



# COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

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Website: [www.nyc.gov/brooklyn1](http://www.nyc.gov/brooklyn1)

HON. ANTONIO REYNOSO  
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER  
FIRST VICE-CHAIRMAN

DEALICE FULLER  
CHAIRPERSON

HON. LINCOLN RESTLER  
COUNCILMEMBER, 33rd CD

DEL TEAGUE  
SECOND VICE-CHAIRPERSON

GERALD A. ESPOSITO  
DISTRICT MANAGER

HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

GINA BARROS  
THIRD VICE-CHAIRPERSON

MARIA VIERA  
FINANCIAL SECRETARY

SONIA IGLESIAS  
RECORDING SECRETARY

PHILIP A. CAPONEGRO  
MEMBER-AT-LARGE

## COMBINED PUBLIC HEARING AND BOARD MEETING JUNE 7, 2022 VIA WEBEX

### PUBLIC HEARING

#### ROLL CALL

Chairperson Ms. Dealice Fuller called the meeting to order at 6:00 PM. She asked that the District Manager call the roll. He announced that 26 members were present.

1. Chair Fuller Called for Nominations for the Attendance Committee:

Eric Bruzaitis Nominated Iris Cabrera  
Joel Gross Nominated Rabbi David Niederman  
Del Teague Nominated Eric Bruzaitis  
Joel Gross Nominated Simon Weiser

Mr. Weiser declined, hearing no more nominations were closed.

2. Corp to be formed by Bernard Alex Torres, dba TBD, 78 Kingsland Avenue, (New, liquor, wine, beer, cider, Cabaret with 600 or more patron capacity). Referred by Mr. Thomas Burrows, SLA Review & DCA Committee Chair. Postponed at the request of the Applicant.

3. 292 North 8 Ground Lessee LLC and Penny Manager North 8th Street LLC, dba TBD, 292 North 8th Street, (New, liquor, wine, beer, dicer, hotel). Referred by Mr. Thomas Burrows, SLA Review & DCA Committee Chair. Presenters, Donald M. Bernstein, Bernstein Redo, P.C., Adam Bussell and Andrew Kleiman.

4. Immersive Management and Services LLC. dba Arts District New York, 25 Franklin Street, (New Application, Temporary Retail Permit, liquor, wine, beer, cider, Cabaret Musical or other Entertainment venue, tavern wine with 600 or more patron capacity). Referred by Mr. Thomas Burrows, SLA Review & DCA Committee Chair. Presented, Phil Dorn, ESQ, Pesetsky and Bookman, P.C.

5. An entity to be formed by Jeremy Simmonds, dba Swingers, 118 N. 11th St., aka 56 Berry St. (Restaurant with miniature golf, occupancy over 250). Referred by Mr. Thomas Burrows, SLA Review & DCA Committee Chair. Presenter, Benjamin Savitsky, Bernstein Redo & Savitsky PC

Presented, Donald Bernstein (attached Questionnaire)

### **Public Speakers on Liquor Licenses**

Andrea Freunfd- No Show

Iwona Chamielec- Spoke against 126 A Nassau Avenue Liquor License

Tavis Buckley- No Show

Discussion followed about and former members of the board and the application process.

Janice Peterson made a motion to clarify the protocol of how people are appointed to the board and how we know about it. Motion was seconded by Mr. Vega. The vote was as follows' 20 "YES"; 3 "NO"; 9 "ABSTENTONS" (see attached)

### **LIQUOR LICENCES**

#### **NEW**

1. Hernandez on behalf of an entity to be determined, dba, 157 Wythe Avenue (Temporary Retail Permit, wine, beer, cider, bar/tavern)
2. Av Marceau LLC, dba Ave Marceau, 110 Kent Avenue (New application and Temporary Retail Permit, liquor, wine, beer, cider, hotel, bar, rest)
3. Bedford MP INC, dba Mama, 172 Bedford Avenue (New Application and Temporary Retail Permit, wine, beer & cider, rest)
4. Brooklyn Art Haus LLC, 22-26 Marcy Avenue (New application and Temporary Retail Permit, liquor, wine, beer, cider, bar, tavern)
5. Coco River LLC, dba TBD, 425 Graham Avenue (New Application and Temporary Retail Permit, liquor, wine, beer, cider, bar, tavern)
6. Hanna Makgeolli LLC, 201 Dupont Street. (New application, liquor, wine, beer, cider, bar, tavern)
7. Immersive Management and Services LLC, dba Arts District New York, 25 Franklin Street (New application and Temporary Retail Permit, liquor, wine, beer, cider, Cabaret)
8. Kokomo Restaurant LLC, 65 Kent Avenue, (Method of Operation, liquor, wine, beer, cider, rest)
9. Juan Manuel Gomez Marquez, dba TBD, 173 Montrose Avenue (New Application and Temporary Retail Permit, wine, beer, and cider, bar/tavern)
10. La Nortena Rest No 2 Corp, 255 A Graham Avenue (Class Change, wine, beer, cider, Restaurant)
11. Nakameguro LLC, dba As You Like, 428 Humboldt Street (New application and Temporary Retail Permit, wine, beer, cider, bar/tavern)
12. Palm Sunrise 53 LLC, 53 Scott Avenue (New application, liquor, wine, beer, cider, event space)
13. Rosa's on Kent Avenue, dba TBD, 252-254 Kent Avenue (New application, liquor, wine, beer, cider, pizzeria, café, bar, tavern)
14. Showfields NY 2 LLC, dba, 187 Kent Avenue (New Application, wine, beer, cider, bar/tavern)
15. Tailgate Clothing Company Corp, dba Todd Snyder, 85 North 3<sup>rd</sup> Street (New Application, liquor, wine, beer, cider, bottle club and clothing store)

## **RENEWAL**

1. 732 Townies INC, dba Twins Lounge, 732 Manhattan Avenue (Renewal, liquor, wine, beer, cider, bar/tavern)
2. Buns Rest Inc, dba The Brooklyn Tree, 188 Montrose Avenue (Renewal, liquor, wine, beer, cider, rest)
3. Cheeseboat LLC, 80 Berry Street (Renewal, wine, beer, cider, rest)
4. Commonwealth Hospitality LLC, dba Butler, 95 South 5<sup>th</sup> Street (Renewal, wine, beer, cider, bar/tavern)
5. D&D Cafe LLC, 128 Meserole Street (Renewal, liquor, wine, beer, cider, rest)
6. Hard Eight Restaurant Company LLC, dba The Whiskey Brooklyn Annex, 44 Berry Street Store #4 (Renewal, liquor, wine, beer, cider, tavern)
7. Hatchets and Hops Brooklyn LLC, 98 North 11<sup>TH</sup> Street AKA 97 North 10<sup>TH</sup> Street, Commercial space 1A (Renewal, wine, beer, cider, bar/ tavern)
8. Isleworth Management LLC, dba New Z & J Wine Liquor, 761 Manhattan Avenue, (Renewal, liquor, wine, beer, cider)
9. KNR Partners LLC, dba Bushniwa, 250 Varet Street (Renewal, liquor, wine, beer, cider, rest)
10. Meale Joe Greene LLC, dba The Whiskey on Grand, 524 Grand Street (Renewal, liquor, wine, beer, cider)
11. Mendez & Avelar Inc, dba La Superior, 295 Berry Street, South 2<sup>ND</sup> Berry Street (Renewal, liquor, wine, beer, cider, rest)
12. Mighty Diamond Restaurant Corp, dba Mother's, 347 Graham Avenue (Renewal, liquor, wine, beer, cider, rest)
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14. Newtown BK, 55 Waterbury Street (Renewal, wine, beer, cider, rest)
15. Not Today Maybe Tomorrow Tavern LLC, dba Not Today Maybe Tomorrow Tavern, 749 Metropolitan Avenue (Renewal, liquor, wine, beer, cider, bar/tavern)
16. NYSF Ventures LLC, dba Horses and Divorces, 285 Bedford Avenue (Renewal, liquor, wine, beer, cider, bar/ tavern)
17. PonyBoy Bar LLC, dba PonyBoy, 632 Manhattan Avenue (Renewal, liquor, wine, beer, cider, bar/tavern)
18. Raheny Tavern Corp, dba Connie O's, 158 Norman Avenue (Renewal, liquor, wine, beer, cider, bar)
19. Stella Mae Brooklyn LLC, dba Rocka Rolla, 486 Metropolitan Avenue (Renewal, liquor, wine, beer, cider, bar, tavern)
20. The West Café LLC, 379 Union Avenue, (Renewal, liquor, wine, beer, cider, bar/tavern)
21. Udonudon Inc., dba Hanon, 436 Union Avenue, (Renewal, liquor, wine, beer, cider, rest)
22. Yurit S. Munoz & Eugenio Zenteno, dba Acapulco Restaurant Deli, 1116 Manhattan Avenue, (Renewal, beer, cider, rest)

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## **BOARD MEETING**

Chair Fuller Asked for the second Roll Call to open the board meeting The District Manager advised that there were 30 members present.

## **MOMENT OF SILENCE**

## **APPROVAL OF THE AGENDA**

Chair Fuller asked for approval of the agenda. Mr. Gross made a motion to approve the agenda as written. The

motion was seconded by Mr. Vega The vote was as follows: 30 “Yes”, 0 “No”, 0 “Abstentions”.

**APPROVAL OF THE MINUTES**

Chair Fuller asked for the approval of the minutes. Ms. Foster made a motion to approve as written, the Combined Public Hearing & Board Meeting of May 10, 2022. The motion was seconded by Mr. Gross. The Minutes were approved. The vote was as follows: 30 "YES"; 0 "NO"; 0 "ABSTENTIONS".

**PUBLIC SESSION:**

1. Nick R. Pilato - No Show
2. Michael Carden -No Show
3. Michael Devereaux- Spoke in opposition of Monitor / Kingsland Street Bike Lane proposal
4. Sol Kjek- Spoke in opposition of Monitor /Kingsland Street Bike Lane proposal
5. Robert J. Knapp Sr.- Spoke in opposition of Monitor / Kingsland Street Bike Lane proposal.
6. Kathy Price- No Show
7. Randy Peers- Spoke in opposition of Monitor / Kingsland Street Bike Lane proposal.
8. Tony Argento- Spoke in opposition of Monitor / Kingsland Street Bike Lane proposal
9. Monica Holowacz- Did not speak
10. Christine Holowacz- Spoke in opposition of Monitor / Kingsland Street Bike Lane proposal.

**ELECTIONS VOTE AT 8:00 PM (SEE ATTACHED ROLL CALL TALLY)**

**PUBLIC SESSION CONTINUED:**

11. Jim Angel Aerial Corp- No Show
12. Monika Dedza- No Show
13. Eric Palatnik - Representing Broadway Stages regarding Kingsland Avenue/ Monitor Bike Lane.
14. Ian Rasmussen- Representing Broadway Stages regarding Kingsland Avenue/ Monitor Bike Lane
15. Adam Rothkrug- Representing Broadway Stages regarding Kingsland Avenue/ Monitor Bike Lane
16. Todd Dale- No Show
17. Jay Goldstein- Spoke against Monitor / Kingsland Street Bike Lane proposal
18. Brian Papworth- Spoke against Monitor / Kingsland Street Bike Lane proposal
19. John Strauss- No Show
20. Hiram Rothkrug- No Show
21. Elyse Foladare- Spoke in opposition of Monitor / Kingsland Street Bike Lane proposal
22. Tommy Kharieh- Spoke in opposition of Monitor / Kingsland Street Bike Lane proposal
23. Rom Cohen- Spoke in opposition of Monitor / Kingsland Street Bike Lane proposal
24. Nicole Scanlon- No Show
25. Tiffani Scanlon- No Show
26. Chris Roberti- Spoke in opposition of Monitor / Kingsland Street Bike Lane proposal
27. Kevin Costa- Spoke in support of Monitor / Kingsland Street Bike Lane proposal
28. Kevin LaCherra- Spoke in support of Monitor / Kingsland Street Bike Lane proposal
29. Daniel J Elstien- Spoke in support of Monitor / Kingsland Street Bike Lane proposal
30. Ryan Kuonen- Spoke in support of Monitor / Kingsland Street Bike Lane proposal
31. Tanya Oberoi- No Show
32. Billy Sr- No Show
33. Richard Mazur- Spoke in opposition of Monitor / Kingsland Street Bike Lane proposal
34. Jahi Rose- No Show
35. John Rozmus- Spoke in opposition of the Open Street between Bedford Avenue and between Manhattan Avenue and Lorimer Street
36. Eric Selbst, Senior Project Manager, Design and Construction, Rockefeller Group- shared Construction updates RE: 16 Dupont Street Site.

Chair Fuller introduced a proposed action of the Executive Board to promote Johana Pulgarin to Assistant District Manager with a salary increase of \$3000.00 per annual. Motion was made by Mr. Phil Caponegro and Seconded by Ms. Janice Peterson

The vote was as follows: 29 "Yes", 0" No",0 "ABSTENTIONS". Motion carried.

### **COMMITTEE REPORTS**

- SLA Review & DCA Committee – Mr. Thomas Burrows gave his report as written (attached). The Motion was made by Ms. Iglesias and seconded by Mr. Caponegro to accept the committee report as written. The vote was as follows: 26 "YES"; 0 "NO"; 1 "ABSTENTONS". Motion carried.
- Capital Budget- Ms. Gina Barros gave her report as written. (attached)
- Transportation Committee- Mr. Eric Bruzaitis read from his report (Attached) Motion to approve the base renewal license for The New Brooklyn Car Service. Motion was made by Mr. Caponegro and seconded by Ms. Argento. The vote was as follows: 27 "YES"; 0 "NO"; 1 "ABSTENTONS". Motion carried.  
Motion was made by Ms. Argento: I'd like to make a motion strenuously opposing the installation of 'conventional bike lanes" on Monitor Street and Kingsland Avenue south of Greenpoint Avenue, and compelling DOT to examine the availability of safer alternatives, such as a two-way protected bike lane on the east side of Kingsland Avenue." The motion was seconded by Mr. Dybanowski. The vote was as follows: 29"YES"; 0 "NO"; 0 "ABSTENTONS". Motion carried.

Brooklyn Community Board #1 to draft a letter to NYC Councilmembers, Lincoln Restler and Jennifer Gutierrez, as well as Borough President Antonio Reynoso, to amend the City Charter to include pertinent local data in addition to or in exchange of Federal DOT Traffic warrants to improve street safety for all users. The motion was made by Mr. Chesler and seconded by Ms. Argento. The vote was as follows: 28"YES"; 0 "NO"; 0 "ABSTENTONS". Motion carried.

- Parks & Waterfront Committee- Mr. Phil Caponegro gave his report as written (attached)
- Environmental Protection Committee- Mr. Stephen Chesler read from his report. (attached)

**PARKS DEPARTMENT MINUTE** – As written. (See Attached).

### **ADJOURNMENT**

Meeting was Adjourned at 10:10 PM.

Respectfully submitted,



Sonia Iglesias  
Recording Secretary



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COUNCILMEMBER, 33rd CD

**HON. JENNIFER GUTIERREZ**  
COUNCILMEMBER, 34th CD

**REVISED**  
May 31, 2022

## 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)

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 7, 2022  
**TIME:** \* 6:00 PM \*  
**WHERE:** VIA WEBEX

(While we cannot meet in person, we will be meeting virtually. Below are options for you to connect)

**Event Address for Attendees:**

<https://nyccb.webex.com/nyccb/onstage/g.php?MTID=e8f1bb1a3ce3bc349a6ccc32e1810e7bf>

**Event Number:** 2337 323 6847

**Event Password:** rJcPbM3ug93

**Audio conference:** +1-646-992-2010 [New York City]

**Access code:** 2337 323 6847

NOTE --- All persons who wish to speak during Public Session, please see form (submission deadline - 2:00 PM):

<https://www1.nyc.gov/site/brooklyn1/meetings/speaker-request-form.page>

NOTE --- Elected Officials who wish to speak, please send an email to: [Bk01@cb.nyc.gov](mailto:Bk01@cb.nyc.gov)

### PUBLIC HEARING

## **AGENDA**

### **1. NOMINATIONS FOR ATTENDANCE COMMITTEE AT 6:00PM (PER QUORUM ACHIEVED)**

**2. PRESENTATION**- Corp to be formed by Bernard Alex Torres, dba TBD, 78 Kingsland Avenue, (New, liquor, wine, beer, cider, Cabaret with 600 or more patron capacity). Referred by Mr. Thomas Burrows, SLA Review & DCA Committee Chair. Presenter, Frank Palillo

**3. PRESENTATION**-292 North 8 Ground Lessee LLC and Penny Manager North 8th Street LLC, dba TBD, 292 North 8th Street, (New, liquor, wine, beer, dicer, hotel). Referred by Mr. Thomas Burrows, SLA Review & DCA Committee Chair. Presenters, Donald M. Bernstein, Bernstein Redo, P.C., Adam Bussell and Andrew Kleiman.

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### **6. ELECTION OF OFFICERS AT 8:00PM**

### **7. LIQUOR LICENSES**

#### **NEW**

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**ELECTIONS FOR THE EXECUTIVE COMMITTEE AND THE ATTENDANCE COMMITTEE WILL TAKE PLACE PROMPTLY AT 8:00 P.M.**

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**BOARD MEETING**

1. **MOMENT OF SILENCE**
2. **ROLL CALL**
3. **APPROVAL OF THE AGENDA**
4. **APPROVAL OF THE MINUTES** – Combined Public Hearing & Board Meeting of May 10, 2022
5. **PUBLIC SESSION** (Reserved for the Public's expression. Board Members will not be allowed to speak.) **NOTE** --- All persons who wish to speak during this portion of the meeting **must: Register (by 2P.M.) using the link:**  
<https://www1.nyc.gov/site/brooklyn1/meetings/speaker-request-form.page>  
 Each scheduled participant for this session will have an allowance of two (2) minutes [time permitting.] (No questions will be entertained. Speakers are requested to submit their testimony in writing)
6. **COMMITTEE REPORTS**
7. **PARKS DEPARTMENT MINUTE** – As written.
8. **ANNOUNCEMENTS: ELECTED OFFICIALS** – Called in the order of signup.
9. **OLD BUSINESS**
10. **NEW BUSINESS**
11. **ADJOURNMENT**

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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 7, 2022**

*(Names Appear Alphabetically for Each Position)*

**EXECUTIVE COMMITTEE**

**Chairperson**

Dealice Fuller

**First Vice Chairperson**

Simon Weiser

**Second Vice-Chairperson**

Del Teague

**Third Vice-Chairperson**

Gina Barros

**Financial Secretary**

Maria Viera

**Recording Secretary**

Sonia Iglesias

**Member At Large**

Philip Caponegro

**ATTENDANCE COMMITTEE:**

(3) To be Selected

**BROOKLYN COMMUNITY BOARD # 1  
OFFICIAL BALLOT  
June 7, 2022**

CANDIDATES ARE LISTED IN ALPHABETICAL ORDER

*ERIC  
JOHN*      *GROSS  
NOM*      *NUM  
Teague*

	CHAIRPERSON	FIRST VICE CHAIRPERSON	SECOND VICE CHAIRPERSON	THIRD VICE CHAIRPERSON	FINANCIAL SECRETARY	RECORDING SECRETARY	MEMBER AT LARGE	ATTENDANCE COMMITTEE				
	Dealice Fuller	Simon Weiser	Del Teague	Gina Barros	Maria Viera	Sonia Iglesias	Philip A. Caponegro	<i>CABRERA</i>	<i>Rabbi NIEBERMAN</i>	<i>Bruzaitis</i>	<del>XXXX</del>	
1	Gina Argento	/	/	/	/	/	/	/	/	/	/	
2	Bogdan Bachorowski	/	/	/	/	/	/	/	/	/	/	
3	Lisa Bamonte	/	/	/	/	/	/	/	/	/	/	
4	Gina Barros	/	/	/	/	/	/	/	/	/	/	
5	Eric Bruzaitis	/	/	/	/	/	/	/	/	/	/	
6	Thomas J. Burrows	/	/	/	/	/	/	/	/	/	/	
7	Iris Cabrera	/	/	/	/	/	/	/	/	/	/	
8	Philip Caponegro	/	/	/	/	/	/	/	/	/	/	
9	Frank Carbone	/	/	/	/	/	/	/	/	/	/	
10	Stephen Chesler	/	/	/	/	/	/	/	/	/	/	
11	Michael Chirichella	/	/	/	/	/	/	/	/	/	/	
12	Theresa Cianciotta	/	/	/	/	/	/	/	/	/	/	
12	Stephanie Cuevas	/	/	/	/	/	/	/	/	/	/	
13	Ronan Daly	/	/	/	/	/	/	/	/	/	/	
14	Giovanni D'Amato	/	/	/	/	/	/	/	/	/	/	
15	Erin Drinkwater	/	/	/	/	/	/	/	/	/	/	
16	Arthur Dybanowski	/	/	/	/	/	/	/	/	/	/	
17	Lloyd Feng	/	/	/	/	/	/	/	/	/	/	
18	Julia Amanda Foster	/	/	/	/	/	/	/	/	/	/	
19	Dealice Fuller	/	/	/	/	/	/	/	/	/	/	
20	Crystal Garcia	/	/	/	/	/	/	/	/	/	/	
21	Joel Goldstein	/	/	/	/	/	/	/	/	/	/	
22	Joel Gross	/	/	/	/	/	/	/	/	/	/	
24	David Heimlich	/	/	/	/	/	/	/	/	/	/	
25	Sabrina Hilpp	/	/	/	/	/	/	/	/	/	/	
26	Katie Denny Horowitz	/	/	/	/	/	/	/	/	/	/	
27	Sonia Iglesias	/	/	/	/	/	/	/	/	/	/	
28	Moishe Indig	/	/	/	/	/	/	/	/	/	/	
29	Robert Jeffery	/	/	/	/	/	/	/	/	/	/	
30	Bozena Kaminski	/	/	/	/	/	/	/	/	/	/	
31	Cory Kantin	/	/	/	/	/	/	/	/	/	/	
32	Paul Kelterborn	/	/	/	/	/	/	/	/	/	/	
33	William Klagsbald	/	/	/	/	/	/	/	/	/	/	
34	Yoel Landau	/	/	/	/	/	/	/	/	/	/	
35	Marie Leanza	/	/	/	/	/	/	/	/	/	/	
36	Yoel Low	/	/	/	/	/	/	/	/	/	/	
37	Trina McKeever	/	/	/	/	/	/	/	/	/	/	
38	Adam Meyers	/	/	/	/	/	/	/	/	/	/	
39	Sante Miceli	/	/	/	/	/	/	/	/	/	/	
40	Toby Moskovits	/	/	/	/	/	/	/	/	/	/	
41	Rabbi David Niederman	/	/	/	/	/	/	/	/	/	/	
42	Karen Nieves	/	/	/	/	/	/	/	/	/	/	
43	Mary Odomirok	/	/	/	/	/	/	/	/	/	/	
44	Janice Peterson	/	/	/	/	/	/	/	/	/	/	
45	Bella Sabel	/	/	/	/	/	/	/	/	/	/	
46	Isaac Sofer	/	/	/	/	/	/	/	/	/	/	
47	Del Teague	/	/	/	/	/	/	/	/	/	/	
48	William Vega	/	/	/	/	/	/	/	/	/	/	
49	Maria Viera	/	/	/	/	/	/	/	/	/	/	
50	Simon Weiser	/	/	/	/	/	/	/	/	/	/	
	TOTAL VOTES	35	35	35	35	35	35	35	35	34		

- DATE: \_\_\_\_\_
1. P.H. Opening Call
  2. Bd meeting Roll call
  3. Approval of Agenda 6-7-22
  4. \_\_\_\_\_
  5. \_\_\_\_\_

NAME	ROLL CALL 1ST	ROLL CALL 2ND	ROLL CALL 3RD	ROLL CALL 4TH	ROLL CALL 5TH
GINA ARGENTO	/	/	/		
BOGDAN BACHOROWSKI	/	/	/		
LISA BAMONTE					
GINA BARROS	/	/	/		
ERIC BRUZAITIS	/	/	/		
THOMAS J. BURROWS	/	/	/		
IRIS CABRERA		/	/		
PHILIP CAPONEGRO	/	/	/		
FRANK P. CARBONE	/	/	/		
STEPHEN CHESLER	/	/	/		
MICHAEL CHIRICHELLA					
THERESA CIANCIOTTA					
STEPHANIE CUEVAS					
RONAN DALY					
GIOVANNI D'AMATO	/	/	/		
ERIN DRINKWATER					
ARTHUR DYBANOWSKI	/	/	/		
LLOYD FENG	/	/	/		
JULIA AMANDA FOSTER	/	/	/		
DEALICE FULLER	/	/	/		
CRYSTAL GARCIA	/	/	/		
JOEL GOLDSTEIN		/	/		
JOEL GROSS	/	/	/		
DAVID HEIMLICH	MIC, NOT WORKING				
SABRINA HILPP	/	/	/		
KATIE DENNY HOROWITZ	/	/	/		
SONIA IGLESIAS	/	/	/		
MOISHE INDIG					
ROBERT JEFFERY					
BOZENA KAMINSKI	/	/	/		
CORY KANTIN		/	/		
PAUL KELTERBORN	/	/	/		
WILLIAM KLAGSBALD		/	/		
YOEL LANDAU					
MARIE LEANZA	/	/	/		
YOEL LOW					
TRINA McKEEVER		/	/		
ADAM MEYERS	/	/	/		
SANTE MICELI	/	/	/		
TOBY MOSKOVITS					
RABBI DAVID NIEDERMAN					
KAREN NIEVES					
MARY ODOMIROK	/	/	/		
JANICE PETERSON		/	/		
BELLA SABEL	/	/	/		
ISAAC SOFER					
DEL E. TEAGUE	/	/	/		
WILLIAM VEGA	/	/	/		
MARIA VIERA		/	/		
SIMON WEISER		/	/		
TOTAL:	26	30			
TIME:	6 AM	7:12			



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*motion made by Petersen  
 letter to B.P. 2<sup>nd</sup> By Vega  
 protocol for people coming on or leaving  
 how people are appointed*

**BOARD MEETING AND PUBLIC HEARING**    DATE: 6/7/22

	YES	NO	ABS		Yes	NO	ABS
GINA ARGENTO	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	KATIE DENNY HOROWITZ	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
BOGDAN BACHOROWSKI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SONIA IGLESIAS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LISA BAMONTE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MOISHE INDIG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GINA BARROS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ROBERT JEFFERY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ERIC BRUZAITIS	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	BOZENA KAMINSKI	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
THOMAS J. BURROWS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	CORY KANTIN	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
IRIS CABRERA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PAUL KELTERBORN	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
PHILIP CAPONEGRO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WILLIAM KLAGSBALD	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
FRANK CARBONE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YOEL LANDAU	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STEPHEN CHESLER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARIE LEANZA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MICHAEL CHIRICHELLA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YOEL LOW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
THERESA CIANCIOTTA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TRINA McKEEVER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STEPHANIE CUEVAS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ADAM MEYERS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RONAN DALY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SANTE MICELI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GIOVANNI D'AMATO	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	TOBY MOSKOVITS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ERIN DRINKWATER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	RABBI DAVID NIEDERMAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ARTHUR DYBANOWSKI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	KAREN NIEVES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LLOYD FENG	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARY ODOMIROK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JULIA AMANDA FOSTER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	JANICE PETERSON	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DEALICE FULLER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BELLA SABEL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CRYSTAL GARCIA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ISAAC SOFER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOEL GOLDSTEIN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DEL TEAGUE	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
JOEL GROSS	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	WILLIAM VEGA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DAVID HEIMLICH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARIA VIERA	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SABRINA HILPP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SIMON WEISER	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Time: \_\_\_\_\_ Tally: 20 YES 3 NO 9 ABS \_\_\_\_\_ RECUSAL



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*To approve the base  
 renewal for New BK on S52*

**BOARD MEETING AND PUBLIC HEARING**    DATE: 6-7-22

	YES	NO	ABS		Yes	NO	ABS
GINA ARGENTO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	KATIE DENNY HOROWITZ	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BOGDAN BACHOROWSKI	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SONIA IGLESIAS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LISA BAMONTE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MOISHE INDIG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GINA BARROS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ROBERT JEFFERY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ERIC BRUZAITIS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BOZENA KAMINSKI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
THOMAS J. BURROWS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	CORY KANTIN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
IRIS CABRERA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PAUL KELTERBORN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PHILIP CAPONEGRO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WILLIAM KLAGSBALD	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FRANK CARBONE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YOEL LANDAU	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STEPHEN CHESLER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARIE LEANZA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MICHAEL CHIRICHELLA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YOEL LOW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
THERESA CIANCIOTTA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TRINA McKEEVER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STEPHANIE CUEVAS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ADAM MEYERS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RONAN DALY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SANTE MICELI	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GIOVANNI D'AMATO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TOBY MOSKOVITS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ERIN DRINKWATER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	RABBI DAVID NIEDERMAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ARTHUR DYBANOWSKI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	KAREN NIEVES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LLOYD FENG	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARY ODOMIROK	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JULIA AMANDA FOSTER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	JANICE PETERSON	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DEALICE FULLER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BELLA SABEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CRYSTAL GARCIA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ISAAC SOFER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOEL GOLDSTEIN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DEL TEAGUE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOEL GROSS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WILLIAM VEGA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DAVID HEIMLICH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARIA VIERA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SABRINA HILPP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SIMON WEISER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Time: \_\_\_\_\_ Tally: 27 YES    0 NO    0 ABS    \_\_\_\_\_ RECUSAL



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*strawinsky opening the bike lane on*

*motion made by Argento  
 2nd By Dybanowski*

**BOARD MEETING AND PUBLIC HEARING**      DATE: 6-7-22

	YES	NO	ABS		Yes	NO	ABS
GINA ARGENTO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	KATIE DENNY HOROWITZ	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BOGDAN BACHOROWSKI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SONIA IGLESIAS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LISA BAMONTE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MOISHE INDIG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GINA BARROS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ROBERT JEFFERY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ERIC BRUZAITIS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BOZENA KAMINSKI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
THOMAS J. BURROWS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	CORY KANTIN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
IRIS CABRERA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PAUL KELTERBORN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PHILIP CAPONEGRO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WILLIAM KLAGSBALD	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FRANK CARBONE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YOEL LANDAU	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STEPHEN CHESLER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARIE LEANZA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MICHAEL CHIRICHELLA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YOEL LOW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
THERESA CIANCIOTTA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TRINA McKEEVER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STEPHANIE CUEVAS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ADAM MEYERS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RONAN DALY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SANTE MICELI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GIOVANNI D'AMATO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TOBY MOSKOVITS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ERIN DRINKWATER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	RABBI DAVID NIEDERMAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ARTHUR DYBANOWSKI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	KAREN NIEVES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LLOYD FENG	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARY ODOMIROK	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JULIA AMANDA FOSTER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	JANICE PETERSON	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DEALICE FULLER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BELLA SABEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CRYSTAL GARCIA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ISAAC SOFER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOEL GOLDSTEIN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DEL TEAGUE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOEL GROSS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WILLIAM VEGA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DAVID HEIMLICH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARIA VIERA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SABRINA HILPP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SIMON WEISER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Time: \_\_\_\_\_ Tally: 29 YES 0 NO 0 ABS \_\_\_\_\_ RECUSAL



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*motion to accept the  
 SLA Committee report  
 as written*

**BOARD MEETING AND PUBLIC HEARING**      DATE: *6/7/22*

	YES	NO	ABS		Yes	NO	ABS
GINA ARGENTO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	KATIE DENNY HOROWITZ	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BOGDAN BACHOROWSKI	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SONIA IGLESIAS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LISA BAMONTE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MOISHE INDIG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GINA BARROS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ROBERT JEFFERY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ERIC BRUZAITIS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BOZENA KAMINSKI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
THOMAS J. BURROWS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	CORY KANTIN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
IRIS CABRERA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PAUL KELTERBORN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PHILIP CAPONEGRO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WILLIAM KLAGSBALD	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FRANK CARBONE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YOEL LANDAU	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STEPHEN CHESLER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARIE LEANZA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MICHAEL CHIRICHELLA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YOEL LOW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
THERESA CIANCIOTTA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TRINA McKEEVER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STEPHANIE CUEVAS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ADAM MEYERS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RONAN DALY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SANTE MICELI	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GIOVANNI D'AMATO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TOBY MOSKOVITS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ERIN DRINKWATER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	RABBI DAVID NIEDERMAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ARTHUR DYBANOWSKI	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	KAREN NIEVES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LLOYD FENG	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARY ODOMIROK	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JULIA AMANDA FOSTER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	JANICE PETERSON	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DEALICE FULLER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BELLA SABEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CRYSTAL GARCIA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ISAAC SOFER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOEL GOLDSTEIN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DEL TEAGUE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOEL GROSS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WILLIAM VEGA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DAVID HEIMLICH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARIA VIERA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SABRINA HILPP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SIMON WEISER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Time: \_\_\_\_\_ Tally: *24* YES *0* NO *1* ABS \_\_\_\_\_ RECUSAL





# COMMUNITY BOARD NO. 1

435 GRAHAM AVENUE – BROOKLYN, NY 11211

PHONE: (718) 389-0009

FAX: (718) 389-0098

Email: [bk01@cb.nyc.gov](mailto:bk01@cb.nyc.gov)

Website: [www.nyc.gov/brooklyn1](http://www.nyc.gov/brooklyn1)



*Amend the city charter RE: Fed WARRANTS*

*Motion made by Chesler 2nd by Argento*

**BOARD MEETING AND PUBLIC HEARING**      DATE: *6-7-22*

	YES	NO	ABS		Yes	NO	ABS
GINA ARGENTO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	KATIE DENNY HOROWITZ	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BOGDAN BACHOROWSKI	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SONIA IGLESIAS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LISA BAMONTE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MOISHE INDIG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GINA BARROS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ROBERT JEFFERY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ERIC BRUZAITIS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BOZENA KAMINSKI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
THOMAS J. BURROWS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	CORY KANTIN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
IRIS CABRERA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PAUL KELTERBORN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PHILIP CAPONEGRO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WILLIAM KLAGSBALD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FRANK CARBONE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YOEL LANDAU	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STEPHEN CHESLER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARIE LEANZA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MICHAEL CHIRICHELLA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YOEL LOW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
THERESA CIANCIOTTA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TRINA McKEEVER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STEPHANIE CUEVAS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ADAM MEYERS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RONAN DALY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SANTE MICELI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GIOVANNI D'AMATO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TOBY MOSKOVITS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ERIN DRINKWATER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	RABBI DAVID NIEDERMAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ARTHUR DYBANOWSKI	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	KAREN NIEVES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LLOYD FENG	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARY ODOMIROK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JULIA AMANDA FOSTER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	JANICE PETERSON	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DEALICE FULLER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BELLA SABEL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CRYSTAL GARCIA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ISAAC SOFER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOEL GOLDSTEIN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DEL TEAGUE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOEL GROSS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WILLIAM VEGA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DAVID HEIMLICH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARIA VIERA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SABRINA HILPP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SIMON WEISER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Time: \_\_\_\_\_ Tally: *28* YES *0* NO *0* ABS \_\_\_\_\_ RECUSAL



**COMMUNITY BOARD NO. 1**  
 435 GRAHAM AVENUE - BROOKLYN, NY 11211  
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*Promotion of Shawn Pulgarin  
 to Adm with an increase  
 of 3000.00 6-7-22*

**BOARD MEETING AND PUBLIC HEARING** DATE: *9/1 pm*

	YES	NO	ABS		Yes	NO	ABS
GINA ARGENTO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	KATIE DENNY HOROWITZ	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BOGDAN BACHOROWSKI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SONIA IGLESIAS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LISA BAMONTE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MOISHE INDIG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GINA BARROS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ROBERT JEFFERY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ERIC BRUZAITIS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BOZENA KAMINSKI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
THOMAS J. BURROWS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	CORY KANTIN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
IRIS CABRERA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PAUL KELTERBORN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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STEPHANIE CUEVAS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ADAM MEYERS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RONAN DALY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SANTE MICELI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GIOVANNI D'AMATO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TOBY MOSKOVITS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ERIN DRINKWATER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	RABBI DAVID NIEDERMAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ARTHUR DYBANOWSKI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	KAREN NIEVES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LLOYD FENG	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARY ODOMIROK	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JULIA AMANDA FOSTER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	JANICE PETERSON	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DEALICE FULLER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BELLA SABEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CRYSTAL GARCIA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ISAAC SOFER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOEL GOLDSTEIN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DEL TEAGUE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOEL GROSS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WILLIAM VEGA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DAVID HEIMLICH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARIA VIERA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SABRINA HILPP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SIMON WEISER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Time: \_\_\_\_\_ Tally: 29 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](mailto:bk01@cb.nyc.gov)

Website: [www.nyc.gov/brooklyn1](http://www.nyc.gov/brooklyn1)



Applicant: <u>Immersive Management and Services LLC</u>
Location: <u>25 Franklin Street</u>
Date Submitted: <u>6 / 2 / 22</u>

----- ↓ 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

<b>APPLICANT</b> Immersive Management and Services LLC		<b>DOING BUSINESS AS (DBA)</b> ArtsDistrict Brooklyn	
<b>STREET ADDRESS</b> 25 Franklin Street  (Please attach your map)		<b>CROSS STREETS</b> Quay and Meserole Streets	
<b>OWNER</b>	<b>NAME:</b> Jacob Feldman	<b>LAWYER</b>	<b>NAME:</b> Max Bookman, Esq. Pesetsky and Bookman, P.C.
	<b>PHONE:</b> 917-991-9922		<b>PHONE:</b> 212-513-1988
	<b>FAX:</b>		<b>FAX:</b> 212-385-0564
<b>MANAGER</b>	<b>NAME:</b> Marc Routh	<b>LANDLORD</b>	<b>NAME:</b> 11-25 Franklin LLC
	<b>PHONE:</b> 212-203-9986		<b>PHONE:</b> 516-661-1100
	<b>FAX:</b>		<b>FAX:</b>

Emergency contact for when the establishment is operating:

Name: Nicole Sanchez

Relationship to establishment: Facilities Manager

Contact Number: 908-514-7563

<b>ADDITIONAL OWNER(S)</b>  (Please attach additional pages if needed)	<b>NAME:</b>
	<b>PHONE:</b>
	<b>FAX:</b>

## DESCRIPTION OF BUSINESS

Please describe the nature of your proposed venue:

ArtsDistrict Brooklyn is an immersive and experiential arts venue that will showcase work from internationally-acclaimed artists and will focus on immersive, mixed-media shows and curated content across art, AI, technology, science, music, film, live entertainment and more.

