



COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

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HON. ANTONIO REYNOSO
BROOKLYN BOROUGH PRESIDENT



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DEALICE FULLER
CHAIRPERSON

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COUNCILMEMBER, 33rd CD

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FINANCIAL SECRETARY

SONIA IGLESIAS
RECORDING SECRETARY

PHILIP A. CAPONEGRO
MEMBER-AT-LARGE

COMBINED PUBLIC HEARING AND BOARD MEETING SEPTEMBER 13 2022 VIA WEBEX

PUBLIC HEARING

ROLL CALL.

Chairperson, Ms. Dealice Fuller, called the meeting to order at 6pm. She asked the second Vice-Chairperson, Ms. Del Teague, to call the roll. Ms. Del Teague announced that 17 members were present.

AGENDA:

1. **PRESENTATION:** Presentation: Williamsburg Charter High School, 188 Varet Street BSA 2022-39BZ "School" for a special permit pursuant to Zoning Resolutions Section 73-19 to allow a school gym facility located partially in an MI-1 zoning district and partially in an MI-2 zoning district, contrary to Zoning Resolution Section 42-12. The school also requests an amendment to the plans of a previously approved special permit (43-09 BZ) and variance (93-10 BZ) to allow internal connections to a new gym building. Mr. Patrick Sullivan, of Kramer Levin Naftalis & Frankel LLP, presented with the applicant team to explain the application.

This is a special permit resolution 73-19 for the Williamsburg Charter High School to allow for a new gym facility located directly next door to the school's exciting building. The special permit is necessary because the site is located in a MI zoning district where schools are not allowed as of right. Mr. Sullivan related that it will not result in an increase in the school population. It is a great opportunity for the school to provide a much-needed facility to improve the school's curriculum.

Mr. Jahi Bashir, the head of the school, founded in 2004, related that the school serves 963 students. The school services all boroughs. He related that having this additional space will provide the sports teams the opportunity to practice and the school the opportunity to host community middle-basket games. Athletics is a draw for the students to grow academically.

Mr. Ed Jose, an architect, presented an architectural rendering of the proposed gym space. He showed the architecture slides of the roof plan, an aerial view, the existing warehouse building,

and the proposed plans, which include a volleyball court, new restroom facilities, an exercise room, an office, and a new facade. There will also be a connection to the existing school.

Ms. Valerie Jacobson, the head of operation of the Williamsburg Charter School, related that this new gym will expand the services to the students and community. She related that as a Charter school, their students are required to have 4 credits of gym and 1 credit of Health Education.

Following this presentation, there were questions from members of the Community Board.

Ms. Jan Peterson asked the following questions. First, does this funding take money away from the public school system? Second, how is the programming being allocated for disabled students and coed students, for example, how are you thinking about male and female students? Are the programs being fairly allocated such as sports and the equipment being put in there? Third, will the new gym be retrofitted for issues of climate change?

Mr. Patrick Sullivan, with the applicant team, answered these questions.

Ms. Jacobson related that as a charter school, they do not receive any facility funding from the city or from the state. They have a per-pupil allotment through New York City, based on the NYC formula. She related that in terms of males and females, they have an equal number of sports teams for males and females. They have changing facilities that will accommodate any sex. The space is open to the community. They do have gender-neutral bathrooms, and they teach their students acceptance of what this means. They follow the Americans with Disabilities Act. They will accommodate any student that has a disability, and there are students who have a 504 for health needs. There are students that have specialized services necessary on their IEPs; therefore, they are equipped for that. The building has an elevator, and there will be access to the gym from the ground floor of their existing building. They have Physical Education teachers, many of whom are trained in having physical education activities for students regardless of their needs.

Mr. Ed Jose, an architect, related that they always try to design and specify green materials and make every effort to make sure that this building will be climate friendly as possible.

Mr. Steve Chesler, had a similar type of question. He related that being that this is a school, it would be great for there to be a way to impact the students by teaching forward thinking about the environment, such as technologies, like roofs with solar and green roofs that both serve to mitigate climate issues but also serve as an education tool. He also asked about the legacy use of the site; since this is a garage, what were the prior uses? were there potential environmental remediation that has to be done that we have to be wary of?

Mr. Sullivan and Mr. Ed Jose answered. As part of the environmental analysis of the proposed project, they had to do included standard Phase one and Phase two. Both phases showed there were no issues of concern. This building has been a garage and sort of a warehouse for a short period of time. There were no noxious uses. They will comply with building codes, therefore, in doing this, it will be a very green building. Any new roofing be energy complying.

2. **PRESENTATION**: Brooklyn Art Haus; dba TBD, 20-26 Marcy Avenue (New application and Temporary, liquor, wine, beer, cider, bar tavern with 299 capacity), Referred by Mr. Bogdan Bachorowsk, SLA Review & DCA Committee Co-Chair, Presenter, Benjamin Savitsky, Bernstein Redo and Savitsky PC.

Benjamin Savitsky, of Bernstein Redo & Savitsky PC., presented an introduction to the Brooklyn Art House. He related that they are a community-forward art space that will premiere original and alternative multimedia art with their space. The co-founders are aiming to curate and commission Art pieces and performances that are going to highlight a diverse array of local and international artists and their work. Their hope for this center is to establish a connection between artists and the audience through the performance spaces. There will be a café and bar in the lobby, which is the reason they are applying for a full on-premises liquor license to be used as part of their operation in this new performing arts center as an amenity to the space and an amenity to the community.

They submitted a packet for review. There is a ground floor and a cellar just for storage ground floor is for patrons, and the ground floor has 2 performance spaces. There is a large room and a small room. The large room has a seating capacity of around 150 audience members. There is going to be a theater for dance performances for, filming showing, and rehearsal. The smaller space is for solo performances such as piano and small trio art exhibitions and just general talks. The idea is for the community to meet artists, a place for the community to gather to enjoy some food with some art surrounding them.

They are applying for only one stand-up bar in the space, that is a lobby cafe area it has 14 bar stools. There are various tables and chairs in the area, with a total of 181 seats in place; 86 of them are in this lounge and lobby bar area the rest of them are for audience members in the performance spaces. They are going to be having background music, live music, and DJ as part of our method of operation for the performing arts spaces, there's no outdoor space associated with this application, there are no windows that are operable, and the operator is working with an acoustician to ensure that noise and sound does not permeate. The hours of operation are 7 am to 2 am. The 7 am is the opening of the cafe that's going to be open all day, performances that will start later in the day, and there are usually two shows. If there are two shows on one day, they will alternate times, so no two shows are at the same time. There will be a security system.

There were no questions from the community board members. They will present at the next SLA committee meeting on 9/19/2022.

3. **PRESENTATION**: NYC Department of Sanitation Upcoming fall Leaf Collection Information Presenter, Richard Day, DSNY.

Mr. Richard Day, a representative from the Department of Sanitation, Composting program, gave a brief announcement about their special fall leaf collection program that is upcoming. This is a yearly collection that allows folks to give their leaves on two Sundays each year. They collect them and turn them into compost. It is an opportunity to prevent yard waste from going into landfills. The dates of the collection are Sundays 11/20 and 12/4. They will send flyers and mailers to the community board

Public Speakers on Liquor Licenses: No speakers

4. **LIQUOR LICENSES:**

Chair Fuller acknowledged those individuals who signed up to speak regarding Liquor Licenses during public session:

Chairperson Ms. Fuller asked all to review the listing and provide comments
There were no comments at this time, and the items were referred to the SLA Review & DCA Committee for review.

BOARD MEETING

MOMENT OF SILENCE

Chairperson Ms. Fuller called for a moment of silence.

SWEARING IN FOR THE NEW BOARD MEMBERS:

David Heimlich,
Adam Meyers,
Stephanie Cuevas,
William Klagsbald
Paul Kelterborn
Cory J. Kantin
Lloyd Feng
Sabring Hillpp
Ronan Daly,
Crystal Garcia,
Robert Jeffery

ROLL CALL - Chairperson Ms. Fuller requested the Second Vice President, Ms. Del Teague call the roll. Ms. Del Teague informed the Chairperson that there were 32 members present. A sufficient quorum to conduct the Board Meeting.

APPROVAL OF THE AGENDA -Mr. David Heimlich made a motion for the Approval of the Agenda, second by Mr. Phil Caponegro

APPROVAL OF THE MINUTES -Ms. Julia Foster made a motion for approve the minutes of the June 7th, 2022, Combined Public Hearing and Board Meeting. The motion was seconded by Iris Cabrera. The motion was unanimously carried.

PUBLIC SESSION

1. Evan Perkins, a general contractor called from the Mega contracting group for the project site c, is part of the Brooklyn Triangle project spoke. They are requesting a letter of support from the

community board to increase the department of buildings contraction hours, starting at 7am on the weekend. They are requesting a letter of support to extend working hours to weekends that will start work at 7am.

Frank Lang, the deputy executive director of St. Nicks Alliance, spoke. He informed that he, along with his partners, United Jewish and Riseboro, are asking for a letter of support. It is 140 units low-income housing project, the building will having a groundbreaking tomorrow. He is requesting a letter of support to extend the hours to try and get as much of the construction done before winter.

2. Perry lee who lives on Jackson Street off Graham Avenue. She is speaking on behalf of PS 132, seeking the Community Board Support for the continuation of an open street permit that was filed. Their gym is not yet completed, and they don't know until when they have their open street permit. Last year it was really successful. They were able to give their kids recess outside pretty much all year, so they are looking to do the same thing this school year during school hours. She is requesting a letter of support.

COMMITTEE REPORTS

- Land Use, ULURP & Landmarks (subcommittee)Committee - (see attached report as written)
- SLA Review & DCA Committee- (see attached report as written)
- Transportation Committee- (see attached report as written)

PARKS DEPARTMENT MINUTE – Ms. Salig-Husain submitted a written report that was distributed.
(Attached).

OLD BUSINESS-There was no old business raised.

NEW BUSINESS-

1. A motion was made to write a letter supporting the PS 132 having interim open street allowance.

34 Yes, 0 Recusal, Motion passes.

2. Two community board members requested that there should be some kind of resolution, or something put into the community board's bylaws about when a community board member experiences inappropriate behaviors and intimidation, because they expressed their personal views on community issues that are contrary to other community members' beliefs. It was agreed that the executive board will discuss this concern further and forward it to the bylaws committee.
3. Mr. Frank Lang of St. Nick Alliance requested a letter of support on the construction of the Broadway Triangle, 140 affordable units, to extend the hours of construction to the weekends, starting at 7 am. There would be 13 more hours per week.

Members of the community board shared their varied views, some in agreements and some in oppositions. Those in opposition highlighted that the Community Board members had voted on a resolution that was passed several years ago that there would be no weekend work extended hours. It was related that if we are going to allow for this project to have extended work hours, then how can we not allow it for other projects? There are a lot of really good projects that are coming along. It was also related that we cannot lose sight of the people who live in the community, the working people who have come to us and begged us not to do this, not to support this, since they would have to deal with noise Monday through Sunday, such as to hear jackhammers and these big trucks. They need to be able to sleep at night to get ready to go to work the next morning, get the children ready for school. We can lose sight of supporting the community and one of the fundamental concepts here or quality of life.

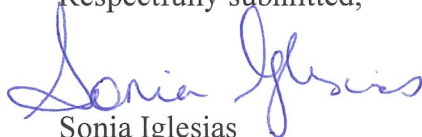
Those who were in agreement of supporting this highlighted that this project will provide a hundred percent affordable housing in a neighborhood where it is crucially necessary. These are non-profit developers who are often under constraints that the big for-profit developers are not. They are on a shoestring budget. Everything has to work right for the project to succeed, and we've seen many of these projects tragically get mired in delays and put off for years. It was felt that it be extremely important that a community come together and pull out all the stops so that we can get this thing built and we can make this thing happen and start seeing some of this relief from rents that our neighbors and we know they really need and so would support writing the letter.

Also, it was related that more community outreach was needed before requesting a letter of support. The people surrounding the development need to be informed and involved in the decision.

Outcome: 30 votes
13 yes
14 no
one abstains,
three recusals. Mr. Caponegro; Ms. Leanza and Ms. Viera

ADJOURNMENT- The meeting was adjourned.

Respectfully submitted,



Sonia Iglesias
Recording Secretary



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September 7, 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 --- SEPTEMBER 13, 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=e7a180634de5ae966a096ea41fee0f0d1>

Event Number: 2349 858 3374

Event Password: 2kMeMTYxK23

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

Access code: 2349 858 3374

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

PUBLIC HEARING

AGENDA

1. PRESENTATION- Williamsburg Charter High School, 188 Varet Street BSA 2022-39BZ “School” for a special permit pursuant to Zoning Resolution Section 73-19 to allow a school gym facility located partially in an MI-1 zoning district and partially in an MI-2 zoning district, contrary to Zoning Resolution Section 42-12. The school also requests an amendment to the plans of a previously approved special permit (43-09-BZ) and variance (93-10-BZ) to allow internal connections to a new gym building. Presenter, Carlyn M. Maksy Land Use Planner & Patrick Sullivan, Kramer Levin Naftalis & Frankel LLP

2. PRESENTATION-Brooklyn Art Haus, dba TBD, 20-26 Marcy Avenue (New application and Temporary, liquor, wine, beer, cider, bar, tavern with 299 capacity). Referred by Mr. Bogdan Bachorowski, SLA Review & DCA Committee Co -Chair. Presenter, Benjamin Savitsky, Bernstein Redo & Savitsky PC.

4. PRESENTATION-NYC Department of Sanitation- Upcoming fall Leaf Collection Information Presenter, Richard Day, DSNY

5. LIQUOR LICENSES

NEW

1. 2 Guys and Diner Inc., dba TBD, 695 Manhattan Avenue, (New Application, and Temporary Retail Permit, liquor, wine, beer, cider, rest)
2. 620 Lor LLC, dba Mo’s General, 620 Lorimer Street, (Alteration, Corporate Change, liquor, wine, beer, cider, rest)
3. 292 N8 Owner LLC and Penny Manager North 8th Street LLC, dba TBD, 292 North 8th Street, (New Application, and Temporary retail permit, wine, beer, cider, hotel)
4. 11211 Negotium LLC, dba Here BK, 26 Bushwick Avenue, (New Application and Temporary Retail Permit, liquor, wine, beer, cider, bar, tavern)
5. Akifume Miyazono, dba TBD, 50 Norman Avenue & 95 Guernsey Street, (New Application and Temporary Retail Permit, wine, beer, cider, rest)
6. Amant Café LLC, dba TBD, 312 Maujer Street, (New Application and Temporary Retail Permit, liquor, wine, beer, cider, rest)
7. Al Sushi Inc., dba Mizu Sushi, 311 Bedford Avenue, (New Application and Temporary Retail Permit, wine, beer, cider, rest)
8. Baanee Inc., 175 Kent Avenue, (New Application, and Temporary Retail Permit, wine, beer, cider, rest)
9. Brooklyn Dynamic Square LLC, dba Lucky’s Vietnamese, 112 Berry Street, (New Application, and Temporary Retail Permit, wine, beer, cider, rest)
10. Brooklyn Roots Collective Inc., 100 Scott Avenue, (New Application, Temporary Retail Permit, beer, cider)

11. Built Different Bk LLC, dba Hide and Seek, 593 Manhattan Avenue, (New, liquor, wine, beer, cider, tavern)
12. Chai Szechuan House Inc., 318 Bedford Avenue, (New Application, liquor, wine, beer, cider, rest)
13. C & Z Yuna Inc., dba Verge, 159 Franklin Street, (New Application and Temporary Retail Permit, wine, beer, cider, rest)
14. Dive at 90 Corp, dba Dive Bar Williamsburg, 90 Wythe Avenue, (New Application, liquor, wine, beer, cider, Bar, Tavern)
15. Dorian Grays Brooklyn LLC, 949 Grand Street, (New Application and Temporary Retail Permit, liquor, wine, beer, cider, bar, tavern)
16. Double D Williamsburg Inc., dba 742 Driggs Avenue, (New Application and Temporary Retail Permit, wine, beer, cider, rest)
17. Enerugi Ramen & Co LLC, 1020 Manhattan Avenue, (New Application, and Temporary Retail Permit, wine, beer, cider, rest)
18. Garlic Knots 364 I LLC, dba Emmy Squared, 364 Grand Street, (corporate Change, liquor, wine, beer, cider, rest)
19. Geminis II Restaurant Inc., dba Geminis II Restaurant Inc., 109 Graham Avenue, (New Application and Temporary Retail Permit, liquor wine, beer, cider, rest)
20. Good Thanks Brooklyn LLC, 374 Graham Avenue, (New Application and Temporary Retail Permit, liquor, wine, beer, cider, rest)
21. Hatchets and Hops Brooklyn LLC, dba Hatchets and Hops, 98 North 11th Street AKA 97 North 10th Street, (Class Change, Temporary retail Permit, liquor, wine, beer, cider, bar, tavern)
22. Foodex Brooklyn LLC, dba Tonchin Brooklyn, 109 North 3rd Street, (Method of Operation, liquor, wine, beer, cider)
23. J & Y Dak Inc., 676 Manhattan Avenue, (New Application, and Temporary Retail Permit, wine, beer, cider, bar, tavern)
24. K& L Cuisines LLC, dba TBD, 265 Graham Avenue, (New Application, liquor, wine, beer, cider, rest)
25. La Nortena Rest No 2 Corp., 255 A Graham Avenue, (Class Change, wine, beer, cider, rest)
26. Le Doggie Cool, LLC, dba Le Doggie Cool, 149 Wythe Avenue, (New Application, and Temporary Retail Permit, wine, beer, cider)
27. Little Horse LLC, dba TBD, 519-523 Metropolitan Avenue, (New Application and Temporary Retail Permit, liquor, wine, beer, cider, tavern)
28. Listening Bar LLC, dba Eavesdrop, 674 Manhattan Avenue, (Method of Operation, liquor, wine, beer, cider, bar, tavern)
29. Mayu Restaurant Inc. dba Warique Garden, 181 Graham Avenue, (Class Change, liquor, beer, cider, rest)
30. Milu NYC 02 LLC, dba Milu, 235 Kent Avenue, (New, Application and Temporary Retail Permit, liquor, wine, beer, cider, rest)
31. Nakameguro LLC, dba As You Like, 428 Humboldt Street, (New Application and Temporary Retail Permit, wine, beer, cider, bar, tavern)

