facility to be constructed at 38 Varick Street, Brooklyn, NY 11222. To implement the proposed project, ExxonMobil Oil Corporation has submitted an application for a modification to its existing State Pollutant Discharge Elimination System (SPDES) permit to the New York State Department of Environmental Conservation (NYSDEC). The applicant is also going to submit an application for modification of its existing Long Island Well permit to allow for the relocation of certain recovery wells. The purpose of this fact sheet is to inform the public about this proposed project and to involve the community during the NYSDEC permit application review process.

ExxonMobil Oil Corporation proposes to modify its existing SPDES permit to allow for the modified discharge resulting from the relocation and consolidation of the two active groundwater treatment systems to a new groundwater treatment facility to be located at 38 Varick Street. Subsequent to the consolidation, treated effluent will only discharge from Outfall 002. ExxonMobil Oil Corporation also proposes to modify its Long Island Well permit to reflect the operational status and locations of recovery wells associated with the EMGPRP.

How might the project affect the surrounding community?

The potential impacts surrounding the construction of a new groundwater treatment facility at 38 Varick Street are expected to be typical of a new building construction. The existing RCS and ORS treatment buildings will be decommissioned following construction and start-up of the new facility. The new system will support long-term operations and remediation activities in accordance with the Site's Consent Decree. For clarity, the potential impacts have been categorized based on construction impacts (construction of new facility) and operational impacts (long-term operation of the new treatment facility):

The construction-based impacts are expected to be typical of new building construction and are expected to conclude within 1.5 years of groundbreaking. Impacts are expected to include:

- Potential intermittent periods of increased traffic due to equipment and material deliveries, as well as disposal of excavated soils and construction debris.
- Potential nuisance, dust, odors and noise produced by intermittent heavy construction equipment use during demolition and construction activities.
 - A Community Air Monitoring Program (CAMP) will be developed for all phases of the new facility's construction. The program will outline monitoring, response, and mitigation procedures to be implemented during construction. This program is intended to reduce the

likelihood of potential nuisance dust, odor or noise events occurring that would potentially affect the public.

The long-term operational impacts potentially include:

- Operations and Maintenance activities (once operational) will produce background mechanical noise. However, as all equipment will be installed within the walls of the new facility, the potential for nuisance noise to exist outside of the facility is minimal.
- Periodic material deliveries and operational waste removal will result in an intermittent increase in activity at the 38 Varick Street property.

How can I participate in the permit review process?

- Attend the upcoming virtual public meeting scheduled for May 9th, 2024 at 6:30 pm to learn about the project, ask questions and/or express concerns about the project.
- Ask questions, express concerns, provide input or submit by comments in writing, by phone or email to the project contact person identified below.

Where can I get more information about the proposed project?

- Visit the online document repository at: <https://bit.ly/3vlqIWW> to obtain application materials, relevant documents, and information about the project.
- Contact Kevin M. Thompson by phone at: (718) 404-0675, by email at: kevin.m.thompson@exxonmobil.com or in writing at: 38 Varick Street, Brooklyn, New York 11222 for information on the project, instructions on how to attend the upcoming virtual public meeting, or to find out about the status of the permit application and public comment period.

Who is responsible for reviewing the Permit Application?

- NYSDEC Region 2 Headquarters, 47-40 21st St., Long Island City, NY 11101, is responsible for reviewing and issuing the required permit modification. Tel: (718) 482-4997; email: DEP.R2@dec.ny.gov

June 6, 2024

Industrial SPDES Permit Modification
NY 0267724
Brooklyn CB1 Environmental Committee