<b>LICENSE TYPE</b>	<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 checked="" type="radio"/> Cabaret Liquor <input type="radio"/> Club Wine & Beer <input type="radio"/> Tavern Wine <input type="radio"/> Catering Establishment <input type="radio"/> Hotel Wine & Beer <input type="radio"/> Other (explain) _____			
<b>APPLICATION TYPE</b> <i>(check one)</i>	<input checked="" type="radio"/> <b>New</b>	Has applicant owned or managed a similar business?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
		What was the name of former premises?		
		Existing name?	Feinstein's/54 Below	
		What was the address of the former premises?	254 W. 54th Street, NYC	
		What were the dates the applicant was involved with this former premise?	2001 - Present	
	<input type="radio"/> <b>Transfer</b>	What is the prior license #?		
		What is the expiration date on the prior license?		
		Are you making any alterations or operational changes?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
		<i>If alterations or operational changes are being made, please attach the plans to this form.</i>		
	<input type="radio"/> <b>Alteration</b>	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>				
<b>NYPD &amp; COMMUNITY BOARD RECORDS</b>	<input type="radio"/> <b>Letters</b>	<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>		
<b>APPROVED DOB APPLICATION</b>	<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 type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<b>DATE OF SLA MEETING:</b>	
Is the 200 Foot Rule Triggered? (on your map)	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<b>ATTACH YOUR MAP</b>	
Are your plans filed with DOB? (include copy of plan)	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<b>ATTACH COPY OF PLAN</b>	
Is a Public Assembly permit required?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<b>ATTACH PERMIT INFORMATION</b>	

## OPERATIONAL ISSUES

HOURS		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY	
<i>REMINDER: Hours for sidewalk cafés are per the NYC DCA guidelines unless stipulated differently.</i>	Operation	10a-1a	10a-1a	10a-1a	10a-1a	10a-2a	10a-2a	10a-1a	
	Music	10a-1a	10a-1a	10a-1a	10a-1a	10a-2a	10a-2a	10a-1a	
	Kitchen	10a-1a	10a-1a	10a-1a	10a-1a	10a-2a	10a-2a	10a-1a	
	Outdoor Space	10a-12a	10a-12a	10a-12a	10a-12a	10a-1a	10a-1a	10a-12a	
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
	740	740	14	6	0	3	0	96	14
Will you be applying or do you intend to apply for a cabaret license?					YES	<input checked="" type="checkbox"/> NO			
Will you be hosting private parties and promotional events?					<input checked="" type="checkbox"/> YES	NO			
Will outside promoters be used?					YES	<input checked="" type="checkbox"/> NO			
Will State certified security personnel(s) be used?					<input checked="" type="checkbox"/> YES	NO			
Will New York Nightlife Association/NYPD recommendations be followed?					<input checked="" type="checkbox"/> YES	NO			
Will you be using delivery bicycles?					YES	<input checked="" type="checkbox"/> NO			
Will applicant have music?					<input checked="" type="checkbox"/> YES	NO			
If you plan to have music, what type(s)?					<input checked="" type="checkbox"/> BACKGROUND	<input checked="" type="checkbox"/> LIVE MUSIC	DJ		
Attach your security plan. Who implements it (explain)									

## 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.	<input checked="" type="checkbox"/> 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	<input checked="" type="checkbox"/> 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?	<input checked="" type="checkbox"/> 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)	<input checked="" type="checkbox"/> YES	NO	N/A	
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.	<input checked="" type="checkbox"/> 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?	<input checked="" type="checkbox"/> YES	NO	N/A	
Do you agree to no smoking in outdoor space?	<input checked="" type="checkbox"/> YES	NO	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	<input checked="" type="checkbox"/> NO	N/A	Applicant requests closing outdoor space at 12am Sunday through Thursday and 1am Friday and Saturday.
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="checkbox"/> N/A	This is a tavern OP license application. There is no full menu.
The rear yard, rooftop, and any other outdoor space will not allow standing space for patrons to drink or smoke.	<input checked="" type="checkbox"/> YES	NO	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.).	<input checked="" type="checkbox"/> YES	NO	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.	<input checked="" type="checkbox"/> YES	NO	N/A	STIPULATIONS
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors? (ambient lighting)	<input checked="" type="checkbox"/> YES	NO	N/A	STIPULATIONS

**LOCATION & ZONING**

Primary Zoning District:

R6

Overlay (If Applicable):

C2-4

Anti harassment Zone:

Does the building have a Certificate of Occupancy ("C of O")?  
(Please attach copy)

YES

NO

ATTACH COPY WITH APPLICATION

Is the proposed occupancy permitted within the current C of O?  
If not determined, please attach objection sheet from NYC DOB.

YES

NO

ATTACH COPY WITH APPLICATION

Building Type

Residential    Commercial    Mixed Use    Other, describe:

Adjacent Buildings

Residential    Commercial    Mixed Use    Other, describe:

**NOTIFICATION:**

What organizations / community groups, if any, have you notified regarding your application?

# 1

# 2

# 3

# 4

***Brooklyn Community Board No. 1 reserves its right to deny any application that negatively impacts the neighborhood and quality of life.***



**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.
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- L.) Sliding doors, windows, French doors, garage doors/windows that open/slide, rollups and retractable roofs: If installed, have hours to close them 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.

**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.

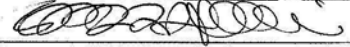
**APPLICANT AGREEMENT WITH THE COMMUNITY**

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.

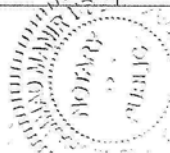
SIGN HERE →	 SIGNATURE OF APPLICANT OR ATTORNEY	Jacob Feldman Print Name	5/18/2024 DATE
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**NOTARY**

Sworn to before me on this 18<sup>th</sup> of May year 20



Notary Signature/Stamp

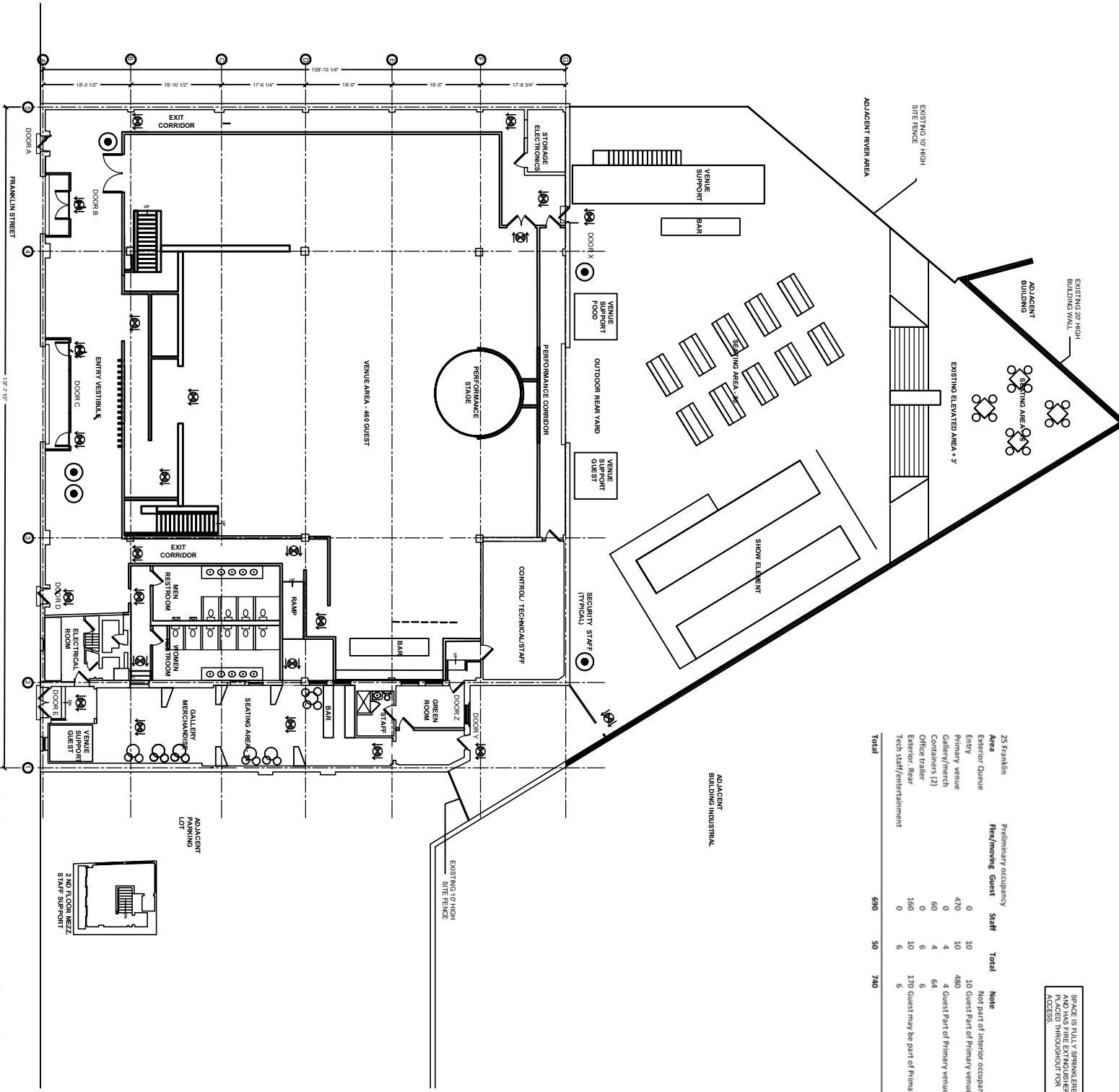


**BROOKLYN CB#1 REPRESENTATIVES**

Committee Chair	Print/Date	Committee Member	Print/Date	Committee Member	Print/Date
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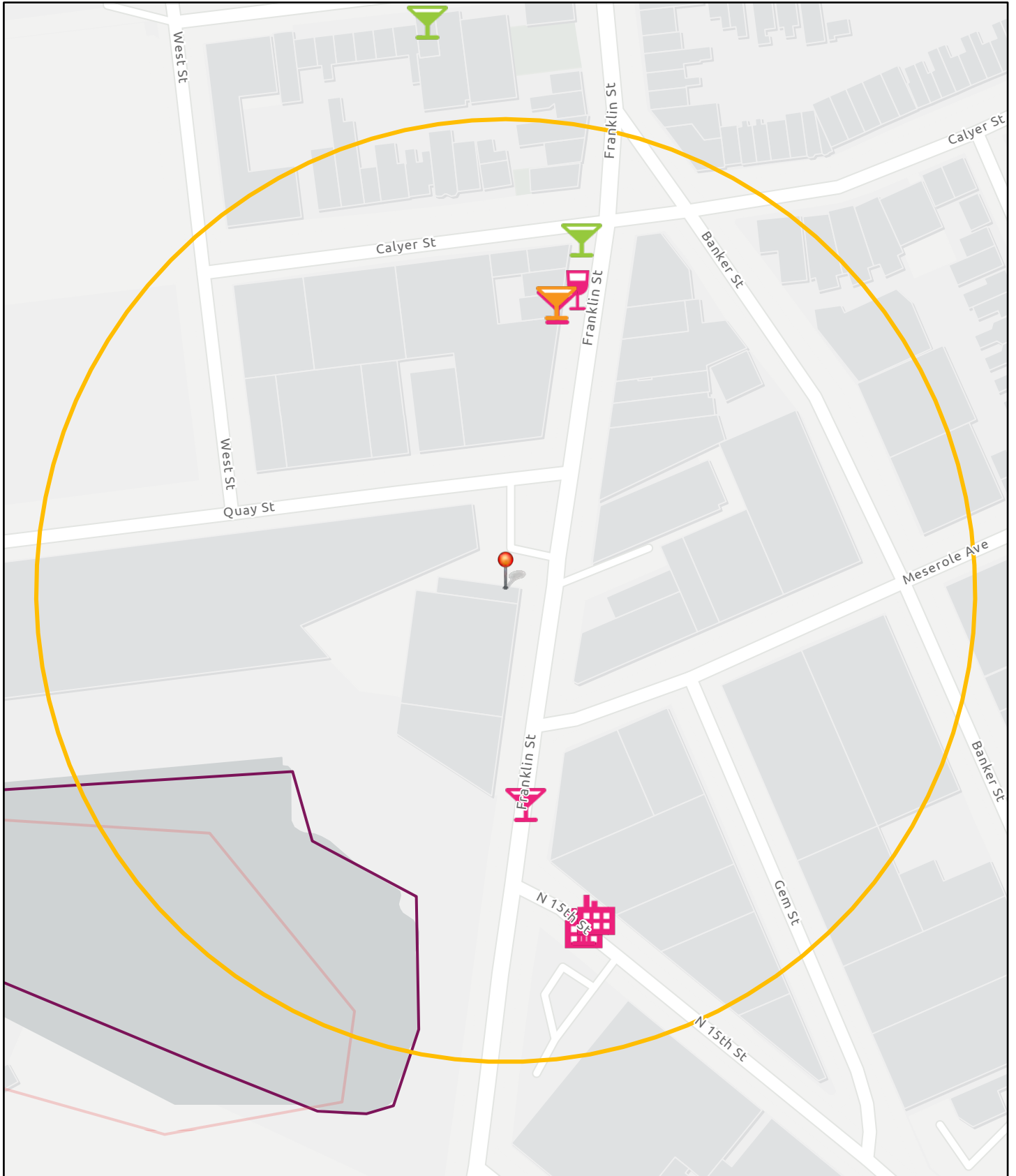
SPACE IS FULLY SPRINKLERED AND HAS FIRE EXTINGUISHERS AND FIRE EXITS THROUGHOUT ACCESS.

Area	Preliminary occupancy	Flex/moving	Guest	Staff	Total	Note
25 Franklin						
Exterior Queue	0	10			10	Not part of interior occupancy
Entry	470	10			480	10 Guest part of Primary venue, count
Primary venue	0	4			4	4 Guest part of Primary venue, count
Gallery/merch	60	0			64	
Containers (2)	0	6			6	
Office trailer	160	10			170	Guest may be part of Primary venue count
Exterior Rear	0	6			6	
Tech staff/entertainment	0			6	6	
<b>Total</b>			<b>690</b>	<b>50</b>	<b>740</b>	



25 FRANKLIN AD BROOKLYN 5/10/2022

# Area Survey - Immersive Management and Services LLC



## On- Premises Establishments within 500 ft

F-C LLC  
Serial# 1255385

90 Calyer Street  
Brooklyn, NY 11222

309 ft

Proposed Menu as of May 1, 2022  
ARTS DISTRICT / BROOKLYN

GALLERY CAFÉ

Open during all hours of operation

LOCAL BROOKLYN COFFEE

Any way you want it, Regular and Decaf

Espresso

Latte

Cappuccino

Drip Coffee

Specialty Coffee Drinks

Tea

Matcha

Kombucha

Specialty Local Teas and Kombucha

LOCAL BROOKLYN Pastries, Bagels, Croissants

Plain and filled, as you prefer

Vegetarian, Gluten-free and Vegan Selections available

BROOKLYN PIZZAS

Prepared with locally-sourced Cheeses, Meats and other featured items

Margherita

Garden Pesto

Prosciutto Arugula

Pepperoni

Artichoke

Vegetarian, Gluten-free and Vegan Selections available

PLATTERS AND SANDWICHES, As you prefer

Prepared with locally-sourced Cheeses, Meats, Smoked Fish, Breads and More

Smoked Salmon

Specialty Ham and Cheese

Mozzarella and Basil

Vegetarian, Gluten-free and Vegan Selections available

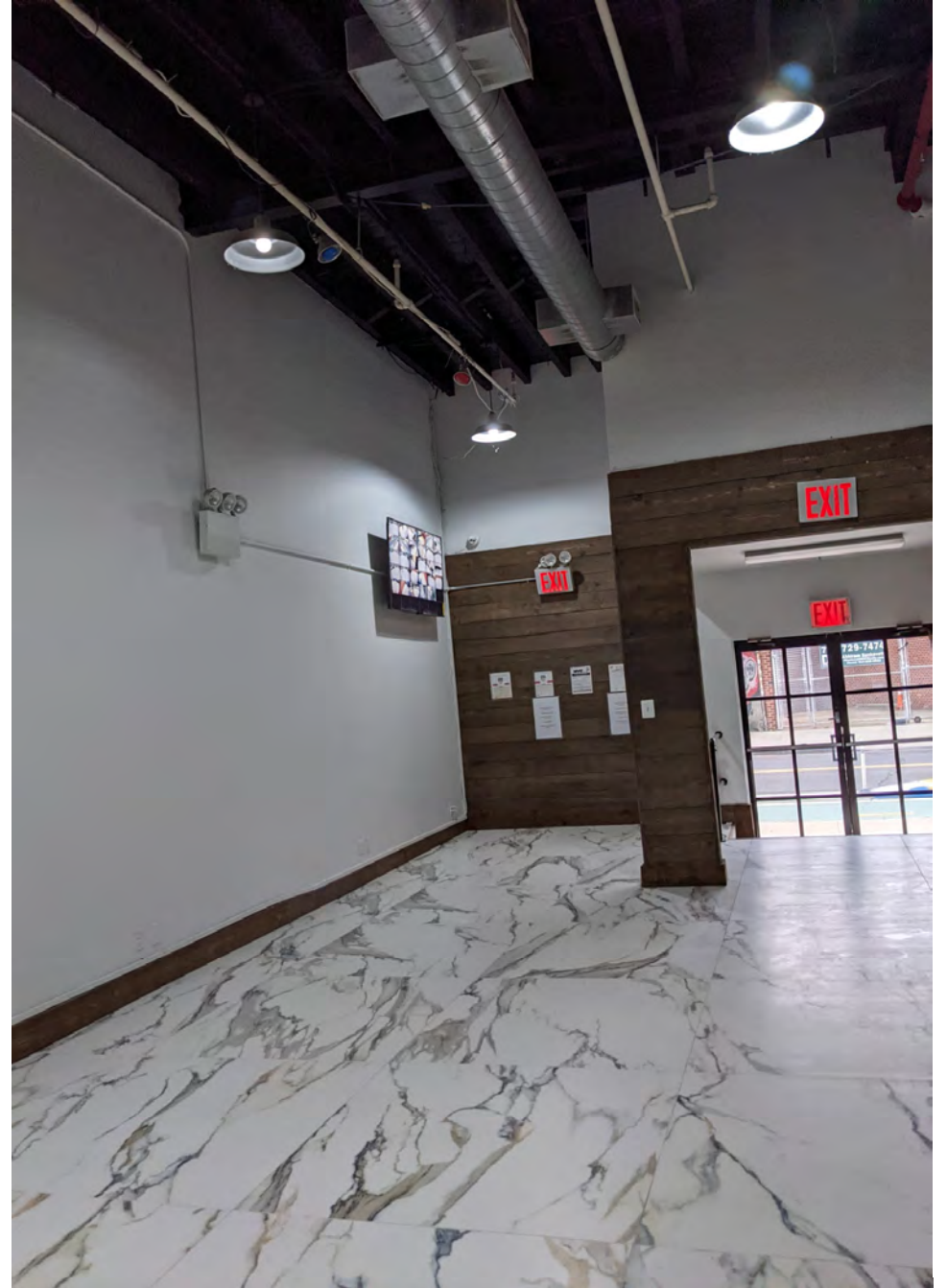
**Immersive Management and Services LLC  
25 Franklin Street  
Brooklyn, NY 11222**



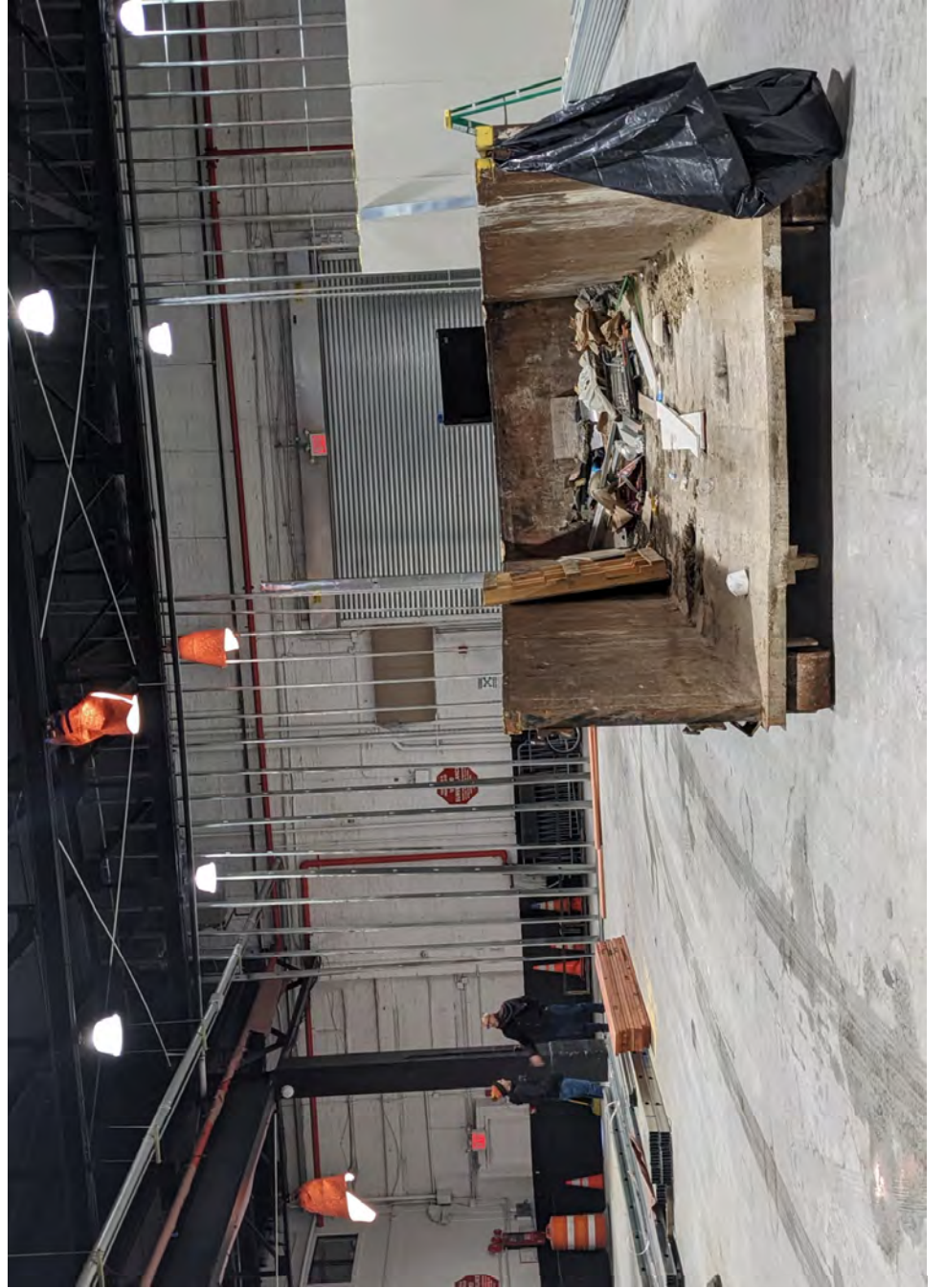
**Immersive Management and Services LLC  
25 Franklin Street  
Brooklyn, NY 11222**



Immersive Management and Services LLC  
25 Franklin Street  
Brooklyn, NY 11222

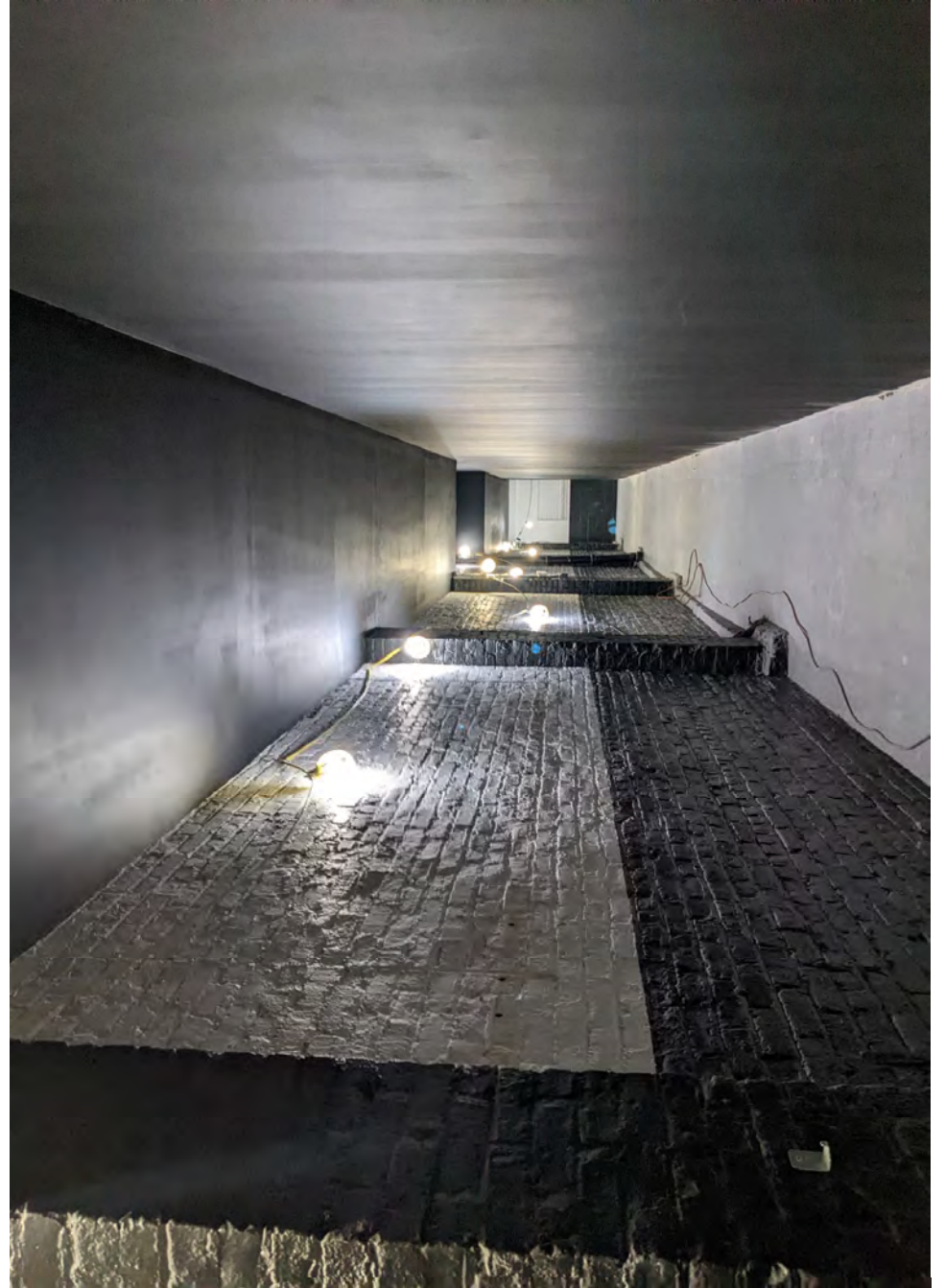


Immersive Management and Services LLC  
25 Franklin Street  
Brooklyn, NY 11222





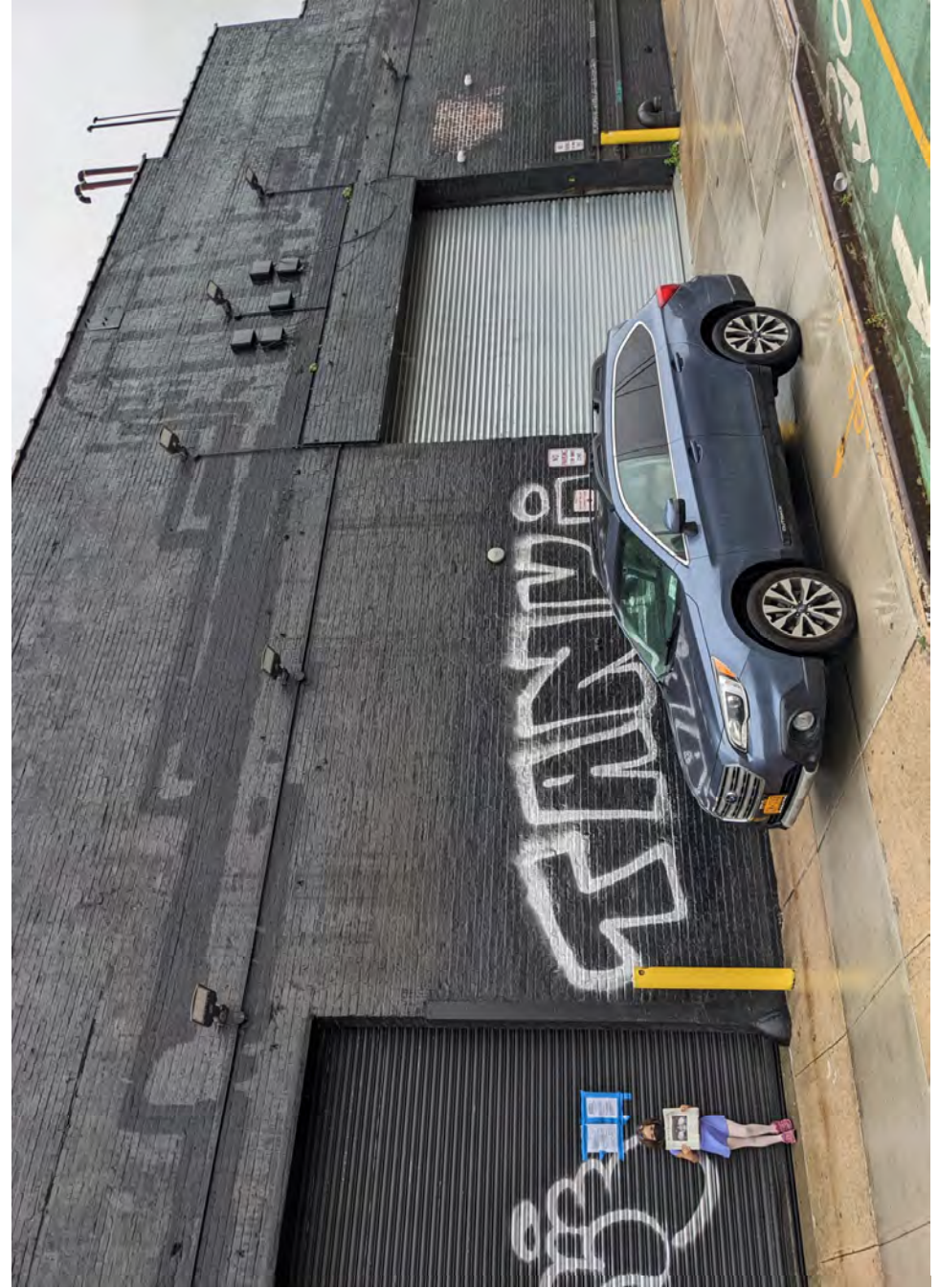
**Immersive Management and Services LLC**  
**25 Franklin Street**  
**Brooklyn, NY 11222**



**Immersive Management and Services LLC**  
**25 Franklin Street**  
**Brooklyn, NY 11222**



Immersive Management and Services LLC  
Proof of Posting



Immersive Management and Services LLC  
Proof of Posting



# Swingers

AN ENTITY TO BE FORMED BY  
JEREMY SIMMONDS

DBA

SWINGERS

56 BERRY STREET | 118 N. 11<sup>TH</sup> STREET  
BROOKLYN, NY 11249

On-Premises Liquor License Application  
Brooklyn Community Board No. 1  
SLA & DCA Licensing Committee  
June 7, 2022

Completed Community Board No. 1 Questionnaire

1. About Swingers
2. Floor Plan
3. Photographs and Proof of Posting
4. Operational Overview
5. Proposed Menu
6. Proximity Report
7. Security Plan
8. Letter from Acoustician

**BERNSTEIN REDO & SAVITSKY P.C.**

1177 Avenue of the Americas -5<sup>th</sup> Floor  
New York, New York 10036  
(212) 651-3100

Completed Community Board No. 1 Questionnaire



# COMMUNITY BOARD NO. 1

435 GRAHAM AVENUE – BROOKLYN, NY 11211

PHONE: (718) 389-0009

FAX: (718) 389-0098

Email: [bk01@cb.nyc.gov](mailto:bk01@cb.nyc.gov)

Website: [www.nyc.gov/brooklyn1](http://www.nyc.gov/brooklyn1)



Applicant: An Entity to be Formed by Jeremy Simmonds DBA Swingers  
Location: 56 Berry Street, Brooklyn, NY 11249  
AKA 118 N. 11th Street  
Date Submitted: 06 / 03 / 2022

-----  
↓ 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

<b>APPLICANT</b>  <p style="text-align: center;"><b>An Entity to be Formed by Jeremy Simmonds</b></p>		<b>DOING BUSINESS AS (DBA)</b>  <p style="text-align: center;"><b>Swingers</b></p>	
<b>STREET ADDRESS</b>  <p style="text-align: center;"><b>118 North 11th Street Brooklyn, New York 11249</b></p> <p><i>(Please attach your map)</i></p>		<b>CROSS STREETS</b>  <p style="text-align: center;"><b>North 11th Street between Berry Street and Wythe Avenue</b></p>	
<b>OWNER</b>	<b>NAME:</b> Jeremy Simmonds	<b>LAWYER</b>	<b>NAME:</b> Bernstein Redo & Savitsky P.C. Donald Bernstein
	<b>PHONE:</b> (215) 433-6109		<b>PHONE:</b> (212) 651-3100
	<b>FAX:</b> jeremy@competitivesocialising.com		<b>FAX:</b> donald@brpclaw.com
<b>MANAGER</b>	<b>NAME:</b> To be Determined	<b>LANDLORD</b>	<b>NAME:</b> North 11th Associates, LLC.
	<b>PHONE:</b> To be Determined		<b>PHONE:</b> (718) 797-3395
	<b>FAX:</b> To be Determined		<b>FAX:</b> reatyslj@gmail.com

Emergency contact for when the establishment is operating:

Name: Jeremy Simmonds

Relationship to establishment: Owner

Contact Number: (215) 433-6109

<b>ADDITIONAL OWNER(S)</b>  <i>(Please attach additional pages if needed)</i>	<b>NAME:</b> Competitive Socializing US LLC - Holding Company with multiple corporate owners; Individuals involved include Jeremy Simmonds, Matt Grech-Smith, Adrees Ali, and Jake Emerson
	<b>PHONE:</b> (215) 668-1041
	<b>FAX:</b> N/A



## DESCRIPTION OF BUSINESS

Please describe the nature of your proposed venue:

**Miniature golf course with restaurant**

<b>LICENSE TYPE</b>	<input type="radio"/> Restaurant Wine & Beer <input checked="" 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 type="radio"/> Catering Establishment <input type="radio"/> Hotel Wine & Beer <input type="radio"/> Other (explain) _____			
<b>APPLICATION TYPE</b> <i>(check one)</i>	<input checked="" type="radio"/> <b>New</b>	Has applicant owned or managed a similar business?	<input checked="" type="radio"/> <b>YES</b>	<input type="radio"/> <b>NO</b>
		What was the name of former premises?	<b>Swingers NY LLC</b> <b>1205-1227 Broadway</b> <b>New York, New York 10001</b> <b>[See Additional Locations Attached]</b>	
		Existing name?		
		What was the address of the former premises?		
		What were the dates the applicant was involved with this former premise?	<b>2020 - Present</b>	
	<input type="radio"/> <b>Transfer</b>	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"/> <b>YES</b>	<input type="radio"/> <b>NO</b>
		<i>If alterations or operational changes are being made, please attach the plans to this form.</i>		
	<input type="radio"/> <b>Alteration</b>	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>				
<b>NYPD &amp; COMMUNITY BOARD RECORDS</b>	<input checked="" type="radio"/> <b>Letters</b>	<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>		
<b>APPROVED DOB APPLICATION</b>				
Is the 500 Foot Rule Triggered? (on provided map) Show all establishments on your map.	<input checked="" type="radio"/> <b>YES</b>	<input type="radio"/> <b>NO</b>	<b>DATE OF SLA MEETING: To be Determined</b>	
Is the 200 Foot Rule Triggered? (on your map)	<input type="radio"/> <b>YES</b>	<input checked="" type="radio"/> <b>NO</b>	<b>ATTACH YOUR MAP</b>	
Are your plans filed with DOB? (include copy of plan)	<input type="radio"/> <b>YES</b>	<input checked="" type="radio"/> <b>NO</b>	<b>ATTACH COPY OF PLAN</b>	
Is a Public Assembly permit required?	<input checked="" type="radio"/> <b>YES</b>	<input type="radio"/> <b>NO</b>	<b>ATTACH PERMIT INFORMATION</b>	

Current Swingers Liquor Licenses:

- 1) Manhattan: 35 W. 29th Street, New York, New York 10001 (licensed address: 1205-1277 Broadway)
- 2) Washington DC: 1330 19th Street NW, Washington, DC 20036
- 3) London: 8 Brown's Buildings, London EC38 8AL, United Kingdom
- 4) London: 15 John Prince's Street, London W1G 0AB

## OPERATIONAL ISSUES

HOURS		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY	
<i>REMINDER: Hours for sidewalk cafés are per the NYC DCA guidelines unless stipulated differently.</i>	Operation	Noon - 2:00am	Noon - 2:00am	Noon - 2:00am	Noon - 2:00am	Noon - 2:00am	10:00am -2:00am	10:00am -2:00am	
	Music	Noon - 2:00am	Noon - 2:00am	Noon - 2:00am	Noon - 2:00am	Noon - 2:00am	10:00am -2:00am	10:00am -2:00am	
	Kitchen	Noon - 2:00am	Noon - 2:00am	Noon - 2:00am	Noon - 2:00am	Noon - 2:00am	10:00am -2:00am	10:00am -2:00am	
	Outdoor Space	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
OCCUPANCY	INDOOR				BAR			OUTSIDE	
	Capacity (Certificate of Occupancy)	Maximum # of Persons You Anticipate Occupying Premises	Number of Seats	Number of Tables	Number of Service Only Bars	Number of Stand-Up Bars	Number of Seats at Bars	Number of Seats	Number of Tables
	700	650	350	75	2	2	30	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	As typical for industry, less than 10% of business is private events		
Will outside promoters be used?					YES	NO			
Will State certified security personnel(s) be used?					YES	NO	Allstar Security		
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 plan attached; implemented by licensed security company					

## 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	Applicant plans to have operable windows at street level which will be closed by hours required, but not when music is playing. Applicant will ensure it does not violate noise code.
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	
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	
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/R6A	Overlay (If Applicable):	N/A
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Anti harassment Zone:	Greenpoint - Williamsburg		
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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	ATTACH COPY WITH APPLICATION
--	--------------------------------------	--------------------------	------------------------------

Is the proposed occupancy permitted within the current C of O? If not determined, please attach objection sheet from NYC DOB.	<input type="radio"/> YES	<input checked="" type="radio"/> NO	ATTACH COPY WITH APPLICATION Applicant filing for changes to use
--	---------------------------	-------------------------------------	---

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: _____
--------------------	---

<b>NOTIFICATION:</b> What organizations / community groups, if any, have you notified regarding your application?	# 1	To be Provided
	# 2	
	# 3	
	# 4	

***Brooklyn Community Board No. 1 reserves its right to deny any application that negatively impacts the neighborhood and quality of life.***

**STIPULATION AGREEMENT** (Print name and address here): Entity to be formed by Jeremy Simmonds

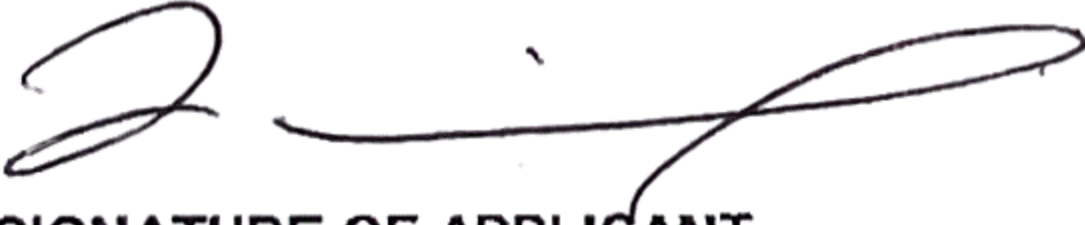
**STIPULATIONS FOR OUTDOOR USAGE** – For any applications that have “any access into the outdoors” you must meet the following:

- 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.
- 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.
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**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.