32. Nicholas Lemons or Entity to be formed, dba 22 Fold Group, 87 Kent Avenue, (New Application and Temporary Retail Permit, liquor, wine, beer, cider, bar, tavern)
33. New Bombay Grill & Curry Inc., dba Afghan Kabab & Bombay Grill, 1015 Manhattan Avenue (New Application and Temporary retail permit, wine, beer, cider, rest)
34. OxKale LLC, dba OxKale LLC, 52 North 11 Street, (New Application, liquor, wine, beer, cider, rest)
35. Pebble Corp, dba Sweet Chick, 164 Bedford Avenue, (Corporate Change, liquor, wine, beer, cider, rest)
36. PQ Coffee Roasters LLC, dba Pueblo Querido, 694 -698 Manhattan Avenue aka 88-90 Norman Avenue, (New Application, wine, beer, cider, coffee shop)
37. Olas Coffee Company LLC, dba Olas Coffee Company, 495 Lorimer Street, (New Application and Temporary Retail Permit, wine, beer, cider, bar, tavern)
38. Sandra Hills LLC, dba Hills Kitchen, 112 Graham Avenue, (New Application and Temporary Retail Permit, liquor, wine, beer, cider)
39. Selamat Pagi LLC, dba The Buttery, 152 Driggs Avenue, (Method of Operation Change, liquor, wine, beer, cider, rest)
40. Settepani Inc., dba Settepani Bakery, 602 Lorimer Street, (New Application and Temporary Retail Permit, liquor, wine, beer, cider, bar, tavern, cafe, bakery)
41. Shake Shack New York LLC, dba Shake Shack, 160 Berry Street, (New Application, and Temporary Retail Permit, wine, beer, cider, rest)
42. Showfields NY 2 LLC, dba Showfields, 187 Kent Avenue, (New Application, wine, beer, cider, bar, tavern)
43. T &T Street Corp, dba The Langtry, 544 Manhattan Avenue, (New Application, and Temporary Retail Permit, liquor, wine, beer, cider, rest)
44. TVC 15 LLC, 90 Wythe Avenue, (New application and Temporary Retail Permit, liquor, wine, beer, cider)
45. Valentina Restaurant Corp., dba Dough Vale NYC, 330 South 3rd Street, (Temporary Retail Permit, wine, beer, cider, rest)
46. WB Market Operator LLC, dba Williamsburg Market, 103 North 3rd Street, (Temporary Retail Permit, liquor, wine, beer, cider)
47. YHG Hospitality Inc., 595 Manhattan Avenue, (New Apartment and Temporary Retail Permit, liquor, wine, beer, cider, rest)

RENEWAL

1. 23 Meadow LLC, dba The Monarch, 23 Meadow Street, (Renewal, liquor, wine, beer, cider, bar, tavern)
2. 25 Broadway Brooklyn Inc., dba Acre, 64 Meserole Avenue, (Renewal, wine, beer, cider, bar, tavern)
3. 74 Bayard Street LLC, dba Fandi Mata, 74 Bayard Street, (Renewal, liquor, wine, beer, cider, rest)
4. 105 North 6 Inc., dba Sweetwater, 105 North Street, (Renewal, liquor, wine, beer, cider, rest)
5. 174 Bedford Avenue Bar LLC, dba Charleston, 174 Bedford Avenue, (Renewal, liquor, wine, beer, cider, bar, tavern)

6. 315 Meserole LLC, dba Lohi, 315 Meserole Street, (Renewal, liquor, wine, beer, cider, bar, tavern)
7. 704 Los Primos Rest corp, 704 Grand Street, (Renewal, liquor, wine, beer, cider, rest)
8. Abril NY Corporation, dba Vamos Al Tequila, 162 Franklin Street, (Renewal, liquor, wine, beer, cider, rest)
9. 790 Metro Group inc., dba Easy Lover, 790 Metropolitan Avenue, (renewal, liquor, wine, beer, cider, bar, tavern)
10. Alula Cafe Inc., dba Alula Cafe, 252 Franklin Street, Store 1R, (Renewal, wine, beer, cider, bar, tavern)
11. Anthony Petillo, dba Brooklyn Safehouse, 120 Franklin Street, (Renewal, liquor, wine, beer, cider, bar, tavern)
12. Arrogant Swine Brooklyn LLC, 173 Morgan Avenue(Renewal, liquor, wine, beer, cider, rest)
13. Barcade LLC, 388 Union Avenue, (Renewal, liquor, wine, beer, cider, bar, tavern)
14. Beer Street Inc., 431 Graham Avenue, (Renewal, wine, beer, cider, bar, tavern)
15. Best Restaurant Inc., dba Suzame, 545 Lorimer Street, (Renewal, liquor, wine, beer, cider, rest)
16. Bright Side Brooklyn LLC, dba Bright Side, 184 Kent Avenue, (Renewal, liquor, wine, beer, cider, rest, cafe)
17. BTH Bar Brooklyn LLC, dba Bury The Hatchet Brooklyn, 25 Noble Street, Unit 106, Renewal, wine, beer, cider, recreation Facility/Exhibition Hall)
18. Bozu Inc., 296 Grand Street, (Renewal, liquor, wine, beer, cider, rest)
19. Brooklyn Craft Inc., dba The Gibson, 108 Bedford Avenue, (Renewal, Removal, liquor, wine, beer, cider, bar, tavern)
20. Bushwick Beer Garden LLC, dba Rebel Cafe & Garden, 2 Knickerbocker Avenue, (Renewal, liquor, wine, beer, cider, rest)
21. Caleico Carne Asada LLC, dba Calexico, 645 Manhattan Avenue, (Renewal, liquor, wine, beer, cider, rest)
22. Caro 187 LLC, dba Emblem, 187 Graham Avenue, (Renewal, wine, beer, cider, rest)
23. China Boricua Inc. 108 Graham Avenue, (Renewal, wine, beer, cider, rest)
24. Columbus Ale House Inc., dba The Graham, 151 Meserole Street, (Renewal, liquor, wine, beer, cider, bar/ tavern)
25. Eris Evolution LLC, 167 Graham Avenue, (Renewal, liquor, wine, beer, cider, bar, tavern)
26. Esme in Greenpoint LLC, 999 Manhattan Avenue, (Renewal, wine, beer, cider, rest)
27. Facility Concession Services Inc., dba Spectrum Catering and Concessions, 66 North 6th Street, (Renewal, liquor, wine, beer, cider, cabaret, musical or other entertainment with 600 or more capacity)
28. Fiesta House LLC, dba Taqueria Diana, 367 Metropolitan Avenue, (Renewal, liquor, wine, beer, cider, rest)
29. Frozenbanana LLC, dba The Palace, 206 Nassau Avenue, (Renewal, liquor, wine, beer, cider, bar, tavern)

30. Frost 64 LLC, dba The Breakers, 64 Frost Street, (Renewal, liquor, wine, beer, cider, bar, tavern)
31. Gamer Johansson Inc., dba Duckduck bar, 153 Montrose Avenue, (Renewal, liquor, wine, beer, cider, tavern)
32. Guild of Liquidus Intent LLC, The, dba Pine Box Rock Shop, 12 Grattan Street, (Renewal, liquor, wine, beer, cider, bar, tavern)
33. Habanero Cafe Mexican Grill Inc., 715 Flushing Avenue, (Renewal, wine, beer, cider, rest)
34. Hocus Pocus Works LLC, dba Lion's Milk, 104 Roebling Street, (Renewal, wine, beer, cider)
35. Hop Stock & Barrel II LLC, dba Mekelburg's, 325 Kent Avenue, (Renewal, liquor, wine, beer, cider, rest)
36. Ichiran USA, Inc, dba Ichiran USA Inc., 374- 376 Johnson Avenue, (Renewal, liquor, wine, beer, cider, rest)
37. Ja Tack LLC, dba Aska, 47 South 5th Street, (Renewal, liquor, wine, beer, cider, rest)
38. JMJ Hospitality Group Co. LLC, dba 18 Ward Brewpub, 300 Richardson Street, (Renewal, liquor, wine, beer, cider, bar, tavern)
39. Juicerie IV LLC, dba The Butcher's Daughter, 265 271 Metropolitan Avenue, (Renewal, liquor, wine, beer, cider, rest)
40. Lennie's on Kent Inc., 225 Kent Avenue, (Renewal, liquor, wine, beer, cider, rest)
41. Little Choc Inc., dba Little Choc Apothecary, 141 Havemeyer Street, (Renewal, wine, beer, cider, rest)
42. Loop de Lou Productions Corp, dba Union Pool, 484- 486 Union Avenue, (renewal, liquor wine, beer, cider, bar, tavern)
43. Measure For Measure Inc., dba Rabbit Hole, 352 Bedford Avenue, (Renewal, liquor, wine, beer, cider, bar, tavern)
44. Mister Blue LLC, dba The Exley, 520 Union Avenue, (Renewal, liquor, wine, beer, cider, bar/tavern)
45. MLBK LLC, dba Modern Love, 317 Union Avenue, (Renewal, wine, beer, cider, rest)
46. Moto Inc., dba TBD, 354 Grand Street, (Removal, liquor, wine, beer, cider, bar, tavern, café)
47. New Mon Sang Rest Corp, dba New Apolo Restaurant, 508 Grand Street, (renewal, liquor, wine, beer, cider, rest)
48. Nlam Inc., dba Mole Mexican Bar & Grill, 178 Kent Avenue, (Renewal, liquor, wine, beer, cider, rest)
49. No Name kings Inc, dba A Bar, 597 Manhattan Avenue, (Renewal, liquor, wine, beer, cider, bar, tavern)
50. Officine Antica Pesa NY LLC, 115 Berry Street, (Renewal, liquor, wine, beer, cider, rest)
51. Onysgrand Corp, dba Mcondo 502, 502 Grand Street, (Renewal, liquor, wine, beer, cider, rest)
52. Pauli Gee's New York Slice LLC, dba Paulie Gee's Slice Joint, 110 Franklin Street, (Renewal, wine, beer, cider, rest)

53. Point Green Cafe Inc., dba Le Gamin, 108 Franklin Street, (Renewal, liquor, wine, beer, cider, rest)
54. Red Table Catering Inc., dba Thompson Brooke, 631 Grand Street, (Renewal, liquor, wine, beer, cider, catering facility (private events only))
55. Rusty Face LLC, dba The Rusty Face, 188-190 Grand Street, (Renewal, liquor, wine, beer, cider, rest)
56. Saint Ellie LLC, dba Minnows, 167 Nassau Avenue, (Renewal, liquor, wine, beer, cider, rest)
57. Somewhere in New York LLC, dba The Lot Radio Kiosk, 17 Nassau Avenue, (Renewal, wine, beer, cider, bar, tavern)
58. TK Food Concepts LLC, dba Salt & Charcoal, 171 Grand Street, (Renewal, liquor, wine, beer, cider, rest)
59. TCK Management Inc., dba Pumps Exotic Dancing, 1089 Grand Street, (Renewal, liquor, wine, beer, cider bar, tavern)
60. Team Cameo LLC, dba We Got Company, 441 Metropolitan Avenue, (Renewal, liquor, wine, beer, cider, bar, tavern)
61. The Brew Inn Corp, 924 Manhattan Avenue, (Renewal, liquor, wine, beer, cider, rest)
62. The Hoxton Williamsburg LLC, Boka Management Williamsburg LLC & 97th Avenue Brooklyn Management LLC, dba The Hoxton Williamsburg, The Apartment, K' Far, Jaffa and Laser Wolf, 93-97 Wythe Avenue, (Renewal, liquor, wine, beer, cider, hotel with restaurant)
63. The Monarch Theatre LLC, dba The Monarch Theatre, 146 Metropolitan Avenue, (Renewal, liquor, wine, beer, cider, rest)
64. The William Vale Hotel LLC, The William Vale FNB LLC & WV Hospitality LLC as Manag, dba Leuca, Weslight and Mister Dips, 45-59 Wythe Avenue, AKA 94-114 N.13th Street, aka 103-121 N. 12th Street, (Renewal, liquor, wine, beer, cider, hotel)
65. Thukpa House LL, dba Momo Ramen, 160 Havemeyer Street Store #3, (Renewal, wine, beer, cider, rest)
66. Ume Sushi LLC, dba Ume, 237 Kent Avenue, (Renewal, liquor, wine, beer, cider, rest)
67. Yester Canarte, 347 Union Avenue, (Renewal, beer, cider, rest)

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 June 7, 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**

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.

loci architecture



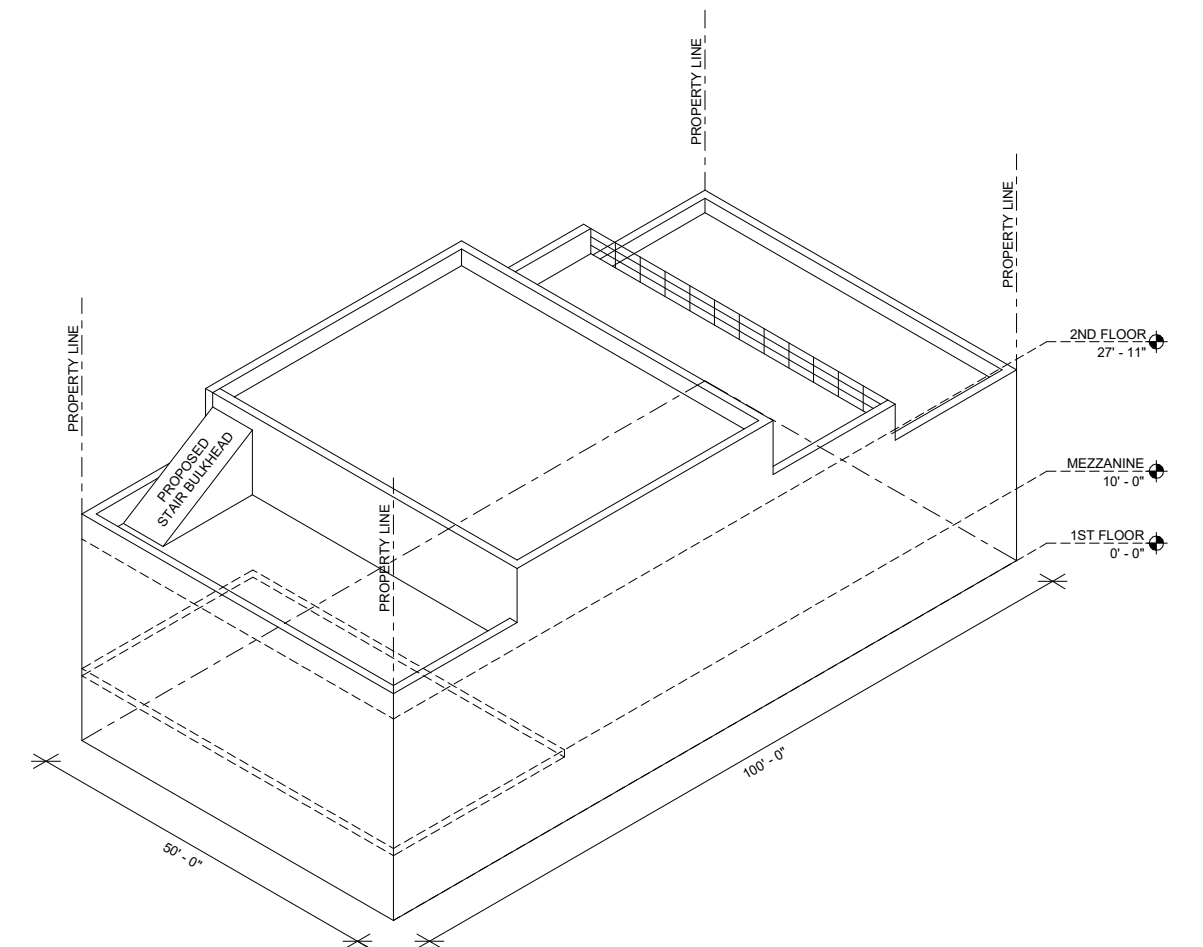
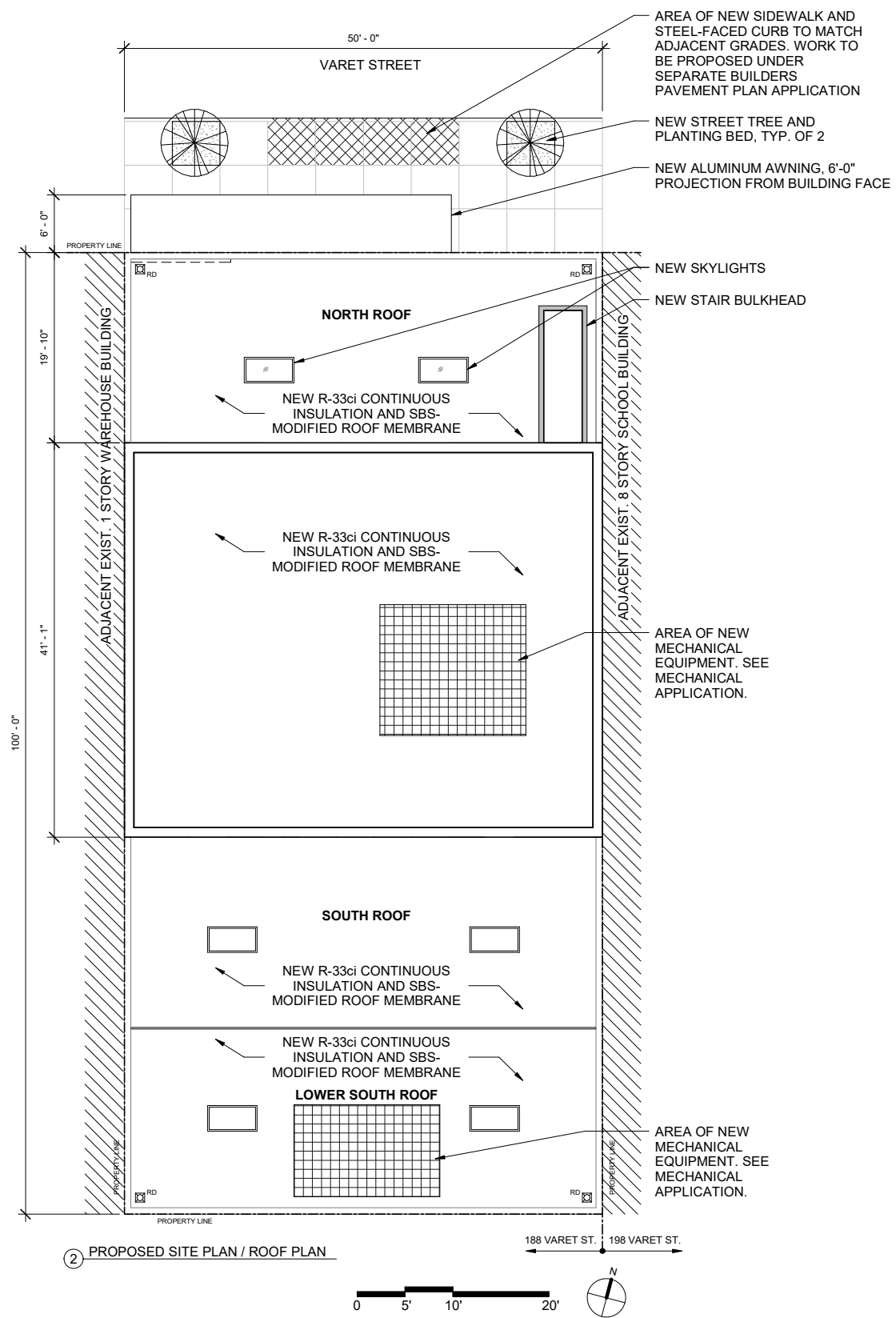
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CHARTER HIGH SCHOOL