ExxonMobil Greenpoint Petroleum Remediation Project

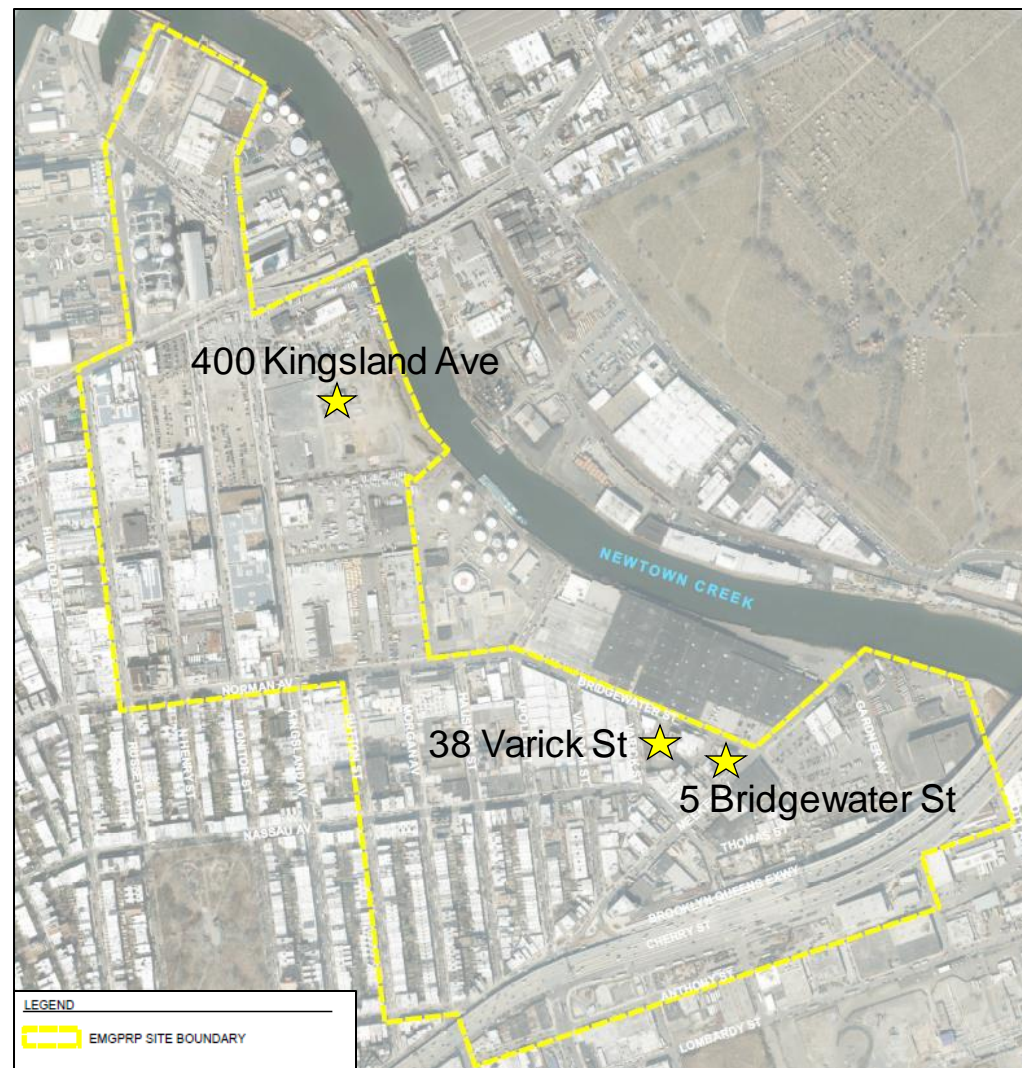
Introductions / Agenda

Introductions

- Madelyn Wilson – ExxonMobil
- Kevin Thompson - ExxonMobil
- Courtney Lind – Roux
- Justin Kennedy – Roux

Agenda:

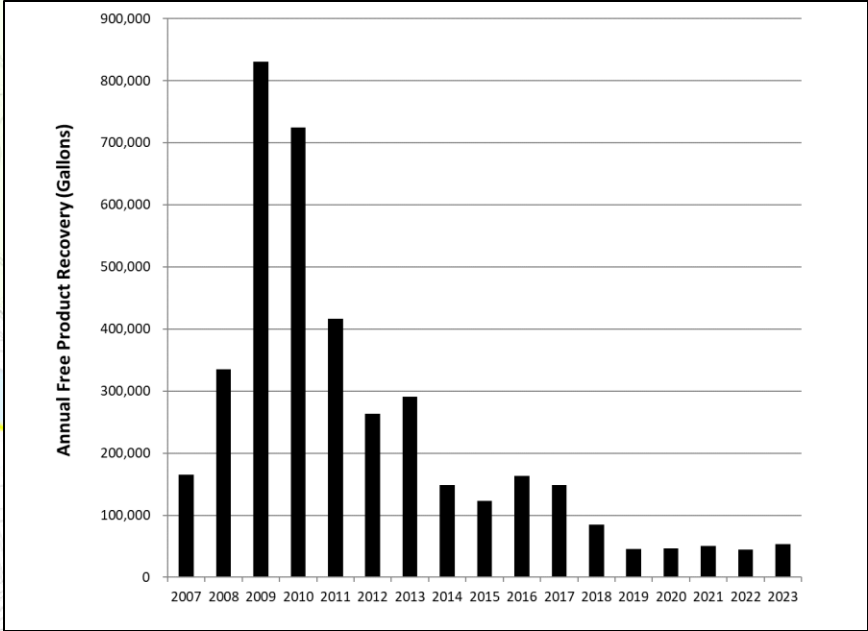
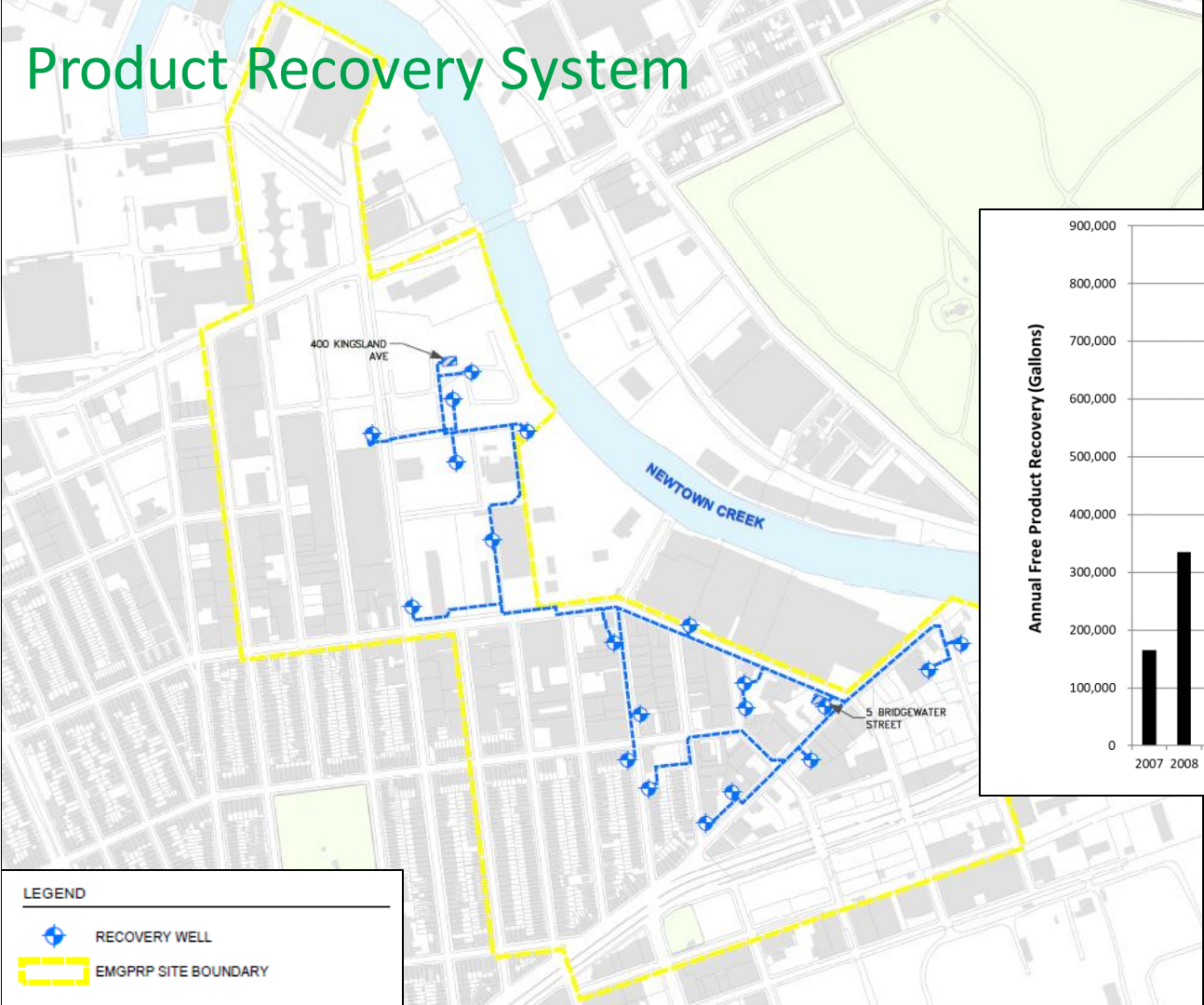
- EMGPRP Project Overview
- SPDES Permit Modification
 - Project Overview & Background
 - Proposed Scope of Work
 - Potential Impacts, Mitigation Measures and Project Schedule
- Questions & Answers