<p><b>SIGN HERE</b> →</p>	 SIGNATURE OF APPLICANT OR ATTORNEY	<p>Jeremy Simmonds Print Name</p>	<p>06/02/2022 DATE</p>
---------------------------	--	---------------------------------------	----------------------------

**NOTARY**

Sworn to before me on this 2<sup>nd</sup> day of June year 2022

  
Notary Signature/Stamp

DOUGLAS ROBERT STRAUSS  
 NOTARY PUBLIC, STATE OF NEW YORK  
 Registration No. 02ST6427038  
 Qualified in New York County  
 Commission Expires December 20, 2025

**BROOKLYN CB#1 REPRESENTATIVES**

Committee Chair  Print/Date	Committee Member  Print/Date	Committee Member  Print/Date	
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## 1. About Swingers

## INTRODUCTION

Swingers has reinvented conventional hospitality and the traditional night out, bringing crazy golf, exceptional food and drink, impeccable service, and competitive fun to immersive venues at fantastic city locations. Every detail has been carefully curated - even the restrooms are incredible!

At Swingers our aim is to tick all the boxes, delivering excellence across every area of a guest's experience. Doing this is hard, but we do it well. Swingers is not what you'd expect, but probably everything you'd hope for. And you'll find it all under one roof.

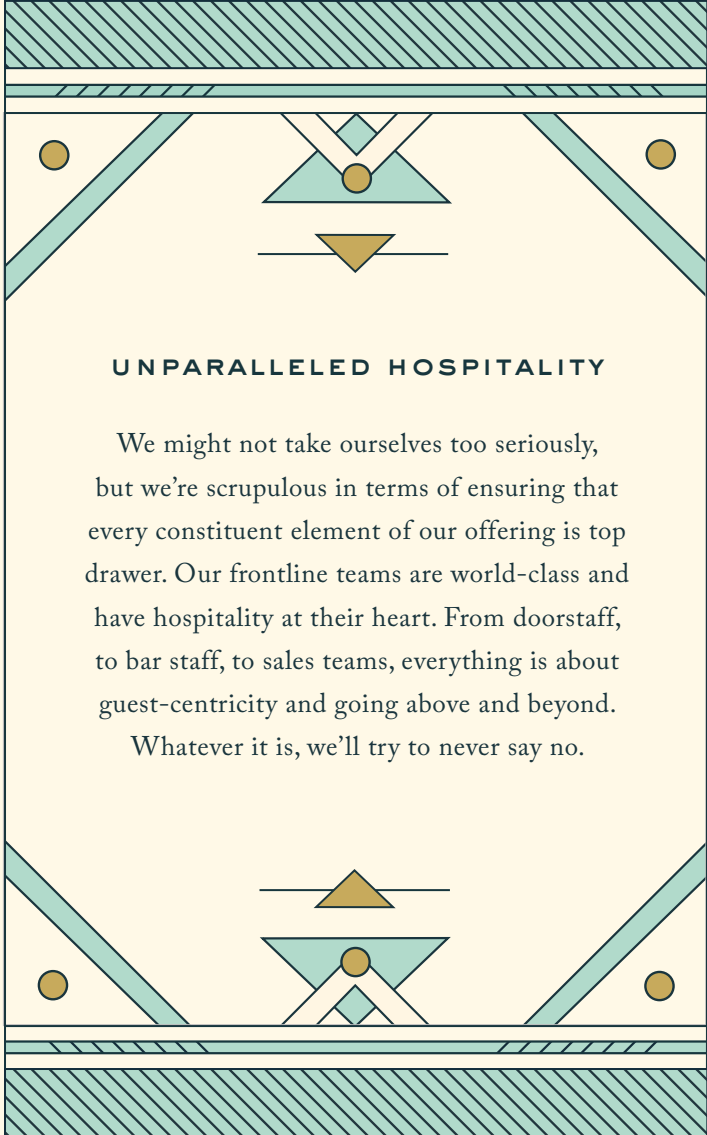
## OUR MISSION

When anyone visits Swingers, we aim to make it tricky for them to not enjoy themselves. Via the most compelling experience possible we're about putting smiles on faces and raising the bar for any discerning fun seeker. We provide;

*'Unparalleled hospitality, healthy competition  
and serious fun in the perfect setting'*







**UNPARALLELED HOSPITALITY**

We might not take ourselves too seriously, but we're scrupulous in terms of ensuring that every constituent element of our offering is top drawer. Our frontline teams are world-class and have hospitality at their heart. From doorstaff, to bar staff, to sales teams, everything is about guest-centricity and going above and beyond.

Whatever it is, we'll try to never say no.



**HEALTHY COMPETITION**

A bit of friendly rivalry never fails to spice things up, and we say that competition is always better with friends. Add plenty of laughs along the way and it's time for some serious fun.



**SERIOUS FUN**

What we're all about. We love moments which make us smile unexpectedly and our aim is to recreate such moments for our guests. To achieve that goal we're not afraid to do things differently. Having a putter in one hand and a cocktail in the other seems to help.



## WHAT OUR GUESTS SAY ABOUT US



### GREAT FUN

We were celebrating our daughters 30th birthday. We enjoyed the food and drink, the staff could not be more helpful. There was lots of laughter while we were trying to get a hole in one! The whole place is spotless. Would recommend to anybody who wants to enjoy a couple of hours with friends and family.

*Tripadvisor*

### SPECTACULAR VENUE

Went out with a few work colleagues for after work drinks. I must say the service was excellent!! Was served by a lovely young lady named Serena, she was very approachable and polite. Also to mention the great cocktail she made us! Very satisfied in my experience there. Would definitely go again!

*Tripadvisor*



### GREAT TEAM BUILDING EVENING!

Really great afternoon and evening - Ramona, Mel, Lovinela and Madalina looked after us really well and we had a great time. Crazy golf was good fun and it's a great place for drinks and dinner. Overall amazing customer service and hospitality. Would book again :-)

*Tripadvisor*

### A REALLY FUN DATE!

I took my boyfriend here as part of a day/night date to the West End for his birthday and we both loved it! From the moment we arrived and checked in, we were looked after. The staff were great at explaining everything and looking after us during our game. I originally just booked one course for use to play and we had so much fun, we went on to play the second game! The cocktails were amazing and a great atmosphere all round at this place... I would definitely recommend Swingers for a fun game of crazy golf with friends or a partner!

*Tripadvisor*



## CORPORATE TESTIMONIALS



On behalf of all of our staff who attended on Wednesday evening, I would like to thank you for making our company Christmas party so successful! Everyone is still talking about the incredible time that they had. Everything was outstanding including the environment, food, drinks and service. We really enjoyed the lovely venue with pretty Christmas decorations and everywhere was so clean and tidy. Our staff were very impressed with the food quality and the selection of vegan, vegetarian and gluten free food!

We would like to say thank you to all your staff that helped us on Wednesday evening, everyone was passionate about what they do. It was such a great experience, we will definitely be recommending Swingers. Thank you again for the effort you put in to make our Christmas party enjoyable.

*Half Hire, Corporate Christmas Party*



It went brilliantly!!! Everyone who attended absolutely loved the venue, food, atmosphere and the team that looked after us were fantastic!! Heaven only knows how I find somewhere next year to be even half as good as it was on Friday. My colleagues kept telling me it was the... BEST PARTY EVER! As they have continued to do going into this week. Thank you for all your help ensuring that our company had such a great time and please pass on my thanks to all those that helped to make it run so smoothly on Friday night. I wouldn't hesitate to recommend Swingers to others and only wish I could book with you for our Christmas party every year.

*Private Hire, Corporate Christmas Party*

The experience from start to finish was seamless and the venue was unbelievable. Our customers were delighted by the cool, laid back vibe that packed one hell of a punch in terms of food, drinks and entertainment. The bar staff and the street food vendors were all exceptional, there was not one cocktail they did not know, and the food was simply delicious. Plus, the crazy golf got everyone was the perfect activity to get the party started! A complete all-round package.

*Exclusive Hire, Corporate Party*

















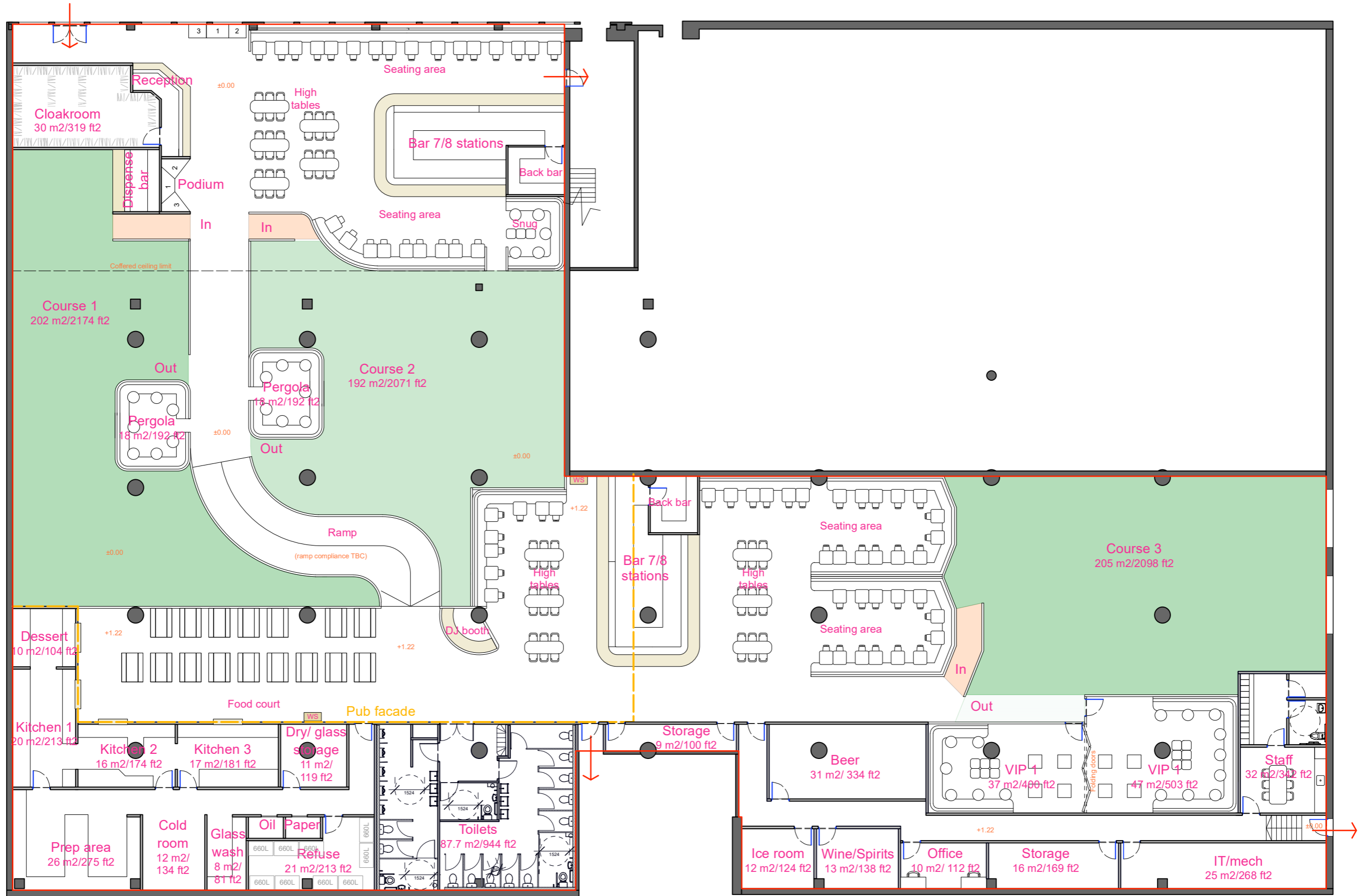


## 2. Floor Plan

DRAFT ISSUE

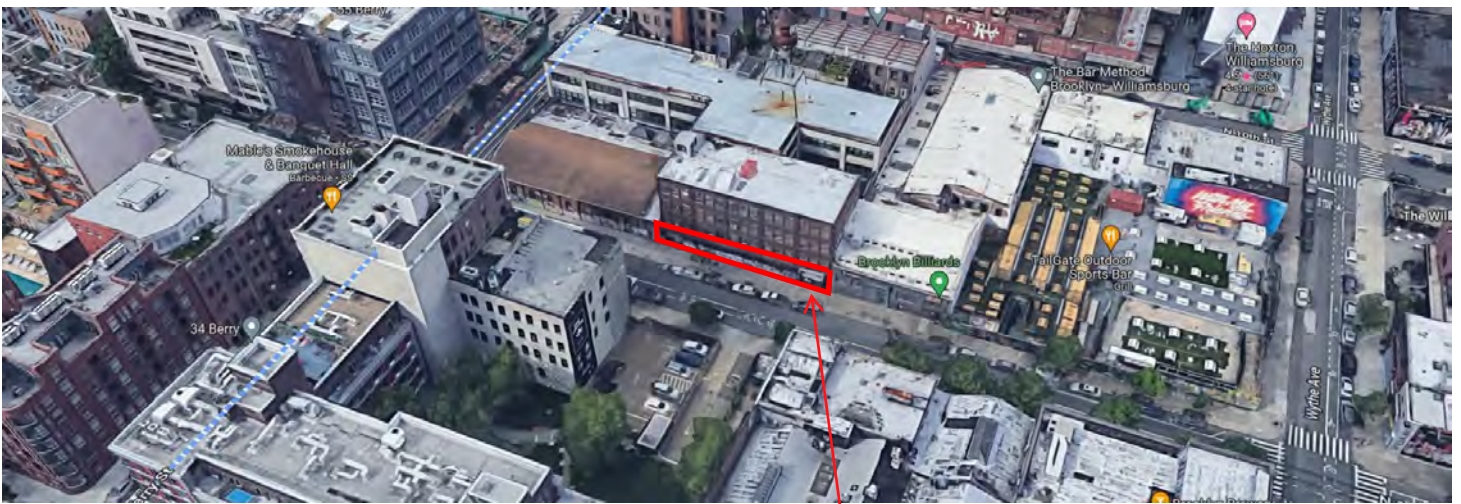
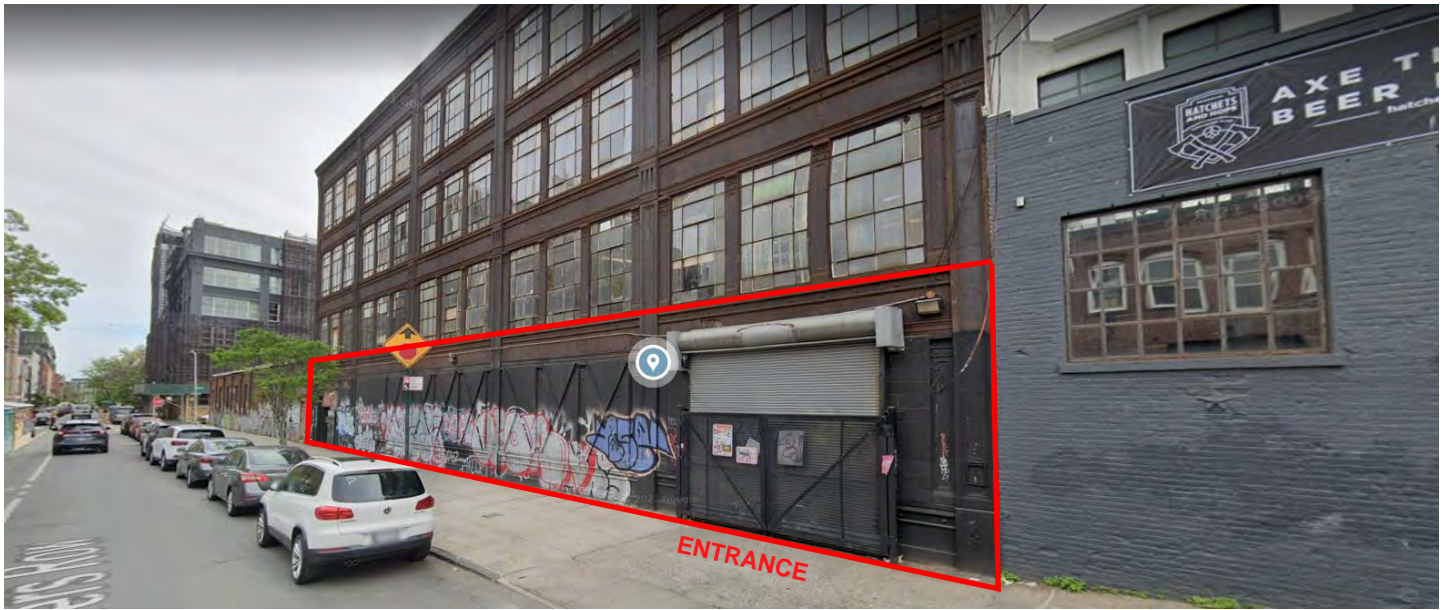
**x-x-xx: Swingers Brooklyn 56 Berry St**  
(Rev. 09/05/22)

Revision notes:

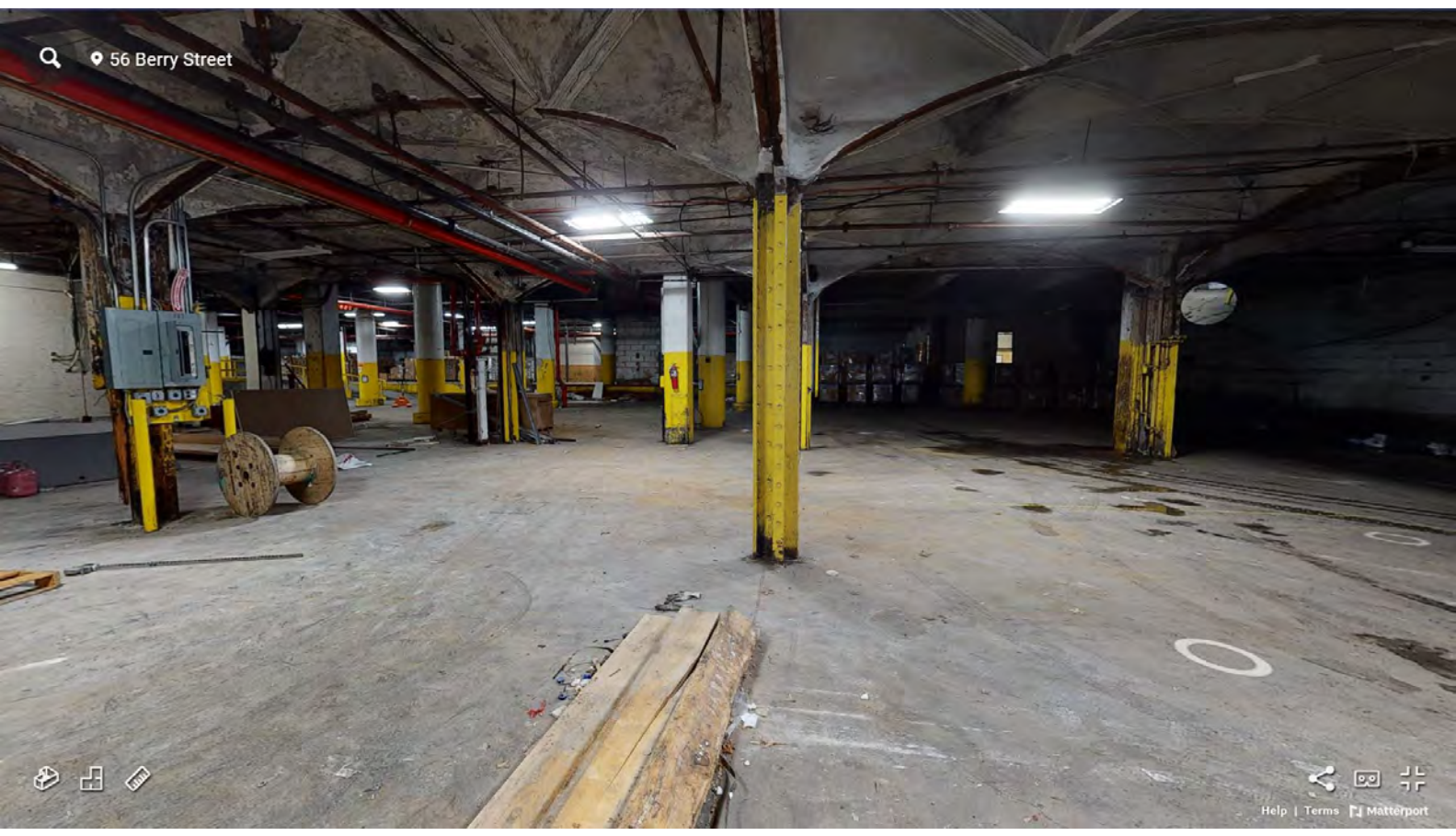


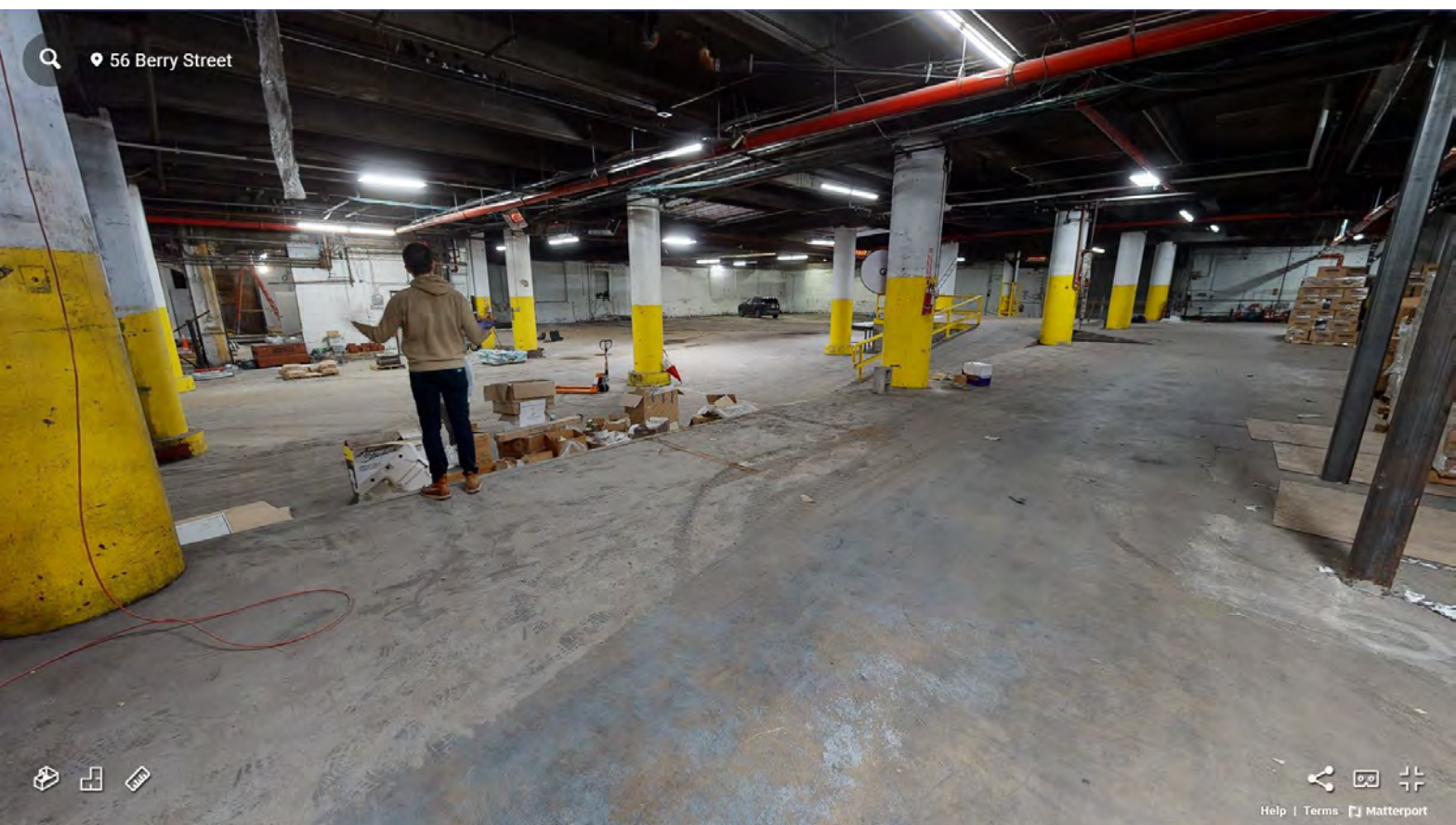
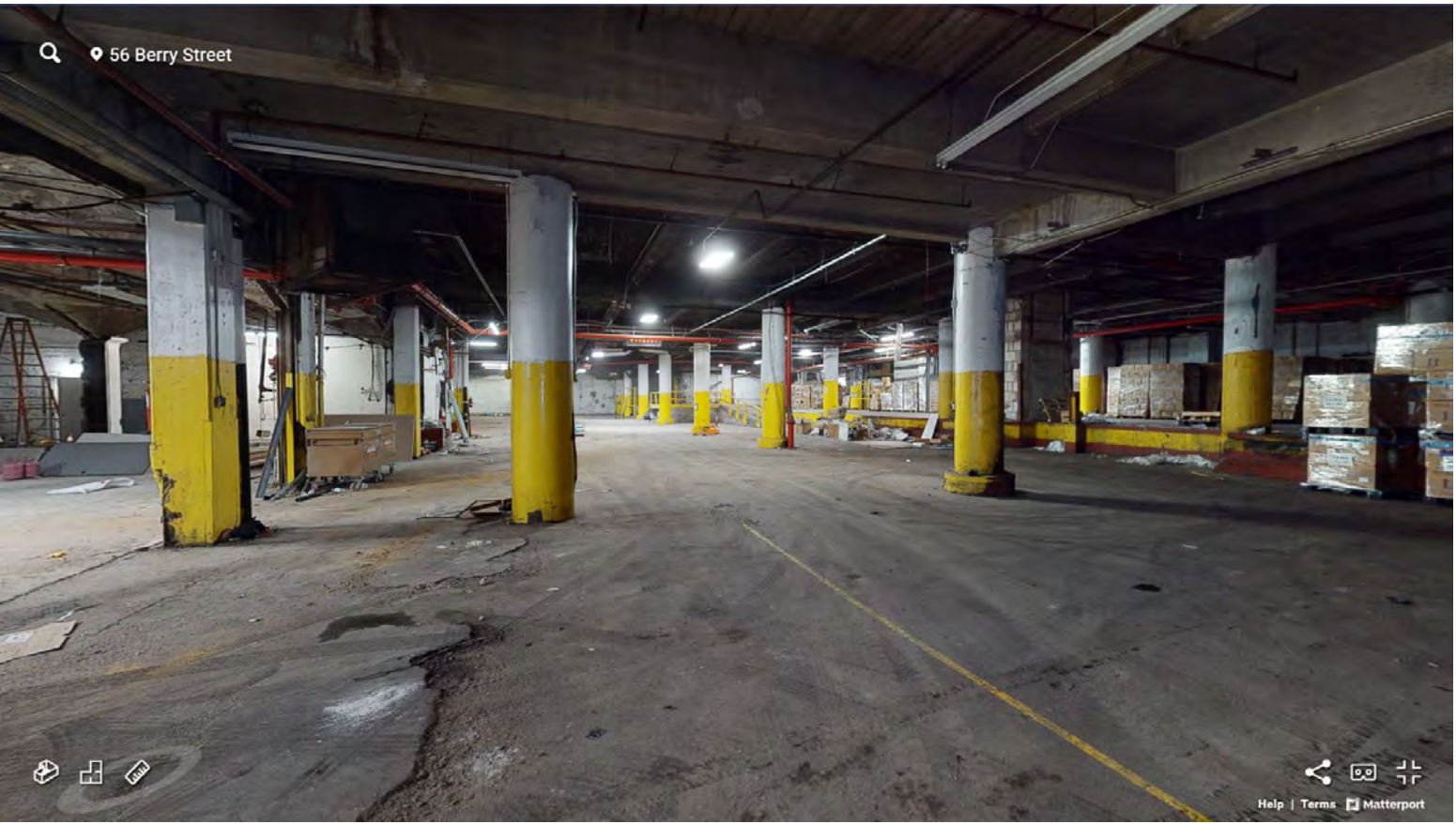
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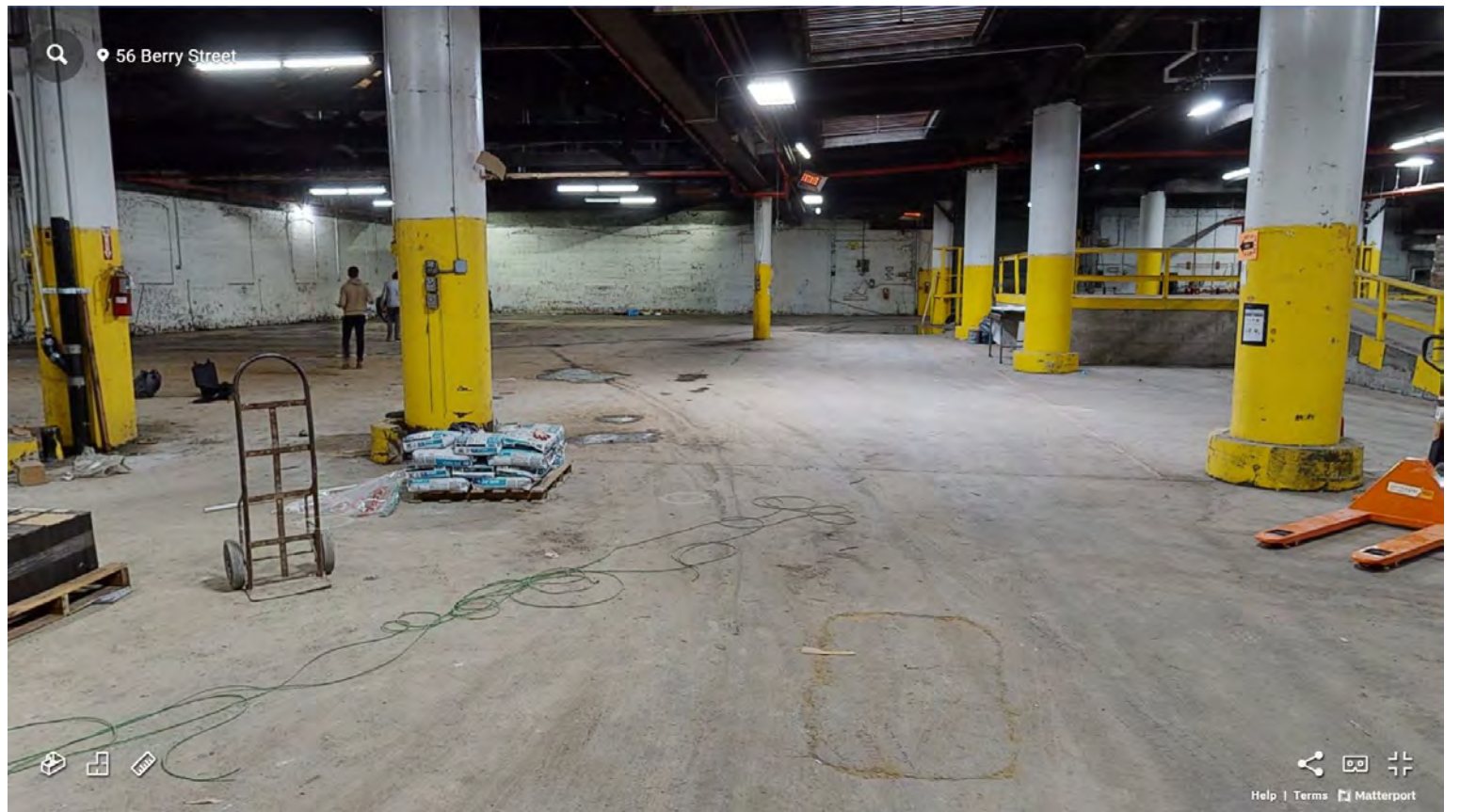




ENTRANCE









## 4. Operational Overview



Swingers, 143 29<sup>th</sup> Street, 7th Floor, New York NY 10001

## **OPERATIONAL OVERVIEW**

### **Introduction**

This operational overview describes approach to managing customers coming to and leaving Swingers at part ground floor at 56 Berry Street, Brooklyn, New York. This document demonstrates an operational ability to ensure that this licensed venue can be operated without disturbance to neighbours in the surrounding area. This operational overview covers the venue once it is operational. This policy demonstrates that the proposed methods respond to local policies and guidelines. These guidelines whilst ensuring that local factors have been considered have been developed based on in depth knowledge of the operational format. Venues with the same operational format already exist in 4 high profile locations in Manhattan, Washington DC and London, United Kingdom. These venues are located in positions that consist of both commercial density but also in close proximity to residential communities. These venues are located at the following address:

- 1) 35 W29th Street, New York, NY (licensed address: 1205-1277 Broadway)
- 2) 19<sup>th</sup> Street, Washington DC N.W
- 3) Swingers, 8 Brown's Buildings, London EC38 8AL, United Kingdom
- 4) Swingers, 15 John Prince's Street, London W1G 0AB

All of these venues are of the same size as the proposed venue located at 56 Berry Street. This format has been trading for 7 years with residential populations located within 100 meters of the venue entrances in some locations. There have not been any public disturbance related incidents or complaints of any kind at any locations.

### **Dispersal Strategy**

Dispersal is defined as 'the action or process of distributing or spreading people over a wide area'. Our aim is to ensure that customers to the venue get dispersed in a controlled fashion so as to avoid congestion or disturbance to the local area.

The proposed hours of opening are as follows:

Monday to Sunday 12.00 – 02.00 hours.

Supply of Alcohol 'On' the premises to be as follows:

Monday to Sunday 12.00 – 01.30 hours.

The trading times allow us 30 minutes for customer drinking up time and for staff to clear and close the venue each evening. About 20 members of staff will be required on site a few hours prior to the venue opening, in order to prepare the venue. The remainder of the staff (30 no.) will be required to arrive at agreed times within the opening period. Due to the relatively small number of staff and that they will be arriving to the venue at different times, there will be no material disturbance to the local area and neighbours caused by their movements to and from the venue. Once the venue is closed, a team of cleaners will be on site cleaning the venue in preparation for the next day's trade. It is envisaged that a maximum of 10 no. cleaners will be employed so this small number of people coming and going from the site will again have no detrimental impact to the local area and surrounding neighbours.

The same format venue currently operates at 4 high profile locations. Whilst each location has its own characteristics, it is envisaged that the venue will be used in a very similar way due to the distinct entertainment format on offer (mini-golf with premium food and beverage). The main focus of the business is to provide pre-booked entertaining and function space for large groups and businesses from across New York.

The majority of the customers that visit Swingers pre-booked their entertainment. The customers typically purchase a package consisting of mini golf, food and drink and book into a designated time slot. This allows for monitoring and effective control of the arrival and departure times of the vast majority of customers within the venue. By doing this the arrival and departure of customers is spread out over the evening. This makes the customer experience inside the venue more pleasant but also ensures that there are not large numbers of people on the streets or using public transport all at the same time. This explains why this venue concept is far less intensive a use than that of a traditional bar.

In addition, Swingers is a destination venue for the vast majority of people that attend. Many customers do not want to chance turning up to play mini golf, the activity that they specifically came to enjoy. As reservation times will be throughout the course of the day and evening, customers will be arriving and leaving the venue in a phased approach throughout the evening. It is therefore anticipated that less than 10% of customers will be drop-in customers. This therefore allows greater control of the number of people entering and leaving the building at any one time. It gives control of the number of people within the premises at any one time. Due to this level of control, we can ensure that the venue will be never feel overcrowded and all customers will be able to experience the venue in comfort. Furthermore, we know that the streets and public services around the venue will never be overcrowded as dispersal of customers will be slow and steady. By doing this, we are greatly reducing the chance of disturbances to neighbours.