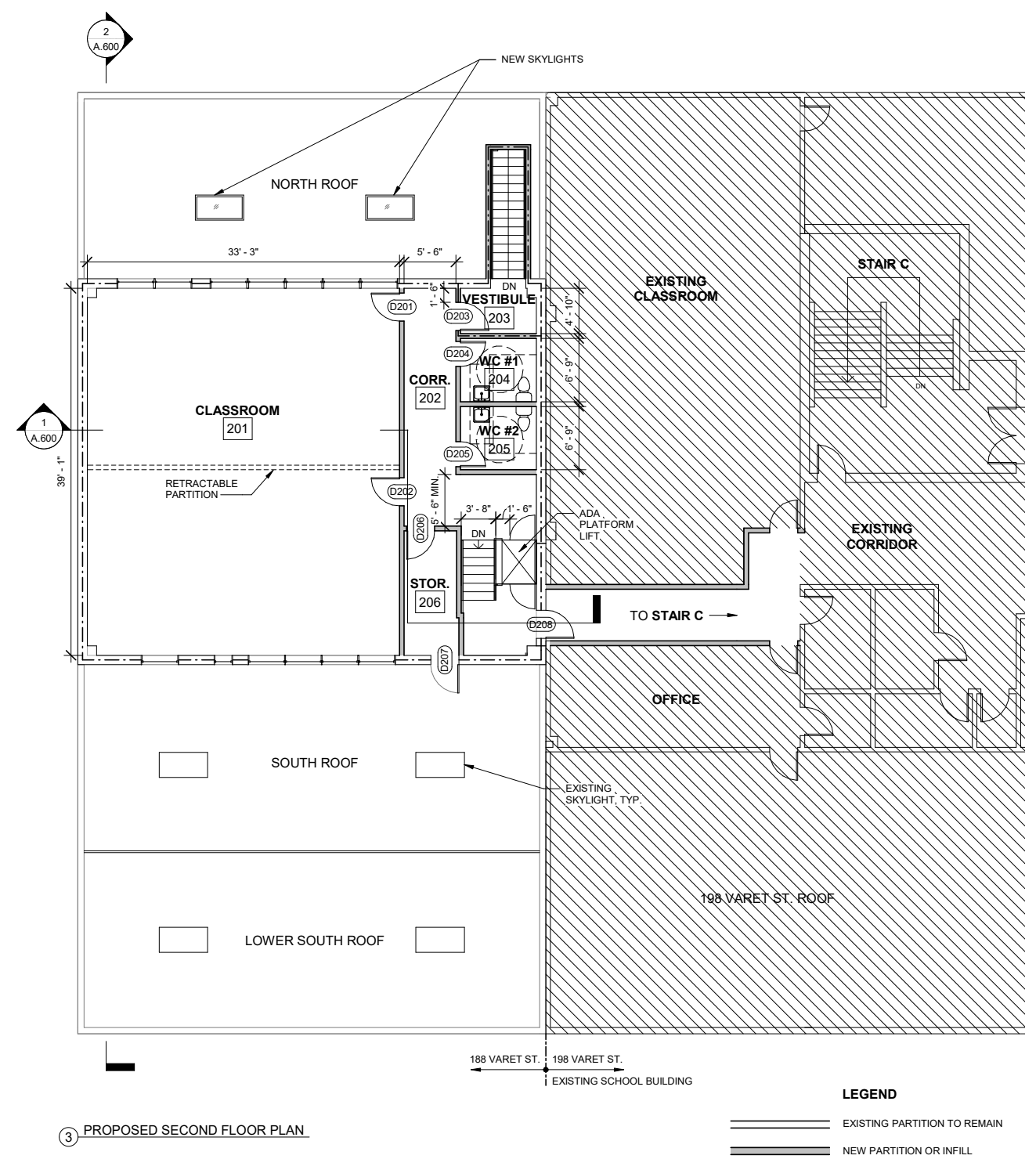
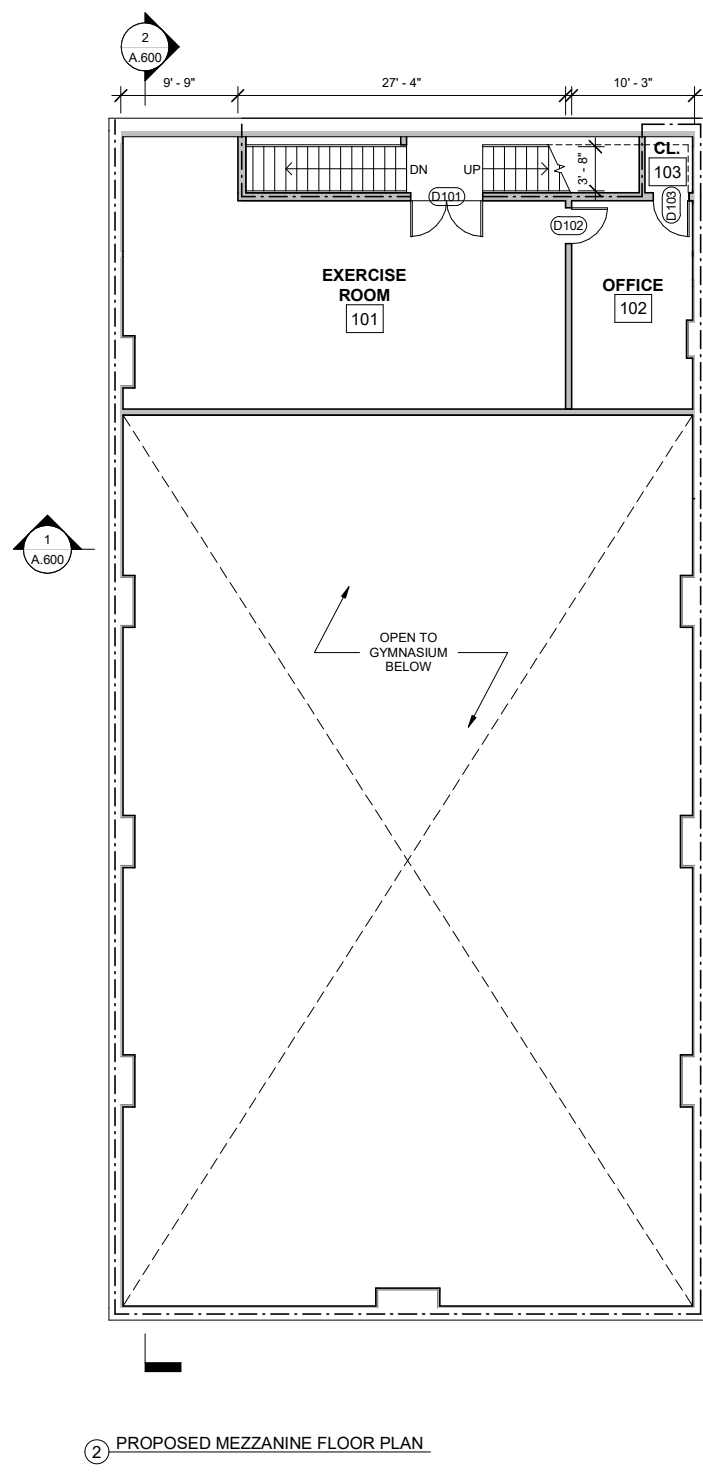
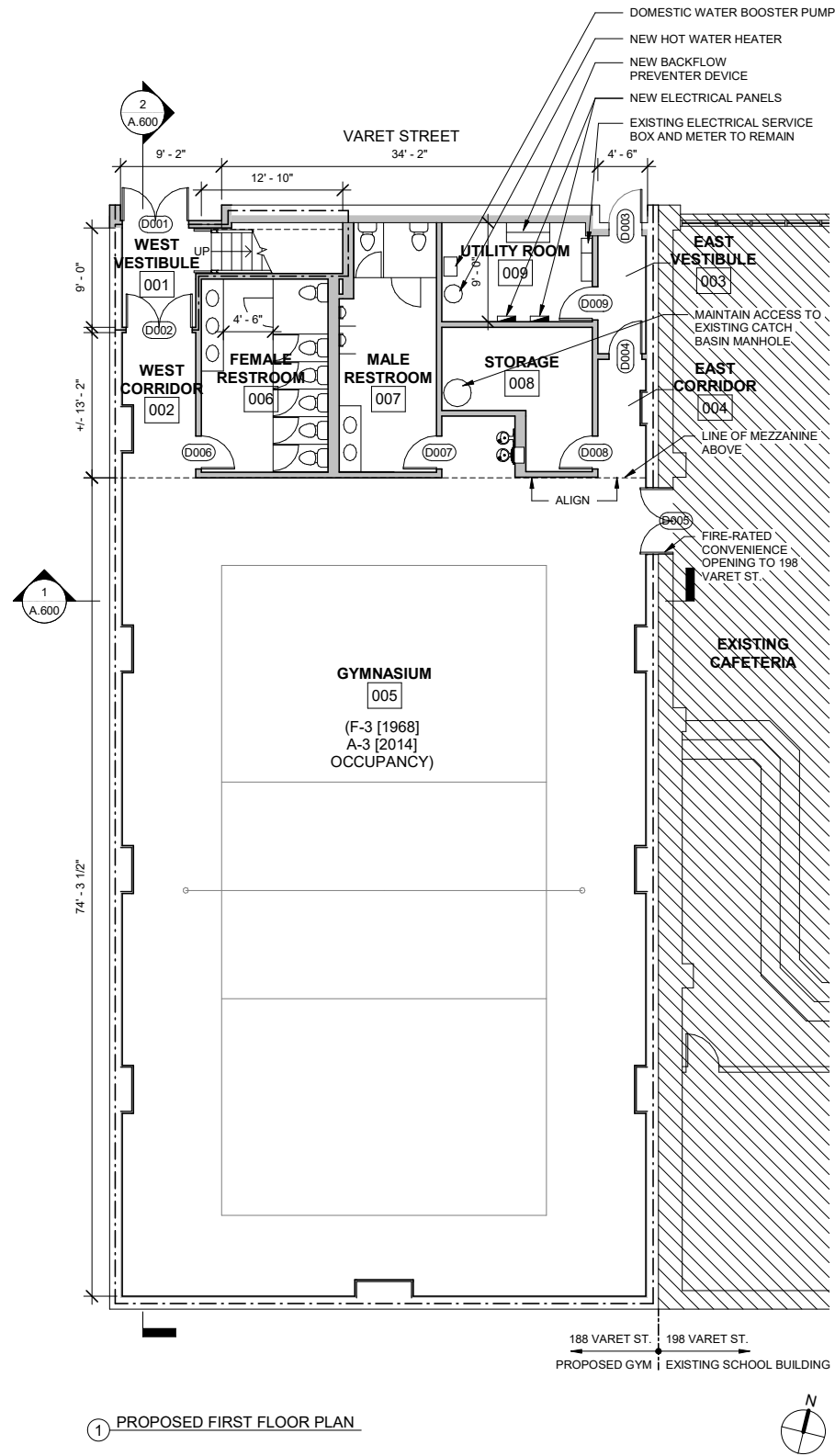
Williamsburg Charter High School - 188 Varet Street, Brooklyn, NY

BSA Presentation

13 September 2022

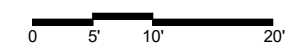






LEGEND

- ===== EXISTING PARTITION TO REMAIN
- ===== NEW PARTITION OR INFILL
- ===== 1-HOUR FIRE RATED PARTITION
- =====
=====
=====
AREA OF NO WORK







North/ Front Facade



Interior View looking South



North/ Front Facade



Interior View looking North



ULURP, CALENDAR OR REFERENCE #: 22-39-BZ
APPLICANT: Kramer Levin Naftalis & Frankel LLP
LOCATION: 188 Varet Street
REQUEST: Zoning Special Permit and amendment to prior Zoning Special Permit

COMMUNITY BOARD NO. 1 QUESTIONNAIRE FOR LAND USE ITEMS

(Please complete this questionnaire and return to District Manager Gerald A. Esposito at
CB #1's Headquarters, 435 Graham Avenue, Brooklyn, New York 11211.
Feel Free to contact the Board's Office at (718) 389-0009
if you have any questions or require additional information

PROPOSED ACTION: What is the proposed ULURP, or BSA action (i.e. an amendment to the zoning map, a siting of a city facility, a zoning variance, etc.)? A special permit to allow a school gym facility located in MI-1 and MI-2 zoning districts; an amendment to the plans of a prior special permit and variance to allow internal connections to a new gym building.

1. For Ownership:

a) Who are the owners? Williamsburg Charter High School

b) If a corporation, who are the principles? _____

c) What kind of a corporation? _____

2. For Developers:

a) Who is the developer if it is different than the owner? _____

b) What is their experience with this type of development? _____

c) Is there a sponsor(s) of the project (i.e. a CBO, NYC Housing Partnership, NYCHA)? _____

3. Financing:

a) What is the cost of the project? _____

b) How is it financed? _____

c) Will there be tax abatements? Subsidies? _____

4. Land:

a) What information can be provided about the land? Who owns the land? _____
The land is owned by the school and is developed with an existing two-story building, built as a
garage and warehouse. _____

b) What is the condition, status and uses on the property and the zoning? Use groups? _____
Vacant since 2017, the existing building had formerly contained Use Group 17B automotive-
related uses. It is located partially in an M1-1 and partially in an M1-2 zoning district. _____

c) Has there been an environmental assessment or scope of an impact statement prepared for the
proposed action? Yes _____

d) Will the land be purchased? What is the cost of the land? _____
When was the property purchased? March 2022 What was the cost? _____

e) Will demolition be needed to clear the land? _____
No. The existing building will be re-purposed. _____

f) Is the project in a special district? Historic District? Is it in an Urban Renewal Area? _____
Lindsay-Bushwick Urban Renewal Area _____

g) Will unused development rights be utilized or sold (i.e. air rights)? _____
No. _____

5. Construction:

a) What type of construction will be used (i.e. rehab/new) and methods (i.e. pre-form cast
concrete, brick)? Renovation of existing building. _____

b) What is the time frame of the work (i.e. begin/end, etc.)? Scheduled to be completed in 2023.

c) Who will be doing the work (i.e. firm, sweat equity, student interns)? _____

6. Project Information:

a) Describe the project in terms of the proposed use(s) such as retail, office, commercial, loft,
community facility, etc.)? Community facility (high school gym) use. _____

b) If the project is residential, how many dwelling units are proposed and what is the number of bedrooms mix? What are the unit sizes? N/A

c) What are the projected costs of the rentals? If the units are to be condominium or one-to-three family house, what is the projected purchase price? N/A

d) Will there be financing for the units? What are the terms? N/A

e) Who is the lender? N/A

7. Marketing:

a) How will the project be marketed? Advertised? N/A

b) If newspaper, which ones? N/A

c) When will the projects be marketed (before, during or after construction)? N/A

d) What will be the outreach? N/A

8. Project Characteristics:

a) Will the project be consistent with the surrounding buildings (i.e. height, FAR/Floor Area Ratio, conforming)? The current building is two stories, which is typical for the surrounding area, and significantly lower than the adjacent eight story school building. Though the proposed project would add an interior mezzanine, there would be no change to the building's envelope and it would continue to conform to all bulk regulations.

b) Will the project be handicap accessible? Explain specifics _____

c) Special populations for the project (i.e. homeless, low-income, SRO, etc.) _____

9. Open Space/Parking Amenities:

a) Will there be open space provided with the project? What type (i.e. rear yard, park, waterfront)? Will there be public access? No.

b) Will there be landscaping? Fencing? Street tree planting? No.

c) Will parking be provided for (indoor, outdoor, on-street)? Will a waiver be requested? No.

d) What amenities, if any, will be incorporated with the project? How were they developed and with who (i.e. tenants, residents, community group)?

10. Building/Lot -- currently undergoing any renovations, demolition, construction (of any size)?

11. Any violations on the building or lot (i.e. Department of Buildings, Department of Environmental Protection, EPA, etc.)?

188 Varet Street: no open DOB or ECB violations.

198 Varet Street: 7 open DOB violations, including 4 in regards to elevators and 3 for failure to file inspections, reports, or benchmarking. There is also one open ECB violation related to a boiler.

12. In addition to the BSA's Environmental Report (or similar document) please provide the following information:

a) List previous industrial uses and processes:
From 2004 - 2017, the building contained a Use Group 17B "manufacturing establishment" on the ground floor for "automobiles, truck or trailers, including parts of rebuilding of engines, body repairs, and newspaper publishing uses. The EAS did not find any recognized environmental conditions on the site.

b) List chemicals and quantities used in and stored for those processes: _____

c) List Hazardous Waste Disposal permits for prior operators: _____

d) List any proposed remediations: _____

e) Please provide any ASTM Phase I & II information: _____

PREPARED BY: _____ TITLE: _____

SIGNATURE: _____ DATE: _____

CONTACT # () _____ FAX # () _____

Community Board #1
Supplemental Land Use Application Information

Special permit actions - on a separate sheet, list all waivers, etc. requested

A. Project size

Commercial: (sq ft) Community Facility: 8,278 sf
 Manufacturing (sq ft) _____
 Residential (sq ft) _____
 Total (sq ft) 8,278 sf
 Height (feet) 40.87'
 Height (stories) 2

(for projects with more than one building, provide the the above data for each building)

B. Residential projects

	Σ # of units	# affordable
0 bedroom (studio)	_____	_____
1 bedroom	_____	_____
2 bedroom	_____	_____
3 bedroom	_____	_____
≥ 4 bedroom	_____	_____
Total units	_____	_____

Market-rate units

Rental or condo? _____
 Estimated cost/rent psf _____
 (market rate units only)

Affordable units

Rental or condo? _____
 Distribution of affordability by % of AMI

C. Open space

	required	proposed
Total area	<u>none</u>	<u>none</u>
Publicly accessible	<u> </u>	<u> </u>

What are the hours of accessibility for the publicly-accessible open space? _____

Will the publicly-accessible open space be turned over the Department of Parks for operation?