EMGPRP Remediation Project Overview

- ExxonMobil is conducting the remediation project to address releases of petroleum products from its historical operations. All work is performed under the regulatory oversight of the New York State Department of Environmental Conservation (NYSDEC)
- Liquid product recovery is accomplished via a system of recovery wells which extract hydrocarbons in liquid form and send the liquid product to recycling facilities
- Groundwater containing dissolved product is also recovered and sent to two different groundwater treatment systems for treatment to NYSDEC standards, then discharged into Newtown Creek under an existing SPDES permit issued by NYSDEC
- Soil vapor containing hydrocarbons is extracted and treated in a Soil Vapor Extraction (SVE) unit located at 38 Varick Street

Product Recovery System



LEGEND

- RECOVERY WELL
- EMGPRP SITE BOUNDARY

Groundwater Treatment Systems

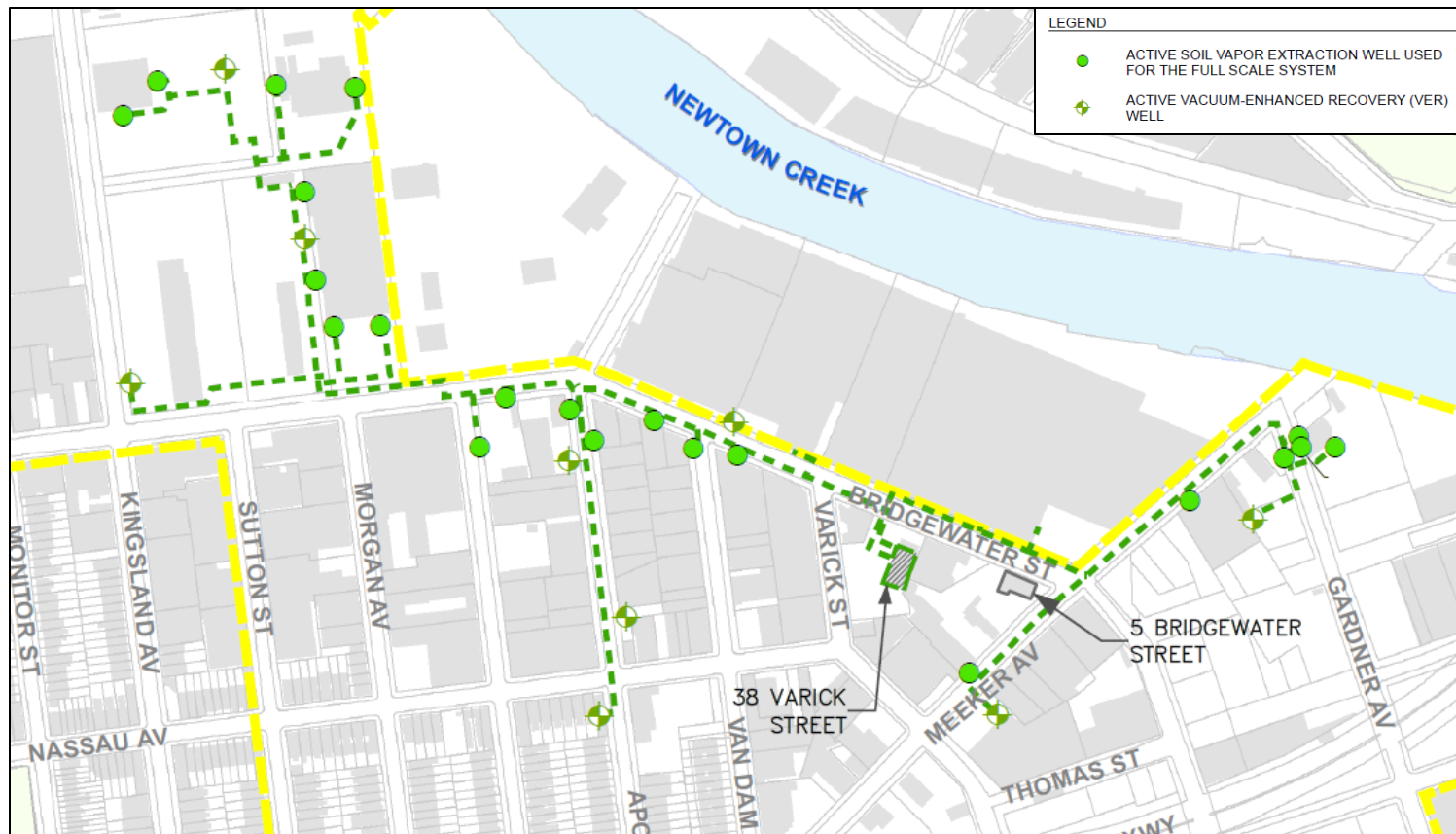
- Two existing groundwater treatment systems, one at 400 Kingsland Avenue and the other located at 5 Bridgewater Street, extract groundwater with dissolved hydrocarbons and treat the water to NYSDEC standards
- The treated groundwater is then discharged into Newtown Creek at two permitted outfalls
 - Outfall 001 at 400 Kingsland Avenue
 - Outfall 002 at the foot of Meeker Avenue
- The groundwater systems treat and discharge approximately 1,000,000 gallons of groundwater per day, with treatment consisting of:
 - Metals removal (aeration, sand filters, filter press)
 - Air stripping
 - Process air treatment