The typical customer will arrive between 30 minutes and an hour prior to either their golf reservation. This will give them time to have a drink and explore the venue.

They will then spend about 45 minutes playing mini golf. This can be followed by customers enjoying one last drink before they depart. Therefore, the typical dwelling time for a customer at the venue is approximately one and a half hours.

Appendix 2 shows the typical dispersal direction that most customers will take when entering or leaving the venue.

## **Transport Strategy**



There are a number of transport methods that customers will use in order to travel to and from the premises. As the venue is situated within prime Williamsburg, access/egress is very easy and convenient. As there are such a large number of options available, this should prevent over use and overcrowding of any one of these transportation methods.

The main methods of transportation available are as follows:

1. Subway – it is envisaged that this will be the most popular method of transport to and from the site. The closest station is located at Bedford Avenue (L Train). The vast majority of directions of travel are catered for by the stations in close proximity. This provides very easy access for customers and therefore is likely to be the most popular mode of transport used by our customers.
2. Taxi / Ride Share– this will be a popular transport option for people leaving the venue and seeking ease of travel as they get a door-to-door services. This most likely location for pick up / drop off will be the corner of N 11<sup>th</sup> Street and Berry Street. With the introduction of taxi apps, customers will also be able to pre-order their taxis/cars and be picked up from directly outside the venue.

We can assume that a minority of customers will choose to drive to the venue.

There are 3 nearby parking lots in this location. Secondly, due to the mainly commercial nature of this area, parking can be found on the street. For most people, public transport will be the quickest and cheapest option. Therefore, customers to and from our venue will not be contributing to the congestion of Williamsburg.

### **Venue format**

As explained the vast majority of customer pre-book before attending Swingers. Typically customers attend in groups of sizes ranging from 10-20 people. Private events make up less than 2% of the business and are rare. Again this ensures that the venue does not experience large groups of people entering or existing the premises at the same time.

A substantial food offer is part of the venue format. The venue includes a food court style area that houses 3 savoury food concessions and a desert food concession. Swingers works with renowned, local operators with a successful track record of well operated establishments. Swingers has secured the following well known operators who are all New York based businesses:

Sauce Pizzeria, Miznon, Mah Ze Dahr Bakery, Fonda.

### **Access Control N11th Street Entrance**

The main entrance is located on N 11<sup>th</sup> Street and will be utilized for guests accessing the golf areas, bar and restaurant spaces. Security personnel will be

assigned to the primary entry points to each space in order to monitor the number of guests entering and exiting. This will ensure compliance with each area's occupancy totals. Should entrance to the venue be delayed guests will be instructed to form a line within the interior lobby adjacent to the entry area.

There will be no queuing on the sidewalk as the entrance has significant space at the reception area which allows for an orderly queuing area should additional space be required. Due to the nature of the venue, queuing is rarely a feature of the operations. This is because guests predominantly pre book a tee off time. This means there is a steady influx and egress of guests rather than any one rush at a specific time. A six (6) foot wide egress path will be established and maintained in the lobby at any times so any guests or staff entering or exiting the facility will have a clearly defined and unobstructed entry or egress access.

### **Contact details**

For further information about any aspect of this initial plan please contact Adrees Ali, SVP Operations on [adrees@competitivesocialising.com](mailto:adrees@competitivesocialising.com)

## 5. Proposed Menu

**Pending On Premises Liquor Licenses within 750 feet**

Name	Address	Distance
BROOKLYN BREWERY CORPORATION, THE Ser #: 1336521	79 N 11TH ST BROOKLYN, NY 11249	251 ft
SUSHI ON WYTHE LLC Ser #: 1338773	97 N 10TH ST STE 1E BROOKLYN, NY 11249	277 ft
ISLA & CO WILLIAMSBURGH LLC Ser #: 1343092	55 WYTHE AVE BROOKLYN, NY 11249	500 ft

**Active On Premises Liquor Licenses within 750 feet**

Name	Address	Distance
90 WYTHE LLC Ser #: 1339247	44 BERRY ST RETAIL 3 BROOKLYN, NY 11249	152 ft
MOTHERS SMOKEHOUSE AND BANQUET HALL LLC Ser #: 1225313	44 A BERRY STREET N 11 AND BERRY BROOKLYN, NY 11211	166 ft
HARD EIGHT RESTAURANT COMPANY LLC Ser #: 1230787	44 BERRY ST STORE #4 A/K BROOKLYN, NY 11211	181 ft
UNKNOWN BATHS LLC Ser #: 1314522	103 N 10TH ST BROOKLYN, NY 11249	201 ft
BROOKLYN BILLIARDS LLC Ser #: 1307403	90 N 11TH ST AKA 97 N 10TH ST AKA 97 N 10TH ST BROOKLYN, NY 11249	224 ft
NORTH 10TH RESTAURANT COMPANY LLC Ser #: 1308808	97 N 10TH ST BROOKLYN, NY 11249	259 ft
BROOKLYN BOWL LLC Ser #: 1327330	61 77 WYTHE AVE NORTH 11 & NORTH 12TH STREETS BROOKLYN, NY 11249	320 ft
80 WYTHE LLC & JNF LLC Ser #: 1257145	80 WYTHE AVE BROOKLYN, NY 11211	424 ft
WILLIAM VALE HOTEL LLC, WILLIAM VALE FNB LLC, THE Ser #: 1292817	45 59 WYTHE AVE AKA/94 114 N 13TH ST/103 121 N BROOKLYN, NY 11249	446 ft
147 149 MCCARREN LLC Ser #: 1297819	160 N 12TH ST BROOKLYN, NY 11249	450 ft
HOXTON WILLIAMSBURG LLC&97TH AVE BROOKLYN MGMT LLC Ser #: 1301216	93 97 WYTHE AVE BROOKLYN, NY 11249	460 ft
CHEESEBOAT LLC Ser #: 1296189	80 BERRY ST BROOKLYN, NY 11211	462 ft
74 WYTHE AVE TENANT LLC Ser #: 1324738	74 WYTHE AVE BROOKLYN, NY 11249	463 ft
SILENTH LLC Ser #: 1192647	79 BERRY ST BROOKLYN, NY 11249	479 ft
96 WYTHE ACQUISITION LLC Ser #: 1285104	96 WYTHE AVE AKA NORTH 10TH ST BROOKLYN, NY 11249	490 ft
QUALITY ROCKETS INC Ser #: 1192382	82 BERRY ST AKA 120 N 9TH ST 8TH & N. 9TH ST. BROOKLYN, NY 11211	511 ft
110 BEDFORD REST CORP Ser #: 1228959	110 BEDFORD AVENUE 11TH STREET & BERRY STREET BROOKLYN, NY 11211	589 ft

**CLUBHOUSE CLASSICS**

**SKYLINE BOULEVARDIER**

Buffalo Trace, Casamigos Mezcal, Campari, Carpano Antica Formula Sweet Vermouth  
18

**FERRIS SOUR**

Jim Beam, Wild Turkey American Honey, Barrows Intense Ginger, Monin Pure Cane, lemon  
13

**MULLIGAN MULE**

Tito's Handmade Vodka, FruitLAB Hibiscus Liqueur, Q Spectacular, Hibiscus Ginger Beer, lime juice  
14

**OLE SKREWBALL OLD FASHIONED**

Makers Mark 46 Bourbon, Skrewball Peanut Butter Whiskey, Ole Smokey Salted Caramel Whiskey, Hella Orange Bitters  
15

**RED FRESA RITA**

Espolon Reposado, Grand Marnier, Monin Strawberry Rose, Liber & Co. Demerara Gum, lime juice  
14

**FILTHY MARY**

Bulleit Rye, Filthy Foods Bloody Mary Mix, Cholula Hot Pepper Sauce, lime juice  
16  
*add Jägermeister float +1*

*The Swinger*

**OUR SIGNATURE G&T**

Tanqueray N° TEN, Q Spectacular Classic Tonic Water, lemon peel, star anise, pink peppercorns, rosemary, edible flower  
*Perfect Serve*

15

**BUBBLE BUNKER**

**XXX MARTINI**

Stoli Vanil, Reàl Passion Fruit, Liber & Co. Demerara Gum, lime juice, La Marca Prosecco

17

**EASY DOES IT SPRITZ**

Hendrick's Gin, Ketel One Botanical Cucumber & Mint, Chase Elderflower, lemon juice, Monin Pure Cane, La Marca Prosecco

16

**TIKI TERRACE**

**LIME IN THE COCONUT COLLINS**

Captain Morgan Original Spiced, Don Q Cristal, Coco Reàl, Disaronno Originale, lime juice, pineapple, Red Bull energy drink  
13

**GRAND MANA MARGARITA**

Teremana Reposado, Grand Marnier, Barrows Intense Ginger Liqueur, Mango Reàl, grapefruit, lime juice  
15

**RYPE PAR PUNCH**

Templeton Rye 4 Year, Ketel One Botanical Peach & Orange Blossom, Fireball Cinnamon Whiskey, Cointreau, Liber & Co. Almond Orgeat, lemon, lime, grapefruit  
16

**FAIRWAY FAVORITES**

**THE ITALIAN JOB**

Aviation Gin, Caravella Limoncello, Aperol, lemon juice, Tempus Fugit Absinthe rinse

15

**DEVIL DAISY RITA**

Tanteo Jalapeño, Espolón Reposado, Grand Marnier, Monin Strawberry Rose, Liber & Co. Demerara Gum, lime

16

**ESPRESSO BAR**

**ESPRESSO MARTINI**

Ketel One Vodka, Tempus Fugit Crème de Cacao, Caffè Borghetti, espresso, coffee beans

14

**SHOTS & SIPPERS**

**SEX ON THE GREEN**

Effen Blood Orange, Reàl Passion Fruit, lime juice, Monin Blue Curacao

9

**FROZEN COCKTAILS**

**THE HAPPY GILMORE**

Crown Royal Deluxe, Coca-Cola

12

**FROST DELAY MARGARITA**

Espolón Reposado, Grand Marnier, Monin Strawberry Rose, lime juice

13

**DARK & STORMY**

Goslings Black Seal Rum, Gosling's Ginger Beer, Barrow's Intense Ginger, Monin Pure Cane

12

**CHAUFFEUR'S CHOICE**

**NON-ALCOHOLIC**

**CRANBERRY MOJITO MARKER 10**

Seedlip Spice 94, Q Spectacular Soda Water, Ocean Spray Cranberry Cocktail, lime juice, mint

**CADDIE CLUB 10**

Seedlip Spice 94, Barmalade Raspberry-Hibiscus, lemon, pasteurized egg white

**COCONUT COLADA 10**

Coco Reàl, Red Bull Energy Drink, lime juice, pineapple, Filthy Black Cherry

**WHITE WINE**

WENTE VINEYARD  
MORNING FOG CHARDONNAY  
Livermore Valley, CA  
*Glass 9 Bottle 32*

THE CROSSINGS  
SAUVIGNON BLANC  
Awatere Valley, New Zealand  
*Glass 11 Bottle 40*

SUBSTANCE  
CHARDONNAY  
Columbia Valley, WA  
*Glass 12 Bottle 43*

SANTA MARGHERITA  
PINOT GRIGIO  
Alto Adige, Italy  
*Glass 16 Bottle 58*

**ROSÉ**

AVA GRACE ROSÉ  
Livermore Valley, CA  
*Glass 9 Bottle 32*

**SPARKLING**

SOFIA BLANC DE BLANCS  
Geyserville, CA  
*Can 9*

LA MARCA PROSECCO  
Veneto, Italy  
*Glass 11 Bottle 50*

LUC BELAIRE RARE  
FANTOME SPARKLING ROSE  
Provence-Alpes-Cote d'Azur, France  
*Bottle 105*

**CHAMPAGNE**

PERRIER JOUËT  
GRAND BRUT  
CHAMPAGNE  
Épernay, France  
*Bottle 145*

PERRIER JOUËT  
BELLE EPOQUE  
ROSÉ CHAMPAGNE  
Épernay, France  
*Bottle 220*

**RED WINE**

THE SEEKER  
CABERNET SAUVIGNON  
Central Valley, Chile  
*Glass 9 Bottle 32*

BONANZA  
CABERNET SAUVIGNON  
Rutherford, CA  
*Bottle 35*

CATENA  
MALBEC  
Mendoza, Argentina  
*Glass 11 Bottle 40*

KNOTTY VINES  
RED BLEND  
Napa Valley, CA  
*Glass 11 Bottle 40*

PETITE PETIT  
SYRAH  
Lodi, CA  
*Glass 12 Bottle 43*

THE FEDERALIST  
ZINFANDEL  
Lodi, CA  
*Glass 12 Bottle 43*

BARBOURSVILLE  
OCTAGON  
Moticello, VA  
*Glass 12 Bottle 43*

GEHRICKE  
PINOR NOIR  
Carneros, CA  
*Glass 14 Bottle 50*

PRISONER  
RED BLEND  
St. Helena, CA  
*Bottle 120*

**READY TO DRINK**

TRULY HARD SELTZER  
WILD BERRY 8

WHITE CLAW  
HARD SELTZER  
NATURAL LIME 8

WHITE CLAW  
HARD SELTZER  
MANGO 8

HIGH NOON  
GRAPEFRUIT & SODA 8.5

HIGH NOON  
PINEAPPLE VODKA & SODA 8.5

**BEER**

**DRAFT**

BLUE MOON  
BELGIAN WHITE 8

3 STARS PEPPERCORN  
SAISON *Local* 8

GUINNESS DRAUGHT 8

LAGUNITAS IPA 8

DOS EQUIS LAGER 8

SAMUEL ADAMS 8  
*Seasonal*

RED BEAR SKOOKUM  
RED ALE *Local* 8

HEINEKEN 8

ANGRY ORCHARD  
HARD CIDER 8

BUD LIGHT 6

MICHELOB ULTRA 6

STELLA ARTOIS 8

**BOTTLED**

HEINEKEN 0.0  
*Alcohol Free* 6.5

MODELO ESPECIAL 7

SAM ADAMS  
BOSTON LAGER 8

MICHELOB ULTRA 6.5

BUD LIGHT 6

BUDWEISER 6

YUENGLING 7

**CAN**

GUINNESS NITRO  
COLD BREW COFFEE 8.5

FOUNDERS ALL DAY  
IPA SESSION ALE 8.5

VOODOO RANGER  
JUICY HAZE IPA 8

PABST BLUE RIBBON  
TALL BOY 5.5

DOGFISH HEAD SEA  
QUENCH SESSION SOUR 8.5

**VODKA**

- NEW AMSTERDAM 10
- ABSOLUT 11
- KETEL ONE BOTANICAL CUCUMBER AND MINT 12
- KETEL ONE BOTANICAL PEACH & ORANGE 12
- TITO'S HANDMADE VODKA 12
- SKYY CITRUS 12
- STOLICHNAYA VANIL 12
- EFFEN BLOOD ORANGE 12
- KETEL ONE 14
- STOLICHNAYA ELIT 18

**GIN**

- TANQUERAY LONDON DRY GIN 10
- AVIATION GIN 11
- BLUECOAT AMERICAN DRY GIN 12
- HENDRICKS 14
- DISTRICT MADE BARREL RESTED GIN 14
- THE BOTANIST 22 ISLAY DRY GIN 14
- ROKU GIN 14
- TANQUERAY NO. TEN GIN 15

**COGNAC**

- HENNESSY VS 16
- MARTEL BLUE SWIFT VSOP 16
- REMY MARTIN 1738 22

**TEQUILA**

- JOSE CUERVO ESPECIAL SILVER 10
- ESPOLON REPOSADO TEQUILA 12
- TEREMANA REPOSADO TEQUILA 15
- CASAMIGOS BLANCO 15
- CASAMIGOS MEZCAL 16
- DON JULIO BLANCO TEQUILA 16
- VILLA ONE ANEJO TEQUILA 22
- DON JULIO 1942 40

**CORDIALS & LIQUEURS**

- APEROL 12
- BAILEY'S ORIGINAL IRISH CREAM 12
- CAFFÉ BORGHETTI ESP. LIQUEUR 12
- CAMPARI 12
- CARAVELLA LIMONCELLO 12
- CARPANO ANTICA FORMULA VERMOUTH 12
- CHASE ELDERFLOWER LIQUEUR 12
- COINTREAU 12
- DISARONNO AMARETTO 12
- FERNET BRANCA 12
- GRAND MARNIER 12
- JÄGERMEISTER 12
- LILLET BLANC 12
- RUMCHATA 12
- TEMPUS FUGIT VIEUX PONTARLIER, ABSINTHE FRANCAISE SUPERIEUR 18
- GREEN CHARTREUSE 14

**BOURBON & WHISKY**

- JIM BEAM BOURBON WHISKEY 10
- FIREBALL CINNAMON WHISKY 11
- WILD TURKEY AMERICAN HONEY BOURBON 11
- JAMESON 12
- SKREWBALL PEANUT BUTTER WHISKEY 12
- JACK DANIEL'S 12
- OLE SMOKY SALTY CARAMEL WHISKEY 12
- BUFFALO TRACE BOURBON 14
- BULLEIT BOURBON 14
- BULLEIT RYE 14
- CROWN ROYAL DELUXE 14
- CROWN ROYAL REGAL APPLE 14
- CHIVAS REGAL 12YR 14
- TEMPLETON RYE 4 YR 15
- WOODFORD RESERVE RYE 15
- MAKERS 46 BOURBON 15
- JOHNNIE WALKER BLACK 16
- BASIL HAYDEN'S BOURBON 16
- MONKEY SHOULDER 18
- MACALLAN 18YR SHERRY OAK 65
- WHISTLEPIG BOSS HOG 65

**RUM**

- DON Q CRISTAL 10
- APPLETON ESTATE SIGNATURE BLEND 11
- CAPTAIN MORGAN ORIGINAL SPICED 11
- FLOR DE CAÑA 7 YEAR 12
- GOSLING'S BLACK SEAL 12
- MYER'S ORIGINAL DARK 12
- MALIBU COCONUT 12
- KRAKEN SPICED 12
- MOUNT GAY BLACK BARREL 14
- RON ZACAPA 23 22

**NON-ALCOHOLIC**

- SEEDLIP SPICE 94 14

**SOFT DRINKS**

**SODAS**

- Coca Cola • Diet Coke
- Coke Zero • Sprite
- Barq's Root Beer
- Seagrams Ginger Ale
- Icelandic Water (Flat/Sparkling)
- Gosling's Ginger Beer
- Q Classic Tonic Water
- Q Club Soda

4

**JUICES**

- Orange Juice
- Pineapple Juice
- Cranberry Juice
- Ruby Red Grapefruit Juice

4

**ENERGY DRINKS**

- Red Bull 5
- Original
- Sugar Free
- Tropical
- Watermelon
- Blueberry

# PIZZA KNEADZA

## ARANCINI

Arborio, mozzarella, calabrian chili, spicy marinara  
8

## TOASTED RAVIOLI

Burrata, parm, kale-almond pesto  
9

## CHOPPED CAPRESE

Heirloom grape tomatoes, kale-almond pesto, balsamic glaze, crispy shallots  
12

## GARLIC KNOTTIES

Herb butter  
5

## THE OG

Red Sauce, mozzarella, basil  
15

## THE GODFATHER

Red Sauce, mozzarella, fancy pepperoni  
16

## THE CASPER

Garlic cream, mozzarella, ricotta, kale-almond pesto  
16

## THE PICCANTE

Red Sauce, mozzarella, fancy pepperoni, calabrian chili, hot honey  
16

## THE SITUATION

Red Sauce, mozzarella, pork sausage, braised fennel, bell peppers  
17

## THE MICHELANGELO

Red sauce, mozzarella  
15

## THE FUN GUY

Black truffle cream, mozzarella, smoked mushrooms, caramelized onions  
20

# tutAGO

## GUACAMOLE

House-made chips, jalapeño, onion, tomato, cilantro  
11

## GUACAMOLE TOTAL

House-made chips, guac + sour cream, bacon, scallions  
13

## NACHOS

House-made chips, black bean-queso sauce, crumbled pasilla peppers, crema, cotija, salsa verde  
9

## EL BURRITO

Flour tortilla, pinto beans, pork chilorio, zesty pico, avocado, salsa  
10

## TACOS

### AMERICANO

Crispy brisket flauta, lettuce, tomato, crema, verde & smoky salsas, cheddar cheese, pickled fresnos  
12

### JARDÍN

Corn tortilla, smoked baby carrots, roasted cauliflower, pistachio-jalapeño salsa  
10

### SIRENA

Corn tortilla, crispy cod, tartar, zesty pico  
10

### CAMPESINO

Corn tortilla, chorizo, grilled steak, chihuahua cheese, serrano chiles, pickled fresnos  
10

### FAJITA

Flour tortilla, chicken, caramelized onions, peppers, guacamole, jack cheese, crema, roasted tomato salsa  
10

### GRINGA

Flour tortilla, pork pastor, pineapple, cheddar cheese, avocado salsa, onions, cilantro  
10

## CHURROS CON CHOCOLATE

Chocolate sauce  
7

# SUCCOTASH

## FRIED PICKLES

Sriracha-lemon mayo  
6

## MINI CORN DOG SKEWERS

Mustard, ketchup  
6

## SMOKED CHICKEN WINGS

White BBQ sauce, celery slaw  
12

## BACON JALAPEÑO POPPERS

Dill-ranch sauce  
7

*Served on a*  
BRIOCHE BUN

## PIMENTO CHEESE BURGER

Bacon jam, pickles  
12

## CHEDDAR CHEESE BURGER

Blackened onions, lettuce, tomato, pickles, mustard, ketchup  
12

## BIG ED

Double patty, lettuce, american cheese, fried green tomato, pickles, secret sauce  
14

## CRISPY CATFISH SANDWICH

Jalapeño-mint aioli, coleslaw, house pickles  
13

## FRIED CHICKEN SANDWICH

Cole slaw, pickles, remoulade  
13

# Mah Ze Dahr

## *Soft Serve*

*Choice of*

### HOUSE-MADE WAFFLE BOWL or BOWL

Vanilla • Chocolate • Swirl (Vanilla & Chocolate)

*Toppings + 0.50*

Bittersweet chocolate sauce, salted saramel sauce, maple-roasted peanuts, toasted oat streusel, oreo pieces, rainbow sprinkles

7

## CHOCOLATE FUDGE BROWNIE 4

## APPLE CRUMBLE PIE 7

Granny smith apples, autumn spices, crumble topping

## HEAVENLY CHEESECAKE 7

Cheesecake, graham cracker crust, vanilla

## SIGNATURE BROWNIE SUNDAE 11

Gluten-free brownie topped with choice of soft serve, bittersweet chocolate sauce and maple-roasted peanuts

## COOKIE DUO 4

*2 Cookies*

Chocolate Chip • Chocolate Explosion • Snickerdoodle

## FRENCH FRIES 4

## CAJUN FRIES 4

## MAC 'N' CHEESE 7

## CRISPY BRUSSELS SPROUTS 5

Orange vinaigrette



## 6. Proximity Report

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	<b>118 N 11th St, Brooklyn, New York, 11249</b>
Geocode	<b>Latitude: 40.72103 longitude: -73.95712</b>
Report Generated On	<b>6/1/2022</b>

8 Closest Liquor Stores		
Name	Address	Distance
CK BROOKLYN LLC Ser #: 1238132	44 BERRY ST STORE #5 AKA 109 N BROOKLYN, NY 11211	166 ft
BEDFORD WINES AND SPIRITS INC Ser #: 1298794	101 BEDFORD AVE BROOKLYN, NY 11211	654 ft
NORTHSIDE DISCOUNT LIQUORS & WINES INC Ser #: 1253914	105 BERRY ST BROOKLYN, NY 11211	797 ft
ALEXANDER WINES INC Ser #: 1225806	132 KENT AVE 6TH & 7TH ST BROOKLYN, NY 11249	1,212 ft
EIGHT & DRIGGS INC Ser #: 1181574	197 N 8TH ST BROOKLYN, NY 11211	1,300 ft
HEYIN LLC Ser #: 1296565	211 N 11TH ST BROOKLYN, NY 11211	1,348 ft
NORMAN SAKE LLC Ser #: 1337614	29 NORMAN AVE UNIT 100 BROOKLYN, NY 11222	1,383 ft
PIER WINES CORP Ser #: 1263815	164 KENT AVE BROOKLYN, NY 11249	1,859 ft

Schools within 500 feet		
Name	Address	Distance
No Schools within 500 feet		

Churches within 500 feet		
Name		Distance
Fast Ashley's Studio		216 ft
Truth and Soul		283 ft

Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance

### Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
BROOKLYN CRAFT INC Ser #: 1194458	108 BEDFORD AVE AKA145 153N11S N. 11TH /N. 12TH STREETS BROOKLYN, NY 11211	590 ft
KETTLE PIE INC Ser #: 1255367	124 BEDFORD AVE BROOKLYN, NY 11211	626 ft
TURKEYS NEST INC,THE Ser #: 1012031	94 BEDFORD AVE BROOKLYN, NY 11249	654 ft
ETA 125 CORP Ser #: 1340581	125 BEDFORD AVE BROOKLYN, NY 11211	664 ft
BERRY GOLF CLUB LLC Ser #: 1317356	8 BERRY ST ENTIRE 4TH FLOOR BROOKLYN, NY 11249	704 ft
DAVIS AND DEVORE GROUP LLC Ser #: 1284631	96 BERRY ST BROOKLYN, NY 11249	714 ft



## 7. Security Plan



Swingers, 143 29<sup>th</sup> Street, 7th Floor, New York NY 10001

## **SECURITY PLAN**

A preliminary security access control plan has been developed to demonstrate the business's approach. This approach is designed to ensure that guest safety and community relationships are at the forefront of the operational focus and are safeguarded at all times.

Security must be considered a critical component of the daily operations. The success of any facility's operations can, in part be attributed to the detailed process of developing a professional, yet simple and effective plan that can be followed by staff and guests alike. Among the goals of this security plan is the overall safety of guests, residents and staff, as well as neighbours. This security and access control plan also ensures the efficient movement of guests off public streets and into the property in a safe manner. It also ensures the direction and control of guests' vehicle arrival to mitigate traffic congestion. Finally this plan allows for the controlled, safe movement of guests within the facility and the controlled, safe egress of guests exiting the facility.

Currently, the security plan is in the preliminary phase and will be updated and finalized after construction is completed and a complete and thorough site survey can be accomplished. To optimise the security plan, it is essential to view the facility in its final form which will present a better understanding of customer flow that cannot be established fully by just a review of the floor plan. Upon completion of the construction phase a senior company representative will meet with the relevant interested parties to review any changes to the facility and will then finalize the security plan. After finalization of the security plan, training of staff across the in-house golf areas, bar and restaurant spaces will commence.

### **Security Personnel**

The business works with a highly reputable security firm called Allstar Security. The business works together with Allstar to select Security Officers who have a proactive

approach to identifying and preventing issues before they develop. They will have excellent communications skills, which is the key to effectively dealing with members of the public, guests and staff.

All members of the security staff will be registered with the New York State Division of Criminal Justice Services and possess a valid New York State Security Guard License in compliance with the New York State Security Guard Act of 1992. Prerequisites for licensing approval requires that the following courses be completed as mandated by New York State law: NYS 8 Hour Pre-Assignment and NYS 16 Hour OJT provided by a licensed training school. In order to maintain their security license each Security Officer must complete a NYS 8 Hour Annual In-Service Training course each year.

Additionally, site specific training geared to the specific needs of the facility will be provided to the security staff which is to include; guest admission / egress procedures and familiarization with venue standard operating procedures. Training in emergency response and evacuation procedures based on the facility's emergency fire and evacuation plan will be provided by the facilities FSD (Fire Safety Director). All members of the security staff will also possess FDNY F03 (Place of Assembly Certification) to aid and assist the Venue Fire Safety Director (FSD) in the event of a fire or other emergency.

A core team of security staff will be developed and retained to allow them the ability to be familiar with all aspects of the facility's operations. A core team working together on a regular basis will allow them to become familiar with each other's capabilities and ensure they perform their duties in a consistent manner.

### **Security Officer Attire**

All Security Officers will be attired in the same manner that will easily identify them as security staff. This will include a waste coat with the "security" tag or emblem on the left breast pocket or lapel. The ability for guests, staff and members of the public to be able to visually identify Security Officers by their attire is important to create a sense of comfort and safety. Uniformed attire which clearly highlights their presence also assists the security staff in the performance of their duties and acts as an incident deterrence.

### **Verification of age to allow liquor purchase / consumption**

All security staff responsible for verifying identification necessary to purchase and consume alcoholic beverages will be aware of the NYS laws regarding the type of identification approved to purchase and consume. As an added precaution against underage consumption of alcohol, and to reduce the risks associated with serving alcohol, all staff will be required to complete the 3hr on-premises ATAP (alcohol training awareness program) approved NYS TIPS training.

New York State law (Alcoholic Beverage Control Law Section 65-b(2)(b)) specifies the types of documents that are acceptable proof of age for the purpose of purchasing alcohol in New York State. They are: a valid driver's license or non-driver identification card issued by the Commissioner of Motor Vehicles, the Federal Government, a State Government, Commonwealth, Possession or Territory of the

United States or a Provincial Government of Canada; or a valid U.S. passport, or valid passport of any other country; or a valid military ID from a branch of the U.S. Military. New York City issued Identification Cards are not valid a form of age identification. The use of I.D. scanning machines will also be used to verify the validity of identification where required. While they do not confirm that the person presenting the identification is indeed the owner, these machines do verify the validity of the identification and therefore assists in preventing the use of fake identification. Visual confirmation of the individual present in the identification and the photo / description will always be compared. A hard copy of the I.D Checking Guide (obtainable from the Drivers License Guide Company [www.idcheckingguide.com](http://www.idcheckingguide.com)) will be kept on site at the point of entry where identification is being check to assist in verification of legitimate identification.

### **Communications**

Each member of the security staff and facility managers will be provided with a portable radio to allow them to clearly communicate general information and request assistance in an emergency. All radios will be equipped with microphone / ear pieces (surveillance rigs) so that communications between staff are kept confidential and not broadcast to those in the immediate proximity.

One (1) security staff member (usually assigned to an entry or exterior post) will always be assigned to "monitor" radio communications. This staff member will have both a mobile device as well as access to a land line to have the ability to contact emergency services (911) if assistance is needed.

### **Bartenders and Servers**

Each bartender and server will be trained (with the training documented) to identify patrons who are visibly becoming intoxicated, or becoming loud and obnoxious. They will also be trained in basic non-confrontational methods to reduce, or to cut such people off from further drinking (TIPS/ATAP). Condoning the continued presence of visibly intoxicated persons, or turning them loose to drive on the streets is a likely recipe for disaster. Training for these personnel (which is available from several organizations such as TAM - Techniques for Alcohol Management, or TIPS - Training on Intervention Techniques) is available in various forms including on site as well as online training.

### **Closed Circuit Television (CCTV) system**

The installation of a CCTV system is an effective manner in which to deter unwanted or criminal activity and also maintain a visual record of activities on the premises. A professionally installed and maintained system providing coverage of all entrances, exits, bars, cash rooms, offices storage areas and public spaces will be installed. CCTV images will be constantly monitored and recorded. Recordings will be kept for a minimum of 30 days. The quality of the recordings will be regularly checked, ensuring that the images are clear and that the date and time stamps are accurate. Sufficient staff will be trained on the use of the CCTV system to allow it to be continually monitored during regular operations.

## **NYPD Liaison and Communication**

The business will partner with the New York City Police Department, 90<sup>th</sup> Precinct, 211 Union Avenue (718 963 5311) to keep them aware of operations at the facility. This will assist in maintaining the open lines of communication necessary to conduct business and coordinate with other events that may be taking place in the community to avoid conflicts in schedules.

## **Access Control North 11<sup>th</sup> Street Entrance**

The main entrance is located on North 11th Street and will be utilized for guests accessing the golf areas, bar and restaurant spaces. Guests, once they enter the venue, will be directed to the appropriate destination (reception / golf areas / bar / restaurant). Security personnel will be assigned to the primary entry points to each space in order to monitor the number of guests entering and exiting. This will ensure compliance with each area's occupancy totals. Should entrance to the venue be delayed guests will be instructed to form a line within the interior of the premises.

There will be no queuing on the sidewalk as the entrance has significant space at the reception area to allow for an orderly queuing area, should additional be required. Due to the nature of the venue queuing is rarely a feature of the operations as guests predominantly pre book a tee off time. This means there is a steady influx and egress of guests rather than any one rush at a specific time. A six (6) foot wide egress path will be established and maintained in the lobby at any times so any guests or staff entering or exiting the facility will have a clearly defined and unobstructed entry or egress access.

## **Staffing Levels**

Security staffing levels will be determined and adjusted by anticipated guest attendance amounts and various other factors unique to the facility based on its programming and hours of operation and customer flow. After evaluating all such factors, security staffing levels will be determined.

A minimum staffing level of two (2) Security Officers and one (1) Security Supervisor will be in place for all programming beyond the standard venue staffing to assist with guest movement. Additional security staffing will be based on a one hundred (100) guests to one (1) Event Security Officer ratio. Security Supervisors will be provided at the ratio of one (1) Security Supervisor to six (6) Security Officers on duty to provide maximum supervisory oversight and assistance when programming requires additional staffing.



### **Community accessibility**

To provide immediate assistance to members of the community to answer questions and resolve any issues, a dedicated email account / phone number will be maintained to inform individuals who require information or immediate access to venue management. Additionally, as an extra effort to be aware of community concerns and participate in community wide efforts, a member of venue management will regularly attend Community Council meetings.

An on-duty member of the Venue Management and/or Security Supervisor will always be assigned to monitor the email / calls to immediately contact and respond to any issues brought to their attention in an effort to rectify and resolve them in a timely manner. A log book of all email / calls will be maintained to include the nature of the issue, date and time received and what action was taken to resolve the issue. The log book will be reviewed on a weekly basis to determine if any entries create a pattern for any issues that can then be addressed and rectified on a permanent basis.

### **Best Practices - NYPD Guide**

In 2011, the NYPD in conjunction with the New York Nightlife Association issued a document titled "Best Practices for Nightlife Establishments". A copy of this publication and a copy of the ID Checking Guide are attached for the sake of completeness.

### **Contact details**

For further information about any aspect of this initial plan please contact Adrees Ali, SVP of Operations on [adrees@competitivesocialising.com](mailto:adrees@competitivesocialising.com)

## 8. Letter from Acoustician

02 June 2022

Ref: 220602.L1

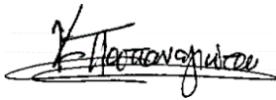
To whom it may concern

### **SWINGERS, 56 BERRY STREET**

KP Acoustics has been engaged by Swingers to work with them at 56 Berry Street to ensure that their operation will not cause any noise disturbance to those outside the premises.

We have worked on all of Swingers projects, four up to date, and used a variety of acoustic mitigation strategies that have all been very successful. To our knowledge, there have never been any complaints from other residents, tenants or others about noise issues, further to our proposed noise control strategies been adopted.

Having studied this specific site, we are fully confident that once again there will be no noise issues and Swingers tenanting this space should not be a concern to the community from a noise perspective.



**Kyriakos Papanagiotou**  
Director & Founder  
KP Acoustics Group



292 N8 GROUND LESSEE LLC AND  
PENNY MANAGER NORTH 8<sup>TH</sup> STREET LLC  
292 N 8<sup>TH</sup> STREET  
BROOKLYN, NEW YORK 11211

**RESTAURANT ON-PREMISES  
LIQUOR LICENSE APPLICATION**

Questionnaire

1. Photographs
2. Diagram
3. Proposed menu
4. Google Map/OASIS Map
5. Emails to Community Groups/Letter and Email to NYPD/Petition Form
6. 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](mailto:bk01@cb.nyc.gov)

Website: [www.nyc.gov/brooklyn1](http://www.nyc.gov/brooklyn1)



Applicant: \_\_\_\_\_

Location: \_\_\_\_\_

Date Submitted:    /    /

-----

↓ 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

<b>APPLICANT</b> 292 N8 Ground Lessee LLC and Penny Manager North 8th Street LLC		<b>DOING BUSINESS AS (DBA)</b>  TBD	
<b>STREET ADDRESS</b> 292 North 8th Street  (Please attach your map)		<b>CROSS STREETS</b> Meeker Avenue and Havemeyer Street	
<b>OWNER</b>	<b>NAME:</b> Andrew Zabler	<b>LAWYER</b>	<b>NAME:</b> Bernstein Redo & Savitsky LLC
	<b>PHONE:</b> 646-307-9601		<b>PHONE:</b> 212-651-3100
	<b>FAX:</b>		<b>FAX:</b>
<b>MANAGER</b>	<b>NAME:</b> James Bryant	<b>LANDLORD</b>	<b>NAME:</b> 292 N8 Owner LLC
	<b>PHONE:</b> 917-449-8342		<b>PHONE:</b> +44 (0) 20 3167 6110
	<b>EMAIL:</b> jbryant@penny-hotel.com		<b>FAX:</b>

Emergency contact for when the establishment is operating:

Name: James Bryant

Relationship to establishment: General Manager

Contact Number: 917-449-8342

<b>ADDITIONAL OWNER(S)</b>  (Please attach additional pages if needed)	<b>NAME:</b>
	<b>PHONE:</b>
	<b>FAX:</b>

## DESCRIPTION OF BUSINESS

Please describe the nature of your proposed venue:

Restaurant

### LICENSE TYPE

- Restaurant Wine & Beer   
  On-Premises Liquor   
  Eating Place Beer   
  Hotel Beer   
  Club Beer  
 Cabaret Liquor   
  Club Wine & Beer   
  Tavern Wine   
  Catering Establishment  
 Hotel Wine & Beer   
 Other (explain) \_\_\_\_\_

### APPLICATION TYPE

(check one)

**New**

Has applicant owned or managed a similar business?

YES

NO

What was the name of former premises?

See attached rider

Existing name?

What was the address of the former premises?

What were the dates the applicant was involved with this former premise?

**Transfer**

What is the prior license #?

What is the expiration date on the prior license?

Are you making any alterations or operational changes?

YES

NO

*If alterations or operational changes are being made, please attach the plans to this form.*

**Alteration**

What is the current license #?

What is the expiration date on the current license?