D. Parking

Parking - number of spots, number required by zoning

	required	proposed
# of spaces	<u>none</u>	<u>none</u>

E. Environmental

List all environmental issues identified, environmental designations (Little 'E', HAZMAT, brownfield, Super Fund, etc.) and all remediation required none

F. Additional information

For all projects, please provide the following information:

- Draft or final EAS/EIS (pdf and one hard copy)
- 15 copies of power point presentation (11 x 17) to meeting
- Copies of power point presentation, architectural plans and renderings (pdf)
- NYS DEP signoff or status letter (waterfront sites only, pdf)
- List of project team (architect, engineer, landscape architect, code consultant, counsel, et al)
- List of all partners, corporation members, shareholders on ownership/development team
- Contact information (name, telephone, fax and email)

BKLN ART HAUS

BROOKLYN ART HAUS LLC

20-26 MARCY AVENUE
BROOKLYN, NEW YORK 11211

On-Premises Liquor License Application
Brooklyn Community Board No. 1
SLA Committee
September 19, 2022

Completed Community Board No. 1 Questionnaire

1. About Brooklyn Art Haus
2. Floor Plan
3. Photographs
4. Operational Overview
5. Proposed Menu
6. Proximity Report
7. Security Plan
8. Acoustician Recommendations

BERNSTEIN REDO & SAVITSKY P.C.

1177 Avenue of the Americas -5th 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

Website: www.nyc.gov/brooklyn1



Applicant: Brooklyn Art Haus LLC

Location: 20-26 Marcy Avenue, Brooklyn,
New York 11211

Date Submitted: 09 / 12 / 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

APPLICANT <p style="text-align: center;">Brooklyn Art Haus LLC</p>		DOING BUSINESS AS (DBA) <p style="text-align: center;">Brooklyn Art Haus</p>	
STREET ADDRESS <p style="text-align: center;">20-26 Marcy Avenue Brooklyn, New York 11211</p> <p><i>(Please attach your map)</i></p>		CROSS STREETS <p style="text-align: center;">Hope Street and Metropolitan Avenue</p>	
OWNER	NAME: Isaac Bush & Alexander Orthwein	LAWYER	NAME: Bernstein Redo & Savitsky P.C. Donald Bernstein
	PHONE: (231) 215-0955		PHONE: (212) 651-3100
	FAX: Isaac@bkarthaus.com		FAX: ben@brpclaw.com
MANAGER	NAME: To be Determined	LANDLORD	NAME: 22 Marcy LLC.
	PHONE: To be Determined		PHONE: (646) 688-5144
	FAX: To be Determined		FAX: N/A

Emergency contact for when the establishment is operating:

Name: Isaac Bush

Relationship to establishment: Owner

Contact Number: (231) 215-0955

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

DESCRIPTION OF BUSINESS

Please describe the nature of your proposed venue:

Performing arts center with cafe/tavern

LICENSE TYPE	<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) _____			
APPLICATION TYPE <i>(check one)</i>	<input checked="" type="radio"/> New	Has applicant owned or managed a similar business?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
		What was the name of former premises?	Pisticci Restaurant [Manager]	
		Existing name?		
		What was the address of the former premises?	125 La Salle St New York, New York 10027	
		What were the dates the applicant was involved with this former premise?	2017 - 2020	
	<input type="radio"/> Transfer	What is the prior license #?		
		What is the expiration date on the prior license?		
		Are you making any alterations or operational changes?	<input type="radio"/> YES	<input type="radio"/> NO
		<i>If alterations or operational changes are being made, please attach the plans to this form.</i>		
	<input type="radio"/> Alteration	What is the current license #?		
What is the expiration date on the current license?				
<i>Please describe the nature of the alterations and attach the plans</i>				
NYPD & COMMUNITY BOARD RECORDS	<input checked="" type="radio"/> Letters	<i>Please provide letters from the NYPD and the respective Community Board about prior history of the proposed location and any other establishments that the applicant has operated.</i> Applicant met with NYPD <i>Please provide copy of the Department of Buildings approved application.</i>		
APPROVED DOB APPLICATION				
Is the 500 Foot Rule Triggered? (on provided map) Show all establishments on your map.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	DATE OF SLA MEETING: 09/19/2022	
Is the 200 Foot Rule Triggered? (on your map)	<input type="radio"/> YES	<input checked="" type="radio"/> NO	ATTACH YOUR MAP	
Are your plans filed with DOB? (include copy of plan)	<input checked="" type="radio"/> YES	<input type="radio"/> NO	ATTACH COPY OF PLAN Pending Approval	
Is a Public Assembly permit required?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	ATTACH PERMIT INFORMATION Pending Approval	

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	7:00am - 2:00am	7:00am - 2:00am	7:00am - 2:00am	7:00am - 2:00am	7:00am - 2:00am	Noon - 2:00am	Noon - 2:00am	
	Music	7:00am - 2:00am	7:00am - 2:00am	7:00am - 2:00am	7:00am - 2:00am	7:00am - 2:00am	Noon - 2:00am	Noon - 2:00am	
	Kitchen	7:00am - 2:00am	7:00am - 2:00am	7:00am - 2:00am	7:00am - 2:00am	7:00am - 2:00am	Noon - 2:00am	Noon - 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
	299	299	182	24	2	1	14	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
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	<input type="radio"/> 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	<input type="radio"/> 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	<input type="radio"/> 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	<input type="radio"/> 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	<input type="radio"/> 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	<input type="radio"/> 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	<input type="radio"/> 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:	N/A		
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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
--	---------------------------	-------------------------------------	--

Building Type	<input type="radio"/> Residential <input type="radio"/> Commercial <input checked="" type="radio"/> Mixed Use <input type="radio"/> Other, describe: _____
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Adjacent Buildings	<input type="radio"/> Residential <input type="radio"/> Commercial <input checked="" type="radio"/> Mixed Use <input type="radio"/> Other, describe: _____
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NOTIFICATION: What organizations / community groups, if any, have you notified regarding your application?	# 1	Williamsburg Chamber of Commerce	#5 NYPD 90th Precinct
	# 2	Churches United for Fair Housing	#6 IndieSpace
	# 3	Evergreen	#7 Brooklyn DA Office
	# 4	Antonio Reynoso, Brooklyn Borough President	

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): Brooklyn Art Haus LLC

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.

<p>SIGN HERE →</p>	 <p>SIGNATURE OF APPLICANT OR ATTORNEY</p>	<p>Isaac Bush Print Name</p>	<p>Sep 8 2022 DATE</p>
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NOTARY

Sworn to before me on this 14th of September year 2022


 Notary Signature/Stamp

Regina Klose-Briganti
 NOTARY PUBLIC, STATE OF NEW YORK
 Registration No. 01KL6360323
 New York
 Commission Expires June 19, 2025

BROOKLYN CB#1 REPRESENTATIVES

<p>Committee Chair Print/Date</p>	<p>Committee Member Print/Date</p>	<p>Committee Member Print/Date</p>
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1. About Brooklyn Art Haus



To the honored members of Brooklyn Community Board #1,

August 29, 2022

We are Co-Executive Directors Isaac Bush and Alex Orthwein of Brooklyn Art Haus: a new community-forward art space in Williamsburg. Our careers in hospitality and art making ensure that our venue will be a unique and exciting addition to the residents of Williamsburg and beyond. Both of us cut our teeth on creating productions and performing in Williamsburg and have enjoyed the fruits of innovation that we believe to be central to the vision of the area. Pete's Candy Store, The Knitting Factory, The Brick, Union Pool, and others have been our home for our individual careers in music and theater. St. Mazie's, Have & Meyer, Llama and many others have been among our culinary favorites since we each moved to the city over a decade ago. It is now our time as well-seasoned professionals to give back to our beloved community and to introduce something new and innovative from our international producing house.

The goal of The Brooklyn Art Haus is to provide an environment of excellent hospitality and topical performance. Our bar/café will be called Café des Artists and serve community members who come in for a coffee, lunch, dinner, or drink in the evening, be it to see a performance or delight in our lounge space. Isaac brings a unique brand of hospitality to the venue having opened Graydon Carter's (Vanity Fair) The Monkey Bar in Midtown East, as well as The Delaunay in London under restaurateurs Corbin and King. His most recent position was with Little Park as part of NOHO Hospitality under the ownership of Andrew Carmellini (Locanda Verde, William & Vale). Both Isaac and Alex have run production companies in New York City and abroad and will bring a wealth of international artists and productions to the Williamsburg community, as well as draw from the wide breadth of knowledge of our community of artists here in Brooklyn. It is pinnacle for us to empower community members, particularly in the BIPOC and LGBTW+ communities, who seek a supportive venue for the continued generation and funding of their influential work.

We believe in the importance of service to our community and as such we wish to impart to you our unending commitment to provide a positive and safe environment while ensuring precise adherence to local, state, and national laws and ordinances. Our outreach continues to involve as many organizations of the community as possible including but not limited to the NYPD, CUFFH, Evergreen, Council Members, Chamber of Commerce, IndieSpace, and many other NPs. We take our responsibility to the community very seriously and we thank you for offering us the platform to submit our materials to you. We look forward to having you visit us soon!

Most gratefully,

Isaac Bush
Co-Executive Director
Brooklyn Art Haus
isaac@bkarthaus.com
@imbush

Alex Orthwein
Co-Executive Director
Brooklyn Art Haus
alex@bkarthaus.com
@alexorthwein

2. Floor Plan

Brooklyn Art Haus LLC
 20-26 Marcy Avenue
 Brooklyn, New York 11211

- MECHANICAL INSULATION
- EXTERIOR FINISH
- INTERIOR FINISH
- SMOKE GAS RESISTANT

Cellar

**NO PUBLIC SEATING
 NO STAND-UP BARS**

PARALLEL WITH METROPOLITAN AVENUE

65'

6'

7'

STORAGE

STORAGE

STORAGE

NOT PART OF PREMISES

NOT PART OF PREMISES

26 MARCY AVE

24 MARCY AVE
 MARCY AVENUE (WIDE STREET)

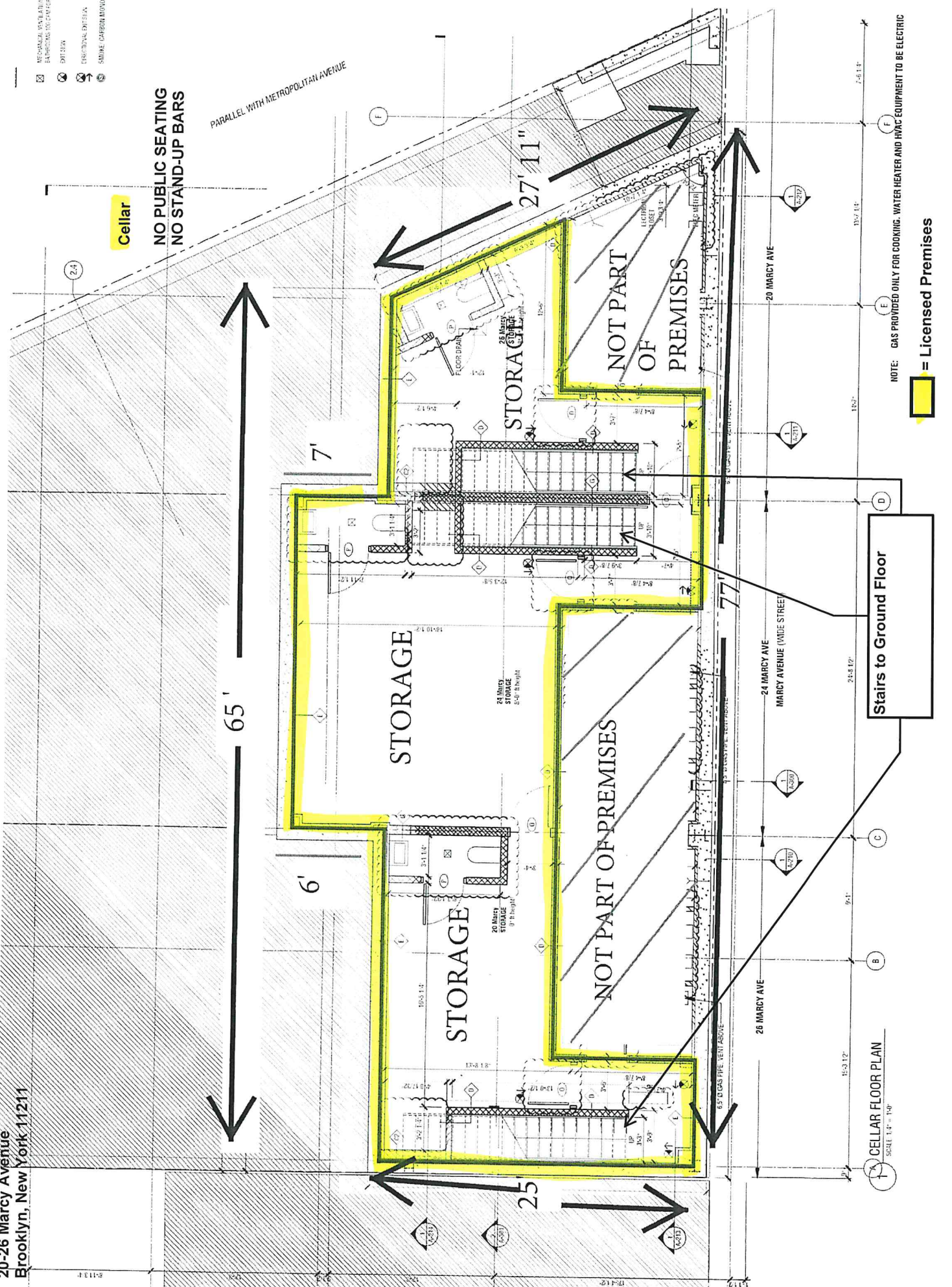
20 MARCY AVE

CELLAR FLOOR PLAN
 SCALE 1/4" = 1'-0"

Stairs to Ground Floor

NOTE: GAS PROVIDED ONLY FOR COOKING. WATER HEATER AND HVAC EQUIPMENT TO BE ELECTRIC

Yellow Outline = Licensed Premises



3. Photographs

Brooklyn Art Haus LLC
20-26 Marcy Avenue, Brooklyn, New York 11211
On-Premises Application



Angle image of café/bar at 20-1 with sidewalk facing South/West

Brooklyn Art Haus LLC
20-26 Marcy Avenue, Brooklyn, New York 11211
On-Premises Application



Front-facing image of café/bar at 20-1 with sidewalk facing West



Image of entrance from inside facing the windows and future
hospitality seating facing East



Image from entry facing the future electric kitchen area facing
South/West



Image of bar location farther into the room, extending from the kitchen facing South/West

Brooklyn Art Haus LLC
20-26 Marcy Avenue, Brooklyn, New York 11211
On-Premises Application



Image of the room from top of bar facing ADA bathroom and door to cellar level, concrete floor facing East

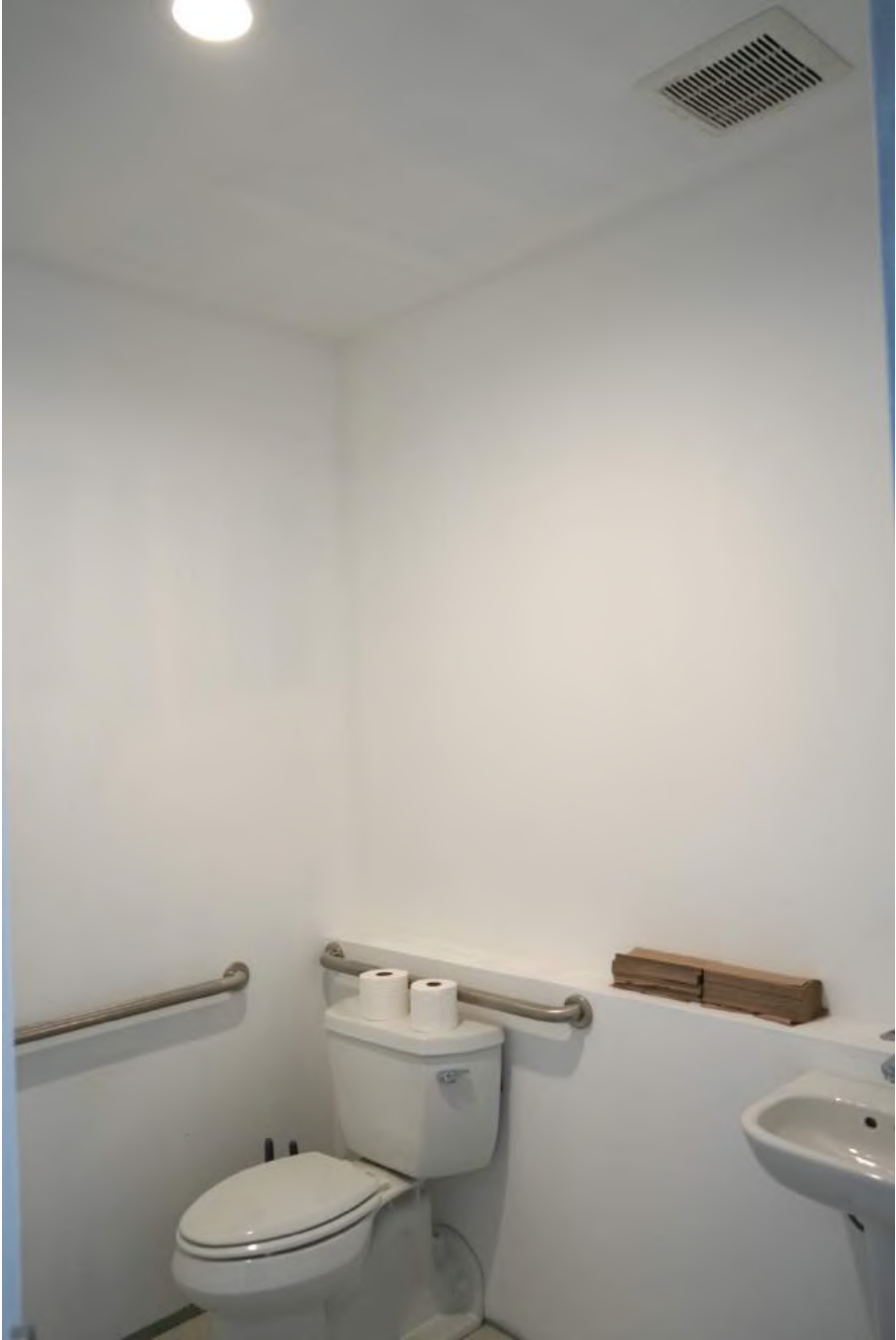


Image inside ADA bathroom

Brooklyn Art Haus LLC
20-26 Marcy Avenue, Brooklyn, New York 11211
On-Premises Application