Groundwater Treatment Systems

- 400 Kingsland Avenue
- 5 Bridgewater Street

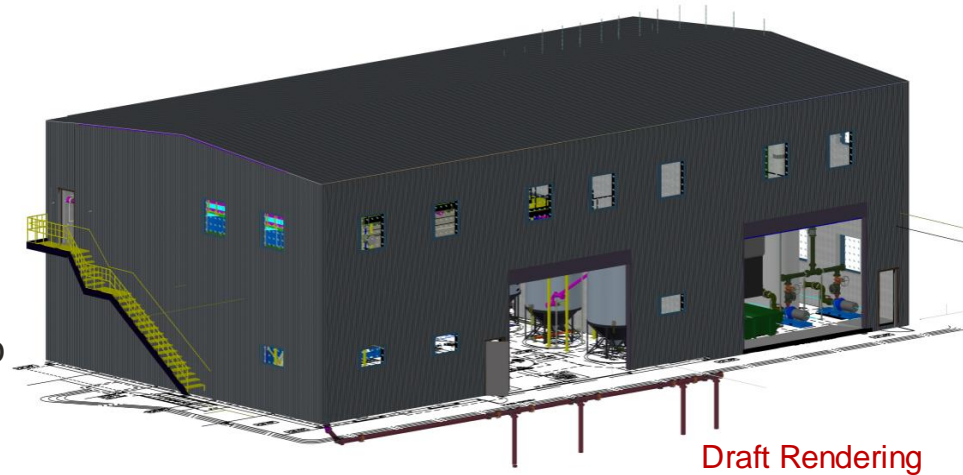


Soil Vapor Extraction



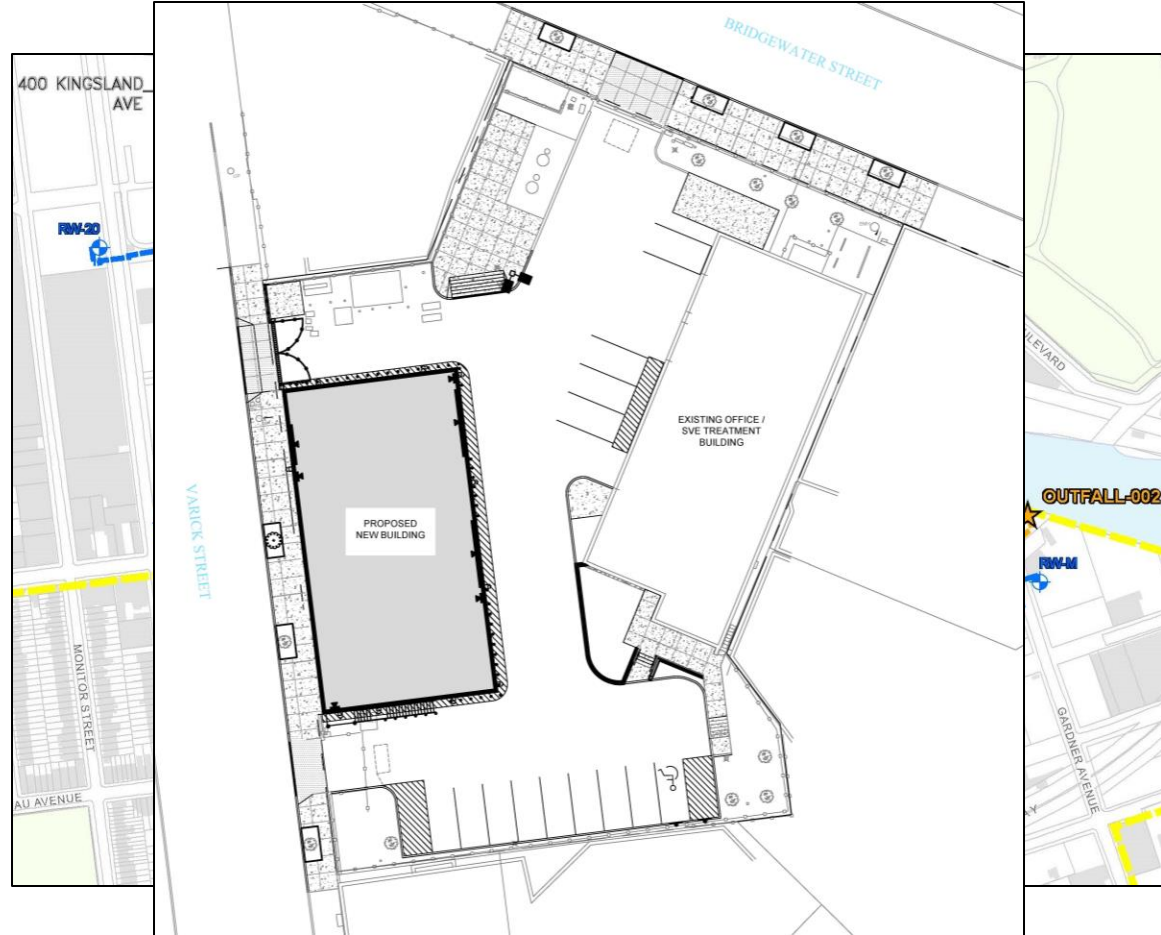
SPDES Permit Modification – Proposed Scope of Work