*Please describe the nature of the alterations and attach the plans*

### NYPD & COMMUNITY BOARD RECORDS

### APPROVED DOB APPLICATION

**Letters**

*Please provide letters from the NYPD and the respective Community Board about prior history of the proposed location and any other establishments that the applicant has operated.*

Letter and email to NYPD 94th Precinct

*Please provide copy of the Department of Buildings approved application.*

Is the 500 Foot Rule Triggered?  
(on provided map) Show all establishments on your map.

YES

NO

DATE OF SLA MEETING:

Is the 200 Foot Rule Triggered?  
(on your map)

YES

NO

ATTACH YOUR MAP \*There is a church within 200', but it includes other non-church related use.

Are your plans filed with DOB?  
(include copy of plan)

YES

NO

ATTACH COPY OF PLAN

Is a Public Assembly permit required?

YES

NO

ATTACH PERMIT INFORMATION Pending

Rider to SLA Questionnaire Page 3 – other licenses:

1170 Broadway Tenant LLC  
NoMad Hotel  
1170 Broadway  
New York, NY 10001  
3/2012 – 9/2021

23 Lexington Tenant LLC  
The Freehand New York  
23 Lexington Avenue  
New York, New York 10010  
12/2017 – 10/2019

1186 Broadway Tenant LLC  
Ace Hotel  
1186 Broadway  
New York, NY 10001  
5/2009 – 8/2012



## OPERATIONAL ISSUES

HOURS		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
<b>REMINDER:</b> Hours for sidewalk cafés are per the NYC DCA guidelines unless stipulated differently.	<b>Operation</b>	7AM-2AM	7AM-2AM	7AM-2AM	7AM-2AM	7AM-2AM	7AM-2AM	7AM-2AM
	<b>Music</b>	7AM-2AM	7AM-2AM	7AM-2AM	7AM-2AM	7AM-2AM	7AM-2AM	7AM-2AM
	<b>Kitchen</b>	7AM-2AM	7AM-2AM	7AM-2AM	7AM-2AM	7AM-2AM	7AM-2AM	7AM-2AM
	<b>Outdoor Space</b>	8AM-11PM	8AM-11PM	8AM-11PM	8AM-11PM	8AM-1AM	8AM-1AM	8AM-11PM

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
	264	175	39	5	0	2	16	76	14

Will you be applying or do you intend to apply for a cabaret license?	YES	<input checked="" type="radio"/> NO	
Will you be hosting private parties and promotional events?	<input checked="" type="radio"/> YES	NO	
Will outside promoters be used?	YES	<input checked="" type="radio"/> NO	
Will State certified security personnel(s) be used?	<input checked="" type="radio"/> YES	NO	
Will New York Nightlife Association/NYPD recommendations be followed?	YES	<input checked="" type="radio"/> NO	
Will you be using delivery bicycles?	YES	<input checked="" type="radio"/> NO	
Will applicant have music?	<input checked="" type="radio"/> YES	NO	
If you plan to have music, what type(s)?	<input checked="" type="radio"/> BACKGROUND *	<input checked="" type="radio"/> LIVE MUSIC *	<input checked="" type="radio"/> DJ *
Attach your security plan. Who implements it (explain)	There will be 24 hour security in the building with 2 guards at all times and CCTV of entire building *indoors only		

## 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.	<input checked="" type="radio"/> 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)	<input checked="" type="radio"/> 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?	<input checked="" type="radio"/> 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	<input checked="" type="radio"/> N/A
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.	<input checked="" type="radio"/> 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?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	N/A	ground floor courtyard
Do you agree to no smoking in outdoor space?	YES	<input checked="" type="radio"/> NO	N/A	As permitted by law
The rear yard, rooftop, and any outdoor space will be closed and vacated by 1 AM on Friday & Saturday and 11 PM on all other days.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	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	<input checked="" type="radio"/> NO	N/A	
The rear yard, rooftop, and any other outdoor space will not allow standing space for patrons to drink or smoke.	YES	<input checked="" type="radio"/> NO	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.).	<input checked="" type="radio"/> YES	<input type="radio"/> NO	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.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	N/A	STIPULATIONS
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors? (ambient lighting)	<input checked="" type="radio"/> YES	<input type="radio"/> NO	N/A	STIPULATIONS

**LOCATION & ZONING**

Primary Zoning District:	M1-2/R6	Overlay (If Applicable):	
--------------------------	---------	--------------------------	--

Anti harassment Zone:			
-----------------------	--	--	--

Does the building have a Certificate of Occupancy ("C of O")? <i>(Please attach copy)</i>	YES	<input checked="" type="radio"/> NO	ATTACH COPY WITH APPLICATION pending
--	-----	-------------------------------------	--------------------------------------

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	NO	ATTACH COPY WITH APPLICATION occupancy will be permitted
--	--------------------------------------	----	--

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 type="radio"/> Commercial <input checked="" type="radio"/> Mixed Use <input type="radio"/> Other, describe: _____
--------------------	---

<b>NOTIFICATION:</b> What organizations / community groups, if any, have you notified regarding your application?	# 1	North Brooklyn Neighbors
	# 2	Peoples Firehouse
	# 3	
	# 4	

***Brooklyn Community Board No. 1 reserves its right to deny any application that negatively impacts the neighborhood and quality of life.***

**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.
- 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 them 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.

**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.

<b>SIGN HERE</b> →	<i>Donald M. Bernstein</i> SIGNATURE OF APPLICANT OR ATTORNEY	Donald M. Bernstein Print Name	5 /18/22 DATE
--------------------	---	-----------------------------------	------------------

**NOTARY**  
 Sworn to before me on this \_\_\_\_\_ of \_\_\_\_\_ year \_\_\_\_\_

Notary Signature/Stamp

**BROOKLYN CB#1 REPRESENTATIVES**

Committee Chair Print/Date	Committee Member Print/Date	Committee Member Print/Date
-------------------------------	--------------------------------	--------------------------------

## 1. PHOTOGRAPHS









## 2. DIAGRAM



**Outside**  
 Tables: 11 (low)  
 Seats: 32 (lounge)

**Inside**  
 Tables: 11  
 Seats: 40  
 Plus 8 low tables with 22 lounge seats

292 N8 Ground Lessee LLC and Penny Manager North 8th Street LLC  
 292 N 8th Street - Roof  
 Brooklyn, NY 11211

### **3. PROPOSED MENU**

## SNACKS

CRUDITE 6  
MARINATED OLIVES 5  
MIXED NUTS 5  
FRIED ARTICHOKE 8  
TRUFFLED DEVILED EGGS 6  
CHICKEN LIVER TOAST 10  
WAGYU STEAK TARTAR 12

## SMALL PLATES

**BABY LETTUCES** RICOTTA SALATA, MELONS, TAHINI DRESSING 16  
**BURRATA** PROSCIUTTO, FIGS, ARUGULA, AGED BALSAMIC 19  
**KUMAMOTO OYSTERS** 6 OYSTERS, APPLE MIGNONETTE 20  
**BLACK BASS CEVICHE** CORRIANDER, CHILIES, LIME & DELFINO CILANTRO 19  
**TUNA TARTAR** TOMATO VINAIGRETTE, PICKLED FRESNOS, WHITE SOY & MINT 18  
**CRISPY PIG EARS** LEMON, CAPERS & ANCHOVIES 18  
**PORK RILLETES** HOUSE MADE PICKLES, MUSTARD & GRILLED BREAD 20  
**GRILLED CHEESE** CABOT CLOTH CHEDDAR, RED ONION MARMALADE, MUSTARD SEED 14

## LARGE PLATES

**DRY AGED BURGER** RED ONION JAM, WHITE CHEDDAR, LETTUCE & SPECIAL SAUCE 19  
**FRIED CHICKEN** GINGER & THAI CHILE MARINATED, VADOUVAN & LIME AIOLI 18  
**PAPPERDELLE** LAMB RAGU, ANCHOVY GARLIC & RAMPS 24  
**RICOTTA GNUDI** BROWN BUTTER & SAGE 22  
**SKATE WING** BROWN BUTTER, ALMOND & CAPERS 33  
**ARTIC CHAR** BEETS, LARDONS, SMOKED RED ONION & SHEEPSMILK YOGURT 34  
**ST CANUT PORK SHOULDER** ENGLISH PEAS, BABY LEEKS & MUSTARD 36  
**SKIRT STEAK** SWEET POTATOES, CIPOLLINI ONIONS & BERNAISE SAUCE 32

## SIDES

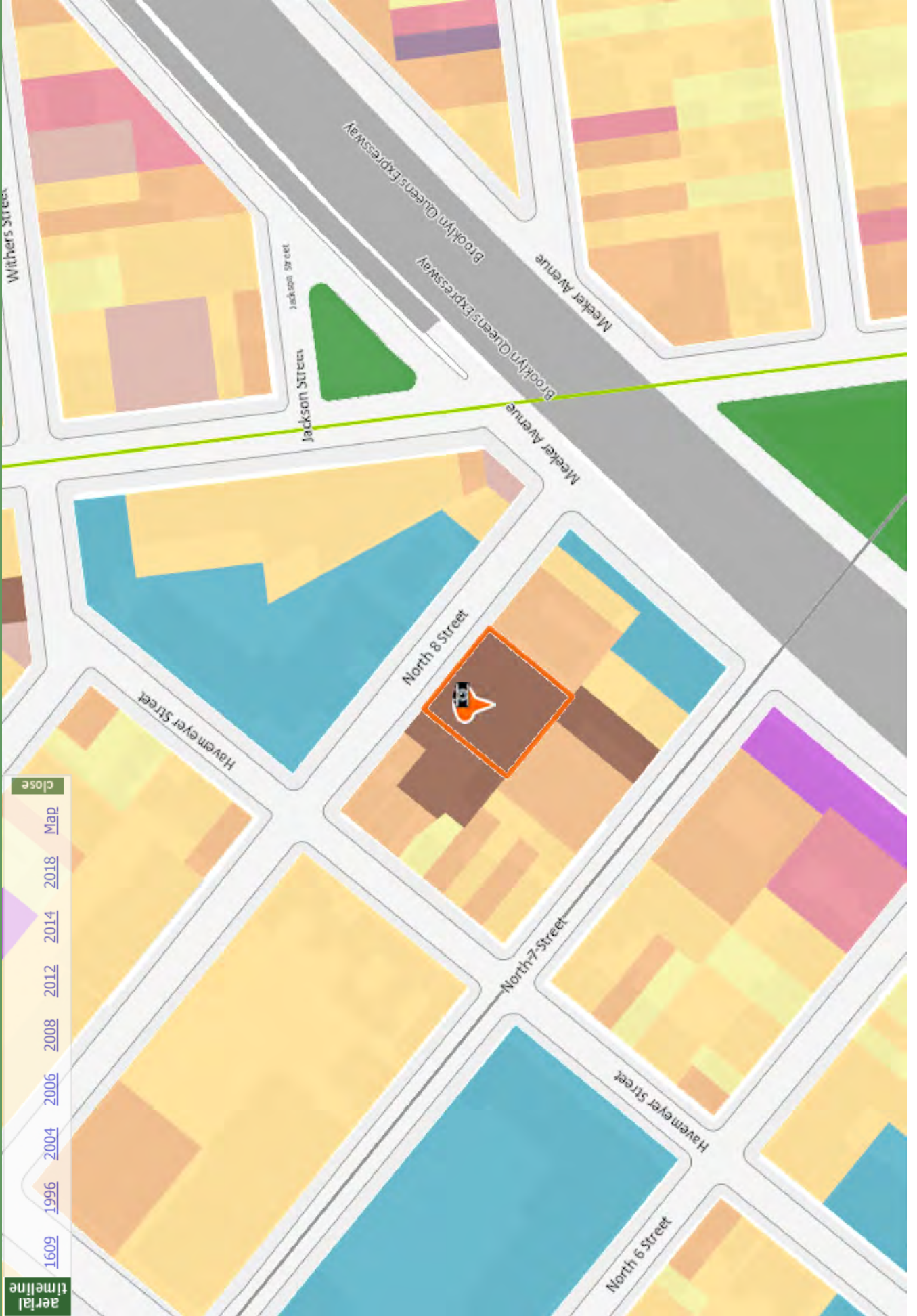
**ROASTED CAULIFLOWER** CHEDDAR MORNAY, MISO & PARSLEY 11  
**WHIPPED POTATOES** BACON, GRUYERE, & CHIVES 11  
**FRENCH FRIES** LEMON & HERBS 11  
**BROCCILINI** CHILI & PARMASEAN 11  
**BRUSSEL SPROUTS** ROASTED, MUSTARD, & BROWN BUTTER 11

#### **4. GOOGLE MAP/OASIS MAP**



aerial timeline

1609 1996 2004 2006 2008 2012 2014 2018 [Map](#) [Close](#)



**5. EMAILS TO COMMUNITY GROUPS/ LETTER AND EMAIL TO NYPD 94<sup>TH</sup>  
PRECINCT/PETITION FORM**



## Martha Redo

---

**From:** Martha Redo  
**Sent:** Monday, May 16, 2022 5:17 PM  
**To:** 'contact@northbrooklynneighbors.org'  
**Subject:** New Liquor License Applications - 292 N 8th Street

Good afternoon,

We represent 292 N8 Ground Lessee LLC and Penny Manager North 8<sup>th</sup> Street LLC which will be filing with the New York State Liquor Authority ("SLA") for both a Hotel Liquor License and an On-Premises Liquor License for a restaurant located within the hotel.

The premises is located at 292 North 8<sup>th</sup> Street between Meeker Avenue and Havemeyer Street.

The hotel will be 5 floors with approximately 119 guest rooms and will include a ground floor courtyard. The hotel will be open 24 hours daily with the ground floor courtyard open from 8AM-8PM daily. The ground floor courtyard will have seating for 70.

The restaurant will be located on the roof of the hotel and will be an interior space with two (2) outdoor terraces. The interior of the restaurant will be open from 7AM-2AM daily, with the outdoor terraces open from 8AM-11PM Sunday through Thursday and 8AM-1AM Friday and Saturday. The interior of the restaurant will have seats for approximately 45, including some lounge-style seats. The outdoor terraces will have seats for 40 with additional lounge-style seats for approximately 36.

The hotel and the restaurant will have recorded background music as well as live ambient music, which may include a live DJ and solo performers, such as a guitar or piano.

If you have any questions or want additional information, please contact our office at 212-651-3100 or at [martha@brpclaw.com](mailto:martha@brpclaw.com).

Thank you.

**Martha M. Redo**  
**BERNSTEIN REDO & SAVITSKY P.C.**  
1177 Avenue of the Americas, 5<sup>th</sup> floor  
New York, NY 10036  
Tel. 212.651.3100  
[martha@brpclaw.com](mailto:martha@brpclaw.com) | [www.brpclaw.com](http://www.brpclaw.com)

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Internal Revenue Service regulations require that certain types of written advice include a disclaimer. To the extent the preceding message contains advice relating to a Federal tax issue, unless expressly stated otherwise the advice is not intended or written to be

## Martha Redo

---

**From:** Martha Redo  
**Sent:** Monday, May 16, 2022 5:17 PM  
**To:** 'pfi\_74@hotmail.com'  
**Subject:** New Liquor Licenses - 292 N 8th Street

Good afternoon,

We represent 292 N8 Ground Lessee LLC and Penny Manager North 8<sup>th</sup> Street LLC which will be filing with the New York State Liquor Authority ("SLA") for both a Hotel Liquor License and an On-Premises Liquor License for a restaurant located within the hotel.

The premises is located at 292 North 8<sup>th</sup> Street between Meeker Avenue and Havemeyer Street.

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If you have any questions or want additional information, please contact our office at 212-651-3100 or at [martha@brpclaw.com](mailto:martha@brpclaw.com).

Thank you.

**Martha M. Redo**  
**BERNSTEIN REDO & SAVITSKY P.C.**  
1177 Avenue of the Americas, 5<sup>th</sup> floor  
New York, NY 10036  
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[martha@brpclaw.com](mailto:martha@brpclaw.com) | [www.brpclaw.com](http://www.brpclaw.com)

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

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

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

May 11, 2022

**VIA REGULAR MAIL and**

**EMAIL:** [GABRIELA.ALMONTE@nypd.org](mailto:GABRIELA.ALMONTE@nypd.org)  
[CHRISTOPHE.SPIZUCO@nypd.org](mailto:CHRISTOPHE.SPIZUCO@nypd.org)

New York City Police Department  
94<sup>th</sup> Precinct  
100 Meserole Avenue  
Brooklyn, NY 11222

Attn: Police Officer Gabriela Almonte and Police Officer Christopher Spizuco

Re: 292 N 8<sup>th</sup> Street  
Brooklyn, New York 11211  
Hotel Liquor License Application and  
Restaurant On-Premises Liquor License  
Location History Request by Brooklyn Community Board 1

Dear Officers Almonte and Spizuco:

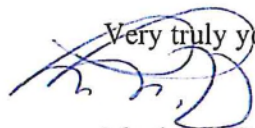
This firm represents 292 N8 Ground Lessee LLC and Penny Manager North 8<sup>th</sup> Street LLC, which entities jointly will be filing applications with the New York State Liquor Authority for a Hotel Liquor License and for a separate restaurant On-Premises Liquor License at the premises located at 292 N 8<sup>th</sup> Street ("Premises").

In connection therewith, we notified Brooklyn Community Board No. 1 ("CB1") of our intent to make such applications.

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](mailto:martha@brpclaw.com).

Very truly yours,



Martha M. Redo

**Martha Redo**

---

**From:** Martha Redo  
**Sent:** Wednesday, May 11, 2022 12:46 PM  
**To:** 'GABRIELA.ALMONTE@nypd.org'; 'CHRISTOPHE.SPIZUCO@nypd.org'  
**Subject:** Brooklyn Community Board 1 - Liquor License Applications 292 N 8th Street  
**Attachments:** Letter to NYPD Precinct 94 (292 N 8th Street) 5.11.2022.pdf

Officers Almonte and Spizuco,

As required by Community Board 1, please see the attached letter in connection with applications for a Hotel Liquor License and a Restaurant On-Premises Liquor License at 292 N 8<sup>th</sup> Street, Brooklyn 11211. The original is being sent by regular mail.

Thank you.

**Martha M. Redo**  
**BERNSTEIN REDO & SAVITSKY P.C.**  
1177 Avenue of the Americas, 5<sup>th</sup> floor  
New York, NY 10036  
Tel. 212.651.3100  
[martha@brpclaw.com](mailto:martha@brpclaw.com) | [www.brpclaw.com](http://www.brpclaw.com)

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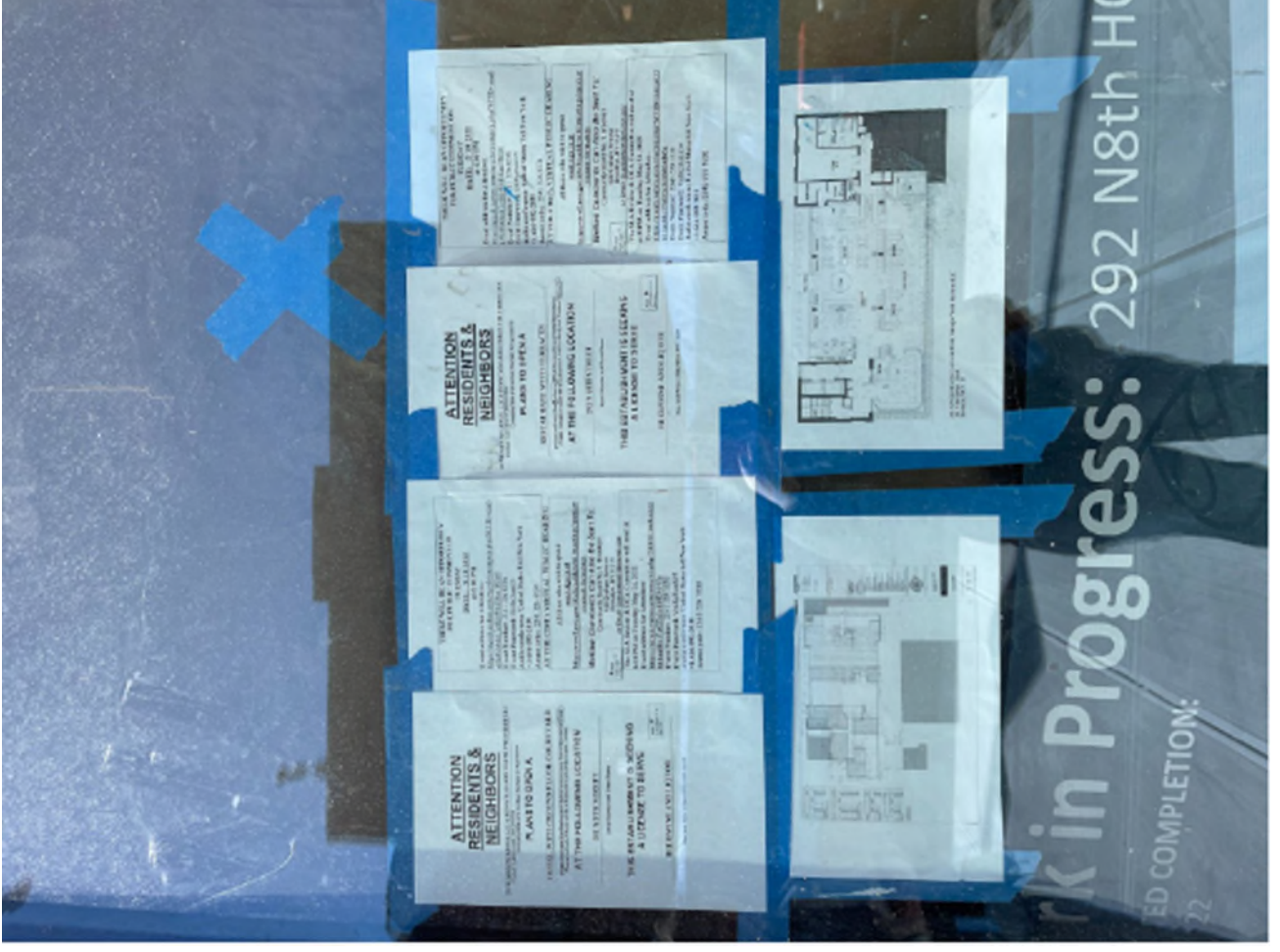
=====





## **6. NOTICE POSTING**





## Martha Redo

---

**From:** Adam Bussell <abussell@SydellGroup.com>  
**Sent:** Friday, April 29, 2022 2:37 PM  
**To:** Martha Redo  
**Cc:** Donald Bernstein; Kelly Connelly  
**Subject:** RE: 292 N 8th Street - Community Board 1  
**Attachments:** 292 N 8th Street - Community Board Pictures.pdf

Hi Martha –

Thank you for this info. Here are pictures of the notices on the building. We will virtually attend the May 10<sup>th</sup> meeting. We will wait next steps on the questionnaire.

**Adam Bussell**

*Senior Vice President, Operations*

**O:** (305) 239-8761 | **M:** (310) 930-3227

SYDELL GROUP

---

- DATE: \_\_\_\_\_
1. P.H. Opening Call
  2. Bd meeting Roll call
  3. Approval of Agenda 6-7-22
  4. \_\_\_\_\_
  5. \_\_\_\_\_

NAME	ROLL CALL 1ST	ROLL CALL 2ND	ROLL CALL 3RD	ROLL CALL 4TH	ROLL CALL 5TH
GINA ARGENTO	/	/	/		
BOGDAN BACHOROWSKI	/	/	/		
LISA BAMONTE					
GINA BARROS	/	/	/		
ERIC BRUZAITIS	/	/	/		
THOMAS J. BURROWS	/	/	/		
IRIS CABRERA		/	/		
PHILIP CAPONEGRO	/	/	/		
FRANK P. CARBONE	/	/	/		
STEPHEN CHESLER	/	/	/		
MICHAEL CHIRICHELLA					
THERESA CIANCIOTTA					
STEPHANIE CUEVAS					
RONAN DALY					
GIOVANNI D'AMATO	/	/	/		
ERIN DRINKWATER					
ARTHUR DYBANOWSKI	/	/	/		
LLOYD FENG	/	/	/		
JULIA AMANDA FOSTER	/	/	/		
DEALICE FULLER	/	/	/		
CRYSTAL GARCIA	/	/	/		
JOEL GOLDSTEIN		/	/		
JOEL GROSS	/	/	/		
DAVID HEIMLICH	MIC, NOT WORKING				
SABRINA HILPP	/	/	/		
KATIE DENNY HOROWITZ	/	/	/		
SONIA IGLESIAS	/	/	/		
MOISHE INDIG					
ROBERT JEFFERY					
BOZENA KAMINSKI	/	/	/		
CORY KANTIN		/	/		
PAUL KELTERBORN	/	/	/		
WILLIAM KLAGSBALD		/	/		
YOEL LANDAU					
MARIE LEANZA	/	/	/		
YOEL LOW					
TRINA McKEEVER		/	/		
ADAM MEYERS	/	/	/		
SANTE MICELI	/	/	/		
TOBY MOSKOVITS					
RABBI DAVID NIEDERMAN					
KAREN NIEVES					
MARY ODOMIROK	/	/	/		
JANICE PETERSON		/	/		
BELLA SABEL	/	/	/		
ISAAC SOFER					
DEL E. TEAGUE	/	/	/		
WILLIAM VEGA	/	/	/		
MARIA VIERA		/	/		
SIMON WEISER		/	/		
TOTAL:	26	30			
TIME:	6 AM	7:12			



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



*motion made by Petersen  
 letter to B.P. 2<sup>nd</sup> By Vega  
 protocol for people coming on or leaving  
 how people are appointed*

**BOARD MEETING AND PUBLIC HEARING**      DATE: 6/7/22

	YES	NO	ABS		Yes	NO	ABS
GINA ARGENTO	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	KATIE DENNY HOROWITZ	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
BOGDAN BACHOROWSKI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SONIA IGLESIAS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LISA BAMONTE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MOISHE INDIG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GINA BARROS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ROBERT JEFFERY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ERIC BRUZAITIS	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	BOZENA KAMINSKI	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
THOMAS J. BURROWS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	CORY KANTIN	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
IRIS CABRERA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PAUL KELTERBORN	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
PHILIP CAPONEGRO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WILLIAM KLAGSBALD	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
FRANK CARBONE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YOEL LANDAU	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STEPHEN CHESLER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARIE LEANZA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MICHAEL CHIRICHELLA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YOEL LOW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
THERESA CIANCIOTTA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TRINA McKEEVER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STEPHANIE CUEVAS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ADAM MEYERS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RONAN DALY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SANTE MICELI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GIOVANNI D'AMATO	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	TOBY MOSKOVITS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ERIN DRINKWATER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	RABBI DAVID NIEDERMAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ARTHUR DYBANOWSKI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	KAREN NIEVES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LLOYD FENG	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARY ODOMIROK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JULIA AMANDA FOSTER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	JANICE PETERSON	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DEALICE FULLER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BELLA SABEL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CRYSTAL GARCIA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ISAAC SOFER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOEL GOLDSTEIN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DEL TEAGUE	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
JOEL GROSS	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	WILLIAM VEGA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DAVID HEIMLICH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARIA VIERA	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SABRINA HILPP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SIMON WEISER	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Time: \_\_\_\_\_ Tally: 20 YES 3 NO 9 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](mailto:bk01@cb.nyc.gov)  
 Website: [www.nyc.gov/brooklynbc1](http://www.nyc.gov/brooklynbc1)



*Promotion of Shawn Pulgarin  
 to Adm with an increase  
 of 3000.00 6-7-22*

**BOARD MEETING AND PUBLIC HEARING** DATE: *9/1 pm*

	YES	NO	ABS		Yes	NO	ABS
GINA ARGENTO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	KATIE DENNY HOROWITZ	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BOGDAN BACHOROWSKI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SONIA IGLESIAS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LISA BAMONTE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MOISHE INDIG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GINA BARROS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ROBERT JEFFERY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ERIC BRUZAITIS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BOZENA KAMINSKI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
THOMAS J. BURROWS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	CORY KANTIN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
IRIS CABRERA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PAUL KELTERBORN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PHILIP CAPONEGRO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WILLIAM KLAGSBALD	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FRANK CARBONE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YOEL LANDAU	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STEPHEN CHESLER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARIE LEANZA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MICHAEL CHIRICHELLA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YOEL LOW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
THERESA CIANCIOTTA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TRINA McKEEVER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STEPHANIE CUEVAS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ADAM MEYERS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RONAN DALY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SANTE MICELI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GIOVANNI D'AMATO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TOBY MOSKOVITS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ERIN DRINKWATER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	RABBI DAVID NIEDERMAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ARTHUR DYBANOWSKI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	KAREN NIEVES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LLOYD FENG	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARY ODOMIROK	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JULIA AMANDA FOSTER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	JANICE PETERSON	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DEALICE FULLER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BELLA SABEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CRYSTAL GARCIA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ISAAC SOFER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOEL GOLDSTEIN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DEL TEAGUE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOEL GROSS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WILLIAM VEGA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DAVID HEIMLICH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARIA VIERA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SABRINA HILPP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SIMON WEISER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Time: \_\_\_\_\_ Tally: 29 YES 0 NO 0 ABS \_\_\_\_\_ RECUSAL



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*motion to accept the  
 SLA Committee report  
 as written*

**BOARD MEETING AND PUBLIC HEARING**      DATE: *6/7/22*

	YES	NO	ABS		Yes	NO	ABS
GINA ARGENTO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	KATIE DENNY HOROWITZ	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BOGDAN BACHOROWSKI	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SONIA IGLESIAS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LISA BAMONTE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MOISHE INDIG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GINA BARROS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ROBERT JEFFERY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ERIC BRUZAITIS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BOZENA KAMINSKI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
THOMAS J. BURROWS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	CORY KANTIN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
IRIS CABRERA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PAUL KELTERBORN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PHILIP CAPONEGRO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WILLIAM KLAGSBALD	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FRANK CARBONE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YOEL LANDAU	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STEPHEN CHESLER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARIE LEANZA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MICHAEL CHIRICHELLA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YOEL LOW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
THERESA CIANCIOTTA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TRINA McKEEVER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STEPHANIE CUEVAS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ADAM MEYERS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RONAN DALY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SANTE MICELI	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GIOVANNI D'AMATO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TOBY MOSKOVITS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ERIN DRINKWATER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	RABBI DAVID NIEDERMAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ARTHUR DYBANOWSKI	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	KAREN NIEVES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LLOYD FENG	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARY ODOMIROK	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JULIA AMANDA FOSTER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	JANICE PETERSON	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DEALICE FULLER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BELLA SABEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CRYSTAL GARCIA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ISAAC SOFER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOEL GOLDSTEIN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DEL TEAGUE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOEL GROSS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WILLIAM VEGA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DAVID HEIMLICH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARIA VIERA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SABRINA HILPP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SIMON WEISER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Time: \_\_\_\_\_ Tally: *24* YES *0* NO *1* ABS \_\_\_\_\_ RECUSAL



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*To approve the base  
 renewal for New BK on S52*

**BOARD MEETING AND PUBLIC HEARING**    DATE: 6-7-22

	YES	NO	ABS		Yes	NO	ABS
GINA ARGENTO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	KATIE DENNY HOROWITZ	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BOGDAN BACHOROWSKI	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SONIA IGLESIAS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LISA BAMONTE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MOISHE INDIG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GINA BARROS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ROBERT JEFFERY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ERIC BRUZAITIS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BOZENA KAMINSKI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
THOMAS J. BURROWS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	CORY KANTIN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
IRIS CABRERA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PAUL KELTERBORN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PHILIP CAPONEGRO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WILLIAM KLAGSBALD	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FRANK CARBONE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YOEL LANDAU	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STEPHEN CHESLER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARIE LEANZA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MICHAEL CHIRICHELLA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YOEL LOW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
THERESA CIANCIOTTA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TRINA McKEEVER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STEPHANIE CUEVAS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ADAM MEYERS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RONAN DALY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SANTE MICELI	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GIOVANNI D'AMATO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TOBY MOSKOVITS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ERIN DRINKWATER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	RABBI DAVID NIEDERMAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ARTHUR DYBANOWSKI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	KAREN NIEVES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LLOYD FENG	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARY ODOMIROK	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JULIA AMANDA FOSTER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	JANICE PETERSON	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DEALICE FULLER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BELLA SABEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CRYSTAL GARCIA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ISAAC SOFER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOEL GOLDSTEIN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DEL TEAGUE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOEL GROSS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WILLIAM VEGA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DAVID HEIMLICH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARIA VIERA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SABRINA HILPP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SIMON WEISER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Time: \_\_\_\_\_ Tally: 27 YES    0 NO    0 ABS    \_\_\_\_\_ RECUSAL



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 435 GRAHAM AVENUE - BROOKLYN, NY 11211  
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 Website: [www.nyc.gov/brooklyn1](http://www.nyc.gov/brooklyn1)



*strawinsky opening the bike lane on*

*motion made by Argento  
 2nd By Dybanowski*

**BOARD MEETING AND PUBLIC HEARING**    DATE: 6-7-22

	YES	NO	ABS		Yes	NO	ABS
GINA ARGENTO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	KATIE DENNY HOROWITZ	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BOGDAN BACHOROWSKI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SONIA IGLESIAS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LISA BAMONTE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MOISHE INDIG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GINA BARROS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ROBERT JEFFERY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ERIC BRUZAITIS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BOZENA KAMINSKI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
THOMAS J. BURROWS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	CORY KANTIN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
IRIS CABRERA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PAUL KELTERBORN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PHILIP CAPONEGRO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WILLIAM KLAGSBALD	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FRANK CARBONE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YOEL LANDAU	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STEPHEN CHESLER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARIE LEANZA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MICHAEL CHIRICHELLA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YOEL LOW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
THERESA CIANCIOTTA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TRINA McKEEVER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STEPHANIE CUEVAS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ADAM MEYERS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RONAN DALY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SANTE MICELI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GIOVANNI D'AMATO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TOBY MOSKOVITS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ERIN DRINKWATER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	RABBI DAVID NIEDERMAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ARTHUR DYBANOWSKI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	KAREN NIEVES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LLOYD FENG	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARY ODOMIROK	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JULIA AMANDA FOSTER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	JANICE PETERSON	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DEALICE FULLER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BELLA SABEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CRYSTAL GARCIA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ISAAC SOFER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOEL GOLDSTEIN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DEL TEAGUE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOEL GROSS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WILLIAM VEGA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DAVID HEIMLICH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARIA VIERA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SABRINA HILPP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SIMON WEISER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Time: \_\_\_\_\_ Tally: 29 YES 0 NO 0 ABS \_\_\_\_\_ RECUSAL





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*Amend the city charter RE: Fed WARRANTS*

*Motion made by Chesler 2nd by Argento*

**BOARD MEETING AND PUBLIC HEARING**      DATE: *6-7-22*

	YES	NO	ABS		Yes	NO	ABS
GINA ARGENTO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	KATIE DENNY HOROWITZ	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BOGDAN BACHOROWSKI	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SONIA IGLESIAS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LISA BAMONTE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MOISHE INDIG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GINA BARROS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ROBERT JEFFERY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ERIC BRUZAITIS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BOZENA KAMINSKI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
THOMAS J. BURROWS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	CORY KANTIN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
IRIS CABRERA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PAUL KELTERBORN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PHILIP CAPONEGRO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WILLIAM KLAGSBALD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FRANK CARBONE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YOEL LANDAU	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STEPHEN CHESLER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARIE LEANZA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MICHAEL CHIRICHELLA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YOEL LOW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
THERESA CIANCIOTTA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TRINA McKEEVER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STEPHANIE CUEVAS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ADAM MEYERS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RONAN DALY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SANTE MICELI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GIOVANNI D'AMATO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TOBY MOSKOVITS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ERIN DRINKWATER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	RABBI DAVID NIEDERMAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ARTHUR DYBANOWSKI	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	KAREN NIEVES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LLOYD FENG	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARY ODOMIROK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JULIA AMANDA FOSTER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	JANICE PETERSON	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DEALICE FULLER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BELLA SABEL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CRYSTAL GARCIA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ISAAC SOFER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOEL GOLDSTEIN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DEL TEAGUE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOEL GROSS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WILLIAM VEGA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DAVID HEIMLICH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARIA VIERA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SABRINA HILPP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SIMON WEISER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Time: \_\_\_\_\_ Tally: *28* YES *0* NO *0* ABS \_\_\_\_\_ RECUSAL





# COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

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HON. ANTONIO REYNOSO  
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER  
FIRST VICE-CHAIRMAN

DEALICE FULLER  
CHAIRPERSON

HON. LINCOLN RESTLER  
COUNCILMEMBER, 33rd CD

DEL TEAGUE  
SECOND VICE-CHAIRPERSON

GERALD A. ESPOSITO  
DISTRICT MANAGER

HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

GINA BARROS  
THIRD VICE-CHAIRPERSON

MARIA VIERA  
FINANCIAL SECRETARY

SONIA IGLESIAS  
RECORDING SECRETARY

PHILIP A. CAPONEGRO  
MEMBER-AT-LARGE

June 8, 2022

Chairman Vincent G. Bradley  
NYSLA  
80 S. Swan Street  
Albany, New York 12210-8002

RE: SLA APPLICATIONS

Dear Chairman Bradley:

Kindly be advised that at the regular meeting of Brooklyn Community Board No. 1 held via WEBEX in the evening on June 7, 2022, the board members reviewed the SLA Review & DCA's Committee Report (attached) and the various recommendations made. Below are the actions taken:

1. **LIQUOR LICENSES:**

**NEW:**

1. 13 Femme Fontaine LLC, dba TBD, 245 South 1<sup>st</sup> Street, (New application and Temporary Retail Permit, liquor, wine, beer, cider, bar, tavern) Discussion regarding this location focused on 22 existing licensed establishments within 500' and the public need for an additional establishment. There was a pre-existing bar at this location. The applicant explained that this would be a different type of establishment, late hours are somewhat curtailed during the week, and they would follow all stipulations. The committee recommends **APPROVAL** with one abstention.

The Committee voted unanimously to APPROVE the application with one abstention. The board members voted to support the recommendation to APPROVE the application. The Vote was: 26 "Yes", 0 "No", 1 "Abstentions"

2. 17 Meadow LLC, 17 Meadow Street, (New application and Temporary Retail Permit, liquor, wine, beer, cider) This location was previously approved, and this is Notice of a Temporary Retail Permit at this location. **No action** required.
3. 160 Havemeyer Street Corp, dba Blue Collar, 704 Manhattan Avenue, (New application and Temporary Retail Permit, wine, beer, cider, bar, tavern) This is a Tavern Wine application for a hamburger restaurant moving from a nearby location and closing at 1:00am. Committee recommends **APPROVAL**.