Image looking down the stairs into the cellar from ground level

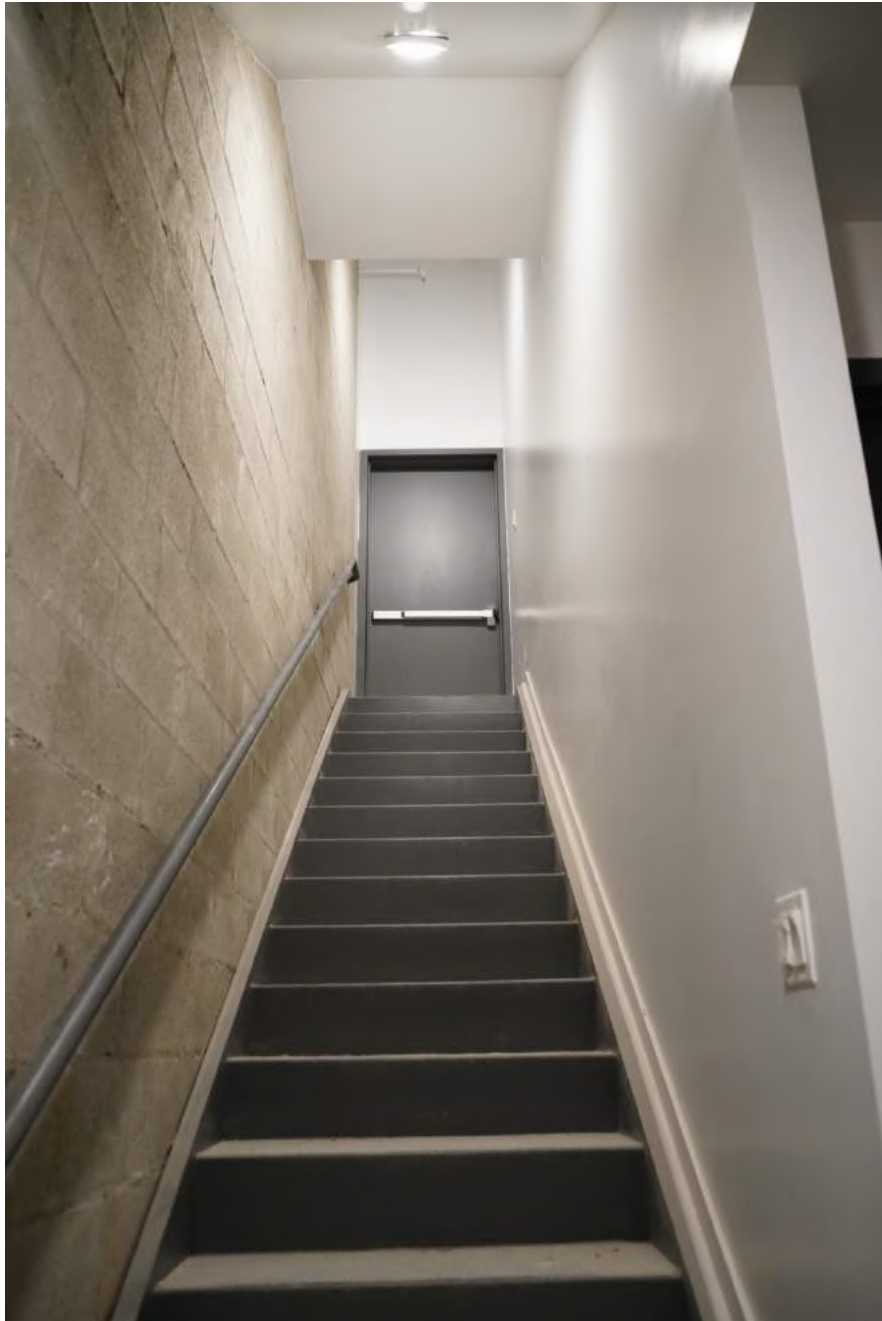


Image looking up the stairs toward the ground level from cellar



"Not an exit" leads into hospitality storage room at base of stairs
facing South/West

Brooklyn Art Haus LLC
20-26 Marcy Avenue, Brooklyn, New York 11211
On-Premises Application



Inside hospitality storage room facing South/West

Brooklyn Art Haus LLC
20-26 Marcy Avenue, Brooklyn, New York 11211
On-Premises Application



Image of storage room facing South

Brooklyn Art Haus LLC
20-26 Marcy Avenue, Brooklyn, New York 11211
On-Premises Application



Image of storage room facing North/East

4. Operational Overview



BROOKLYN'S HOME FOR INNOVATIVE ARTS

ISAAC BUSH, owner
ALEX ORTHWEIN, owner
Brooklyn Art Haus, LLC

COMPANY OVERVIEW

WHO WE ARE

BAH! (Brooklyn Art Haus) is a producing organization that will premiere original and alternative multimedia art. Curated, developed, and commissioned work will feature diverse domestic and international artists for the community of Brooklyn. BAH! is a home with a fervor for arts and focus on culture. By encouraging connections at the crossroads of community and curiosity, we make room for wild creative expression, intimate discourse, and ultimately a sustaining engagement for the community. From the barstool to the stage, artistic excellence and innovation is commonplace. The common becomes inciting and strangers become neighbors as we establish an intimate connection between artists and audience.

The ARTIST BAR is an artistic, hospitable, warm, and active place for artists and the public to rub shoulders and develop ideas located within BAH!. This grand café style bar will offer early to late service for a spectrum of community indulgences. The ARTIST BAR will serve simple, approachable, yet unique seasonal menu items that will both delight and surprise. Our Café program will feature patisserie from local bakeries and coffee from local roasters. Our bar program will feature local brands in our alcoholic and non-alcoholic cocktails, organic wines, and local beers all at agreeable price points.

22 MARCY AVE

The retail space at 22-26 Marcy Ave will be combined to offer the Brooklyn community a truly unique environment that caters to both artists and the public alike. Additionally, we look forward to serving the residents of 22-26 Marcy Ave with excellent hospitality, generational programming, work and lounge spaces. To do this, we submit this proposal as evidence of a multipronged strategy for the longevity of our brand and continued positive service to the community.

KEY WORDS:

EXPERIMENTAL

INNOVATIVE

FOSTERING

COMMUNITY

HOSPITABLE

FORWARD-THINKING

PROGRAMMING

- ◇ Nightly rotation of productions in two performance space
- ◇ Commissioned projects
- ◇ Curated series
- ◇ International productions
- ◇ Co-Productions
- ◇ Public-facing rental series
- ◇ Film festivals
- ◇ Deep listening audio series
- ◇ Genre-specific festivals
- ◇ Art & Culture podcast
- ◇ Live Musical Acts
- ◇ Gallery Events
- ◇ Private events & buy-outs
- ◇ Production rentals
- ◇ Variety Acts/Circus & Cabaret
- ◇ Community meeting & action space

SPACE USAGE

PERFORMANCE SPACE #1

- 100-150 seating capacity
- Theater, dance, film, music
- Rehearsals, events, rentals, buy-outs
- Flexible seating arrangements
- Full lighting grid and sound installation
- Two separate dressing rooms & bathroom
- Separate from bar space
- Storage for changeovers

PERFORMANCE SPACE #2

- Band, cabaret, solo performance space
- Events, rentals, buy-outs
- Piano and simple light/sound kit

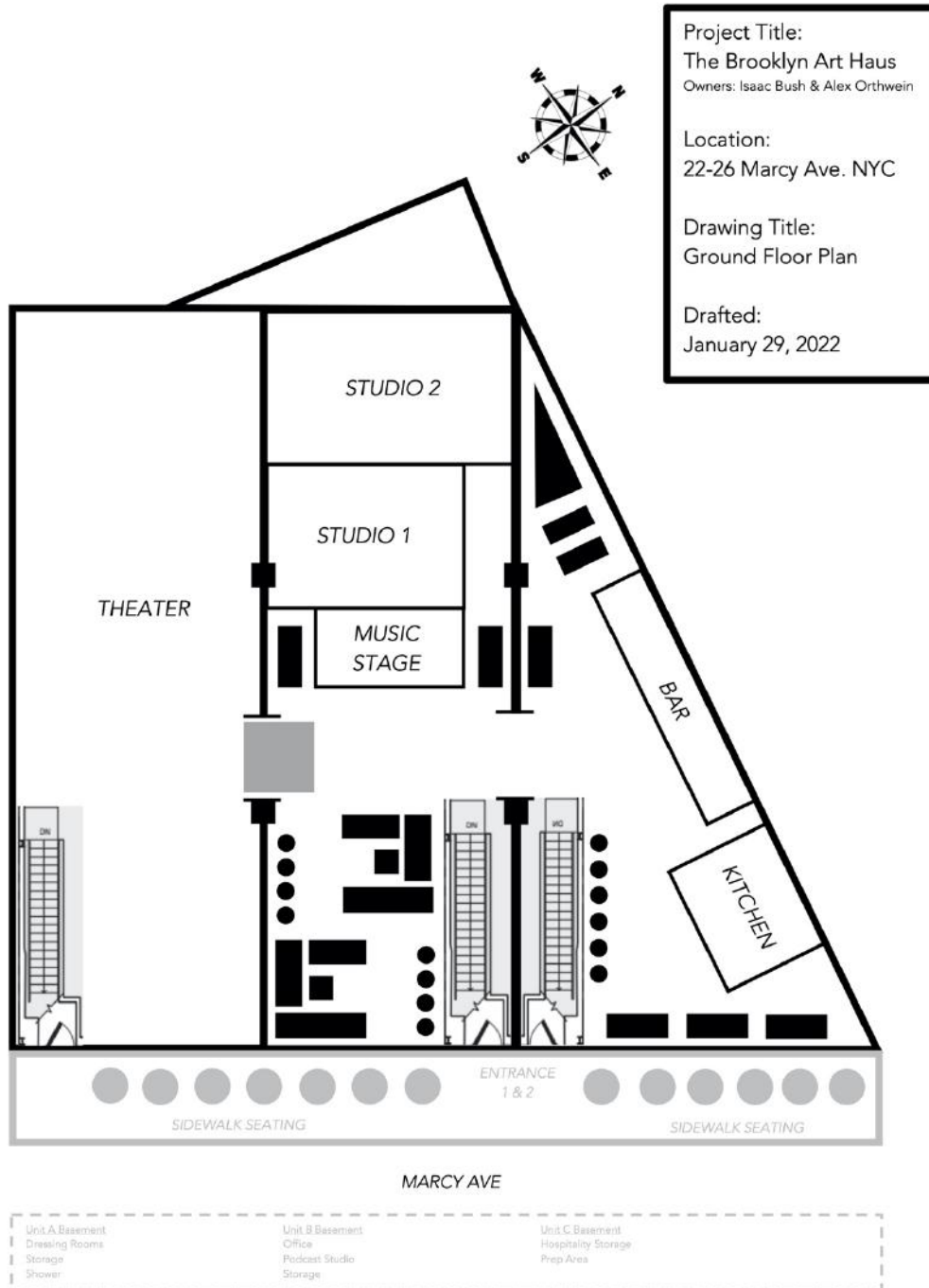
CAFÉ & BAR SPACE

- Café counter/satellite bar in lobby
- Full bar and food-prep at cellar level
- Separate electric kitchen at cellar level
- 3-4 gender neutral bathrooms, ADA accessible
- Life for ADA accessibility and deliveries
- Cellar storage for supplies and materials

STUDIO SPACE

- Podcast & audio recording
- Rehearsal rooms
- Dressing rooms
- Workshops & Classes

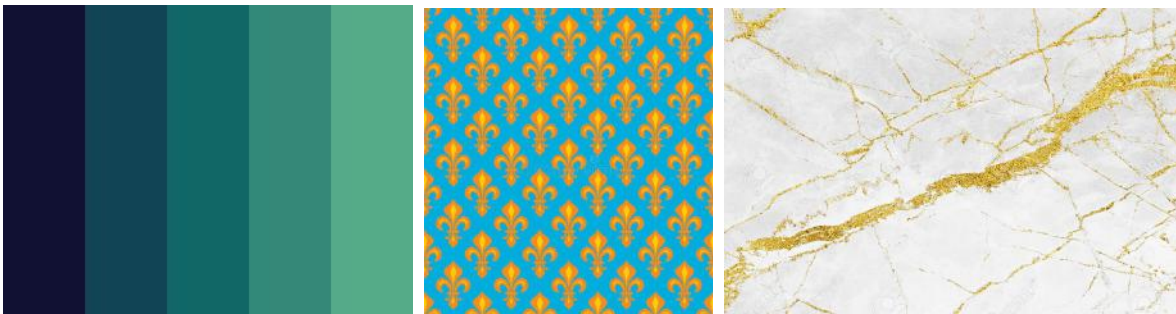
RENDERINGS



INTERIOR DESIGN

BAH! Will feature a design concept that unifies all spaces while also catering to each one uniquely. Our aim is to both celebrate what nuances that already exist within the space, while allowing for complimentary modernization and maximum flexibility without coldness or sterility. Each space will feel alluring and cozy.