- Modify the SPDES permit to account for changes to the treatment and discharge process for treated water from the product recovery system
- Relocate and consolidate the two existing groundwater treatment systems into a new system at 38 Varick Street
- This single treatment facility will be designed to handle the combined flow from all existing recovery wells and maintain compliance with the SPDES discharge limits.
- Discharge of the treated water will occur through the existing Outfall 002 at the northern end of Meeker Avenue

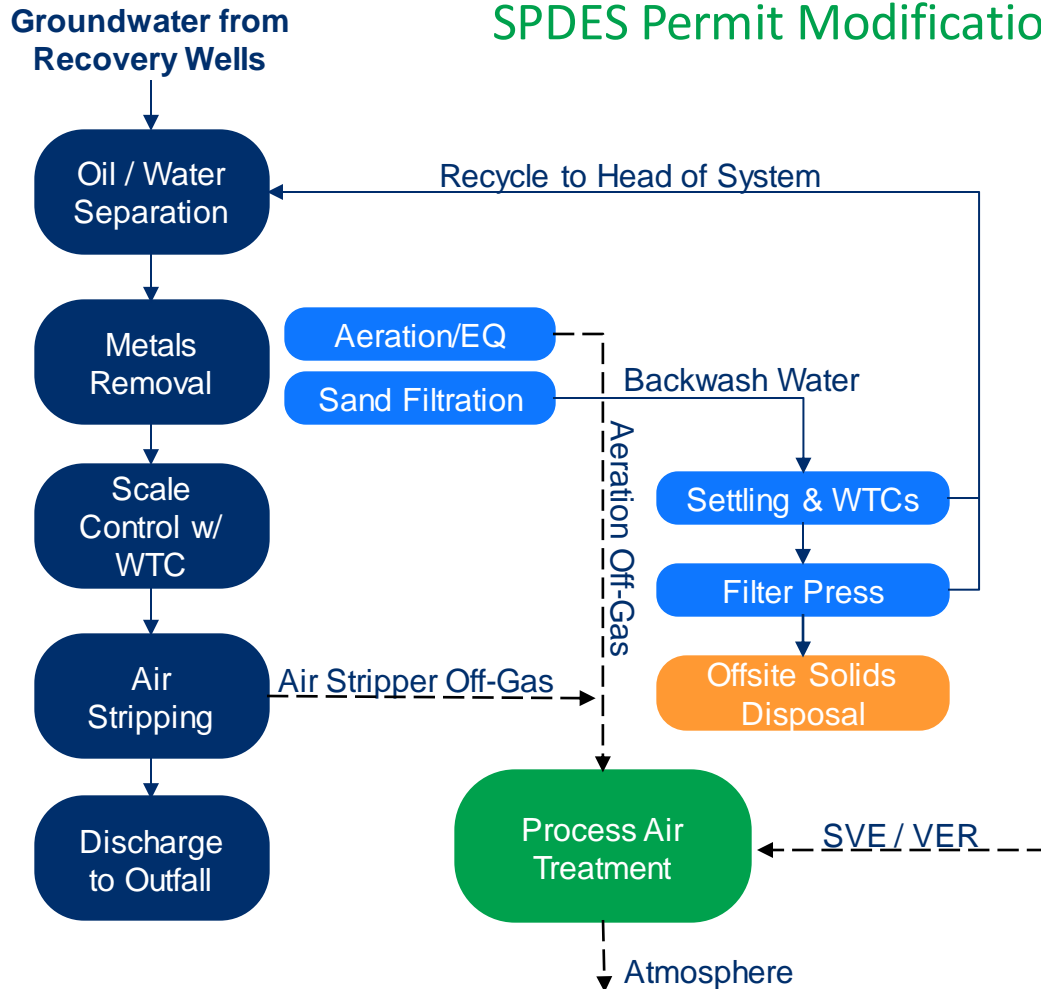


Groundwater Treatment Facility Consolidation Objectives

- Optimization of the long-term operational efficiency of the groundwater treatment system
- Reducing operational footprint of the ExxonMobil remedial systems



SPDES Permit Modification – Treatment Technologies



- Preliminary Design Basis and Objectives
 - Maintain treatment train similar to existing GW treatment systems
 - Provide redundancy and additional capacity for all key system components to maximize system runtime and operational flexibility
 - Reuse existing force main piping to handle groundwater feed and discharge operations
 - Incorporate lessons learned from existing systems to optimize future operations and maintenance

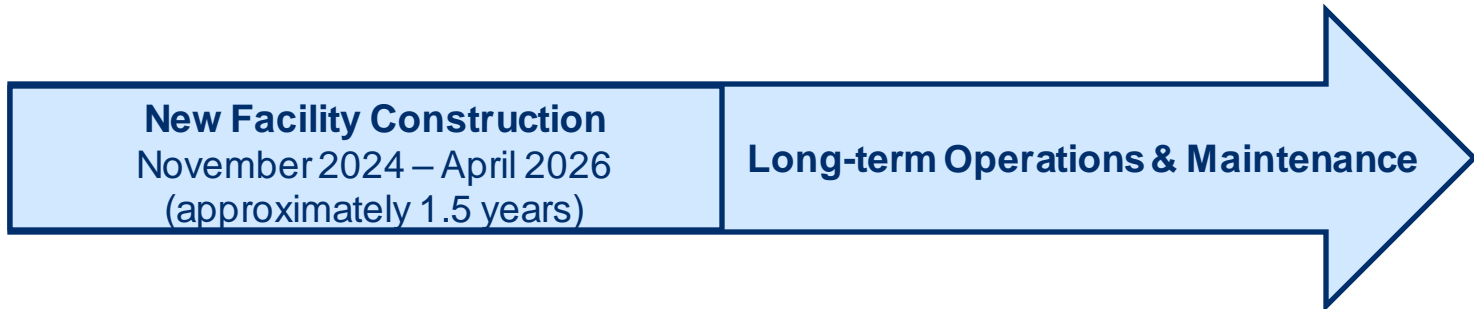
SPDES Permit Modification – Potential Impacts, Mitigation and Project Schedule