The board members voted to support the recommendation to APPROVE the application. The Vote was: 26“Yes”, 0 “No”,1“Abstentions”

4. 270 Meserole Rest Corp., dba TBD, 272 Meserole Street, (Temporary permit, liquor, wine, beer, cider, bar/tavern) This location was previously approved, and this is Notice of a Temporary Retail Permit at this location. **No action** required.
5. 292 North 8 Ground Lessee LLC and Penny Manager North 8<sup>th</sup> Street LLC, dba TBD, 292 North 8<sup>th</sup> Street, (New, liquor, wine, beer, cider, hotel). This is an application for a hotel liquor license. Applicant was advised to present to full Community Board before presenting to Committee. Applicant requested **POSTPONEMENT** to June Committee meeting.

The board members voted to support the recommendation to POSTPONE the Application. The vote was: 26"Yes", 0"No", 1"Abstentions”

6. 759 Richard’s Corp, 759 Richard’s Corp, 759 Grand Street, (New, liquor, wine, beer, cider) Committee inquired about floor plan, seating number and location of bars. Applicant requested **POSTPONEMENT** to future Committee meeting.

The board members voted to support the recommendation to POSTPONE the Application. The vote was: 26"Yes", 0"No", 1"Abstentions”

7. AD Williamsburg Inc. dba Arts District New York, 25 Franklin Street, (New Application, Temporary Retail Permit, Wine, beer, cider, Entertainment venue, tavern wine). This is a large arts and entertainment venue that has already been generating publicity about events. Applicant was advised to present to full Community Board before presenting to Committee. Applicant requested **POSTPONEMENT** to June Committee meeting.

The board members voted to support the recommendation to POSTPONE the Application. The vote was: 26"Yes", 0"No", 1"Abstentions”

8. Bar at 66 Greenpoint LLC, dba Bar at 66 Greenpoint, 66 Greenpoint Avenue, (New application and Temporary Retail Permit, liquor, wine, beer, cider, bar, tavern) This applicant had been recommended for Approval with Conditions at the Committee meeting of November 23, 2021. The conditions included shorter hours, and no sidewalk

café. This may be a new application. No applicant appeared. Committee recommends **DENIAL**.

The Committee voted unanimously to deny the application

The board members voted to support the recommendation to DENY the application. The Vote was: 26“Yes”, 0“No”, 1“Abstentions”

9. Bedford Coast LLC Samuel Neely, dba Super Burrito, 320 Bedford Avenue, (New application and Temporary Retail Permit, liquor, wine, beer, cider) This location was previously recommended for approval at January 25, 2022, Committee meeting. This is Notice of a Temporary Retail Permit for this location. **No action** required.

10. Biblio Inc., dba Midnights, 149 North 6<sup>th</sup> Street, (Alteration, liquor, wine, beer, cider, rest) No Applicant appeared. Committee recommends **DENIAL**.

The Committee voted unanimously to deny the application.

The board members voted to support the recommendation to DENY the application.

The Vote was: 26“Yes”, 0“No”, 1“Abstentions”

11. Born to Lose LLC, dba TBD, 126 A Nassau Avenue, (New, liquor, wine, beer, cider, bar, tavern) This application brought about a great discussion with email and speakers both for and against the applicant. This is a location that was a Day Spa near the corner of McGuinness. There is a funeral home across the street, there is a large beer garden on the other side of McGuinness that obtained its license during Covid when we didn't have meetings. The applicant offered that she is a top sommelier, this would be a wine bar with high end cocktails. The Committee voted for: 6, Against: 1, Abstain: 1. Committee recommends **APPROVAL**.

The board members voted to support the recommendation to APPROVE the application. The Vote was: 26“Yes”, 0 “No”,1“Abstentions”

12. Brooklyn Roots Collective Inc., 100 Scott Avenue, (New application and Temporary Retail Permit, liquor, wine, beer, cider, bar, tavern) This is an open yard in the IBZ with a Food Truck proposal as well as clothing and a DJ. Concern that this could become a dance party location. Applicant needs to meet with Evergreen and other community groups. Applicant requested **POSTPONEMENT**.

The board members voted to support the recommendation to POSTPONE the Application. The vote was: 26"Yes", 0"No", 1"Abstentions”

13. Class and Co Events LLC, 750 Manhattan Avenue #2, (New, liquor, wine, beer, cider, rest) Second floor space for classes and co-working wanting a liquor license for members to be able to have events with alcohol. Committee inquired about business plan, model, office layout, capacity numbers, structure of membership, control of space. Committee voted to encourage applicant to seek postponement and to present to Full Board to hear

concerns of broader community. Committee recommends **POSTPONEMENT**.

The board members voted to support the recommendation to POSTPONE the Application  
The vote was: 26"Yes", 0"No", 1"Abstentions"

14. D P T Supreme Corporation, dba Lavender Lake, 53 Broadway, (New application and Temporary Retail Permit, liquor, wine, beer, cider, bar, tavern) Mr. Sofer reported that the applicant had reached out to the Lower Broadway Association and the Association reported to Mr Sofer that this applicant was good. Committee recommends **APPROVAL**.

The board members voted to support the recommendation to APPROVE the application. The Vote was: 26"Yes", 0 "No",1"Abstentions"

15. El Poblado Corp., dba TBD, 366 Union Avenue, (New application and Temporary Retail Permit, wine, beer, cider, rest) Committee recommends **APPROVAL**.

The board members voted to support the recommendation to APPROVE the application. The Vote was: 26"Yes", 0 "No",1"Abstentions"

16. Entity to Be Formed by Jeremy Simmonds, dba Swingers, 118 North 11 Th Street, (New, liquor, wine, beer, cider, rest) Applicant requested **POSTPONEMENT**.

The board members voted to support the recommendation to POSTPONE the Application. The vote was: 26"Yes", 0"No", 1"Abstentions"

17. Gran Morelos Corp, 727 Grand Street, (New, liquor, wine, beer, cider, rest) Committee recommends **APPROVAL**.

The board members voted to support the recommendation to APPROVE the application. The Vote was: 26"Yes", 0 "No",1"Abstentions"

18. Hi Hello Crepes LLC, 192 Graham Avenue, (New application and Temporary Retail Permit, wine, beer, cider, bar, tavern) Committee recommends **APPROVAL**.

The board members voted to support the recommendation to APPROVE the application. The Vote was: 26"Yes", 0 "No",1"Abstentions"

19. Mala Project Greenpoint LLC, dba TBD, 603 Manhattan Avenue, (New, application and Temporary Retail Permit, liquor, wine, beer, cider, rest) This applicant may have been previously approved but did not open within required time so needs to reapply. Applicant requested **POSTPONEMENT**.

The board members voted to support the recommendation to POSTPONE the Application. The vote was: 26"Yes", 0"No", 1"Abstentions"

20. Mori Restaurant Inc., dba TBA, 340 Grand Street, (New, liquor, wine, beer, cider, rest) Prior Approval on October 26, 2021. Committee recommends **APPROVAL**.

The board members voted to support the recommendation to APPROVE the application. The Vote was: 26“Yes”, 0 “No”,1“Abstentions”

21. Spectacular Bird LLC, dba Lamonte, 557 Driggs Avenue, (Alteration add outdoor area on covid sidewalk area, liquor, wine, beer, cider, rest) Applicant is adding Open Streets space. Committee never given guidance on process or purpose to review Open Street Outside Alcohol consumption. Committee takes **No Action**.
22. Tailgate Clothing Company Corp, dba Todd Snyder, 85 North 3<sup>rd</sup> Street, (New, liquor, wine, beer, cider, bottle club and clothing store) High-end Men’s clothing store seeking to have amenity to consume alcohol while shopping. Committee recommends **APPROVAL**.

The board members voted to support the recommendation to APPROVE the application. The Vote was: 26“Yes”, 0 “No”,1“Abstentions”

23. The Drunk Crab Restaurant Corp, dba Tu Mama Bar & Grill, 198 Randolph Street, (New application and Temporary Retail Permit, liquor, wine, beer, cider) Committee recommends **APPROVAL**.

The board members voted to support the recommendation to APPROVE the application. The Vote was: 26“Yes”, 0 “No”,1“Abstentions”

24. Zero Ichi Inc., dba Okozushi, 376 R Graham Avenue, (New Application and Temporary Retail Permit, wine, beer, cider, bar, tavern) Applicant did not appear. Committee recommends **APPROVAL**.

The board members voted to support the recommendation to APPROVE the application. The Vote was: 26“Yes”, 0 “No”,1“Abstentions”

**RENEWAL:**

1. 8 Bedford Avenue LLC, dba Five Leaves, 18 Bedford Avenue, (Renewal, liquor, wine, beer, cider, rest)
2. 33 1/3 Inc., dba Iona, 180 Grand Street, (Renewal, liquor, wine, beer, cider, rest)
3. 160 Havemeyer LLC, dba The Royal Seafood Bar, 160 Havemeyer Street, (Renewal, wine, beer, cider, rest)
4. 161 Grand St Rest Inc., dba Fresh Kills Bar, 161 Grand Street, (Renewal, liquor, wine, beer, cider, bar, tavern)

5. Angel Van Corp., dba L Ange Noir Café, 247 Varet Street, (Renewal, liquor, wine, beer, cider, rest)
6. Bernie's Point LLC, dba Bernie's, 836 Lorimer Street (AKA 332 Driggs Avenue), (Renewal, liquor,wine, beer, cider, rest)
7. DJJM Group LLC, dba Two Boots Williamsburg, 558 Driggs Avenue, (Renewal, wine, beer, cider, rest)
8. Dow Young Group I Inc., 579 Meeker Avenue, (Renewal, liquor, wine, beer, cider, bar, tavern)
9. Domino Park F & B Management LLC, dba Tococina, 292 Kent Avenue AKA 25 River Street, (Renewal, liquor, wine, beer, cider, rest)
10. Enlightenment Wines Farm and Meadery LLC, dba Enlightenment Wines, 99 Scott Avenue, (Renewal, liquor, wine, beer, cider, bar, tavern)
11. Indigo Williamsburg HM LLC & Valor Beverage Management LLC as Mgr, 500 Metropolitan Avenue, (Renewal, liquor, wine, beer, cider, hotel)
12. GFLC Market LLC, dba Greenpoint Fish & Lobster Company, 114 Nassau Avenue Store, (Renewal, wine, beer, cider,rest)
13. Guchi's Idea LLC, dba Okonomi, 150 Ainslie Street, (Renewal, wine, beer, cider, rest)
14. La Nortena Rest No. 2 Corp, 255 A Graham Avenue, (Renewal, wine, beer, cider, rest)
15. Mdd Kitchen LLC., dba 983, 983 Flushing Avenue, (Renewal, liquor, wine, beer, cider, rest)
16. Mendenhall LLC, dba Lady Jay's, 633 Grand Street, (Renewal, Removal, liquor, wine, beer, cider, tavern, bar)
17. Minami Lounge Inc., dba Minami Sushi & Bar, 299 South 4<sup>th</sup> Street, (Renewal, liquor, wine, beer, cider, rest)
18. Night Rafter LLC, dba Kilo Bravo; Wing Jawn, 180 North 10 th Street, (Renewal, liquor, wine, beer, cider, bar, tavern)
19. OX Collar LLC, dba Goldies, 195 Nassau Avenue, (Renewal, liquor, wine, beer, cider, bar, tavern)
20. Simon's Bar & Kitchen Inc., dba Dumont Bar & Burger, 483 Grand Street, (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 **APPROVAL** of all Renewal applications.

The board members voted to support APPROVAL OF THE RENEWALS.  
The vote was as follows: 26 "YES"; 0"NO"; 1"ABSTENTIONS".

**PREVIOUSLY POSTPONED ITEMS:**

1. Corp to be Formed by Bernard Alex Torres, dba TBD, 78 Kingsland Avenue, (New, liquor, wine, beer, cider, Cabaret with 600 or More patron Capacity) Large capacity operation must present to Full Community Board. Frank Palillo was to request inclusion



on full Board agenda. Applicant requests **POSTPONEMENT** to June Committee meeting.

The board members voted to support the recommendation to POSTPONE the Application. The vote was: 26"Yes", 0"No", 1"Abstentions

2. Entity to Be Formed by Forrest Dein, dba Juneshine, 98 Berry Street, (New, liquor, wine, beer, cider, bar, tavern) At prior Committee meeting, Committee voted 5 Yes and 2 Abstention for approval conditioned on removing outdoor space from application, signing CB #1 stipulations and outreach to Berry Street Alliance and CB #1 member Mary Odomorik before the May 11, 2022, Full Board Meeting. Ms. Odomorik reported that she had not been contacted by applicant. Committee members polled during Board meeting voted to recommend postponement to provide additional time for applicant to do the additional outreach. Applicant has since that date met with the Berry Street Association and worked out an agreement and Ms. Odomorik has been informed. Committee recommends **APPROVAL**.

The board members voted to support the recommendation to APPROVE.

The vote was: 26"Yes", 0 "No", 1 "Abstentions"

3. FMW LLC, dba Dendor's, 1041 Flushing Avenue, (New, liquor, wine, beer, cider, bar, tavern) Item was previously postponed. All materials have been received and reviewed Committee recommends **APPROVAL**.

The board members voted to support the recommendation to APPROVE.

The vote was: 26"Yes", 0 "No", 1 "Abstentions".

4. Hudson Table BK LLC, dba Hudson Table, 88 Withers Street, (Method of Operation, liquor, wine, beer, cider, catering facility, private events only) Items previously postponed and until this meeting Committee did not realize that the issues presented by Item 6, Element 88 C2 Holding were the same with this applicant. The Committee recommends **CONDITIONAL APPROVAL**. Conditions include changing hours on TH, FR, SA from 2:00am to 12Midnight and Music in the Basement Area only. Further, the applicant must meet with Community Board members Lisa Bamonte and Marie Leanza and other neighbors.

The board members voted to support the recommendation to APPROVE with Conditions.

The vote was: 26"Yes", 0 "No", 1 "Abstentions".

5. Lemons & Olives Inc., 98 South 4<sup>th</sup> Street, (New, liquor, wine, beer, cider, catering facility, private events only) Applicant requested further **POSTPONEMENT** to June Committee meeting.

The board members voted to support the recommendation to POSTPONE the

Application. The vote was: 26"Yes", 0"No", 1"Abstentions

6. Element 88 C2 Holding, dba TBD, 369 Leonard Street, (New Application & Temporary Retail Permit, liquor, wine, beer, cider, rest) Applicant had previously requested postponement to comply with Committee request that This item was previously postponed for applicant to comply with Committee request to do additional outreach to building and Withers Street and to contact Marie Leanza and Lisa Bamonte, members of CB#1. A meeting was held and applicant has agreed to have NO outdoor space, will not seek DOT Open Seating and will close at Midnight. Committee recommends **APPROVAL**.

The board members voted to support the recommendation to APPROVE.  
The vote was: 26 "Yes", 0 "No", 1 "Abstentions".

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

**WHEN:** Tuesday, June 21, 2022  
**TIME:** 6:30 PM (Meeting will end at 9:00 PM)  
**WHERE:** Via WebEx

Working for a Better Williamsburg-Greenpoint.

Sincerely,



Dealice Fuller  
Chairperson



# COMMUNITY BOARD No. 1

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**HON. JENNIFER GUTIERREZ**  
COUNCILMEMBER, 34th CD

June 7, 2022

## COMMITTEE REPORT

### SLA REVIEW AND DCWP COMMITTEE

TO: Chairperson Dealice Fuller  
And CB#1 Board Members

FROM: Thomas J. Burrows, Committee Chair  
SLA Review & DCWP Committee

RE: Committee Meeting held via WebEx  
On May 24, 2022

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The SLA Review & DCWP Committee met via WebEx at 6:30pm on May 24, 2022. 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 9:00pm 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 were provided to the 90 and 94 Precincts of the NYPD for their review.

#### ATTENDANCE:

Present: Burrows, Chair, Bachorowki, Co-Chair, Barros, Bruzaitis, Dybanowski, Foster, Sofer, Torres and Daly\*

Absent: Solano and Cohen\* (\*Non-Board member)

Board members: Miceli

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## LIQUOR LICENSES

### NEW:

1. 13 Femme Fontaine LLC, dba TBD, 245 South 1<sup>st</sup> Street, (New application and Temporary Retail Permit, liquor, wine, beer, cider, bar, tavern) Discussion regarding this location focused on 22 existing licensed establishments within 500' and the public need for an additional establishment. There was a pre-existing bar at this location. The applicant explained that this would be a different type of establishment, late hours are somewhat curtailed during the week and they would follow all stipulations. The committee recommends **APPROVAL** with one abstention.
2. 17 Meadow LLC, 17 Meadow Street, (New application and Temporary Retail Permit, liquor, wine, beer, cider) This location was previously approved and this is Notice of a Temporary Retail Permit at this location. **No action** required.
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5. 292 North 8 Ground Lessee LLC and Penny Manager North 8<sup>th</sup> Street LLC, dba TBD, 292 North 8<sup>th</sup> Street, (New, liquor, wine, beer, cider, hotel). This is an application for a hotel liquor license. Applicant was advised to present to full Community Board before presenting to Committee. Applicant requested **POSTPONEMENT** to June Committee meeting.
6. 759 Richard's Corp, 759 Richard's Corp, 759 Grand Street, (New, liquor, wine, beer, cider) Committee inquired about floor plan, seating number and location of bars. Applicant requested **POSTPONEMENT** to future Committee meeting.
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24. Zero Ichi Inc., dba Okozushi, 376 R Graham Avenue, (New Application and Temporary Retail Permit, wine, beer, cider, bar, tavern) Applicant did not appear. Committee recommends **APPROVAL**.

**RENEWAL:**

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6. Bernie's Point LLC, dba Bernie's, 836 Lorimer Street (AKA 332 Driggs Avenue), (Renewal, liquor, wine, beer, cider, rest)
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10. Enlightenment Wines Farm and Meadery LLC, dba Enlightenment Wines, 99 Scott Avenue, (Renewal, liquor, wine, beer, cider, bar, tavern)
11. Indigo Williamsburg HM LLC & Valor Beverage Management LLC as Mgr, 500 Metropolitan Avenue, (Renewal, liquor, wine, beer, cider, hotel)
12. GFLC Market LLC, dba Greenpoint Fish & Lobster Company, 114 Nassau Avenue Store, (Renewal, wine, beer, cider, rest)
13. Guchi's Idea LLC, dba Okonomi, 150 Ainslie Street, (Renewal, wine, beer, cider, rest)
14. La Nortena Rest No. 2 Corp, 255 A Graham Avenue, (Renewal, wine, beer, cider, rest)
15. Mdd Kitchen LLC., dba 983, 983 Flushing Avenue, (Renewal, liquor, wine, beer, cider, rest)
16. Mendenhall LLC, dba Lady Jay's, 633 Grand Street, (Renewal, Removal, liquor, wine, beer, cider, tavern, bar)
17. Minami Lounge Inc., dba Minami Sushi & Bar, 299 South 4<sup>th</sup> Street, (Renewal, liquor, wine, beer, cider, rest)

18. Night Rafter LLC, dba Kilo Bravo; Wing Jawn, 180 North 10 th Street, (Renewal, liquor, wine, beer, cider, bar, tavern)
19. OX Collar LLC, dba Goldies, 195 Nassau Avenue, (Renewal, liquor, wine, beer, cider, bar, tavern)
20. Simon's Bar & Kitchen Inc., dba Dumont Bar & Burger, 483 Grand Street, (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 **APPROVAL** of all Renewal applications.

#### **ITEMS PREVIOUSLY ANNOUNCED (POSTPONED)**

1. Corp to be Formed by Bernard Alex Torres, dba TBD, 78 Kingsland Avenue, (New, liquor, wine, beer, cider, Cabaret with 600 or More patron Capacity) Large capacity operation must present to Full Community Board. Frank Palillo was to request inclusion on full Board agenda. Applicant requests **POSTPONEMENT** to June Committee meeting.
2. Entity to Be Formed by Forrest Dein, dba Juneshine, 98 Berry Street, (New, liquor, wine, beer, cider, bar, tavern) At prior Committee meeting, Committee voted 5 Yes and 2 Abstention for approval conditioned on removing outdoor space from application, signing CB #1 stipulations and outreach to Berry Street Alliance and CB #1 member Mary Odomorik before the May 11, 2022, Full Board Meeting. Ms. Odomorik reported that she had not been contacted by applicant. Committee members polled during Board meeting voted to recommend postponement to provide additional time for applicant to do the additional outreach. Applicant has since that date met with the Berry Street Association and worked out an agreement and Ms. Odomorik has been informed. Committee recommends **APPROVAL**.
3. FMW LLC, dba Dendor's, 1041 Flushing Avenue, (New, liquor, wine, beer, cider, bar, tavern) Item was previously postponed. All materials have been received and reviewed Committee recommends **APPROVAL**.
4. Hudson Table BK LLC, dba Hudson Table, 88 Withers Street, (Method of Operation, liquor, wine, beer, cider, catering facility, private events only) Items previously postponed and until this meeting Committee did not realize that the issues presented by Item 6, Element 88 C2 Holding were the same with this applicant. The Committee recommends **CONDITIONAL APPROVAL**. Conditions include changing hours on TH, FR, SA from 2:00am to 12Midnight and Music in the Basement Area only. Further, the applicant must meet with Community Board members Lisa Bamonte and Marie Leanza and other neighbors.

5. Lemons & Olives Inc., 98 South 4<sup>th</sup> Street, (New, liquor, wine, beer, cider, catering facility, private events only) Applicant requested further **POSTPONEMENT** to June Committee meeting.
  
6. Element 88 C2 Holding, dba TBD, 369 Leonard Street, (New Application & Temporary Retail Permit, liquor, wine, beer, cider, rest) Applicant had previously requested postponement to comply with Committee request that This item was previously postponed for applicant to comply with Committee request to do additional outreach to building and Withers Street and to contact Marie Leanza and Lisa Bamonte, members of CB#1. A meeting was held and applicant has agreed to have NO outdoor space, will not seek DOT Open Seating and will close at Midnight. Committee recommends **APPROVAL**.

---

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

**WHEN:           Tuesday, June 21, 2022**  
**TIME:           6:30 PM (Meeting will end at 9:00 PM)**  
**WHERE:         Via WebEx**

---





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HON. ANTONIO REYNOSO  
BROOKLYN BOROUGH PRESIDENT



**SIMON WEISER**  
FIRST VICE-CHAIRMAN

**DEL TEAGUE**  
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DISTRICT MANAGER

**HON. LINCOLN RESTLER**  
COUNCILMEMBER, 33rd CD

**HON. JENNIFER GUTIERREZ**  
COUNCILMEMBER, 34th CD

June 9, 2022

Hon. Antonio Reynoso  
Brooklyn Borough President  
Brooklyn Borough Hall  
209 Joralemon Street  
Brooklyn, NY 11201

Dear Brooklyn Borough President,

At the last meeting of Community Board #1 Held on June 7, 2022, board member Janice Peterson made the following motion which was seconded by William Vega.

That a letter should be sent to the Borough President Antonio Reynoso raising the following points:

- That the protocol of the appointment process be clarified and that you advise when notification to the respective Community Board takes place in the process.
- Upon receipt of a letter from you, when does the appointment become effective
- Is the new member appointment contingent upon being sworn in, by either your office or the Community Board

This motion was voted on and approved as follows: 20 "YES"; 3 "NO"; 9 "ABS"

Working for a Better Williamsburg-Greenpoint.

Sincerely,

Dealice Fuller  
Chairperson



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*motion made by Peterson  
letter to B.P. 2<sup>nd</sup> By Vega*

*protocol for people coming on or leaving  
how people are appointed*

**BOARD MEETING AND PUBLIC HEARING**      DATE: 6/7/22

	YES	NO	ABS		Yes	NO	ABS
GINA ARGENTO	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	KATIE DENNY HOROWITZ	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
BOGDAN BACHOROWSKI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SONIA IGLESIAS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LISA BAMONTE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MOISHE INDIG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GINA BARROS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ROBERT JEFFERY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ERIC BRUZAITIS	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	BOZENA KAMINSKI	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
THOMAS J. BURROWS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	CORY KANTIN	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
IRIS CABRERA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PAUL KELTERBORN	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
PHILIP CAPONEGRO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WILLIAM KLAGSBALD	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
FRANK CARBONE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YOEL LANDAU	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STEPHEN CHESLER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARIE LEANZA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MICHAEL CHIRICHELLA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YOEL LOW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
THERESA CIANCIOTTA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TRINA McKEEVER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STEPHANIE CUEVAS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ADAM MEYERS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RONAN DALY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SANTE MICELI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GIOVANNI D'AMATO	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	TOBY MOSKOVITS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ERIN DRINKWATER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	RABBI DAVID NIEDERMAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ARTHUR DYBANOWSKI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	KAREN NIEVES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LLOYD FENG	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARY ODOMIROK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JULIA AMANDA FOSTER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	JANICE PETERSON	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DEALICE FULLER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BELLA SABEL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CRYSTAL GARCIA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ISAAC SOFER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOEL GOLDSTEIN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DEL TEAGUE	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
JOEL GROSS	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	WILLIAM VEGA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DAVID HEIMLICH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARIA VIERA	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SABRINA HILPP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SIMON WEISER	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Time: \_\_\_\_\_ Tally: 20 YES 3 NO 9 ABS \_\_\_\_\_ RECUSAL



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HON. ANTONIO REYNOSO  
BROOKLYN BOROUGH PRESIDENT



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DISTRICT MANAGER

**HON. LINCOLN RESTLER**  
COUNCILMEMBER, 33rd CD

**HON. JENNIFER GUTIERREZ**  
COUNCILMEMBER, 34th CD

June 8, 2022

Acting Commissioner Ryan Wanttaja  
NYC TLC  
33 Beaver Street  
New York, NY 10004

Dear Acting Commissioner Wanttaja:

At Brooklyn Community Board No. 1's regular meeting held on June 7, 2022; the Transportation Committee submitted a written report (attached). The committee has recommended support for a TLC base license renewal regarding The New Brooklyn Car Service Inc. Please be advised that the CB#1 board members voted to support the recommendation to approve the following base license and its renewal:

The New Brooklyn Car Service Inc  
390 Broadway, Brooklyn, NY 11211  
Base License #B01259

The vote of the board was as follows: 27 "YES"; 0 "NO"; 0 "ABSTENTIONS"; 0 "RECUSALS".

Working for a Better Williamsburg-Greenpoint.

Sincerely,

Dealice Fuller  
Chairperson

Attachment: 1



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COUNCILMEMBER, 34th CD

June 8, 2022

Hon. Antonio Reynoso  
Brooklyn Borough President  
Brooklyn Borough Hall  
209 Joralemon Street  
Brooklyn, NY 11201

Dear Brooklyn Borough President Reynoso:

Please be advised that at our last meeting of Community Board #1 held on June 7, 2022, the CB#1's Transportation Committee submitted a written report (attached). The committee has recommended that a letter be sent to amend the city charter to include pertinent local data in addition to/ or in exchange of federal DOT traffic warrants to improve street safety for all users.

Please be advised that the members of Brooklyn Community Board No. 1 Voted to unanimously support this recommendation.

The vote of the board was as follows: 28 "YES"; 0 "NO"; 0 "ABSTENTIONS", 0 "RECUSALS"

Your immediate attention to these issues will be greatly appreciated.

If you have any questions please contact the Transportation Chair Eric Bruzaitis, at 347-200-7155.

Working for a Safer Williamsburg-Greenpoint.

Sincerely,

Dealice Fuller  
Chairperson



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**HON. JENNIFER GUTIERREZ**  
COUNCILMEMBER, 34th CD

June 8, 2022

Hon. Jennifer Gutierrez  
Council Member, CD 34th  
244 Union Avenue, #1 A  
Brooklyn, NY 11211

Dear Council Member Gutierrez:

Please be advised that at our last meeting of Community Board #1 held on June 7, 2022, the CB#1's Transportation Committee submitted a written report (attached). The committee has recommended that a letter be sent to amend the city charter to include pertinent local data in addition to/ or in exchange of federal DOT traffic warrants to improve street safety for all users.

Please be advised that the members of Brooklyn Community Board No. 1 Voted to unanimously support this recommendation.

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Sincerely,

Dealice Fuller  
Chairperson



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HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

June 9, 2022

Commissioner Keith Bray  
Brooklyn Office  
NYC Department of Transportation  
16 Court Street  
Brooklyn, NY 11241

**RE: Opposition to Installation of Bike Lanes  
on Monitor Street and Kingsland Avenue**

Dear Commissioner Bray:

Please be advised that at our last meeting of Community Board #1 held on June 7, 2022, our members voted strenuously opposing the installation of conventional bike lanes “on Monitor Street and Kingsland Avenue south of Greenpoint Avenue, and compelling DOT to examine the availability of safer alternatives, such as a two-way protected bike lane on the east side of Kingsland Avenue.

The vote of the board was as follows: 29 “YES”; 0 “NO”; 0 “ABSTENTIONS”; 0 “RECUSALS”.

Working for a Safer Williamsburg and Greenpoint.

Sincerely,

Dealice Fuller  
Chairperson



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COUNCILMEMBER, 33rd CD

**HON. JENNIFER GUTIERREZ**  
COUNCILMEMBER, 34th CD

June 8, 2022

Hon. Lincoln Restler  
Council Member, 33<sup>rd</sup> CD  
410 Atlantic Avenue  
Brooklyn, NY 11217

Dear Council Member Lincoln:

Please be advised that at our last meeting of Community Board #1 held on June 7, 2022, the CB#1's Transportation Committee submitted a written report (attached). The committee has recommended that a letter be sent to amend the city charter to include pertinent local data in addition to/ or in exchange of federal DOT traffic warrants to improve street safety for all users.

Please be advised that the members of Brooklyn Community Board No. 1 Voted to unanimously support this recommendation.

The vote of the board was as follows: 28 "YES"; 0 "NO"; 0 "ABSTENTIONS", 0 "RECUSALS"

Your immediate attention to these issues will be greatly appreciated.

If you have any questions please contact the Transportation Chair Eric Bruzaitis, at 347-200-7155.

Working for a Safer Williamsburg-Greenpoint.

Sincerely,

Dealice Fuller  
Chairperson



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COUNCILMEMBER, 34th CD

June 8, 2022

Hon. Lincoln Restler  
Council Member, 33<sup>rd</sup> CD  
410 Atlantic Avenue  
Brooklyn, NY 11217

Dear Council Member Lincoln:

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Working for a Safer Williamsburg-Greenpoint.

Sincerely,

Dealice Fuller  
Chairperson





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DISTRICT MANAGER

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COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

June 7, 2022

## TRANSPORTATION COMMITTEE REPORT

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

**FROM:** Mr. Eric Bruzaitis, Committee Chair

**RE:** Transportation Committee Report from Monday, May 23, 2022

The Transportation Committee met Monday, May 23rd, 2022 (CALLED TO ORDER: 6:38 PM; ADJOURNED: 9:16 PM) via Webex virtual meeting platform.

A quorum was met.

### ATTENDANCE

Present: Bruzaitis; Weiser; Argento; Elkins; Kuonen; Vega; Breitner\*; Costa\*; Kelterborn\*.

Absent: Drinkwater; Goldstein; Lebovits; Odomirok; Nieves;

CALL TO ORDER: 6: 38

## AGENDA

### 1. The New Brooklyn Car Service Inc base license renewal B01259

Presenters: Nelson De Los Santos

Mr. De Los Santos did not appear.

Mr. Bruzaitis asked District Manager Esposito if there were any complaints or issues reported to the board office on this base license renewal. Mr. Esposito noted that there were none.

**MR. BRUZAITIS**

**MOTION: COMMUNITY BOARD 1 TO APPROVE THE BASE LICENSE RENEWAL B01259 FOR NEW BROOKLYN CAR SERVICE INC.**

**SECOND: MR. T WILLIS ELKINS**

**APPROVED UNANIMOUSLY WITHOUT OBJECTION OR ABSTENTION.**

**2. Kingsland Ave/Monitor St Bike Lane Proposal Review.**

Presenters: Ms. Ronda Messer, Mr. Preston Johnson, NYCDOT

Mr. Bruzaitis recognized Ms. Ronda Messer who introduced Mr. Preston Johnson to present update to the plan (attached). The plan remains largely unchanged from what was approved by the full board in May. There were some additional parking spaces and crossing arrays at the end of Kingsland near the entrance to the Newtown Creek Nature Walk.

Following up on the discussion from the May Transportation Committee meeting, Mr. Johnson noted that protected bike lanes were not feasible on Kingsland Avenue north of Norman Avenue due to the industrial uses in that corridor. He also stated that Monitor Street is too narrow for protected bike lanes.

Despite the board not approving the bike lanes south of Greenpoint Avenue on Kingsland Avenue and Monitor Street, NYC DOT can move forward with the neckdown and other street treatments to improve pedestrian and motorist visibility and safety at the north corner of Meeker and Kingsland Avenues.

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- The bus stop at this location should also be a trigger for additional safety measures as there is additional pedestrian activity.
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- One neighbor has witnessed a cyclist being hit.
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- Ms. Sugawara was a passenger in a cab that was involved in a crash at this intersection.
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**APPROVED UNANIMOUSLY WITHOUT OBJECTION OR ABSTENTION.**

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# COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

FAX: (718) 389-0098

Email: [bk01@cb.nyc.gov](mailto:bk01@cb.nyc.gov)

Website: [www.nyc.gov/brooklyncb1](http://www.nyc.gov/brooklyncb1)

HON. ANTONIO REYNOSO  
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER  
FIRST VICE-CHAIRMAN

DEL TEAGUE  
SECOND VICE-CHAIRPERSON

GINA BARROS  
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MARIA VIERA  
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GERALD A. ESPOSITO  
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HON. LINCOLN RESTLER  
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HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

June 7, 2022

## TRANSPORTATION COMMITTEE REPORT

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

**FROM:** Mr. Eric Bruzaitis, Committee Chair

**RE:** Transportation Committee Report from Monday, May 23, 2022

The Transportation Committee met Monday , May 23rd, 2022 (CALLED TO ORDER: 6:38 PM; ADJOURNED: 9:16 PM) via Webex virtual meeting platform.

A quorum was met.

### ATTENDANCE

Present: Bruzaitis; Weiser; Argento; Elkins; Kuonen; Vega; Breitner\*; Costa\*; Kelterborn\*.

Absent: Drinkwater; Goldstein; Lebovits; Odomirok; Nieves;

CALL TO ORDER: 6: 38

## AGENDA

### 1. The New Brooklyn Car Service Inc base license renewal B01259

Presenters: Nelson De Los Santos

Mr. De Los Santos did not appear.

Mr. Bruzaitis asked District Manager Esposito if there were any complaints or issues reported to the board office on this base license renewal. Mr. Esposito noted that there were none.

**MR. BRUZAITIS**

**MOTION: COMMUNITY BOARD 1 TO APPROVE THE BASE LICENSE RENEWAL B01259 FOR NEW BROOKLYN CAR SERVICE INC.**

**SECOND: MR. T WILLIS ELKINS**

**APPROVED UNANIMOUSLY WITHOUT OBJECTION OR ABSTENTION.**

**2. Kingsland Ave/Monitor St Bike Lane Proposal Review.**

Presenters: Ms. Ronda Messer, Mr. Preston Johnson, NYCDOT

Mr. Bruzaitis recognized Ms. Ronda Messer who introduced Mr. Preston Johnson to present update to the plan (attached). The plan remains largely unchanged from what was approved by the full board in May. There were some additional parking spaces and crossing arrays at the end of Kingsland near the entrance to the Newtown Creek Nature Walk.

Following up on the discussion from the May Transportation Committee meeting, Mr. Johnson noted that protected bike lanes were not feasible on Kingsland Avenue north of Norman Avenue due to the industrial uses in that corridor. He also stated that Monitor Street is too narrow for protected bike lanes.