LOBBY / SATELITE BAR



PERFORMANCE SPACE #1

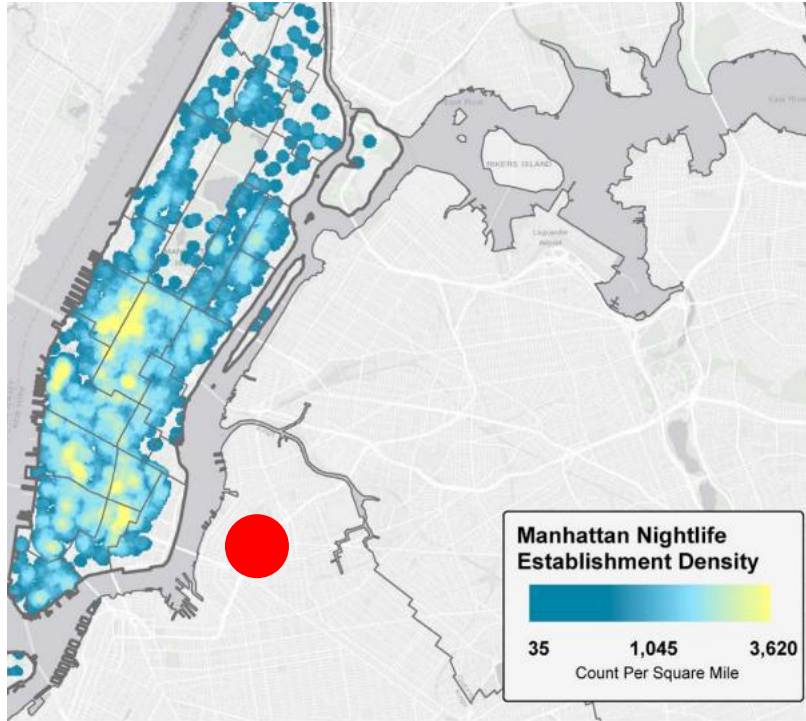


BAR / LOUNGE / PERFORMANCE SPACE #2

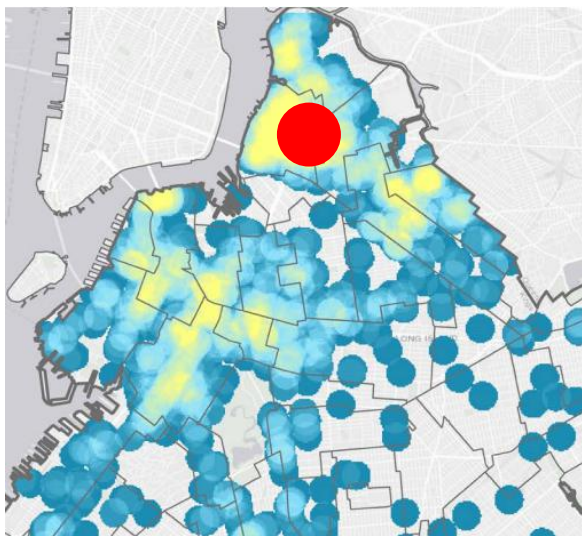


INDUSTRY ANALYSIS

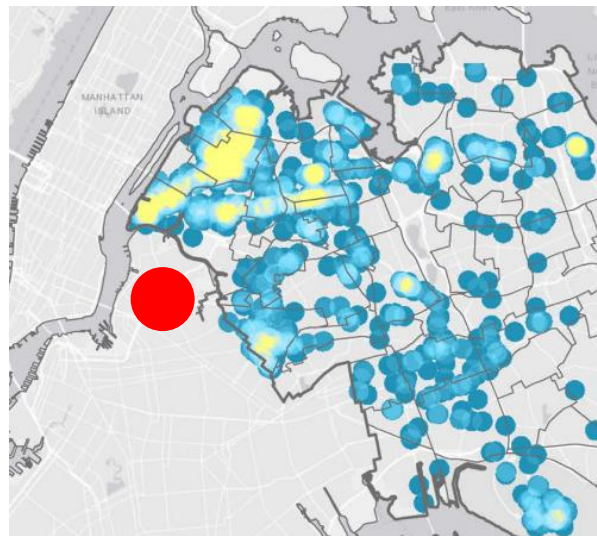
MANHATTAN



BROOKLYN



QUEENS



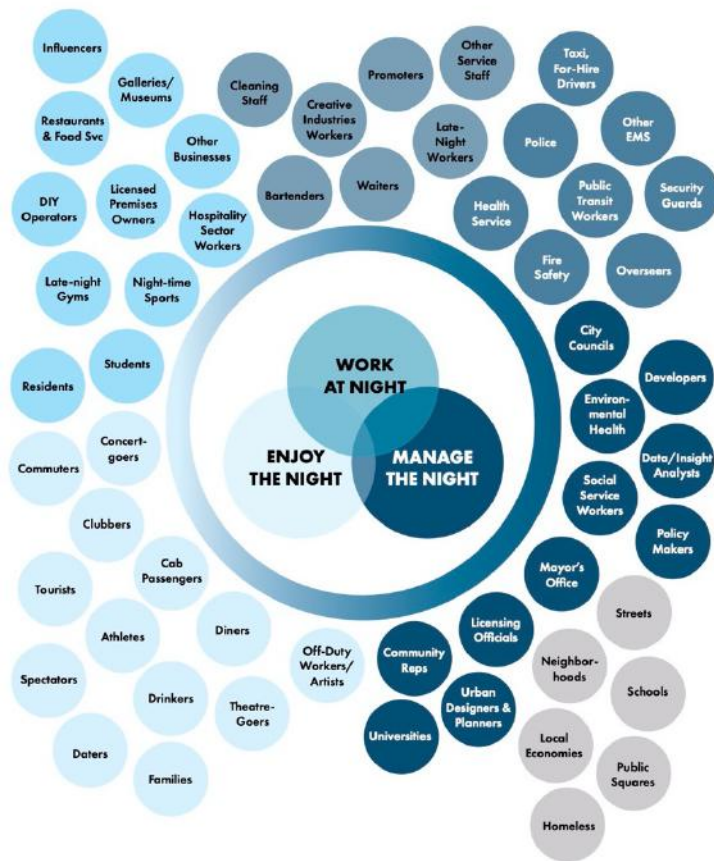
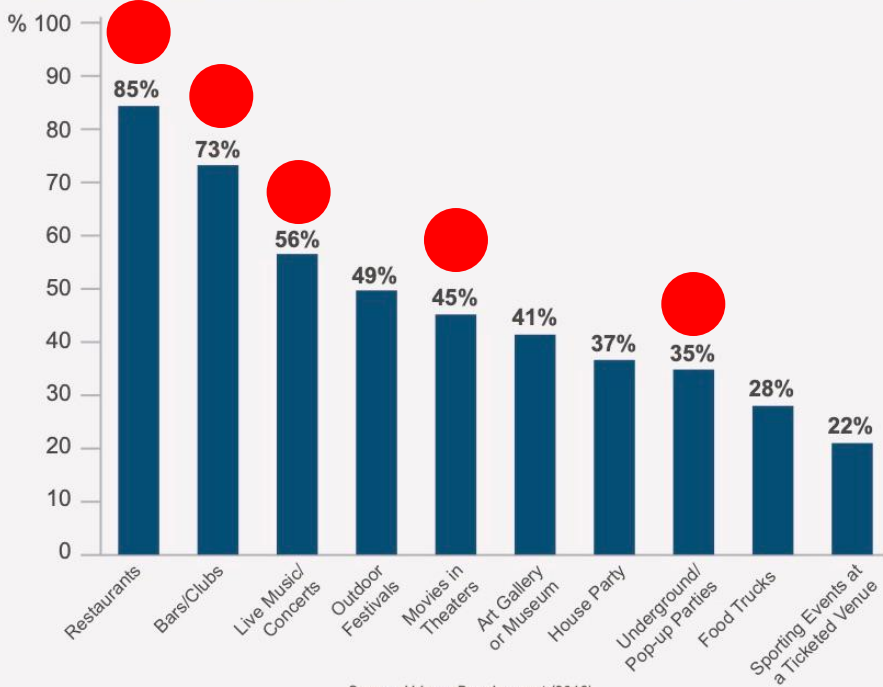


Exhibit 4.2: Types of Establishments Frequented in a Typical Night Out in NYC



Source: Urbane Development (2018)

VALUE PROPOSITION

WHAT WE DO

BAH! is an organization that features original and alternative work created by local and international artists for the community. Unlike our competitors, BAH! offers a unique support system in way of space grants, professional development, and marketing. No other non-profit or for-profit entity exists in New York City that continues to engage artists along a process-driven path. By identifying ourselves as more than just a traditional performance space, we've created a six-prong revenue schedule that meets our bottom line, while advancing the goals of our artists, all in service to our community.

MARKET VALUE

We are both a B2B and B2C entity. Our service to our consumer base lies in both hospitality and performance. Our B2C collaborations involve multiple domestic and international co-producers for the projects that move through our performance spaces. Our target audiences are generally young, artistic, and ambitious. However, it is our aim to offer a wide spectrum of performance opportunities for all ages, as well as provide educational opportunities for the community. Overall, our organization is one that takes creative risks and our identity is carved out of a bold commitment to breaking form and unapologetically challenging the nature of artistic mediums. While most New York City companies water down their programming to fit a wide audience base, BAH! will be a fresh injection of work that is topical, innovative, and experimental.

COMPETITORS

No other space in New York City offers the combination of options that BAH! offers. There are some companies that promote original work on a similar scale: HERE Art Center caters to mid-career artists in Tribeca; Café La Mama caters to an aging crowd of artists and some companies from the 1970s-1990s; The Bushwick Starr offers space for high prices to feature bawdy and absurdist programming; the Irondale, Titan, Slipper Room, The Brick are all small companies that similarly have antiquated visions for their space while masquerading as progressive art organizations. None of these organizations have the multipronged approach to innovation and hospitality for the benefit of artists and the community as what BAH! has to offer.

OPERATIONS OVERVIEW

With six streams of revenue at any given moment, BAH! will cater to a wide spectrum of consumer demand. From rentals to commissions, and from community action space to public bar, BAH! establishes itself as an all-in-one home base for the generation of art and community.

REVENUE SCHEDULE

PERFORMANCE SPACE #1	PERFORMANCE SPACE #2
STUDIO #1	STUDIO #2
BAR	CAFÉ

PERFORMANCE SPACE #1	100 persons occupancy	7am-2am
PERFORMANCE SPACE #2	50 persons occupancy	11am-2am
STUDIO #1	10 persons occupancy	7am-5pm
STUDIO #2	10 persons occupancy	7am-5pm
BAR	50 persons occupancy	11am-2am
CAFÉ	30 persons occupancy	7am-2am
Total:	250-300 persons occupancy	

MGMT & STAFFING

STAFFING

Our mission is to provide artists with a space to practice their art in addition to making a living while they do it. Support shall be given in remuneration, incubation space, advising, training, and study as an equal-opportunity employer.

Co-Executive Director/Facilities Manager

Co-Executive Director/Hospitality Manager

Marketing Director/Executive Associate

Tech Coordinator/Show Runner x2

Breakfast/Lunch FOH team x3

Dinner FOH team x3

TOTAL Hospitality team with FT/PT: 9-12ppl

Night porter x2

Internship Program x2

TOTAL: 24-27ppl

BIOS

ISAAC BUSH

Co-Executive Director/Hospitality Manager



Isaac Bush is an award-winning international performer and practitioner based in New York City. His work as a practitioner fueled the birth and continued programming of The Circle Theater of New York (CTNY) and SMPL MCHN (simple machine) of which he serves as Artistic Director. CTNY has premiered and toured both domestic and international titles including an adaptation of

Woyzeck, premiere of *FLASH FLASH BANG BOOM*, premiere of *The MOUNTAIN*, premiere of *Trail of Crumbs* and *Strangers* with the National Theater of Luxembourg (TNL), premiere of the movement-based creation entitled *Wellspring* in London, and the ongoing Brooklyn LIVE ART Market. Bush also co-founded and is a company member of China-based company, *International Spice*. His work has been seen in NYC, across Europe, Brazil, and China with numerous collaborators and producing organizations.

As a performer Isaac has worked both internationally and regionally in the U.S., on tour, and extensively in his home base of New York City. Certain credits include *Whisky Jack* at the New York International Fringe Festival, *Trail of Crumbs* with the CTNY & TNL, *All New People*, *Killer Joe*, *Stupid Fucking Bird*, and *Brooklyn Boy Made Good* for Théâtre des Capucins in Luxembourg City. Recent television credits include *Girls* (HBO), *Celebrity Ghost Stories* (A&E), and *Dirty Little Lies* (Discover ID).

Bush holds an MA from the Royal Academy of Dramatic Art (RADA), BA from Hope College, Certificate from the British-American Drama Academy, and Certificate from the GLCA New York Arts Program. He continues to serve as a guest instructor for Hope College and a director at the NYU Gallatin School. Isaac continues his work as an instructor and director to educate artists toward in alternative and form-breaking original work. He regularly gives workshops focused on ensemble development, devised theatre practice, and movement-based approaches to storytelling.

www.isaac-bush.com

www.circletheaterny.org

www.smpl-mchn.com

ALEX ORTHWEIN

Co-Executive Director/Facilities Manager



Alex Orthwein is a Producer, Actor, and Musician based in New York City. He has a strong background in immersive theater having worked at *The Sterling Renaissance Festival* for three seasons (2013-2015), the *Mad Hatter G&T Party Bus* (2018), and *Macy's Santaland* (2014-2021). Other major theatrical credits include *Midsummer Night's Dream* (Gorilla Rep 2016), *Peter and the StarCatcher* (Cidermill Playhouse 2017), *La Cage Aux Folles* (Axelrod Performing Art Center 2017), and *The Crucible* (Hunger Theater 2019). In conjunction, Alex comes from a tradition of physical comedy, including the worlds of commedia dell'arte, and clown. He clowned at hospitals and elderly homes working for *Lev Leytzan*, and is a proud member of the world renowned *Clown Band*. Alex has also worked on camera, both in commercials and TV. His commercial spots include *Sugar Mutts Rescue*, *ReMax*, and *BlockFi*. His Television work includes *The Good Cop* and *The Blacklist*.

Alex's life as a musician often coalesces with his acting career. He has served as musical director for a commedia troupe, composed musicals, scores for film, podcasts, and theatrical projects, run music for toddler classes for years, and has served as keyboard player for multiple bands. His scoring credits include *Everything Will Be Different* (Hunger Theater 2018), *The Crucible* (Hunger Theater 2019), *Cymbeline* (Socially Distant Shakespeare 2020), and *Shadows of the Night* (2020). As a collaborative musician/actor,

While Alex has produced several projects over the years, his true inspiration came when he plotted a plan to host regular tribute concerts at his apartment in the vein of the tradition he had come from. However, after one night of hosting artists to celebrate the career of ABBA, Covid-19 descends upon the world. In response, Alex would give stage to many talents in the virtual realm through concerts, a Samuel Beckett night, and virtual variety shows. This sense of intimate connection and community has inspired Alex to produce regular apartment shows, and work towards creating a commercial space that carries the spirit of this culture.

KATY ATWELL

Technical Consultant



Katy Atwell is a technical theater consultant, production manager, and lighting designer for various companies around New York City. She is the production coordinator and lighting designer for The Circle Theater of New York (CTNY) and SMPL MCHN including transporting and supporting productions in Luxembourg since 2016. She has been the Technical Theater Consultant for Titan Theater Company in Queens since 2017, working thru a transition period including site specific works and currently envisioning a new theater in association with the Boys and Girls Club of New York. Previous to this she was part of the lighting team at BAM and the Resident Lighting Designer for Hope Summer Repertory Theater (HSRT) in Holland, MI. She is also part of the recent Tony Award winning *Moulin Rouge* design team on Broadway as well as the Assistant Lighting Director for the New York City Ballet. Katy holds degrees from Millikin University (BFA) and Boston University (MFA).

www.KAtwellDesign.com

SANTIAGO ORJUELA-LAVERDE, DOTS

Interior & Production Design



DOTS is a design collective based in New York City specializing in designing environments for narratives, experiences and performances. Hailing from Colombia, South Africa and Japan, we are Santiago Orjuela-Laverde, Andrew Moerdyk, and Kimie Nishikawa. We offer expertise in multidisciplinary practices ranging from architecture, theater and performance design, graphic design and film. We approach every project with diversity of thought and burning curiosity and, above all, we believe in the value of the whole being greater than the sum of its individual parts.

www.designbydots.com

EVAN CHAN, AIA IIDA

Principal Architect, Evan Chan Architects



Educated and trained as architects and designers, **Evan Chan Architects** is a small creative driven company. Our projects are mainly renovations and ground up of small and medium scale single and multi-family residential, commercial, community facility and mixed-use development. We listen closely to our clients and push our creative limits while keep working within the budget and translating a vision into reality.

Evan, Registered Architect and Certified Interior Designer, founded Evan Chan Architect after working in the architecture and design industry since 2002. After graduating from Fashion Institute of Technology in Interior Design, Evan worked as a Designer, a Project Manager with various architectural & interior design firms in New York City specializing in Hospitality, Residential, Commercial and Religious Buildings. In 2007, Evan became a NY Certified Interior Designer; and in 2014, he became a NY Registered Architect. As a self-taught Architect, Evan believes that imagination is the beginning of all design solutions, and he always strives for the best solution in order to accommodate each unique project requirements.

www.evanchanarchitect.com

DUSTIN EVERETT

Consulting Chef



Dustin Everett hails from New Orleans; a mecca for savory and delicious cuisine from the American South. Having traveled and practiced throughout Europe and Asia, Dustin brings a wealth of craft and flavor to his numerous liminary New York City restaurants of note, some of which include Momofuku, Wild Edibles, Black Crescent, and most recently as head chef of Fish Cheeks (NYC/LA).

www.fishcheeksny.com

5. Proposed Menu

BAH!

LIBATIONS

APERITIF

\$12

Pimms BK

Pimms, Citrus Portland Syrup, herbs, soda water

Dirty Spritz

Aperol, Cappelletti, bitters, citrus, Cava

Porto Tonic

10-yr Tawny, bitters, citrus, soda water

Italicus Musk

Italicus, Sauvignon, olive, herbs, Cava

G&T Bar

*Dorothy Parker, Greenhook, Wölffer
Fever Tree Indian, Mediterranean, Aromatic
Twist, Bitter, Rose, Pepper*

COCKTAILS

\$15

Hecate

*Boukman's Rum, Wray & Nephew,
plumb shrub, mango*

Saint Ruby

*Santa Theresa Rum, Clément, blood
orange, house-made grenadine*

Viva Verdé

*Yola Mezcal, Ancho Reyes, chipotle,
herbs, muddled green peppercorns*

Stop Light 1/2/3

*123 Tequila (blanco reposado, añejo),
grenadine/fresh OJ/lime, Combier,
spice, soda water*

COCKTAILS

\$17

Ginsberg's Fancy

*King's County Bourbon, Varnelli,
Vermut, Luxardo, cinnamon*

Spitfire

*George Dickel Tobasco, Ginger
Portland Syrup, liquid smoke*

Honey & Rye

*Black Dirt Rye, Avena, Carpano,
lemon, honey*

GUEST COCKTAIL

"Ruby Razz"

*Local CH Vodka, raspberry shrub,
lemon cardamom, sparkling water
-Rachel Wells, Head Mixologist
CIRA, Chicago IL*



DRAFT

Five Boroughs Summer Ale 5% ABV \$7

Grimms Passionfruit POP! 5% ABV \$8

Transmitter Brewery Farmhouse 5% ABV \$8

Other Half Brewing Co. Porter 6% ABV \$8

Wild East Brewing DDHH IPA 6.2% ABV \$8

VIN

Cava

Dibon Brut Reserve, ES, 11/44

Spark Rose

Pinot Noir, Lamoreaux Landing, NY, 2019, 15/60

Cremant

Levert Freres, Burgundy, FR, 18/72

Txakolina

Ameztoi, Getariako, ES, 2020, 15/60

Champagne

Goustan, Val Frison, FR, 2014, 30/120

Rosé

Pata Trava, Ktima Ligas, GR, 2015, 11/44

Orange

Alzienda Argicola IT, 2013, 15/60

Reisling

Riesling PUR, Brand Brothers, DE, 2016, 15/60

Grüner

Buteo 12, Michael Gindl, AT, 2013, 16/64

Sauv Blanc

Neethlingshof, Stellenbosch, ZA, 2018, 12/48

Chenin

Jean-Pierre Rietsch FR, 2016, 13/52

Chardonnay

Le Petit Tetu, Jean-Marie Berrux, FR, 2014, 12/48

Gamay

La Grange aux Belles FR, 2017, 12/48

Pino Noir

PN & Blaufränkisch, Jakub Novák, CZ, 2013, 15/60

Carignan

Huaso de Sauzal Cariñena, CL, 2014, 15/60

Cab Franc

Kapitel, Christian Tschida, AT, 2013, 20/80

Syrah

Tommy Ruff, Tom Shobrook, AT, 2014, 17/68

DIGESTIF

Nonino \$14

Jenever \$14

Montanegro \$12

Sambuca \$12

Varnelli \$16

Cherry Kijafa \$12

St. Agrestis \$14

Taratea \$16

Avena \$12

Contratto \$13

Espresso Martini \$15

Black/White Russian \$15

Chocolate Creamsicle \$15

BAH!

SHARING MENU

Love of food, Love of banter, Love of you (and me)

- BOARD -

Spicy Red Pepper Walnut Spread
Garlic Tzatziki with Basil Olive Oil
Paprika Balsamic Humus
Kalamata Olive Tapenade
Smoked Chipotle Salsa
- \$5 -

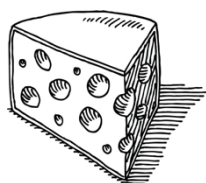
Smoked Mozzarella
Dutch Gouda
Aged Vermont Cheddar
Herb Crusted Goat
Honey Gorgonzola
- \$5 -

Chorizo
Black Pepper Salami
Hot Soppressata
Prosciutto
Mettwurst
- \$5 -

Marinated Olives

Mixed Nuts
- \$3 -

Dehydrated Fruit



- BREAD -

Baguette

Focaccia

Pita

Root Chips

Tortilla Chips

- \$3 -

- BOWLS -

Celeriac Puree Soup
Moroccan Chicken Soup
- \$10 -

Farm Greens with Sherry
Lentils with Beets and Kale
- \$12 -

Roasted Roots w/ Balsamic
Bang Bang Chicken & Rice
- \$15 -

- GRABS -

Herbed Frites
Fried Cornmeal Pickles
Glazed Onion Petals
- \$8 -

Bavarian Pretzel
Veggie or Chicken Quesadilla
Mettwurst with Whipped Spuds
- \$10 -

Pesto Chicken Panini
Prosciutto Mozzarella
Cucumber Humus Alfalfa
- \$15 -

- DIPS -

Chipotle Aioli

Mustard Grain

Sexy Ketchup
- \$1 each -

Smoked BBQ

Herby Ranch

- BIG GAY ICE CREAM -

Funfetti

Gram & Fudge Crack

Mint Pistachio
- \$3/scoop -

*Toppings: Oreos, sprinkles, chocolate syrup, butterscotch,
mixed nuts, marshmallow fluff (\$1 each)*



BAH!