During construction: impacts are expected to be typical of new building construction

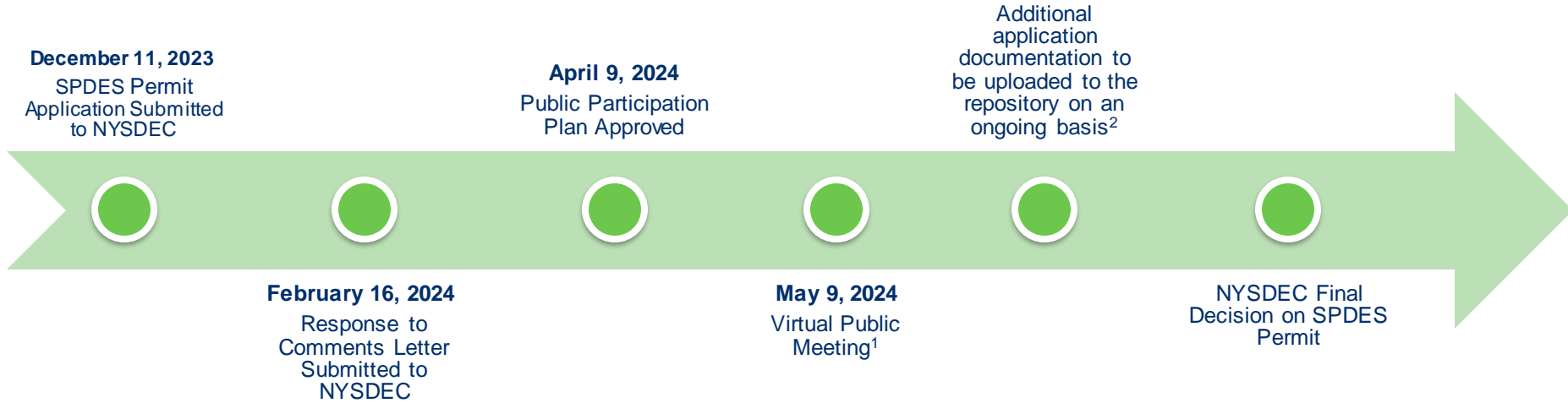
- Intermittent periods of increased traffic
 - Traffic management plan to be utilized
- Potential nuisance, dust, odors and noise produced by intermittent heavy construction equipment
- Community Air Monitoring Program (CAMP) to be utilized

Long-term:

- Operations and Maintenance activities will produce background mechanical noise. However, as all equipment will be installed within the walls of the new facility, the potential for nuisance noise to exist outside of the facility is minimal.
- Periodic material deliveries and operational waste removal will result in an intermittent increase in activity at the 38 Varick Street property.



SPDES Permit Modification – Application Status/Timeline



Notes:

1. ExxonMobil to receive public comments during the meeting and on an ongoing basis thereafter. Comments received prior to the Final Summary Report will be captured within the report.
2. Example documentation includes, but is not limited to, Long Island Well Permit Application, NYSDEC Notice of Complete Application and Draft SPDES Permit (30-day NYSDEC public comment period), and the Final Summary Report and Written Certification.

For More Information

Online document repository:

<https://bit.ly/3vIqIWW>



Notice of Complete Application (pending):

- To be published in local newspaper
- To be provided in online document repository
- Contact Project Liaison to receive a copy by email, mail, or telephone

Project Liaison - Kevin M. Thompson

Public & Government Affairs Advisor

(718) 404-0675

kevin.m.thompson@exxonmobil.com

38 Varick Street, Brooklyn, New York 11222

Questions?

To submit questions, comments, and concerns after the meeting:

Project Liaison - Kevin M. Thompson

Public & Government Affairs Advisor

(718) 404-0675

kevin.m.thompson@exxonmobil.com

38 Varick Street, Brooklyn, New York 11222

For More Information

Online document repository:

<https://bit.ly/3vIqIWW>



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38 Varick Street, Brooklyn, New York 11222

National Grid Newtown Creek Purification System Operations Update

The system performed in line with expectations for a facility of this complexity during the first year of operation. We addressed issues that arose. This is a demonstration project, and we learn from it every day.

The Newtown Creek Renewable Energy Project helps address climate change and creates a model for sustainability – it reduces GHG emissions today – by utilizing an existing waste stream to produce a reliable source of renewable energy while diverting food waste from landfills.

National Grid NTC Operations By the Numbers

Year	Percent of Operational Hours Online
2023	44%
2024	85%

Adjustments made in the first year:

- Vibration at the feed gas compressor that required repairs -- accounting for 67% of total outage time in year one.
- Re-evaluated spare parts on hand for quicker response rates.
- System tuning, adjustment, and calibration – which is common during the first year of operation.