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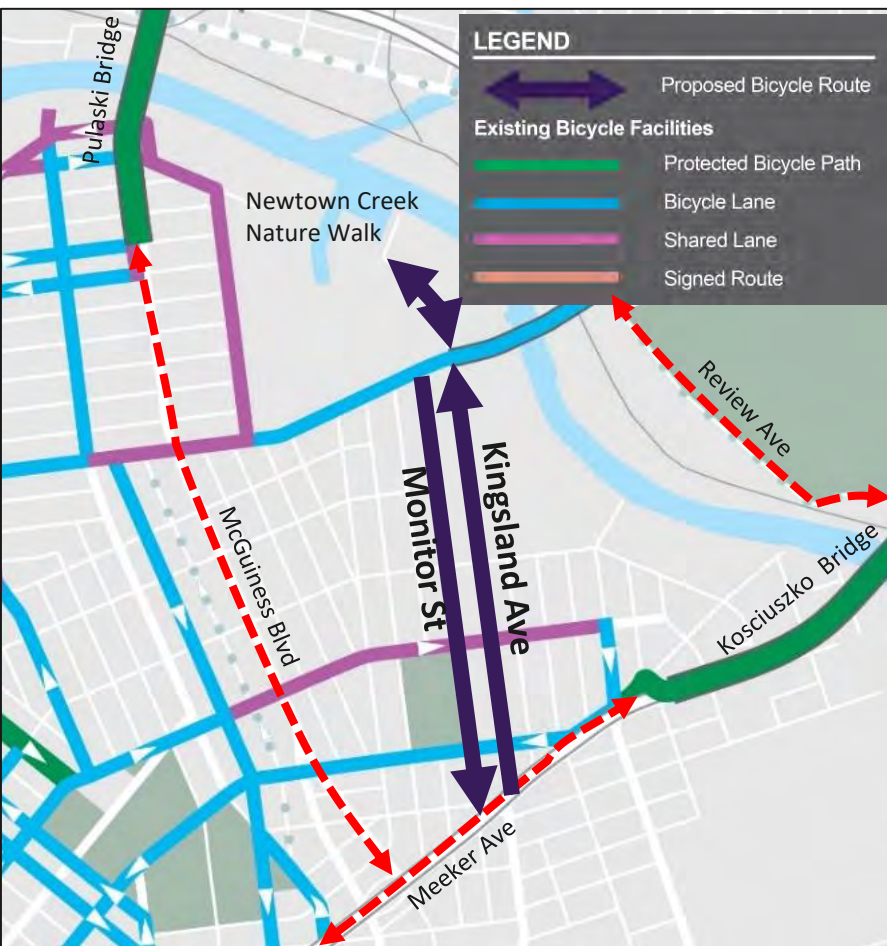
# KINGSLAND AVENUE AND MONITOR AVENUE PROTECTED AND STANDARD BIKE LANES

Presented to Brooklyn Community Board 1 Transportation Committee

May 23, 2022



## Project Area Location



- Buffered bike lane on Greenpoint Ave Bridge, protected bike lane on Pulaski Bridge, bike route on Greenpoint Ave
- Meeker Ave bike and ped path underway
- McGuinness Blvd planning

## Background

- Newtown Creek Nature Walk Phase 3
  - Opened in 2021
  - Access on Kingsland Ave
  - Request from Newtown Creek Alliance to add bike connections
- Area work includes:
  - Buffered bike lane on Greenpoint Ave Bridge, Protected bike lane on Pulaski Bridge, Bike lane on Greenpoint Ave
  - Meeker Ave bike and ped path development
  - McGuinness Blvd safety planning
- Kingsland Ave is a truck route from Norman Ave to Greenpoint Ave
- No North/South bike connections through eastern Greenpoint



**Greenpoint Ave**



**Newtown Creek Nature Walk**

## Issues Kingsland Ave Industrial Uses

- Trucks and heavy vehicles can cause added risk for pedestrians and people riding bikes
- It is necessary to safely accommodate industrial operations
- Lack of street markings leads to unpredictable movements





## Issues Kingsland Ave Illegal Truck Storage

- Lack of parking regulations contributes to long-term vehicle storage
- Parking for visitors and employees is taken by illegally parked vehicles



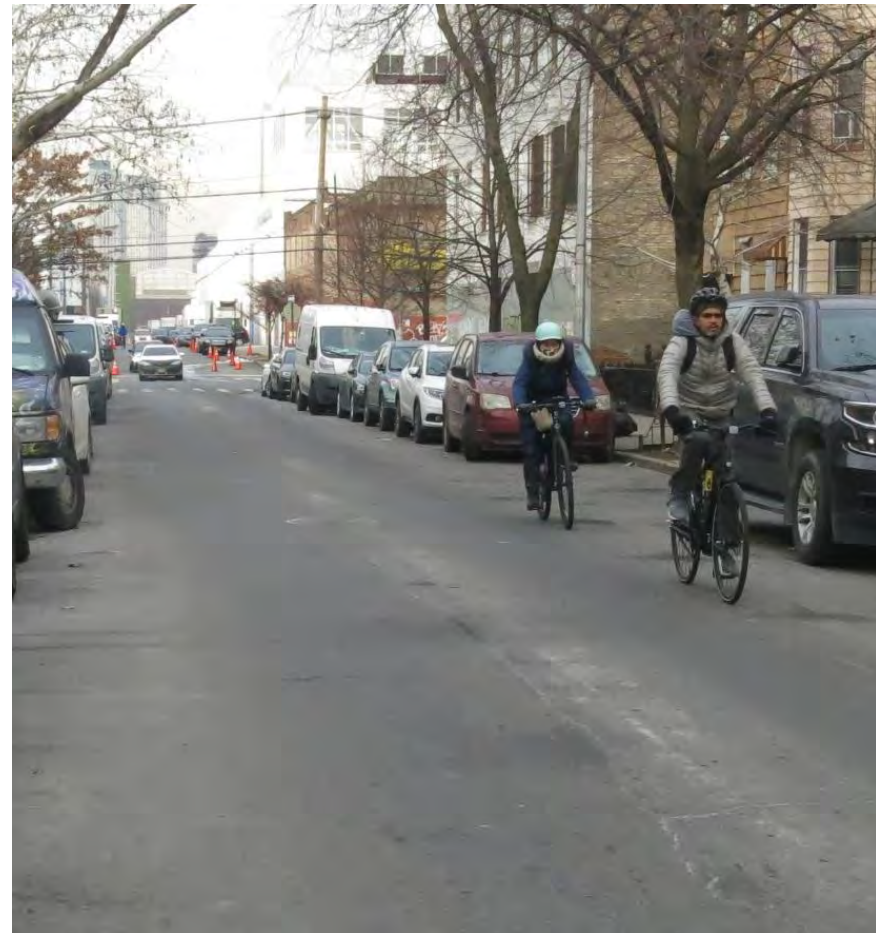
## Issues Kingsland Ave Pedestrian Access

- Intersections lack crosswalks and pedestrian ramps
- Pedestrian crossings are frequently blocked by vehicles
- Wide intersections permit unpredictable vehicle movements
- South sidewalk of Kingsland Ave is 8 feet wide with only 5 feet clear
- Trucks parked along south sidewalk block street lighting and create unsafe feeling passage



## Issues North-South Bicycle Connections

- There are a number of east-west connections through Greenpoint, but few existing north-south routes
- Planned improvements on Meeker Ave, McGuinness Blvd, and Review Ave



## Project Area Safety

### Kingsland Avenue and Monitor St Crash History 2015-2019

	Total Injuries	Severe Injuries	Fatalities	KSI
Pedestrian	9	2	0	2
Bicyclists	13	0	0	0
Motor Vehicle Occupant	60	9	0	9
<b>Total</b>	<b>82</b>	<b>11</b>	<b>0</b>	<b>11</b>

- 6.2 Killed or Severely Injured (KSI) per mile puts the corridor in the middle 33% of dangerous corridors in Brooklyn



# SAFETY – Protected Bike Lanes

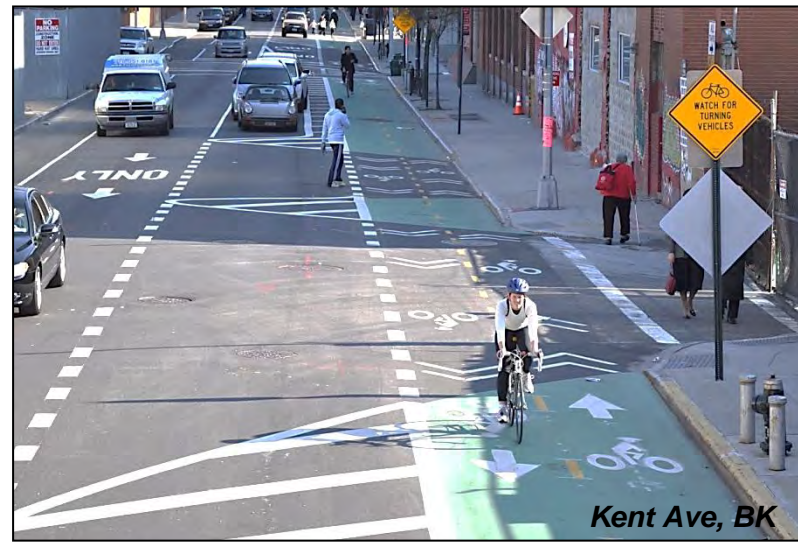
Street designs that include protected bike lanes increase safety for all users

**-15%** drop in all crashes with injuries

**-21%** drop in pedestrian injuries

*on streets where protected bike lanes were installed 2007-2017*

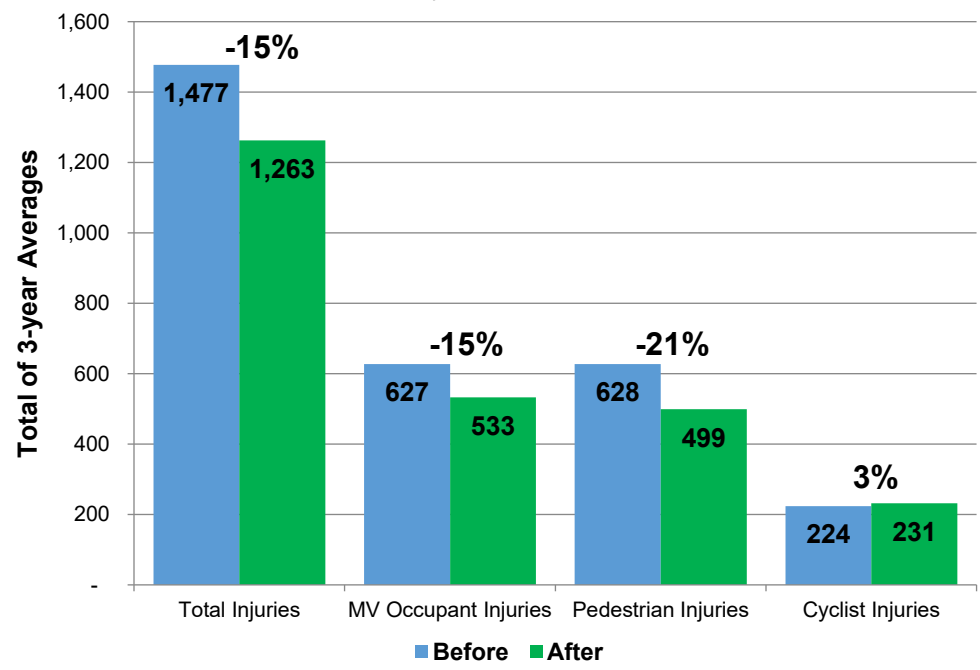
*Injuries to cyclists increase only 3%, despite a 61% bike volume increase*



*Kent Ave, BK*

## Protected Bike Lanes

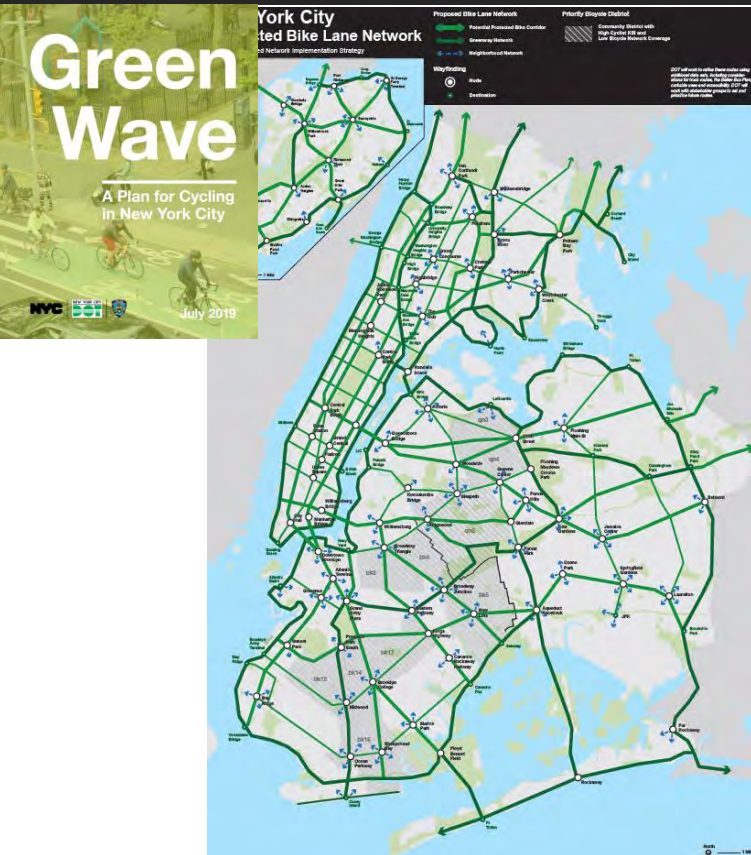
*Before and After Crash Data, 2007 - 2017*



*Prospect Park W, BK*

Data from 25 separate protected bicycle lane projects installed from 2007-2014 with 3 years of after data. Includes portions of 1 Ave, 2 Ave, 8 Ave, 9 Ave, Broadway, Columbus Ave, Hudson St, Lafayette St / 4 Ave, Sands St, Allen/Pike St, Kent Ave, Prospect Park West, Flushing Ave, Bruckner Blvd & Longfellow Ave, Imlay St / Conover St, Paerdegat Ave. Only sections of projects that included protected bike lanes were analyzed.  
Source: NYPD AIS/TAMS Crash Database

## Green Wave: A Plan for Cycling in New York City



### Analysis of fatalities key factors (2014-Present):

- 60% of fatalities happened at intersections; 23% involved a vehicle turn; 16% involved a driver's failure to yield the right of way
- Nearly 90% of fatalities happened on streets without bike lanes

### Citywide Protected Bicycle Lane (PBL) Network

- Build 30 miles of protected bicycle lane annually, guided by a PBL vision document.

### Better Design:

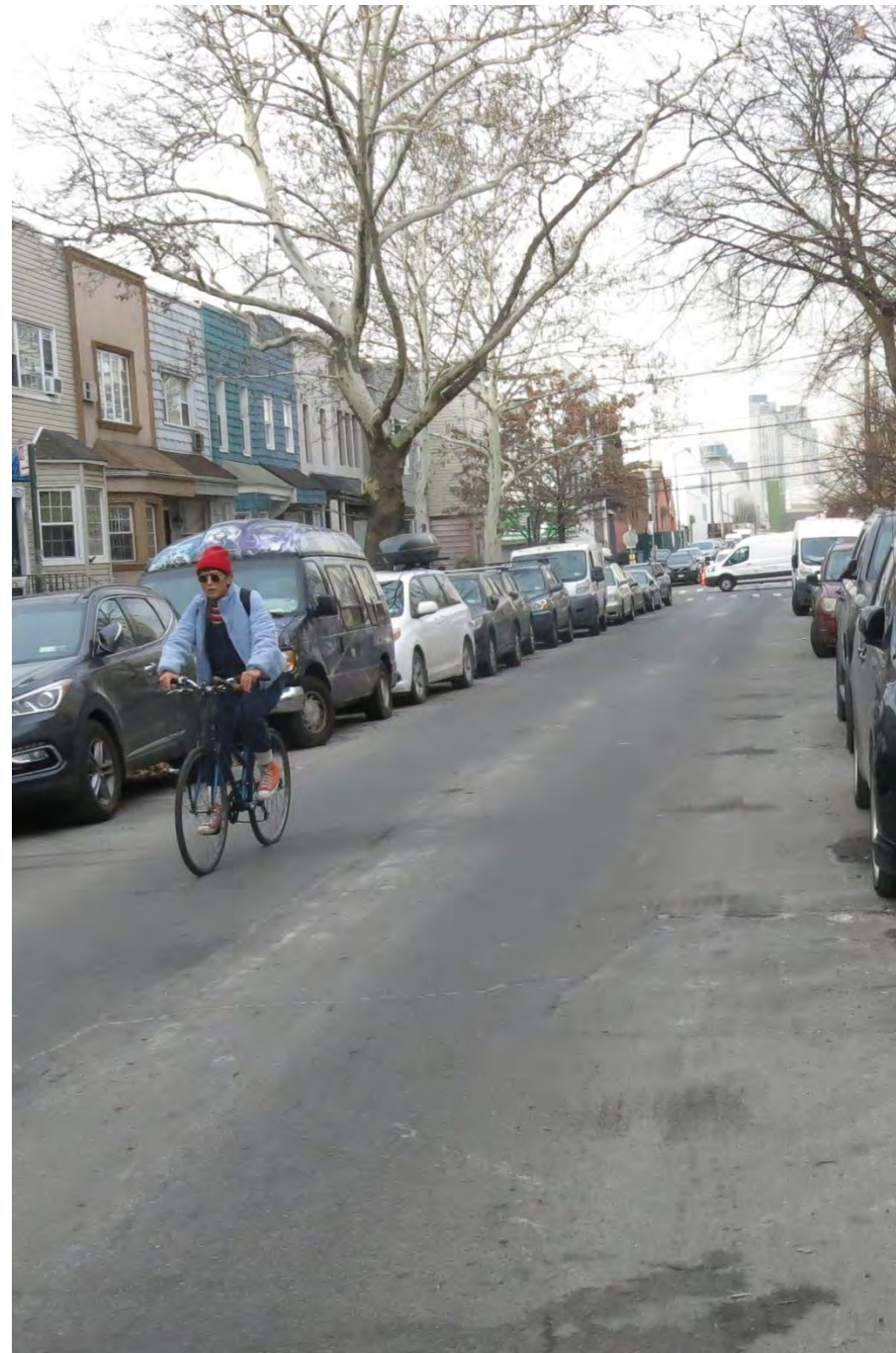
- Implement **new design** standards based on national & international best practices **to enhance safety at intersections.**
- Continue **piloting new designs with rigorous safety analysis**

### Education and Outreach:

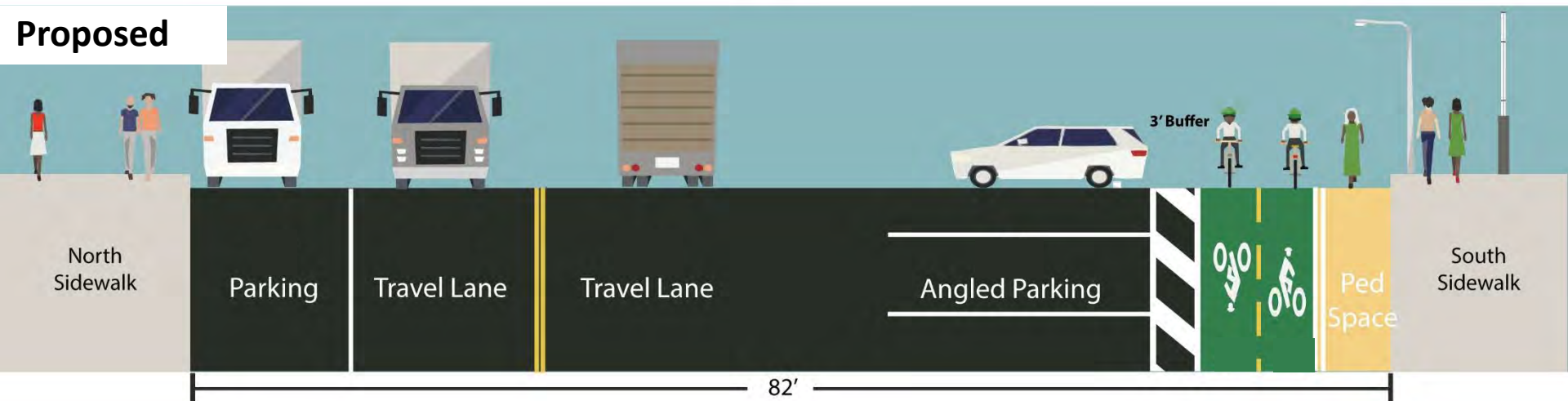
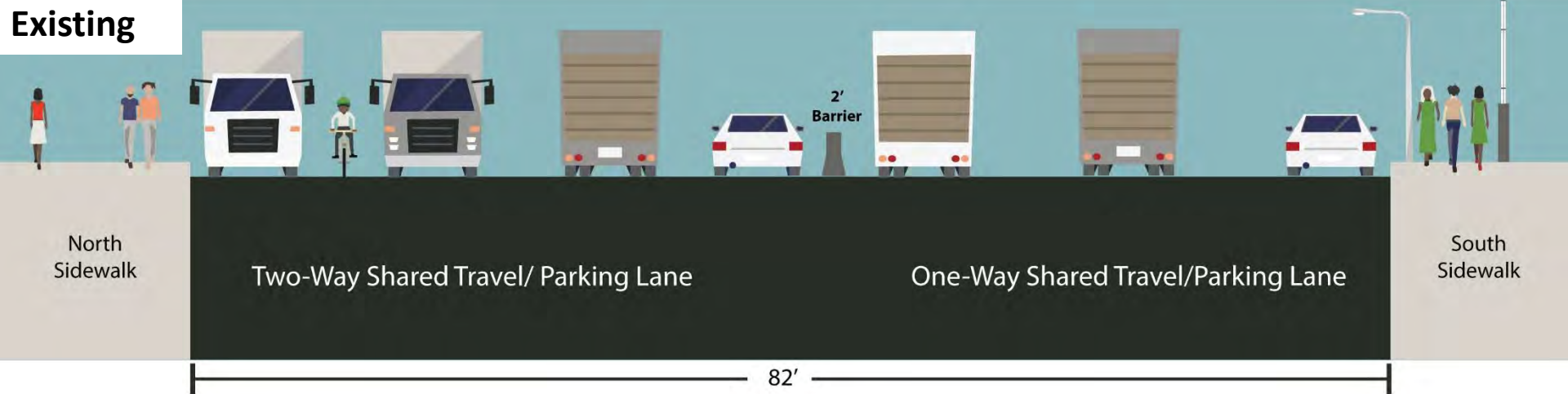
- Launch **next phase of Vision Zero** public awareness campaign, educating drivers with a focus on cyclist safety — and **expand the "Get There"** bicycle encouragement/rules of the road campaign
- **Educate all street users** about safe truck operation on city streets
- Increase helmet giveaways and helmet use encouragement.

## Proposed Design Goals

- Improve pedestrian experience between Greenpoint Ave and Newtown Creek Walk
  - Expand pedestrian spaces
  - Shorten pedestrian crossing distances
- Develop north/south bike connections
  - Provide protected space for people biking
  - Add new dedicated spaces for biking
- Configure Kingsland Ave parking to optimize for passenger vehicles
  - Eliminate opportunities for illegal vehicle storage
  - Size spaces for passenger vehicles
- Maintain motor vehicle circulation



## Proposed Design Kingsland Ave, 82' Street Width, North of Greenpoint Ave



- Protected bike lane connects to Newtown Nature Walk
- New pedestrian space improves walking experience of narrow sidewalk
- Angled parking increases number of parking spaces by up to 20 spaces
- Wide moving lanes maintain flexibility for industrial operations



**Proposed Design Kingsland Ave, 82' Street Width, North of Greenpoint Ave**

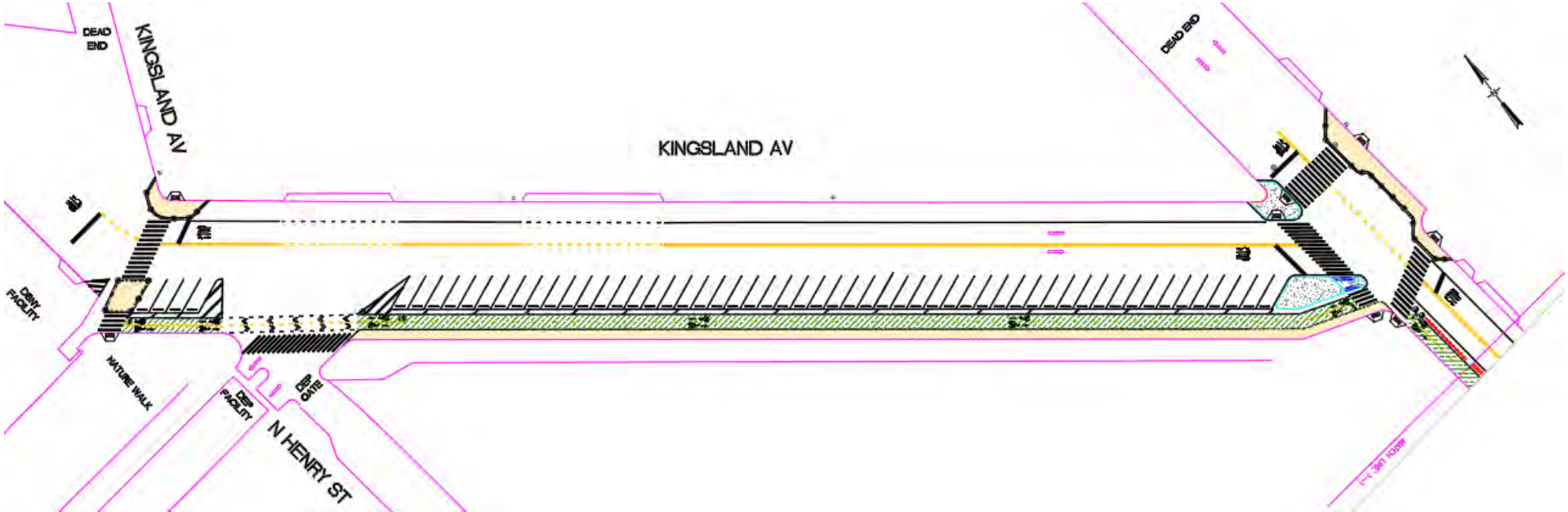
**Existing**



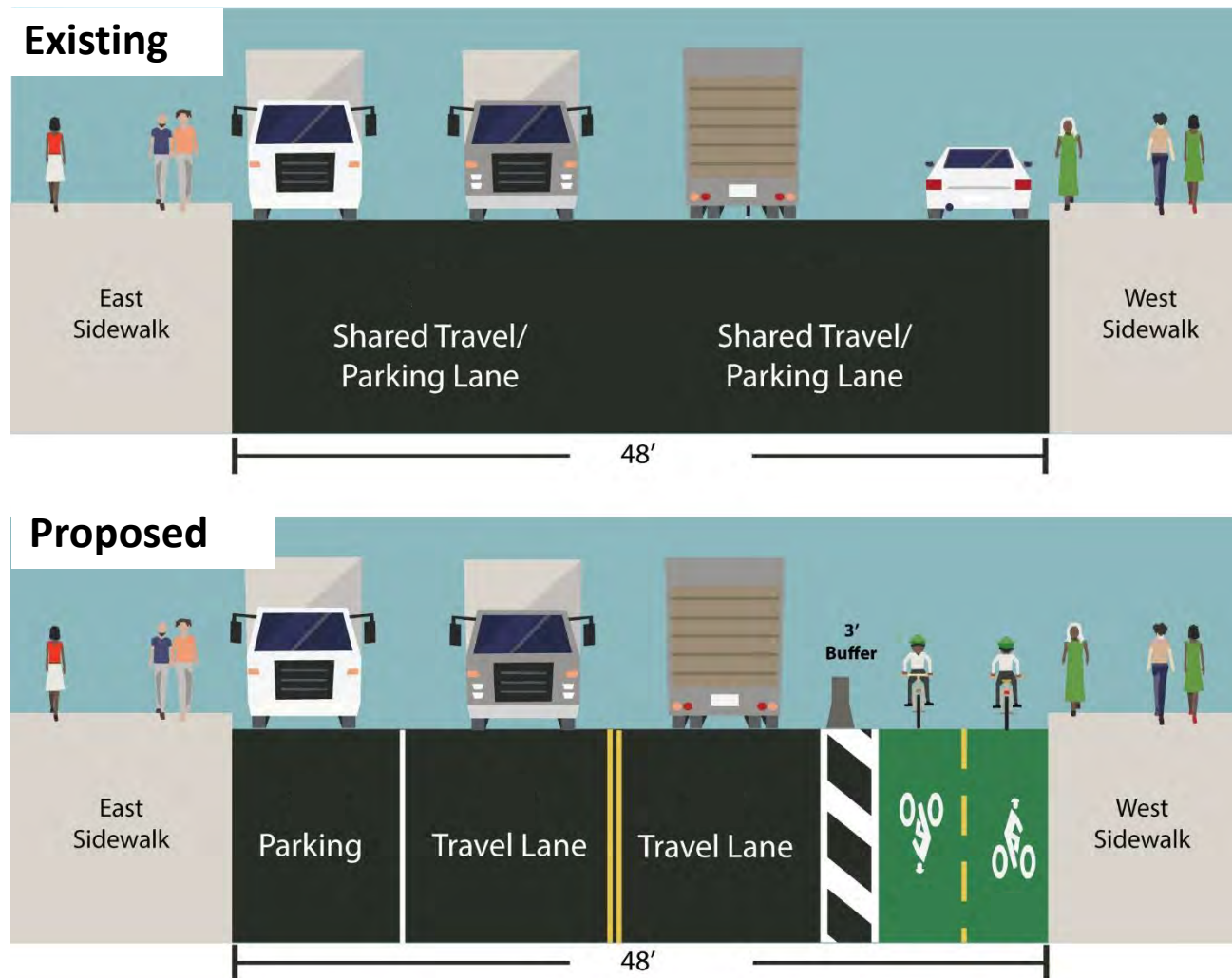
**Proposed Configuration: Paerdegat Ave, Brooklyn**



Proposed Design Kingsland Ave, 82' Street Width, North of Greenpoint Ave



## Proposed Design Kingsland Ave, 48' Street Width, North of Greenpoint Ave



- Protected bike lane connects to Greenpoint Ave
- ~12 parking spaces converted on west curb
- Wide parking and moving lanes accommodates truck movements

## Proposed Design Kingsland Ave, 48' Street Width, North of Greenpoint Ave

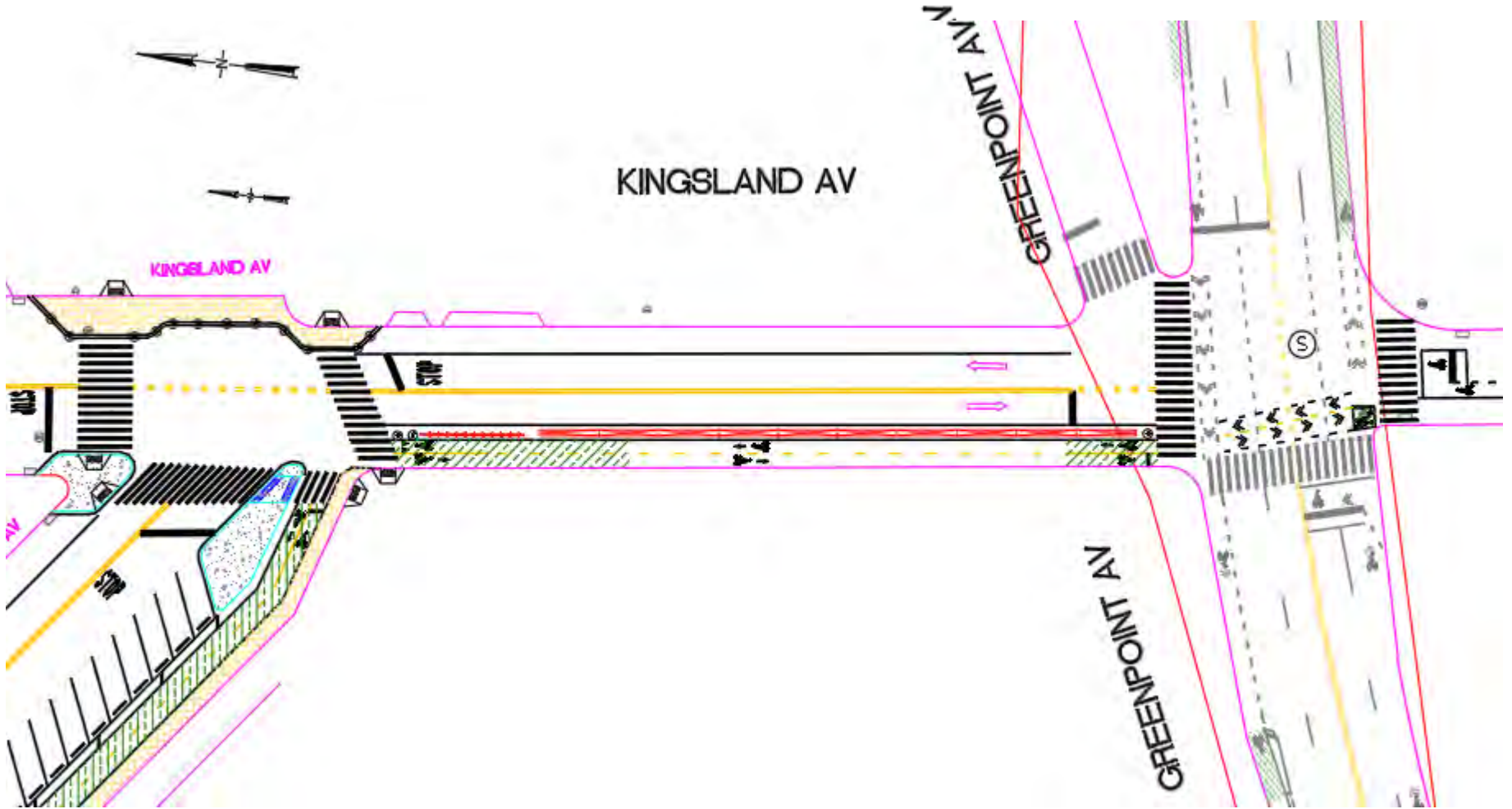
Existing



Proposed: Chrystie St, Manhattan

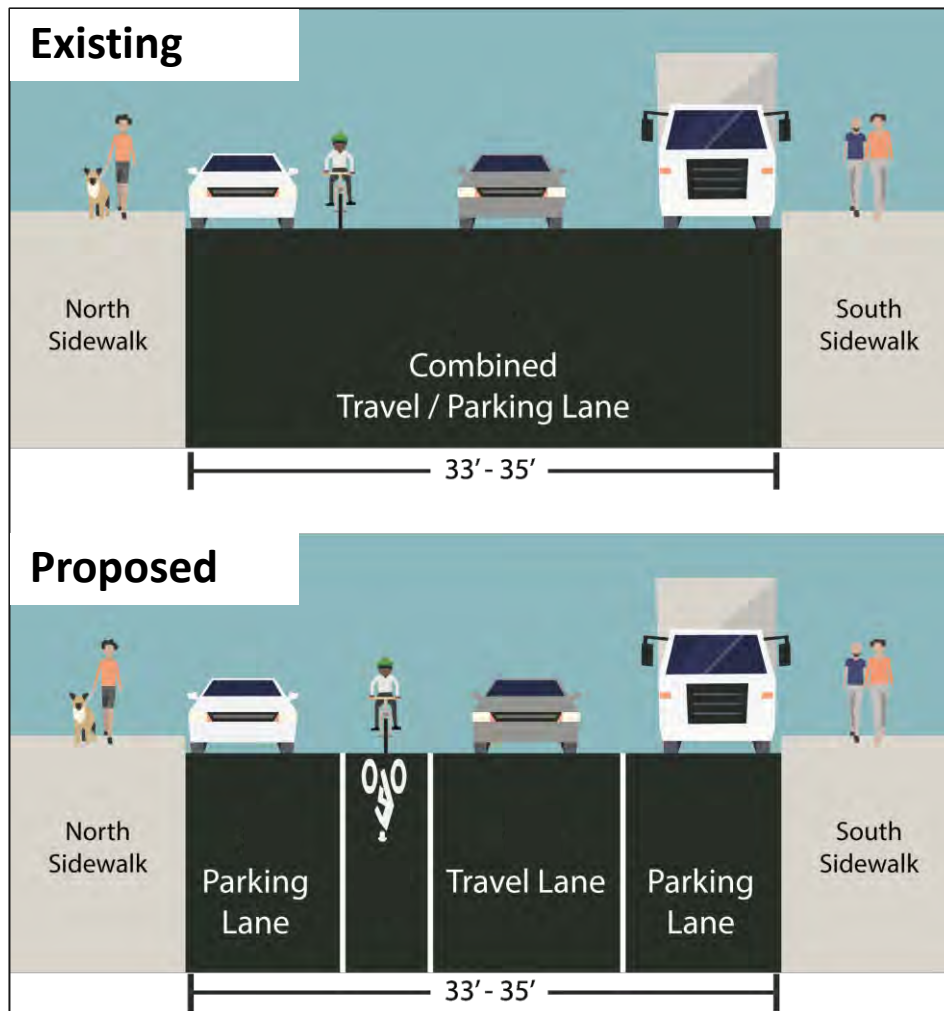


Proposed Design Kingsland Ave, 48' Street Width, North of Greenpoint Ave



## Proposed Design:

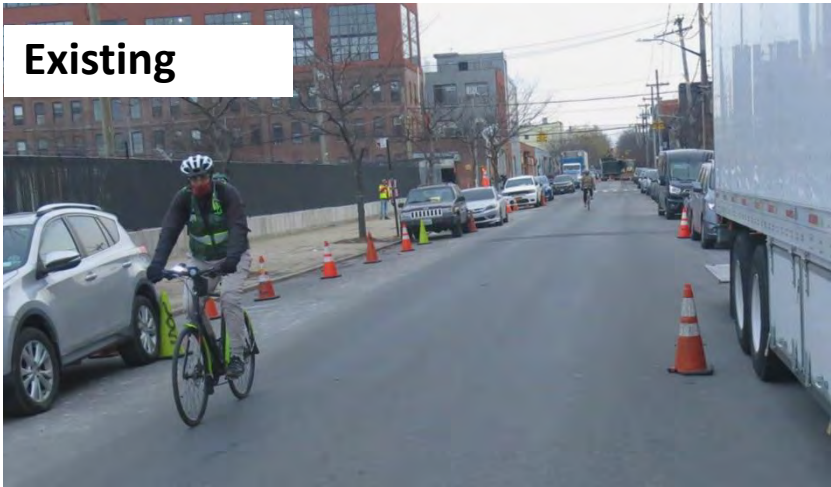
### Kingsland Ave and Monitor Ave – Greenpoint Ave to Meeker St



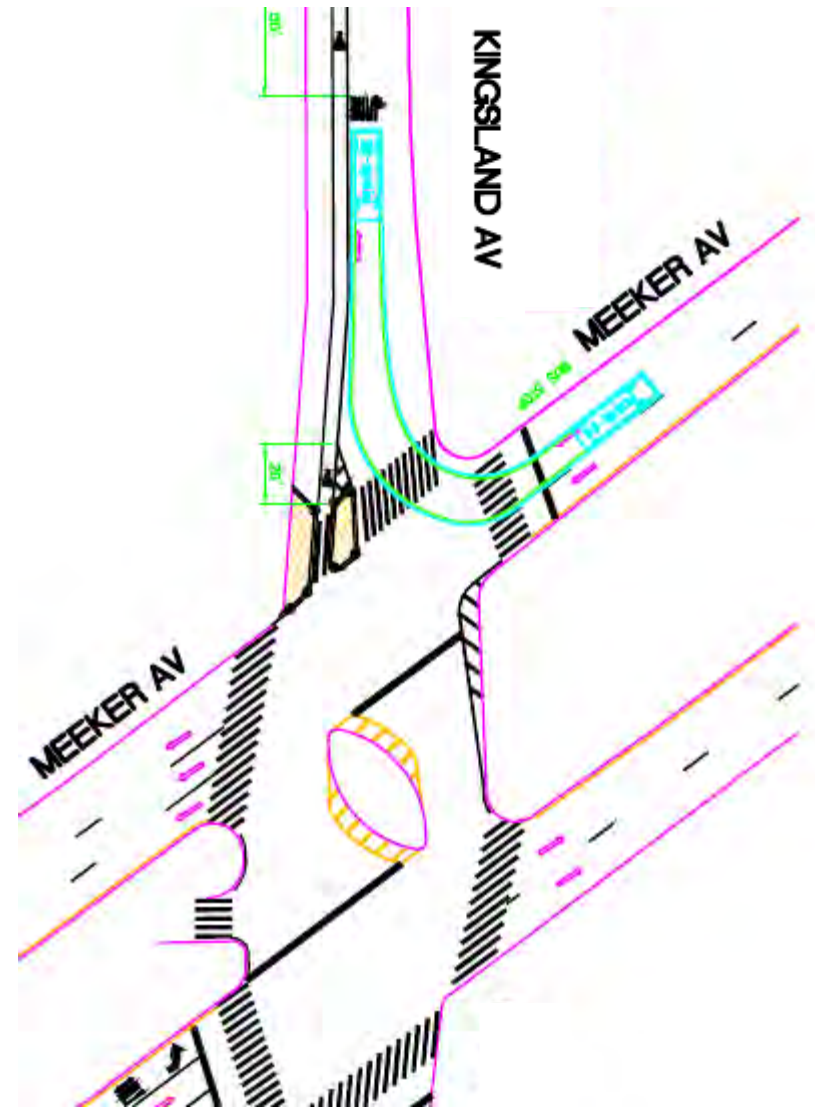
- Maintains traffic capacity
- No impact to parking

**Proposed Design:**

**Kingsland Ave and Monitor Ave – Greenpoint Ave to Meeker St**



## Proposed Design: Kingsland Ave at Meeker St



- Excess width at intersection:
  - Increased crossing distance
  - Unpredictable traffic movements
- Normalizing intersection provides opportunities for additional pedestrian space



## Summary Project Benefits

### Protected bike lanes benefit all street users:

Crashes with  
Injuries

**Down 15%**

Motor Vehicle  
Occupant Injuries

**Down 15%**

Pedestrian Injuries

**Down 21%**

- Creates north-south bike connections in neighborhood with few other options
- Increases pedestrian safety by shortening crossing distances
- Increases pedestrian space approaching Newtown Creek Nature Walk
- Preventing illegal truck parking increases available parking for employees and visitors to northern Kingsland Ave
- Maintains traffic capacity





# COMMUNITY BOARD No. 1

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HON. ANTONIO REYNOSO  
BROOKLYN BOROUGH PRESIDENT



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FIRST VICE-CHAIRMAN

**DEL TEAGUE**  
SECOND VICE-CHAIRPERSON

**GINA BARROS**  
THIRD VICE-CHAIRPERSON

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MEMBER-AT-LARGE

**DEALICE FULLER**  
CHAIRPERSON

**GERALD A. ESPOSITO**  
DISTRICT MANAGER

**HON. LINCOLN RESTLER**  
COUNCILMEMBER, 33rd CD

**HON. JENNIFER GUTIERREZ**  
COUNCILMEMBER, 34th CD

June 7, 2022

## CAPITAL BUDGET COMMITTEE REPORT

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

**FROM:** Gina Barros, Committee Chair

**RE:** Capital Budget Committee Report from May 17, 2022

---

The Committee met in the Evening of May 17, 2022, at, 6:30 PM Via WEBEX.