LIQUORS

RUM

Barbancourt 3-star \$13
Boukman \$15
Santa Theresa \$15
Avuã Caçhaca \$13

TEQUILA

123 Blanco \$13
123 Repasado \$13
123 Añejo \$13
Casamigos \$15
1942 \$25

MEZCAL

Vida Mezcal \$12
Illegal \$13
Yola Mezcal \$15

GIN

Dorothy Parker \$13
Greenpoint \$15
Barr Hill Honey/Tom \$15
Wölffer \$16
Monkey 42 \$17

VODKA

42 Below \$11
Titos \$12
Ketel One \$14
Reyka \$15
Grey Goose \$15



BOURBON

George Dickel 5-yr/Tob/White \$12
Makers \$13
Michter's \$14
Kings County \$18

RYE

Old Overholt \$10
Black Dirt \$12
Michter's \$14
Whistlepig 10-yr \$16

WHISKY

Suntory Toki blend \$13
Johnny Black blend \$15
Monkey Shoulder blend \$15
Macallan 12-year \$16
Balvenie 12-year \$16
Hibiki blend \$25

SODA FOUNTAIN

PORTLAND SYRUP COMPANY
\$5

Strawberry Lemon-Lime
Mango Habanero
Spicy Ginger
Root Beer
Rose Cordial
Bright Chai
Marionberry
Vanilla-Spice Rooibos

*

Non-Alcoholic cocktails \$8
Add non-alcoholic Strykk vodka +\$6

CAFÉ

Drip \$3
Espresso \$3.50
Americano \$3.50
Loose Leaf Tea \$3.50
Pour Over \$5
Latté \$4.50
Mocha \$5
Cappuccino \$5
Specialty Brew \$5
Press \$8

MIXERS

Fresh Orange Juice \$7
Fresh Grapefruit Juice \$7
Mexican Coke \$5
Diet Coke can \$2.50
Dr. Pepper can \$2.50
Sprite can \$2.50
Boylan Cherry Soda \$4
Boylan Cream Soda \$4
Saratoga Still \$3/\$8
Saratoga Sparkling \$3/\$8

6. Proximity Report



APPLICANT

Green Area

AREA SURVEY
 20-26 Marcy Avenue
 Brooklyn, NY
 July 20, 2022

NOT TO SCALE

Residential
 St. Anselm
 (wine, beer)
 Spuyten
 Duyvil
 (wine, beer)
 Residential
 Knitting Factory
 361-365 Metropolitan Ave.
 Taguerra (op
 Diana
 Residential
 Commercial
 Smoke Shop
 Vape Shop
 Deli
 Residential
 Clemes

Vacant
 North 5th Street
 Residential
 Our Lady of
 Mt. Carmel
 Annunciation
 Church
 65-67 Havemeyer St.
 Residential
 Sister Nicodema Plaza
 Residential
 Parking
 Garages

Residential
 North 6th Street
 Residential
 Clothing
 Driveway
 Clothing
 Residential
 Demolition
 Residential
 Dental Office
 Residential
 Tattoos
 Residential
 We Got
 Company
 441 Metropolitan Ave.
 Residential
 Auto
 Repair

Residential
 Tattoos
 Auto Repair
 Fette Sau
 354
 Metropolitan
 Ave.
 Groceries
 Residential
 Coffee
 Store
 Beck and Call
 84 Havemeyer St.
 Residential
 Parking
 Lot
 Residential

The Commodore
 366 Metropolitan Ave.
 Religious Store
 Residential
 Rosa's Pizza
 (Food only)
 Savory Thai
 (Food only)
 Court Street
 (Food only)
 Milk
 (Food only)
 Commercial
 Commercial
 Residential
 Smoke Shop
 Vacant
 Fast Food
 Residential

Construction
 Marcy Avenue

Jaime Campiz
 Playground

Residential
 Recette
 103 Havemeyer St.
 Have &
 Meyer Store
 103 Havemeyer St.
 Residential
 Back of Manufacturing
 Building
 Hope Street
 Commercial
 Parking Lot
 Empty Lot
 Commercial
 Language
 School

Vacant
 Eddie Junior's
 Sports Lounge
 40 Marcy Ave.
 Residential
 Fraiche

Residential
 Beauty Salon
 Residential
 Driveway
 Vacant
 Residential
 Hair Salon
 Empty Lot
 Residential
 Laundromat
 Commercial
 Vacant
 Residential
 St. Marie 345 Grand St.
 Vacant
 Residential

Vacant
 Commercial
 Residential
 Commercial
 Residential
 Commercial
 Vacant
 Residential
 (Din Din
 Food only)
 Residential
 Gift
 Store
 Emmy
 Squared
 369 Grand St.

Residential
 Rodney Street
 Parking
 Garage
 Residential
 Ainslie Street
 Parking Lot
 Parking
 Garage
 Vacant

Hope St.
 Construction

Landess-Simon, Inc.

Legal & Commercial Photography

45 Lawlins Park
Wyckoff, NJ 07481
Phone: (201) 848-5652
E-mail: landess@att.net
landessphotographers.com

Re: 20-26 Marcy Avenue - North Entrance

1. Eddie Junior's Sports Lounge - 40 Marcy Avenue - (255')
2. Gertie - 58 Marcy Avenue - (445')
3. St. Mazie - 345 Grand Street - (459')
4. Emmy Squared - 364 Grand Street - (498')
5. Have & Meyer - 103 Havemeyer Street Store 2 - (448')
6. Recette - 103 Havemeyer Street - (405')
7. The Commodore - 366 Metropolitan Avenue - (332')
8. Beck and Call - 84 Havemeyer Street - (409')
9. Fette Sau - 354 Metropolitan Avenue - (469')
10. Knitting Factory - 361-365 Metropolitan Avenue - (370')
11. We Got Company - 441 Metropolitan Avenue - (357')

Schools & Churches

1. Our Lady of Mt. Carmel Annunciation Church - 65-67 Havemeyer Street - (275')

Landess-Simon, Inc.

Legal & Commercial Photography

45 Lawlins Park
Wyckoff, NJ 07481
Phone: (201) 848-5652
E-mail: landess@att.net
landessphotographers.com

Re: 20-26 Marcy Avenue - South Entrance

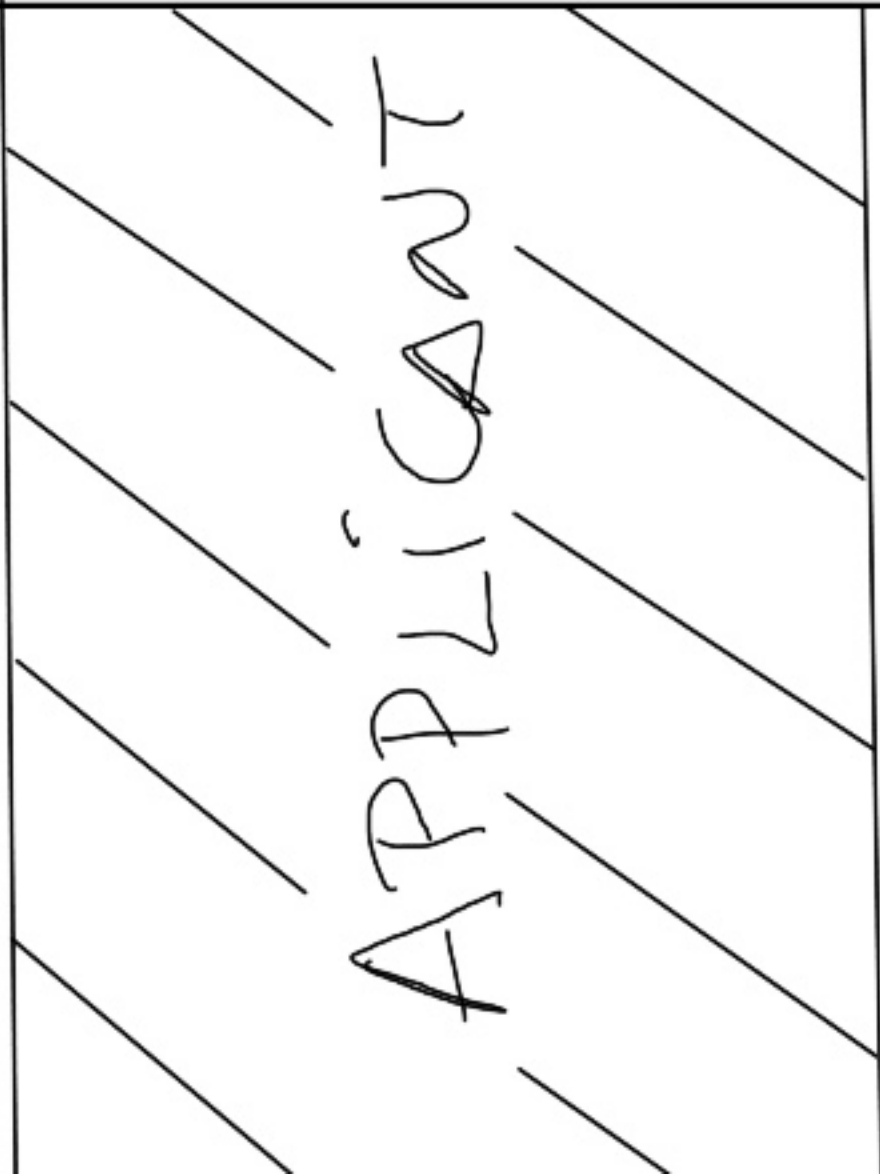
1. Eddie Junior's Sports Lounge - 40 Marcy Avenue - (233')
2. Gertie - 58 Marcy Avenue - (422')
3. St. Mazie - 345 Grand Street - (437')
4. Emmy Squared - 364 Grand Street - (477')
5. Have & Meyer - 103 Havemeyer Street Store 2 - (435')
6. Recette - 103 Havemeyer Street - (393')
7. The Commodore - 366 Metropolitan Avenue - (336')
8. Beck and Call - 84 Havemeyer Street - (408')
9. Fette Sau - 354 Metropolitan Avenue - (470')
10. Knitting Factory - 361-365 Metropolitan Avenue - (377')
11. We Got Company - 441 Metropolitan Avenue - (378')

Schools & Churches

1. Our Lady of Mt. Carmel Annunciation Church - 65-67 Havemeyer Street - (297')

Metropolitan Avenue

Construction



APPLICANT

Residential



Language School

Hope Street

Marcy Avenue

Jaime
Campiz
Playground

BLOCK PLOT
20-26 Marcy Avenue
Brooklyn, NY
July 20, 2022

NOT TO SCALE

7. Security Plan



September 9, 2022

Brooklyn Community Board 1
435 Graham Avenue
Brooklyn, NY 11211

Introduction

I am the acoustical consultant for Brooklyn Art Haus (BAH). I carried out acoustic testing of current conditions and reviewed the existing conditions and the renovation plans. I made recommendations for improvement, which have been incorporated into the design.

By way of personal background, I have been an acoustical consultant in New York City for 17 years, specializing in the design of performance spaces. I am a DEP approved noise consultant for commercial music mitigation and a member of the National Council of Acoustic Consultants. I am happy to provide my full CV on request.

Design Goals

The strategy we have agreed with BAH is to achieve 2 goals:

1. All noise generated within BAH shall be inaudible in all adjacent apartments
2. Comply with Noise Code (specifically Section 24-231a of NYC Local Law 113 governing commercial music)

Each of these goals has multiple component elements. I have looked at each of these component elements to determine the most stringent requirements and have made my recommendations to achieve the most stringent requirements in each case.

Noise Testing

I conducted acoustical testing at the proposed BAH site on July 19. Key findings are as follows:

1. Under current conditions the average transmission loss between the BAH space and the apartments above is STC 53. This tells us how much noise is blocked by the current ceiling/floor assembly and forms the basis to determine what improvement is needed.
2. The ambient noise in the apartments above ranges from NC 33-43. In order for noise from the future BAH space to be “inaudible” it will have to be lower than the existing ambient noise level.

Recommendations

I have made the following recommendations to BAH to ensure any activity within the BAH space is inaudible in the apartments:

1. Improve the transmission loss to STC 70 or greater. This will be achieved primarily through replacing the existing ceiling with an insulated double-layer gypsum board ceiling suspended from spring isolators.
2. Incorporate resilient underlayment in the flooring within each of the main performance spaces. This will prevent impact noise from things like pianos or rolling carts from transmitting through the building structure to the apartments above.
3. Treat the walls and ceiling of BAH spaces with sound absorbing material to limit reverberation.
4. Test the acoustic performance after construction is complete to determine the actual noise transmission under completed conditions. Use this to determine maximum allowable performance levels.
5. Enforce the maximum allowable performance levels through use of a sound system limiter. Require that all performances use the installed sound system.

Summary

If my recommendations are followed, I expect BAH activities will be inaudible within the apartments above. I confirm that my design recommendations have been incorporated into the design drawings and specifications. Therefore, it is my professional opinion that BAH has made plans to address noise concerns and they will not be a nuisance to neighbors.

Andrew Morgan
Principal Acoustic Consultant
Morgan Acoustics LLC

SECURITY PLAN
THE BROOKLYN ART HAUS, LLC
20-26 MARCY AVE.

CAMERAS

CCTV cameras will be located both inside the venue, as well as outside the venue, within outdoor seating areas, as well as pointed toward the entrance and exits. Management will review footage on a daily basis to ensure staff compliance and keep record of any instances.

DOORS & LOCKS

All front doors will be deadbolted outside of operational hours. Additional security grates will be lowered on the other side of the doors within the building outside of operational hours.

SIGNAGE

Exit signs, safety signs, and directional signs will be present throughout the space so as to direct guest flow and provide assistance.

FIRE SAFETY

Fire extinguishers will be present in all spaces, with extra extinguishers in bar/kitchen areas. Fire doors will be closed outside of operational hours.

PERSONNEL

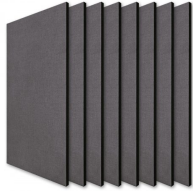
Management will oversee security during all operational hours. Security guards will be employed at the single entrance of the venue to check IDs during evening hours of operation. Bar staff and management will closely monitor guests so as to prevent overindulgence of alcoholic beverages. Cleaning staff will monitor all bathrooms and guest areas to ensure cleanliness and sanitary standards are adhered to.

GARBAGE

Waste items will be kept away from public areas and public view and properly disposed of after operating hours and curbed on trash days.

8. Acoustician Recommendations

SOUNDPROOFING
THE BROOKLYN ART HAUS, LLC
20-26 MARCY AVE.



PANELS

Industrial sound panels will be installed at 26 Marcy Ave (performance space) to soundproof the premises. These 4'x6' panels are 3" thick and will cover the entire ceiling of the space.



WALLS

Sheet rock will be installed across walls to deplete sound traveling between rooms and out of the venue.



CURTAINS

Soundproof curtains will be installed within the performance space and studio spaces so as to isolate sound from nearing windows and outside doors.



TILES

Tiles will be installed within studio spaces, bar, and lounge areas to deaden ambient sound.



TESTING

Three sound tests will be conducted during construction and one during operation so as to set decibel levels and coordinate appropriate soundproofing materials.



DEP MONITORING

Decibel monitoring equipment will be used by management within the venue to adjust ambient music and live performances to ensure compliance of accepted sound levels.

QUIET ENVIRONMENTS

Ambient music will be kept at a minimum within the venue and staff will encourage guests to be quiet when leaving the venue so as not to disturb neighbors. Security Staff and Management will ensure guest and neighborhood safety and care outside the premises and within outdoor seating areas.

LIGHTING

All lighting will face downward so as to prevent light pollution along the block.