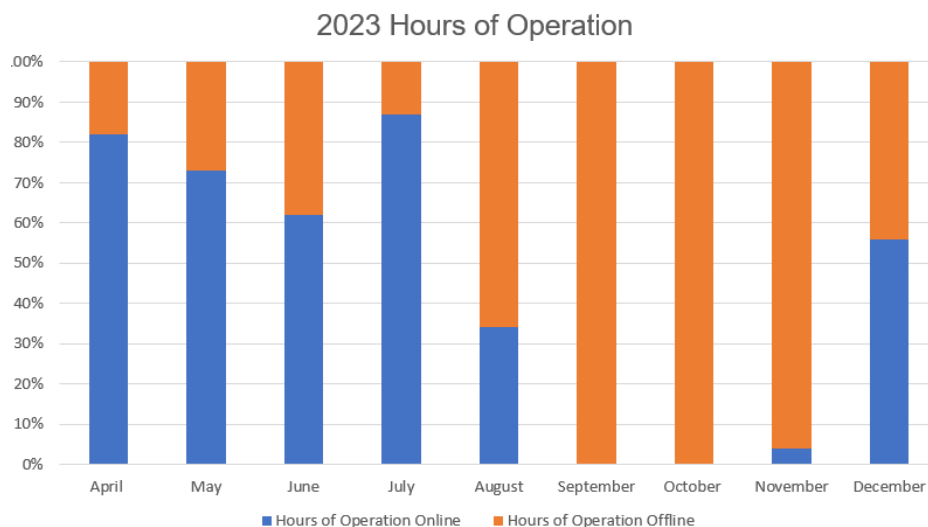
Increased transparency:

- Closer coordination/collaboration with DEP.
- Implemented real-time system status monitoring.
- Worked with DEP to create a public [website](#) showing system status.

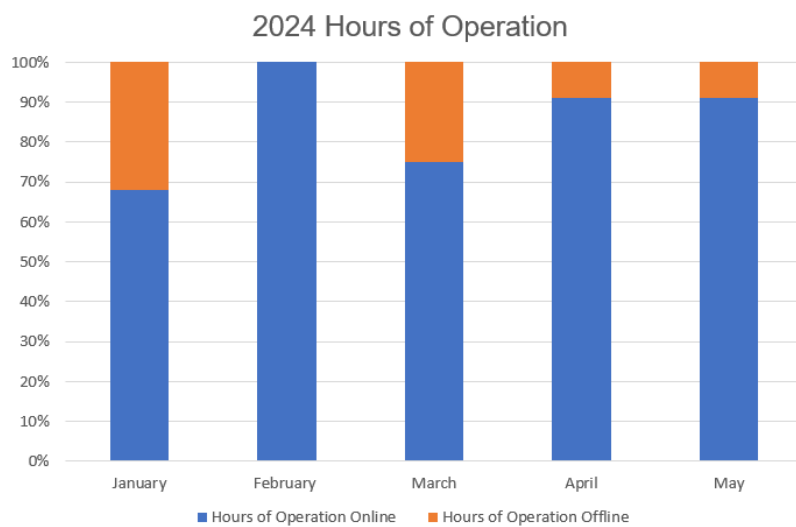
Equivalent emission avoidance:

- **116,717 MMBtu** of RNG was injected into the distribution system in year one, which has **reduced emissions by more than 30,400 MT of CO₂e**. That is equivalent to removing **7,235** vehicles from the road for a year (Source [EPA Greenhouse Gas Equivalencies Calculator](#))

National Grid NTC 2023 Operations April through December



National Grid NTC 2024 Operations January through May





COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

FAX: (718) 389-0098

Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyn1

HON. ERIC L. ADAMS
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER
FIRST VICE-CHAIRMAN

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DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

May 21, 2024

Hon. Eric Adams
Mayor
City of New York
City Hall
New York, NY 10007

Dear Mayor Adams,

Community Board 1(CB1) joins Community Boards across the City to express support for the “Homes Now” budget demand to invest \$2.5 billion dollars over five years into the City capital budget for permanently-affordable housing.

Our communities are seeing record rent levels, the rise of evictions and homelessness, and high housing costs as a key driver of the City’s affordability crisis. The City must deepen its investment in permanently affordable housing to protect tenants from displacement while providing new homeownership opportunities. Financing the production and preservation of truly affordable housing is one of the most powerful tools the City has to stabilize neighborhoods and keep generations of working families in their communities.

The “Homes Now” budget demand focuses on the following key programs:

- The **Neighborhood Pillars** program would help community organizations acquire and rehabilitate housing. This program would help make the necessary repairs in dilapidated buildings and ensure ongoing affordability.
- The **Open Door** program would finance the construction of new shared-equity cooperatives, granting New Yorkers a path toward homeownership to create generational wealth, especially for families left out of the traditional homeownership market.

We are requesting that funding be split between the above programs, with each program funded at \$250 million each year for the next 5 years. Neighborhood Pillars and Open Door would add to

the City's critically needed affordable housing stock by allowing the Department of Housing Preservation and Development to construct or preserve thousands of climate resilient and accessible homes for New Yorkers who are becoming increasingly priced out of the city.

Thank you for considering this budget request of \$2.5 billion for permanently-affordable housing programs.

Sincerely,

A handwritten signature in black ink that reads "Dealice Fuller". The signature is written in a cursive, flowing style.

Dealice Fuller
Chairperson

Cc: Hon. Brad Lander, Comptroller
Hon. Antonio Reynoso, Brooklyn Borough President
Hon. Lincoln Restler, Council Member
Hon. Jennifer Gutierrez, Council Member



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HON. ANTONIO REYNOSO
BROOKLYN BOROUGH PRESIDENT



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HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

June 27, 2024

Commissioner Ydanis Rodriguez
NYC Department of Transportation
55 Water Street.
New York, NY 10041

RE: Request for an extension for reviewing Dining Out Applications

Dear Commissioner Rodriguez:

At the regular meeting of Brooklyn Community Board No. 1, held the evening of June 18, 2024, the board members received a report from the Transportation Committee (report is attached). Please be advised that the board members voted to support sending this letter.

The Board Members voted to request NYC Department of Transportation to extend the Community Board review of Dining Out applications from 30 to 60 days.

The vote was as follows: 33 "YES"; 0 "NO"; 1 "ABSTENTIONS".