### ATTENDANCE

Present: Gina Barros, Chair; Del Teague, Co-Chair; Janice Peterson, Teon Brooks, Joel Gross, and Michael Goldfarb\* (\*Non-board member.)  
Dealice Fuller, Community Board Chair.

Absent: Tommy Torres and Stephen Weidberg.  
A quorum was achieved.

---

The Capital Budget Committee held a meeting on Tuesday, May 17<sup>th</sup>, at 6:30 PM. The agenda was first to review the Office of Management and Budget's (OMB) preliminary response to the Brooklyn Community Board One District Needs Statement for FY 2023. Second, to discuss the next steps in preparation for submitting our District Needs Statement for FY 2024, due October 29<sup>th</sup>, 2022.

In preparation for the Budget Committee reviewing OMB's preliminary response to the District Needs Statement for FY 2023, Ms. Barros summarized where we are now in the annual cycle budget process milestones.

- The Statement on District Needs for FY 2023 report was presented to the full board on November 9, 2021. The community board members voted to approve.
- The Statements on District Needs for FY 2023 was sent to the Mayor's office, agencies, and the Borough Board. The Office of Management and Budget analysts review the Statement pertinent to the agency they cover. In early Spring 2022, responses were published in the Register of Brooklyn Community Board One Budget Request for the Preliminary Budget FY2023.
- The Statement of Community District Needs and Budget Request Statement provides OMB with an overview of the top three pressing issues affecting the Community Board Districts that are different for each community board. It gives the community board a voice in the budget process, so to engage with agencies, elected officials, councilpersons, and community-based organizations. This is important, especially this year with a new administration. It can be used throughout the year. The top three pressing issues for Brooklyn's Community Board One are Housing, Parks/Open Space, and Transportation. Also included, however, as essential issues are Health Care, Human Services, Youth, Education, Child Welfare, Public Safety, and Environmental.
- NYC Department of City Planning, community boards liaison team is available to guide the committee and community board on the request submission process, such as answering questions, helping to understand the agency's responses, and clarifying our requests. They work in partnership with OMB.
- The Statement for FY 2023 Capital and Expense Budget Request items are prioritized with assigned priority numbers. Capital Budget Priorities has 28 prioritized request items and 6 Community Support items that are not prioritized. The Capital Budget covers, for example, the cost of the city's long-term construction programs and reconstruction of streets, sewers, parks, and buildings. Expense Budget Priorities has 25 prioritized request items. The Expense Budget covers all the city's day-to-day operations, such as salaries and supplies. We can submit as many items as needed, but can only prioritize 40 Capital Budget Requests items, and 26 Expense Budget Requests items to enter for submission.

### **Discussion**

The Budget Committee members reviewed OMB's responses to the District Needs Statement for FY 2023, which was screen shared by Ms. Barros. The District Needs Requests were organized by the 7 Policies Areas, the 8 Community Board Committees, and 28 Agencies.

The responses received from OMB consisted of; 1- The District Needs Request items was funded. 2- OMB supports the District Needs Request items, but funding is not available, with a recommendation that it be brought to the attention of elected officials. 3- OMB requested additional information to clarify the District Needs Request items. 4- It was not an appropriate District Needs Request item with a recommendation of where to submit the request.

(Responses were published in the Register of Brooklyn Community Board One Budget Request for the Preliminary Budget FY 2023.)

Ms. Barros recommended that the committee move those District Needs Request items funded from prioritized to continued community support. The committee members discussed how to advocate for those District Needs Request items that were not funded, if they agreed they continue to be essential. Ms. Peterson and Mr. Brooks recommended that we alert the elected officials that these are our priorities, such as writing a letter from the community board or requesting a meeting with members of the city council. Ms. Barros related that the Budget Committee could ask for guidance from the liaison of City Planning on how to strengthen our District Needs request to be funded. Ms. Barros related also, that the Ad Hoc Outreach Committee, working in partnership with the Budget Committee, can discuss strategies on how to communicate with public members, non-profit agencies, and civic leaders to discuss community issues and interact with the public by holding targeted forums.

The committee members agreed that Affordable Housing is the District Needs top priority. An idea proposed, by Ms. Del Teague, Chair of the ULURP committee, is to make conditions on the developers and the owners of development, especially the larger ones, where we say if they want our approvals, we ask that they contribute to the infrastructure or give toward the maintenance of those Budget Request Items that are on our District Needs Statement. We can then ask the city and city agencies, such as the Parks department, to support us in demanding that the developers contribute towards it.

Ms. Peterson emphasized the importance that the Housing Committee can also do something in this area. This District Needs Request items can be further discussed and strengthened by the Community Board Housing Committee. The Housing Committee can have the developers periodically give the Community Board a report on how well they are doing in putting in the percentage both moderate-income and lower -income housing that they promised.

Ms. Barros related that the Budget Committee works in partnership with the Community Board Committees. She informed that she had the opportunity to meet with the Transportation Committee. The Transportation Committee has 18 Priority Request items. They started reviewing the OMB's responses and will make their recommend to the Budget Committee. Ms. Barros will reach out to the other Community Board committee for them to do the same. (After the Budget Committee meeting Ms. Barros did send a memorandum to the Housing Committee and Parks Committee that they review and revise the District Needs OMB responses, then provide written comments to the Budget Committee.)

Ms. Peterson also highlighted the importance of including, in the District Needs Statement, community issues pertinent to educational services, police services and health and hospital services. Ms. Barros agreed and related that many of these issues of concern are discussed at the Safety committee. The community affairs officers of the Williamsburg and Greenpoint communities attend the Safety Committee meetings. Also, Ms. Barros related that garbage continues to be a critical problem in Williamsburg and Greenpoint communities, especially with more development, restaurants and outdoor spaces.

The Budget Committee reviewed the Environment Committee Report on their recommendations of environmental issues that are important to incorporate into the District Needs statement for FY 2024. Of significant concern is that Williamsburg and Greenpoint are a waterfront community, therefore there needs to be a deep investment and climate

change mitigation measures. These harmful effects of changes are flooding from groundwater flooding. The city needs to invest in changes, such as park designs and transportation.

Mr. Teon Brooks asked for clarification about the Capital Budget Needs Request items. How does the size of the budget correspond to the Capital Budget Request items? There are minor budget request items such as adding or improving lighting and long-term projects. These are long term projects versus smaller project. The District Needs Statement includes both smaller projects and larger long-term project. The Capital Budget covers, for example, the cost of the city's long-term construction programs and reconstruction of streets, sewers, parks, and buildings, that generally have a value of \$35,000. Request for ongoing programs and regular city services such as street signs, building inspections, park maintenance, road repairs or tree pruning, for example, were directed to the agencies as service delivery request.

Mr. Joel Gross requested funding for night cameras for NYCHA housing.

Ms. Fuller asked that PS 250A be added to Education District Needs, since it was left out by mistake.

The member of the Budget Committee acknowledged that we these Community concerns and issues throughout the year, therefore we continue to work with the committees to advocate for these prioritized requests. We can track the requests throughout the year. We remind the council members, elected officials that these are our priority request.

The Budget Committee will meet in September of in preparation Statement of District Needs FY 2024 to be presented to the full community board, voted on and submitted by October 29<sup>th</sup> deadline.



# COMMUNITY BOARD No. 1

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HON. ANTONIO REYNOSO  
BROOKLYN BOROUGH PRESIDENT



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COUNCILMEMBER, 34th CD

June 7, 2022

## 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 26, 2022

---

The Committee met in the Evening of May 26, 2022, at, 6:30PM Via WEBEX.

### ATTENDANCE

Present: Caponegro Chair, Chesler, Miceli

No Quorum

- 
- 1) Update on all Park capital Projects by Mary Salig- Husain.
  - 2) Presentation by Felice Kirby about the RFP (Smorgasburg) at Marsh P. Johnson State Park She would like to see it be more community based with more community input into who is given the RFP. Some of the profits made would go back into the community.
  - 3) We had a discussion on the increasing dog population in our community. With limited Park land we need to come up with creative ways to share that space. Dog owners would like to see Off Leash hours put in place, also larger Dog Runs.

## **CB1 Environmental Protection Committee Meeting Report**

**June 2, 2022**

6:30pm via Webex

Members of the Environmental Protection Committee: Chesler, Chair; Bruzaitis; Horowitz; Low; McKeever; Peterson; Sabel; Vega; Hofmann\*; Costa\*; (\*) Non board committee member.

(6 members constitutes a quorum for this committee)

Present: Chesler, Bruzaitis, Horowitz, McKeever, Vega, Costa\*, Hofmann\*

Absent: Low, Peterson, Sabel

A quorum was obtained.

### **AGENDA 1. National Grid's Clean Energy Vision A: fossil-free future for cleanly heating homes and businesses-**

Representatives from National Grid will present and discuss their recently announced initiative to utilize renewable natural gas and green hydrogen to provide fossil free energy for heating homes. North Brooklyn contains infrastructure (Newtown Creek Wastewater Treatment Plant and the Metropolitan Reliability Infrastructure Project aka the North Brooklyn Pipeline) that would potentially support this initiative.

Presentation team from National Grid: Raziq Seabrook, Community Manager, Brooklyn; Bryan Grimaldi, Vice President of Corporate Affairs; Don Chahbazpour, Director, Regulatory Strategy – Future of Heat; Alanna Russo, Director of Strategic Engagement & Business Development, National Grid Ventures; Rene McClure, Director, NYC Community & Customer Management

National Grid presented a summary of their *Fossil Fuel Free Vision (FFV)*. Key presentation takeaways:

- Ancillary items to go along with FFV to achieve fossil free energy by 2050:
  - Transition upstate to renewables
  - Primarily electric statewide
  - Battery storage
  - Solar generated assets

- Offshore wind, Long Island project with RWE will create 3 gigawatts of energy to power 1 million homes.
- Fossil Free by 2050 Pillars
  - Building efficiency, with especially construction of new buildings
  - Fossil free gas & electric
  - Hybrid (gas & electric) thermal heat pumps
  - Electrification
- Comparison of heat energy sources:
  - Today: 57% gas, 24% oil, 1% heat pumps
  - 2050: 25% fossil free, 50% gas, 25% hybrid

Transition to fossil free 2050 goal will be in 5-year increments. Customers will save \$10-20 billion in capital costs. New York State will save \$70 billion through utilization of 80 gigawatts of energy through solar, wind and battery storage (60 GW in NYC). Natural gas is 3-4 times more expensive to use than renewables, \$1K less per hour. Transition to FF will be more reliable using gas than electric alone.

**Renewables: Renewable Natural Gas (RNG) and Green Hydrogen (GH).** Main source of **RNG** is from landfills, solid waste from water treatment facilities, food waste, livestock manure from large farms & dairies (200 facilities in the US). Newtown Creek Wastewater Treatment Plant (NCWTP) as a source of RNG from solid waste presents unique challenges stemming from its location to the Newtown Creek Superfund site and Public Design Commission. NCWTP sourcing will be operational by the end of the summer.

**Green Hydrogen** will not be ready as a usable energy source until the 2030's. It's still in the research and development stage. A pilot program will be implemented with 800 homes in Long Island. First a blend of 5% GH with natural gas, working towards using 100% GH.

Compliance with the NYS Climate Leadership and Community Protection Act (CLCPA). NG is on target but needs help from new legislation to allow them to purchase electricity and the Climate Action Council. Their fossil fuel free plan transitioning to a RNG - electricity hybrid energy system will create the highest potential for compliance.

Can utilize existing pipes for distribution and most customers can use their existing appliances. This also achieves energy equity.



**Discussion:**

**Steve Chesler:** GH can damage, leak through existing pipes. Is the Metropolitan Reliability Initiative (aka North Brooklyn Pipeline) susceptible to this? Bryan Grimaldi: No. MRI pipes safe for GH as constructed.

**Margot Spindelman, No North Brooklyn Pipeline Coalition:** Read a statement of behalf on the coalition (hard copy included). Summary: The US can only supply waste-derived biogas to meet 1.5% of natural gas consumption. Cost better allocated towards electrification? NG worked against the All Electric Buildings Act (contradicts stated support for electrification to meet climate goals). RNG is still methane. Leak emissions from urban NG accounts for significant contribution to methane emissions, a more potent GHG than carbon dioxide. GH can corrode pipes further promoting the natural leakage issue. RNG distribution is just a shift of the same problem. Works against IPCC recommendations for meeting global climate goals. GH molecular structure causes higher potential for pipe damage, especially in homes. What is the project cost to replace 6,000 miles of older pipe and 300,000 services lines/homes? How will leakage be monitored? Consumers will have to replace appliances on a large scale? Bryan Grimaldi: NG is working with NYS DEC, Climate Action Council, institutions and academia to create a viable plan.

**Willis Elkins:** No real response to NNBPC statement. No example has been provided on how RNG generated from NCWTP is going to work. The project there is 6 ½ years behind schedule. Meanwhile, all of the organic waste being collected is being wasted. Goalpost for meeting 2030 climate goals keeps getting pushed back. What are their plans for their 110 acres site on Newtown Creek? Solar panels? Bryan Grimaldi: challenges of NCWTP RNG are relocation and the creek superfund site. Willis Elkins: site location and superfund process has nothing to do with this process.

**Jeane Bergman:** Harvard study makes case against RNG as viable solution to reduce GHG due to methane leakage issue. Don Chahbazpour: IPCC and EPA make distinction between natural gas and biogenic gas in their analyses. Jeane Bergman: EPA does not account for health impacts of consumers using RNG in the home. Don Chahbazpour: proper ventilation is key. Plan is to deploy 75% electrification and 25% hybrid.

**Ken Schles: #1** - Severely questions the viability of relying on large farms, especially Concentrated Animal Feeding Operation (CAFOs) to supply RNG. These facilities create severe environmental problems in and of themselves. Don Chahbazpour: Does not disagree. Use of digesters helps here. Ken Schles: reliance on this energy feedstock source will encourage continuation and expansion of these facilities, and their negative impacts on water, soil and climate. **#2** - NG tried to kill the All Electric Buildings Act though ConEdison supported it. Bryan Grimaldi: Not true. Advocated for a hybrid approach.

**Steve Fox:** Since iron pipes cannot handle GH without damage to them, what will it cost to replace 6,000 miles of pipe and 300,000 hookups. Bryan Grimaldi: Hookup number is 400,000 units. He will have to get back to the board with the cost figures.

**JK Canepa:** Also cited problems with sustaining factory farms. With the brittle pipes 4/5 of the energy intended for distribution will be wasted. Bryan Grimaldi: The situation will be reversed. Most of the energy will be utilized with RNG. We're studying the cost.

**Michael Davis:** NG opposition to the All Electric Act is based on their ability to profit from distributing gas. They have an old infrastructure issue. What is the cost to the ratepayer to construct the new technology for RNG & GH? Bryan Grimaldi: We will get you an answer, but in the meantime refer to the rate case.

**Eric Bruzaitus:** NG should be able to look up the cost while we are online. Don Chahbazpour: 100% electrification will save \$60 billion.

**Michael Davis:** Are they researching reliability? My house does not use plastic piping. Nor do my neighbors. Don Chahbazpour: US Dept of Energy and National Labs are researching flowing RNG AND GH through plastic piping. We plan to replace other materials. A Long Island pilot project is a test case with plastic piping. Regulators will not unsafe flow through this conduit.

**Lee Ziesche, NNBPL:** National Grid rate case cites these costs for replacing infrastructure over 4 years: 2021 \$250M, 2022 \$304M, 2023 \$347, 2024 >\$400M. Over \$1 billion in total for this investment and cost to ratepayers. Also, NG came out against the CLCPA 20-year timeline feedstock lifecycle recommendation from the CAC, which suggests the act needs to be rewritten to accommodate NG. Don Chahbazpour: We'll comply with whatever timeline is recommended, but it should be ubiquitous across all sectors.

**Steve Fox:** What is your main leakage percentage? Don Chahbazpour: .4%. National average is 1.3%.

**2. District Needs Statement-** Begin process of creating revisions to the CD1 statement as relating to district environmental issues and needs.

**Steve Chesler:** In the current FY 2023 draft statement there is small mention of environmental issue related investment including resiliency. He will create a working Google doc for the committee to collaborate on over summer recess. Goal will be to have revisions ready in September. Initial ideas for inclusion?:

**Katie Denny Horowitz:** How can advocacy be included such as for local businesses affected by climate change and corresponding compliance with recent legislation? Air monitoring? Businesses in the IBZ is not up to code.

**Steve Chesler:** Asked District Manager how this can be included. DM Esposito: it can be included in the district narrative section of the needs statement.

**Laura Hofmann:** Outreach about issues & meetings. Education. Better, more extensive translation of notices, etc.

**Eric Bruzaitis:** Code compliance. Get the Borough President and the Mayor to allocate more funds for enforcement. Only 4 inspectors in the entire city! Including for waste transfer stations. Sanitation inspections.

**Willis Elkins:** Develop green infrastructure along the creek. Costs will affect stormwater management, CSO's, greenhouse gas emission, urban heat island effect. CB1 is NOT a high priority within City's measure.

**William Vega:** We need more NYC Dept of Health inspectors for indoors. Only 4 in the city!

**3. New Business - Effect of Nuhart East structural demolition and the superfund plumes on nearby residents and Greenpoint Playground.** 5 Bell Slip resident Debra Scott, who had drafted complaints on behalf of those residents, cited worries about contaminated ground water mixing with drinking water inside and at the playground. Steve Chesler & Laura Hofmann expressed worries, even though Regional Engineer for DEC Region 2 Jane O'Connell wrote the board delineating a clear separation between drinking water and the plume infused groundwater. DEC and the Nuhart developers could not attend tonight's meeting. Steve Chesler connected Debra Scott to North Brooklyn Neighbors Executive Director Lisa Bloodgood to ally with and for support. NBN wants to hold an informational update meeting about Nuhart. DEC's Rodney Rivera communicated to Steve Chesler on the telephone that the Nuhart East Remedial Action Work Plan will be released soon, and a meeting to ensure. Debra Scott was advised the Parks & Waterfront Committee addressed issues related to the physical state of the playground and the predominance of off leash dogs in Newtown Barge Park's athletic field.

**4. Old Business - Newtown Creek Monitoring Committee (NCMC) -** letter from DEP in response to the EPC's request for funding to be restored, they claimed since the Newtown Wastewater Treatment Plant is completed and operational, it is not necessary for NCMC to meet. Laur Hofmann and Willis Elkins noted ongoing issues with the Newtown Wastewater Treatment Plant. The committee agreed that DEP should be requested to appear before the EPC at a future meeting to discuss current issues and NCMC.

From: O'Connell, Jane H (DEC) jane.oconnell@dec.ny.gov

Subject: RE: [EXTERNAL] Re: NuHart community concerns

Date: May 19, 2022 at 3:54:14 PM

To: Steve Chesler stevechesler@me.com, Nutter, Vanessa vnutter@council.nyc.gov

---

Vanessa – as I mentioned to Steve previously we would be happy to answer any questions or concerns raised by the community for any work withing DEC’s purview, and can direct any other questions to the developer or other agencies with jurisdiction. As to the questions regarding the PPE worn by the demolition contractors, those are issues under the jurisdiction of federal OSHA. The demolition is not specifically part of the “remediation” of the site. However, I will tell you that the general PPE for a construction job such as this are hardhats, steel toed boots and safety vests. The building was subject to asbestos abatement prior to the demolition as required by NYCDOB (the agency with authority over the demolition), and was also inspected for contaminants such as phthalates under the RCRA closure plan. Thus, there are no “chemical” hazards that the workers are being exposed to.

Best,

Jane

**Jane H. O’Connell, P.G.**

Regional Remediation Engineer, Division of Environmental Remediation

**New York State Department of Environmental Conservation**

47-40 21<sup>st</sup> Street, Long Island City, NY 11101

P: (718) 482-4599 | F: (718) 482-6358 | M: (917) 817-1845 | [jane.oconnell@dec.ny.gov](mailto:jane.oconnell@dec.ny.gov)

[www.dec.ny.gov](http://www.dec.ny.gov) |  |  | 



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**From:** Steve Chesler <stevechesler@me.com>  
**Sent:** Thursday, May 19, 2022 2:59 PM  
**To:** Nutter, Vanessa <vnutter@council.nyc.gov>  
**Cc:** O'Connell, Jane H (DEC) <jane.oconnell@dec.ny.gov>  
**Subject:** Re: [EXTERNAL] Re: NuHart community concerns

*ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.*

The residents expressed a lot of those concerns. I took the topic off our meeting agenda because the stakeholders are unable to attend. If you and/or the council member want to attend to hear them directly, we could do that. If you think that would be productive.

Thank you.

Steve

On May 19, 2022, at 2:48 PM, Nutter, Vanessa <[vnutter@council.nyc.gov](mailto:vnutter@council.nyc.gov)> wrote:

Thanks Steve,

I'm not sure if it's related to the Blue Slip residents' concerns, but people are also asking me about TCE plumes, air quality around the playground, and onsite safety precautions largely

referring to the lack of PPE worn by site workers.

Will those topics be covered as well?

-Vanessa

**Vanessa Nutter**

North Brooklyn + NYCHA Community Advocate

Council Member Lincoln Restler - District 33

District Office: 718-875-5200



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**From:** Steve Chesler <[stevechesler@me.com](mailto:stevechesler@me.com)>  
**Sent:** Thursday, May 19, 2022 2:35:35 PM  
**To:** Nutter, Vanessa  
**Cc:** [jane.oconnell@dec.ny.gov](mailto:jane.oconnell@dec.ny.gov)  
**Subject:** [EXTERNAL] Re: NuHart community concerns

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Hi Vanessa,

Yes, the residents of 5 Blue Slip sent a list of concerns to the community board. We invited DEC and Madison Realty Capital to an CB Environmental Protection Committee meeting on June 2 to discuss the issues with these residents. But, neither DEC nor the developers are able to attend. The Community Board goes on recess until September. So, not sure what role the board can play until then. Jane provided a written response to the letter addressing concerns about drinking water. We're waiting on Ashley Thompson, repping the developers, to provide a decontamination and structure dismantling schedule for the eastern site, so we can forward both to the residents. Rodney Rivera from DEC mentioned the Remedial Action Work Action Plan for the western Superfund site will be released in July. That could be an opportunity to to address the eastern site status as well.

Steve

On May 19, 2022, at 2:25 PM, Nutter, Vanessa <[vnutter@council.nyc.gov](mailto:vnutter@council.nyc.gov)> wrote:

Hi Jane and Steve,

I hope you're both well.

There has been an increase in neighbor questions about the status and current safety precautions around the NuHart project. What do you think the best way would be to get these questions answered?

Best,

Vanessa

**Vanessa Nutter**

North Brooklyn + NYCHA Community Advocate

Council Member Lincoln Restler - District 33

District Office: 718-875-5200

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April 24, 2022

C & C Management  
1735 Park Avenue  
New York, NY 10035  
Attn: John Orztak

Dear Sirs:

We the tenant team of 5 Blue Slip residents are concerned about on going issues in the building and they are as follows.

1. Laundry machines in need of fixing & has molding in them, shopping carts in neighbor's houses.
2. Smoking of weed in hallways and staircases
3. Noise control within people homes such as parties from 12am-5pm excessive
4. Theft of packages
5. People not being mindful of their dogs on leashes
6. Roaches & Mice on in the staircases and compactor /trash room
7. In need of a Maintained person that did the job like Mr. Baily
8. Gym and Cleanliness and NO ANIMALS

We would like to keep where we have safe and livable. Your support of providing reminders such as notices about smoking in building and staircases, excessive noise, maintenance of Laundry & Gym upkeep would be a support as well.

To: CBk1-435 Graham Avenue, Brooklyn 11211

**Other items discussed: We the tenants of 5 Blue Slip are concerned about the following items**

1. **Warehouse across the street (29-49 Dupont)** that has toxins going through out soil and water systems, there has not been any notices prior to this building knocking them down as to boiling water etc., also we have children, seniors and runners drinking from park. The only notice they put up was for asbestos!! And not that more families are moving in with the new buildings we have the right to know now then to wait 10 years and we and children are suffering with deeper issues.
2. **The park across the street needs to be redone** with new floor mats and equipment is chipping paint. Also, when it rains it floods. Something needs to be done the smell is bad and not healthy
3. **Also, there is a significant issue with the PARKING** needs to be change! It has become a Hazard.
4. **We all have concern that the waterfront here is not A DOG PARK**, they are off their leaches and some of their owners are not mindful.
5. **Also, the dog owners use the baseball/soccer field** for dogs that grass is not real, and they should not be there

Your support in following up on these issues of concern would be greatly appreciated.

**5 BLUE SLIP TEAM RESIDENTS**



# COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

FAX: (718) 389-0098

Email: [bk01@cb.nyc.gov](mailto:bk01@cb.nyc.gov)

Website: [www.nyc.gov/brooklyncb1](http://www.nyc.gov/brooklyncb1)

HON. ANTONIO REYNOSO  
BROOKLYN BOROUGH PRESIDENT



**SIMON WEISER**  
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SECOND VICE-CHAIRPERSON

**GINA BARROS**  
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RECORDING SECRETARY

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

**DEALICE FULLER**  
CHAIRPERSON

**GERALD A. ESPOSITO**  
DISTRICT MANAGER

**HON. LINCOLN RESTLER**  
COUNCILMEMBER, 33rd CD

**HON. JENNIFER GUTIERREZ**  
COUNCILMEMBER, 34th CD

May 26, 2022

## EXECUTIVE BOARD

TO: CB#1 Board Members

FROM: Chairperson Dealice Fuller

RE: Executive Board Meeting Held on May 25, 2022

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The Executive Board met on Wednesday, May 25, 2022, at 6:30 PM Via WEBEX.

### ATTENDANCE:

Present: Chair Fuller, Weiser, Teague; Viera, Iglesias, Caponegro

Absent: Barros

(A quorum was present)

---

Chair Fuller called the meeting to order and asked the District Manager to call the roll.

The Committee discussed a request from Councilmember Lincoln Restler regarding Last mile facilities and industrial policy and that they were awaiting a copy of the letter so it could be vetted by the full board. ( letter was provided May 25, 2022 see attached)

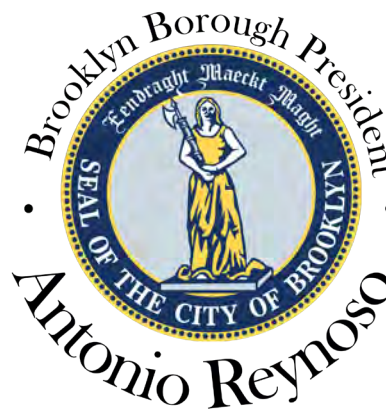
Employee promotion /to promote Johana Pulgarin to the Assistant District Manager line. With an increase in salary of \$3000.00. Motion by Mr. Caponegro and seconded by Ms. Teague. The vote was as follows: 6 “Yes” Fuller; Weiser; Teague; Viera; Iglesias Caponegro, 0 “NO”; 0 “ABS”

The Executive Board had a discussion on committee membership, attendance, and non-Board member membership.

Meeting was Adjourned.



THE COUNCIL OF  
THE CITY OF NEW YORK  
CITY HALL  
NEW YORK, NY 10007



May 25, 2022

Hon. Maria Torres-Springer  
Deputy Mayor for Economic & Workforce Development  
New York City Hall, 260 Broadway  
New York, NY 10007

Deputy Mayor Torres-Springer:

As New York City struggles to emerge from the COVID-19 pandemic, the Adams Administration's first-year policy agenda is of critical importance to spurring a rapid, equitable, and sustainable recovery. We write this letter to raise the importance of planning and zoning reform for our city's industrial areas within this context.

The Administration's recently released "Rebuild, Renew, Reinvent" economic recovery agenda includes several provisions that may impact the future of our industrial zones and correctly notes the importance of the city's industrial sector:

*"The industrial sector supports all segments of the local economy and links us critically to the region, country, and the rest of the world. Employing roughly half a million New Yorkers, nearly three quarters of whom are people of color, and paying average wages of over \$64,000, the sector provides an important pathway to the middle class for many New Yorkers"*

“Rebuild, Renew, Reinvent” calls for an “Industrial Working Group” that “will bring City agencies and key industrial advocates and stakeholders together to develop recommendations around land use and transportation policy” and also for wide-ranging reform of commercial and manufacturing zoning districts to create more “flexibility by a range of industries,” alongside continued investment in City-owned properties like the Brooklyn Navy Yard and Hunts Point Produce Market.

As advocates for industrial jobs, a secure and efficient supply chain, and an increased role for renewable energy in the city’s economy, we welcome the continued investment in City-owned industrial properties. We also look forward to directly participating in the Industrial Working Group and would like to work with you on ensuring broad and inclusive representation in this body.

However, we are concerned that the early proposal for reforming manufacturing zoning with an emphasis on “flexibility” misses the mark and does not address many of the challenges we have observed in our Industrial Business Zones (IBZs). With rezonings converting many industrial areas outside of the IBZs to residential use over the years, the IBZs have become more important than ever as sites for critical infrastructure and industrial economic development. The working waterfront is especially crucial for greening our supply chain and energy grid, yet City agencies have no clear strategy for preserving these areas for industrial maritime uses.

While more flexibility in zoning may be appropriate in some contexts, the current M zoning is actually *too* flexible when it comes to allowing non-industrial uses in the city’s most important IBZs and Significant Maritime Industrial Areas. The allowance for retail, restaurant, office, and entertainment uses has led to widespread conversion of industrial properties to commercial uses. Additionally, overly restrictive parking, loading, and bulk regulations make it very difficult to develop new or enlarge existing industrial buildings. As a result, New York City’s M zones artificially depress industrial economic development and create obstacles to siting essential city infrastructure.

The 1961-era M Zones also did not foresee the new era of large-scale, multi-story e-commerce distribution facilities that are currently allowed to locate as-of-right without regard for the significant and cumulative truck-traffic and emission impacts on local neighborhoods. We cannot allow environmental justice communities adjacent to industrial zones like Red Hook, Sunset Park, Hunts Point, and East Williamsburg to once again be burdened with the consequences of New York’s failure to plan. Five enormous last-mile warehouses of up to over 1.1 million square feet each are currently planned or under construction in the small area of Red Hook alone.

Moreover, these facilities are currently allowed to occupy essential industrial and waterfront sites as-of-right without any required provision for maritime freight. This forecloses the future potential for additional job-intensive uses for the working waterfront, such as the planned Equinor project at the South Brooklyn Marine Terminal. Other states and municipalities across the country are increasingly moving to regulate the proliferation and practices of last-mile distribution centers to address these challenges.

EDC and DOT's "Delivering Green" released in December 2021 proposes strategies for reducing citywide truck traffic but does not specifically address the local impacts of large-scale last mile distribution warehouses. The de Blasio administration also made progress on broader industrial land use and planning issues with its "Industrial Action Plan," including the proposed "North Brooklyn Industry and Innovation Plan" as a template for reform of manufacturing zoning. But this work was interrupted by the COVID-19 pandemic and remains unfinished.

The pandemic's inequitable health impacts on environmental justice communities, ongoing disruption of our supply chain, and New York City's continuing struggle with high unemployment make this work more timely and important than ever before. We urge the administration to promptly convene the proposed "Industrial Working Group" and work with elected officials and stakeholders to advance an integrated land use, transportation, economic, and workforce development plan to protect and activate the IBZs for industrial jobs, secure and green the supply chain and energy grid, and address the unique new challenges posed by last-mile distribution facilities.

We look forward to working with the administration on these critical issues for New York's recovery and long-term future.

Sincerely,

A handwritten signature in black ink, appearing to read "Alexa Avilés", written in a cursive style.

**HON. ALEXA AVILÉS**

Council Member, District 38



**HON. JENNIFER GUTIÉRREZ**

Council Member, District 34



**HON. LINCOLN RESTLER**

Council Member, District 33



**HON. ANTONIO REYNOSO**

Brooklyn Borough President



**PETE D. FLEMING**

Chair, Brooklyn Community Board 6



**CESAR ZUNIGA**

Chair, Brooklyn Community Board 7

cc:

Dan Garodnick, Director, Department of City Planning

Andrew Kimball, President & CEO, New York City Economic Development Corporation

Ydanis Rodriguez, Commissioner, Department of Transportation





## Community Board 1 Monthly Parks Update – June 2022

### Berry Playground Scoping

Parks will host a scoping meeting for the reconstruction of Berry Playground. This scoping meeting will be held virtually on June 22<sup>nd</sup> at 6:30pm. Additional details will be provided as we get closer to the scope date.

### Bushwick Inlet Park Synthetic Turf Replacement Project

This project will renovate the existing synthetic turf field in-kind to provide a quality and safe playing surface. Specifically, this project replaces the existing synthetic turf carpet, and shock pad, while fine grading of the subsurface ensures an even and level playing surface. This project began at the end of May 2022 and is anticipated to be complete by the end of June 2022.

### McGolrick Park Paths

The project to repair the park paths at McGolrick will begin on June 8<sup>th</sup>. This project will be phased, with phase 1 beginning on the Nassau Avenue/playground side of the park. Phase two will encompass the Driggs Avenue side of the park. Important to note is that the playground, comfort station, and center pavilion areas of the park will all remain open for the duration of construction. The dog run will remain open for all but a few days when we are repaving the area directly in front of the entrance.

### Partnerships for Parks volunteer projects –Outreach Coordinator

Carmine Raimondi is the new Partnerships for Parks Outreach Coordinator for park properties within Brooklyn Community Board 1. Please contact Carmine at [Carmine.Raimondi@parks.nyc.gov](mailto:Carmine.Raimondi@parks.nyc.gov) or 646.628.6797.

CB1 currently has the following projects under construction:

- Bartlett Playground – construction began fall 2020 and will be complete spring 2022.
- Bushwick Inlet Park Turf – construction began spring 2022 and will be complete June 2022.
- LaGuardia Playground – phase 2 playground construction began spring 2021 and will be complete spring 2022.
- McCarren Recreation Center – reconstruction of roof and exterior masonry walls anticipated began spring 2022 and will be completed fall 2024.
- Ten Eyck Plaza – construction began May 2022 and will be complete spring 2023.
- William Sheridan Playground – construction began March 2022 and will be complete spring 2023.

We have several projects awaiting construction start:

- Box Street Park – in design. Demolition of structures on site anticipated to begin after the relocation of the MTA Paratransit vehicles.
- Bushwick Inlet Park: Motiva –construction estimated to begin fall 2022 and be complete fall 2023.
- Cooper Park Comfort station –construction estimated to begin spring 2022 and be completed fall 2023.
- Epiphany Playground – construction estimated to start fall 2022 and be complete fall 2023.
- Ericsson Playground – in design.
- Frost Playground – construction anticipated to begin spring 2023 and be complete spring 2024.
- Marcy Green – construction anticipated to begin May 16<sup>th</sup> and be complete spring 2023.
- McCarren Park natural turf softball fields –construction anticipated to begin spring 2022 and completed spring 2023.
- McGolrick Park Paths – construction estimated to begin spring 2022 and be completed spring 2023.
- Sarah J.S. Tompkins Garnet Playground – construction estimated to begin spring 2023 and be complete spring 2024.
- Sternberg Park – painted linework on synthetic turf to be completed spring 2022.

Projects Awaiting Scoping

- Berry Playground – tentatively scheduled for June 22nd at 6:30pm. This meeting will be virtual.