Working for Safer Williamsburg and Greenpoint.

Sincerely,

Dealice Fuller
Chairperson

CC: Commissioner Keith Bray
Hon. Councilmember, Jennifer Gutierrez
Hon. Councilmember, Lincoln Restler



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HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

June 27, 2024

Commissioner Keith Bray
Brooklyn Office
NYC Department of Transportation
16 Court Street
Brooklyn, NY 11241

RE: Traffic Study Request

Dear Commissioner Bray:

At the regular meeting of Brooklyn Community Board No. 1, held the evening of June 18, 2024, the board members received a report from the Transportation Committee (report is attached). Please be advised that the board members voted to support sending this letter.

The Board Members voted to request DOT for a 30 extra day extension so that the Community Board # 1 can review the applications for Outdoor Dining.

The vote was as follows: 33 "YES"; 0 "NO"; 1 "ABSTENTIONS".

Working for Safer Williamsburg and Greenpoint.

Sincerely,

Dealice Fuller
Chairperson



COMMUNITY BOARD No. 1

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COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

June 24, 2024

Commissioner Martin Maher
Brooklyn Parks
NYC Department of Parks & Recreation Prospect Park
Litchfield Villa
95 Prospect Park West
Brooklyn, NY 11215

Dear Commissioner Maher:

At the regular meeting of Brooklyn Community Board No. 1, held the evening of June 18, 2024, the Board Members received a report from the Parks & Waterfront Committee (report is attached). Please be advised that the Board Members voted to support sending this letter.

The Community Board 1 Parks & Waterfront Committee, would like to receive an update about the concerns regarding the following Parks:

- Gilbert Ramirez Park (Playground Equipment)
- Sternberg Park (Flagpole, painting all benches and paving of walking paths within the park area)
- Transmitter Park (Bathrooms)

The vote was as follows: 31 "YES"; 0 "NO"; 0 "ABSTENTIONS".

Working for a Better Williamsburg-Greenpoint.

Sincerely,

Dealice Fuller
Dealice Fuller
Chairperson



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COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

June 27, 2024

Commissioner Ydanis Rodriguez
NYC Department of Transportation
55 Water Street.
New York, NY 10041

RE: Request for an extension for reviewing Dining Out Applications

Dear Commissioner Rodriguez:

At the regular meeting of Brooklyn Community Board No. 1, held the evening of June 18, 2024, the board members received a report from the Transportation Committee (report is attached). Please be advised that the board members voted to support sending this letter.

The Board Members voted to request NYC Department of Transportation to extend the Community Board review of Dining Out applications from 30 to 60 days.

The vote was as follows: 33 "YES"; 0 "NO"; 1 "ABSTENTIONS".

Working for Safer Williamsburg and Greenpoint.

Sincerely,

Dealice Fuller
Chairperson

CC: Commissioner Keith Bray
Hon. Councilmember, Jennifer Gutierrez
Hon. Councilmember, Lincoln Restler



COMMUNITY BOARD No. 1

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BROOKLYN BOROUGH PRESIDENT



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JOHANA PULGARIN
DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

June 24, 2024

Hon. Jennifer Gutierrez, Councilwoman
New York City Council 34th District
250 Broadway, Suite 1883
New York, NY 10007

RE: Request for a walkthrough Sands Park

Dear Councilwoman Gutierrez:

At the regular meeting of Brooklyn Community Board No. 1, held the evening of June 18, 2024, the Board Members received a report from the Parks & Waterfront Committee (report is attached). Please be advised that the Board Members voted to support sending this letter.

The CB 1 Parks Committee would like to set up a walkthrough of Sands Park with NYC Parks, Community Board 1 Parks & Waterfront Committee members and concerned citizens to bring this much needed open space (2 acres) available to the community.

The vote was as follows: 31 "YES"; 0 "NO"; 0 "ABSTENTIONS".

Working for a Better Williamsburg-Greenpoint.

Sincerely,

Dealice Fuller
Chairperson

CC: Commissioner Martin Maher
NYC Department of Parks & Recreation



COMMUNITY BOARD No. 1

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COUNCILMEMBER, 34th CD

June 21, 2024

NYS Department of Environmental Conservation
Region 2 Headquarters
47-40 21st Street
Long Island City, NY 11101

Kevin M. Thompson
Public & Government Affairs Advisor Environmental &
Property Solutions 38 Varick Street,
Brooklyn, NY, 11222

**RE: ExxonMobil Greenpoint Petroleum Remediation
Project (EMGPRP) Industrial SPDES Permit
Modification**

Dear NYSDEC & Mr. Thompson:

At the regular meeting of Brooklyn Community Board No. 1 held the evening of June 18, 2024, the board members received a report from the Environmental Protection Committee (report is thatched).

Please be advised that the board members voted to submit the following Comments:

- 1) ExxonMobil perform due diligence and beyond with mitigating potential construction operation hazards including but limited to air monitoring, noise, dust, odors and construction related traffic.
- 2) ExxonMobil replace all trees and planted areas removed and damaged during construction of the new treatment facility at 38 Varick Street.

- 3) ExxonMobil strongly consider future public and resilient uses for 400 Kingsland Ave after its water treatment facility there is dismantled, that will help sustain and heal the community from decades of environmental degradation at multiple sites currently and previously owned by ExxonMobil and its historic acquired subsidiaries in Brooklyn Community District #1.
- 4) ExxonMobil work to be a better partner and to improve its relations with the community.

The vote was as follows: 33" YES" 0" NO"; 0" Abstentions".

Working for a Safer Williamsburg/ Greenpoint.

Sincerely,



Dealice Fuller
Chairperson

Cc: Congresswoman Nydia Velazquez
Senator Kristen Gonzalez
Assemblymember Emily Gallagher
Borough President Antonio Reynoso
Council Member Lincoln Restler
Council Member Jennifer Gutierrez