COMMUNITY BOARD NO. 1
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 PHONE: (718) 389-0009
 FAX: (718) 389-0098
 Email: bk01@cb.nyc.gov
 Website: www.nyc.gov/brooklyn1



Motion: *Gene C - Moves, J. Cabrera 2nd
 Approve with request that rooftop
 of towers be used residentially & not commercially*

BOARD MEETING AND PUBLIC HEARING DATE: *9/13/2022*

	YES	NO	ABS		Yes	NO	ABS
GINA ARGENTO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SONIA IGLESIAS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BOGDAN BACHOROWSKI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MOISHE INDIG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LISA BAMONTE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ROBERT JEFFERY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GINA BARROS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BOZENA KAMINSKI	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ERIC BRUZAITIS	<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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TOBY MOSKOVITS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ERIN DRINKWATER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	RABBI DAVID NIEDERMAN	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CRYSTAL GARCIA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ISAAC SOFER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOEL GOLDSTEIN	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
KATIE DENNY HOROWITZ	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Time: *8 PM* Tally: YES *32* NO *0* ABS *0* RECUSAL *0*



COMMUNITY BOARD NO. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211

PHONE: (718) 389-0009

FAX: (718) 389-0098

Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyn1



*Write letter supporting
B132 how it affects
open street allowance*

BOARD MEETING AND PUBLIC HEARING DATE: _____

	YES	NO	ABS		Yes	NO	ABS
GINA ARGENTO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SONIA IGLESIAS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BOGDAN BACHOROWSKI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MOISHE INDIG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LISA BAMONTE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ROBERT JEFFERY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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STEPHEN CHESLER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARIE LEANZA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TOBY MOSKOVITS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ERIN DRINK WATER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	RABBI DAVID NIEDERMAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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JOEL GOLDSTEIN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DEL TEAGUE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
KATIE DENNY HOROWITZ	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Time: 8:05 Tally: YES 34 NO 0 ABS 0 RECUSAL 0



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 435 GRAHAM AVENUE - BROOKLYN, NY 11211
 PHONE: (718) 389-0009
 FAX: (718) 389-0098
 Email: bk01@cb.nyc.gov
 Website: www.nyc.gov/brooklyncb1



*New Business - allow
 our resolution regarding
 funding for The People*

BOARD MEETING AND PUBLIC HEARING DATE: _____

	YES	NO	ABS		Yes	NO	ABS
GINA ARGENTO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SONIA IGLESIAS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BOGDAN BACHOROWSKI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MOISHE INDIG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LISA BAMONTE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> noc	ROBERT JEFFERY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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STEPHEN CHESLER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARIE LEANZA	<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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TOBY MOSKOVITS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ERIN DRINK WATER	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CRYSTAL GARCIA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ISAAC SOFER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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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 checked="" type="checkbox"/>	<input type="checkbox"/>	SIMON WEISER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
KATIE DENNY HOROWITZ	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Time: _____ Tally: YES 29 NO 0 ABS 0 RECUSAL 1



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*letter in support
 of Brodwin H. Kagan's
 request for extended work time on weekends*

BOARD MEETING AND PUBLIC HEARING DATE: 9/13/2022

	YES	NO	ABS		Yes	NO	ABS
GINA ARGENTO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SONIA IGLESIAS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BOGDAN BACHOROWSKI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MOISHE INDIG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LISA BAMONTE	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	ROBERT JEFFERY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GINA BARROS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	BOZENA KAMINSKI	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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JULIA AMANDA FOSTER	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	JANICE PETERSON	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	ISAAC SOFER	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
JOEL GOLDSTEIN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DEL TEAGUE	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
JOEL GROSS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	WILLIAM VEGA	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>
SABRINA HILPP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SIMON WEISER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
KATIE DENNY HOROWITZ	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

recusal

*recusal
 (Fail)*

Time: _____ Tally: YES 13 NO 14 ABS 1 RECUSAL 3

1. 9/13/2022 DATE:
 2. _____
 3. _____
 4. _____
 5. _____

6:06 7:31

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	✓	✓			
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	✓	✓			
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:	<i>24</i>	<i>34</i>			
TIME:	<i>6:06</i>	<i>7:31</i>			



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SLA committee
approve committee recommendation
~~*for report for details as written*~~

BOARD MEETING AND PUBLIC HEARING DATE: *9/13/2022*

	YES	NO	ABS		Yes	NO	ABS
GINA ARGENTO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SONIA IGLESIAS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BOGDAN BACHOROWSKI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MOISHE INDIG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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KATIE DENNY HOROWITZ	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Time: *8:10 PM* Tally: YES *31* NO *1* ABS *0* RECUSAL *0*



COMMUNITY BOARD No. 1

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HON. ANTONIO REYNOSO
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER
FIRST VICE CHAIRMAN

DEL TEAGUE
SECOND VICE-CHAIRPERSON

GINA BARROS
THIRD VICE-CHAIRPERSON

MARIA VIERA
FINANCIAL SECRETARY

SONIA IGLESIAS
RECORDING SECRETARY

PHILIP A. CAPONEGRO
MEMBER-AT-LARGE

DEALICE FULLER
CHAIRPERSON

VACANT
DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

September 13, 2022

COMMITTEE REPORT

SLA REVIEW AND DCWP COMMITTEE

TO: Chairperson Dealice Fuller
And CB#1 Board Members

FROM: Bogdan Bachorowski, Co-Chair
SLA Review & DCWP Committee

RE: Committee Meeting held via WebEx
On June 21, 2022

The SLA Review & DCWP Committee met via WebEx at 6:30pm on June 21, 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: Bachorowski; Barros; Bruzaitis, Dybanowski, Sofer; Daly* (*Non-Board member)

Absent: Burrows; Foster; Cohen* (*Non-Board member)

LIQUOR LICENSES

NEW:

1. Hernandez on behalf of an entity to be determined, dba, 157 Wythe Avenue (Temporary Retail Permit, wine, beer, cider, bar/tavern) No appearance by Applicant. Committee recommends Denial.
2. Av Marceau LLC, dba Ave Marceau, 110 Kent Avenue (New application and Temporary Retail Permit, liquor, wine, beer, cider, hotel, bar, rest) Applicant withdrew their application.
3. Bedford MP INC, dba Mama, 172 Bedford Avenue (New Application and Temporary Retail Permit, wine, beer & cider, rest) Applicant requests **Postponement**. Applicant needs to submit corrected page 4, additional signatures from direct neighbors and submit pictures of the backyard.
4. Brooklyn Art Haus LLC, 22-26 Marcy Avenue (New application and Temporary Retail Permit, liquor, wine, beer, cider, bar, tavern) The Committee made the recommendations for the applicant to present at the next Full Board meeting.
5. Coco River LLC, dba TBD, 425 Graham Avenue (New Application and Temporary Retail 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.
6. Hanna Makgeolli LLC, 201 Dupont Street. (New application, 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.
7. Kokomo Restaurant LLC, 65 Kent Avenue, (Method of Operation, liquor, wine, beer, cider, rest) Applicant requests **Postponement**. till the next meeting.
8. Juan Manuel Gomez Marquez, dba TBD, 173 Montrose Avenue (New Application and Temporary Retail Permit, wine, beer, and cider, bar/tavern) Committee recommends **Approval with conditions** that page 4 be completed, and CB#1 stipulations page has to be notarized.
9. La Nortena Rest No 2 Corp, 255 A Graham Avenue (Class Change, wine, beer, cider, Restaurant) Applicant requested **POSTPONEMENT** till the next meeting. Committee requested that the applicant show proof of posting.
10. Nakameguro LLC, dba As You Like, 428 Humboldt Street (New application and Temporary Retail Permit, wine, beer, cider, bar/tavern) Applicant requested **Postponement** till the next meeting. Committee requested that the applicant provides proof of posting.
11. Palm Sunrise 53 LLC, 53 Scott Avenue (New application, liquor, wine, beer, cider, event space) Applicant requested **Postponement** till next meeting.
12. Rosa's on Kent Avenue, dba TBD, 252-254 Kent Avenue (New application, liquor, wine, beer, cider, pizzeria, café, bar, tavern) Committee recommends **Approval with conditions** that page 4 be resubmitted, and hours of operation be changed to closing time to Monday – Sunday 2:00 AM.
13. Showfields NY 2 LLC, dba, 187 Kent Avenue (New Application, wine, beer, cider, bar/tavern) Applicant requested **Postponement** till next meeting.
14. Tailgate Clothing Company Corp, dba Todd Snyder, 85 North 3rd Street (New Application, liquor, wine, beer, cider, bottle club and clothing store) Previously **Approved** at the June Full Board.

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 5th 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 11TH Street AKA 97 North 10TH 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 2ND 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)
13. Misi Domino LLC, dba Misipasta, 325 Kent Avenue, Retail 8 (Renewal, liquor, wine, beer, cider, Rest)
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)

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. 292 North 8th Street LLC and Penny Manager North 8th Street LLC, dba TBD, 292 North 8th Street, (New, liquor, wine, beer, cider, hotel). This is an application for a hotel liquor license. Committee recommends **Approval**.
2. 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. Committee recommends **Approval**.
3. Immersive Management and Services LLC, dba Arts District New York, 25 Franklin Street (New application and Temporary Retail Permit, liquor, wine, beer, cider, Cabaret) This is a large arts and entertainment venue that has already been generating publicity about events. Applicant requested **Postponement**.
4. Brooklyn Roots Collective Inc., 100 Scott Avenue, (New application and Temporary Retail Permit, liquor, wine, beer, cider, bar, tavern) Applicant requests **Postponement**.
5. 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 to be able to have events with alcohol. No appearance by applicant. Committee recommends **Denial**.
6. Entity to Be Formed by Jeremy Simmonds, dba Swingers, 118 North 11 Th Street, (New, liquor, wine, beer, cider, rest) Committee recommends **Approval**.
7. Mala Project Greenpoint LLC, dba TBD, 603 Manhattan Avenue, (New, application and Temporary Retail Permit, liquor, wine, beer, cider, rest) Applicant requested **Postponement**. The Committee asked that the applicant not use the Roof Top needs to be included in the stipulations by the applicant. Committee also asked that applicant follows DOB noise regulations to prevent any future noise from the heating and cooling units that are going to be installed outside the premises on the roof or backyard. The committee asked the applicant to provide this in writing.
8. 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. Applicant requested **Postponement**.
9. Lemons & Olives Inc., 98 South 4th Street, (New, liquor, wine, beer, cider, catering facility, private events only) Committee recommends **Approval**.

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

WHEN: Monday, September 19, 2022
TIME: 6:30 PM (Meeting will end at 9:00 PM)
WHERE: Swinging Sixties Senior Center
211 Ainslie Street
(Corner of Manhattan Avenue)



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HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

September 15, 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 September 13, 2022, the board members reviewed the SLA Review & DCA's Committee Report (attached) and the various recommendations made. Below are the actions taken:

LIQUOR LICENSES:

NEW:

1. Hernandez on behalf of an entity to be determined, dba, 157 Wythe Avenue (Temporary Retail Permit, wine, beer, cider, bar/tavern) No appearance by Applicant.
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: 31 "Yes", 1 "No", 0 "Abstentions"
2. Av Marceau LLC, dba Ave Marceau, 110 Kent Avenue (New application and Temporary Retail Permit, liquor, wine, beer, cider, hotel, bar, rest) Applicant withdrew their application.

3. Bedford MP INC, dba Mama, 172 Bedford Avenue (New Application and Temporary Retail Permit, wine, beer & cider, rest) Applicant requests **Postponement**. Applicant needs to submit corrected page 4, additional signatures from direct neighbors and submit pictures of the backyard.
The board members voted to support the recommendation to POSTPONE the Application. The vote was: 31"Yes", 1"No", 0"Abstentions"
4. Brooklyn Art Haus LLC, 22-26 Marcy Avenue (New application and Temporary Retail Permit, liquor, wine, beer, cider, bar, tavern) The Committee made the recommendations for the applicant to present at the next Full Board meeting.
5. Coco River LLC, dba TBD, 425 Graham Avenue (New Application and Temporary Retail 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.
6. Hanna Makgeolli LLC, 201 Dupont Street. (New application, 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.
7. Kokomo Restaurant LLC, 65 Kent Avenue, (Method of Operation, liquor, wine, beer, cider, rest) Applicant requests **Postponement**. till the next meeting.
The board members voted to support the recommendation to POSTPONE the Application. The vote was: 31"Yes", 1"No", 0"Abstentions"
8. Juan Manuel Gomez Marquez, dba TBD, 173 Montrose Avenue (New Application and Temporary Retail Permit, wine, beer, and cider, bar/tavern) Committee recommends
Approval with conditions that page 4 be completed, and CB#1 stipulations page has to be notarized.
The Committee voted unanimously to APPROVE the application with Conditions.
The board members voted to support the recommendation to APPROVE with the application with conditions. The Vote was: 31"Yes", 1 "No", 0"Abstentions"
9. La Nortena Rest No 2 Corp, 255 A Graham Avenue (Class Change, wine, beer, cider, Restaurant) Applicant requested **POSTPONEMENT** till the next meeting. Committee requested that the applicant show proof of posting.
The board members voted to support the recommendation to POSTPONE the Application. The vote was: 31"Yes", 1"No",0 "Abstentions"
10. Nakameguro LLC, dba As You Like, 428 Humboldt Street (New application and Temporary Retail Permit, wine, beer, cider, bar/tavern) Applicant requested **Postponement** till the next meeting. Committee requested that the applicant provides proof of posting.
The board members voted to support the recommendation to POSTPONE the Application. The vote was: 31"Yes", 1"No", 0"Abstentions"

11. Palm Sunrise 53 LLC, 53 Scott Avenue (New application, liquor, wine, beer, cider, event space) Applicant requested **Postponement** till next meeting.
The board members voted to support the recommendation to POSTPONE the Application. The vote was: 31 "Yes", 1 "No", 0 "Abstentions"
12. Rosa's on Kent Avenue, dba TBD, 252-254 Kent Avenue (New application, liquor, wine, beer, cider, pizzeria, café, bar, tavern) Committee recommends **Approval with conditions** that page 4 be resubmitted, and hours of operation be changed to closing time to Monday – Sunday 2:00 AM.
The Committee voted unanimously to APPROVE the application with Conditions. The board members voted to support the recommendation to APPROVE with the application with conditions. The Vote was: 31 "Yes", 1 "No", 0 "Abstentions"
13. Showfields NY 2 LLC, dba, 187 Kent Avenue (New Application, wine, beer, cider, bar/tavern) Applicant requested **Postponement** till next meeting.
The board members voted to support the recommendation to POSTPONE the Application. The vote was: 31 "Yes", 1 "No", 0 "Abstentions"
14. Tailgate Clothing Company Corp, dba Todd Snyder, 85 North 3rd Street (New Application, liquor, wine, beer, cider, bottle club and clothing store) Previously **Approved** at the June Full Board.

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 5th 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 11TH Street AKA 97 North 10TH 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 2ND 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)
13. Misi Domino LLC, dba Misipasta, 325 Kent Avenue, Retail 8 (Renewal, liquor, wine, beer, cider, Rest)
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)

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: 31 "YES"; 1 "NO"; 0 "ABSTENTIONS".

PREVIOUSLY POSTPONED ITEMS:

1. 292 North 8Ground Lessee LLC and Penny Manager North 8th Street LLC, dba TBD, 292 North 8th Street, (New, liquor, wine, beer, cider, hotel). This is an application for a hotel liquor license. Committee recommends **Approval**.

The Committee voted unanimously to APPROVE the application with Conditions.

The board members voted to support the recommendation to APPROVE with the application with conditions. The Vote was: 31 "Yes", 1 "No", 0 "Abstentions"

2. 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. Committee recommends **Approval**.

The Committee voted unanimously to APPROVE the application with Conditions.

The board members voted to support the recommendation to APPROVE with the application with conditions. The Vote was: 31 "Yes", 1 "No", 0 "Abstentions"

3. Immersive Management and Services LLC, dba Arts District New York, 25 Franklin Street (New application and Temporary Retail Permit, liquor, wine, beer, cider, Cabaret) This is a large arts and entertainment venue that has already been generating publicity about events. Applicant requested **Postponement**. The board members voted to support the recommendation to POSTPONE the Application. The vote was: 31 "Yes", 1 "No", 0 "Abstentions"
4. Brooklyn Roots Collective Inc., 100 Scott Avenue, (New application and Temporary Retail Permit, liquor, wine, beer, cider, bar, tavern) Applicant requests **Postponement**. The board members voted to support the recommendation to POSTPONE the Application. The vote was: 31 "Yes", 1 "No", 0 "Abstentions"
5. 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 to be able to have events with alcohol. No appearance by applicant. 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: 31 "Yes", 1 "No", 0 "Abstentions"
6. Entity to Be Formed by Jeremy Simmonds, dba Swingers, 118 North 11 Th Street, (New, liquor, wine, beer, cider, rest) Committee recommends **Approval**. The board members voted to support the recommendation to APPROVE. The vote was: 31 "Yes", 1 "No", 0 "Abstentions".
7. Mala Project Greenpoint LLC, dba TBD, 603 Manhattan Avenue, (New, application and Temporary Retail Permit, liquor, wine, beer, cider, rest) Applicant requested **Postponement**. The Committee asked that the applicant not use the Roof Top needs to be included in the stipulations by the applicant. Committee also asked that applicant follows DOB noise regulations to prevent any future noise from the heating and cooling units that are going to be installed outside the premises on the roof or backyard. The committee asked the applicant to provide this in writing
The board members voted to support the recommendation to POSTPONE the Application. The vote was: 31 "Yes", 1 "No", 0 "Abstentions"
8. 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. Applicant requested **Postponement**. The board members voted to support the recommendation to POSTPONE the application. The vote was: 31 "Yes", 1 "No", 0 "Abstentions"
9. Lemons & Olives Inc., 98 South 4th Street, (New, liquor, wine, beer, cider, catering facility, private events only) Committee recommends **Approval**. The Committee voted unanimously to APPROVE the application. The board members voted to support the recommendation to APPROVE the application. The Vote was: 31 "Yes", 1 "No", 0 "Abstentions"

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

WHEN: SEPTEMBER 19, 2022
TIME: 6:30 PM
WHERE: SWINGING SIXTIES SENIOR CENTER
211 AINSLIE STREET
BROOKLYN, NY 11211
(CORNER OF MANHATTAN AVENUE)

Working for a Better Williamsburg-Greenpoint.

Sincerely,



Dealice Fuller
Chairperson



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

DEL TEAGUE
SECOND VICE-CHAIRPERSON

GINA BARROS
THIRD VICE-CHAIRPERSON

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DEALICE FULLER
CHAIRPERSON

VANCAT
DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

September 13, 2022

COMMITTEE REPORT
Land Use, ULURP, Landmarks (subcommittee)
Committee

TO: Chairperson Fuller and CB1 Board Members

FROM: Del Teague, Committee Chair

RE: Land Use Committee Report from August 9, 2022

The Committee met in the Evening of August 9, 2022, at, 6:30 PM Via WEBEX.

ATTENDANCE

Present: Teague, McKeever; Chesler; Drinkwater; Miceli; Rabbi Niederman;; Sofer; Vega; Weiser; Stone* (**non-board member*)

Absent: Viera; Indig; Kaminski; Nieves; Andrews* Berger*; Kantin* Kawochka*; Naplatarski*;
(*non-board member)

AGENDA

Land use Committee Report for the combined Public Hearing and Committee meeting on August 9, 2022

PRESENTATION: Application No. M 140132 (B) ZSK- Domino Site D Mod, Domino Sugar Large Scale General Development (LSGD))

Generally bounded by Grand Street and its northwesterly prolongation, Kent Avenue, South 3rd Street, a line 100 feet westerly of Wythe Avenue, South 4th Street, Kent Avenue, South 5th Street and its northwesterly prolongation, and the US Pierhead Line, Block 2414, Lots 1, 2, 3, 25, 26, 27 and Block 2428, Lot 1. 264-350 & 317-329 Kent Avenue, R6/C2-4, R8/C2 and C6-2 Districts Borough of Brooklyn, Community District 1. An Application (M 140132 (B) ZSK)

submitted by Domino A Partners, LLC for a modification to the previously approved special permit (C 140132 ZSK), withing a large-Scale General Development at the above referenced location, to update the previously approved plans and zoning calculations to reflect proposed changes to the massing of site D and River Street Zoning Lot 1 (Water Zoning Lot). Presenter: Raymond Levin, Representative.

A quorum of the committee was present for the public hearing. David Lombino and his team presented. The proposed modification of site D and the public space at Domino Park involves decreasing the width of River Street from 30' to 20' from S 3 Street to S 5 Street for the purpose of creating additional recreational space. This is a no-parking/ no-standing lane. The committee asked if this would cause an undue and burdensome stoppage of traffic. The presenters explained that the FDNY is in favor of the change, as the lane is not meant to accommodate parking or standing of vehicles.

The modification will also allow architectural improvements, such as the elimination of the bulky “barnicle” bump-out on one of the towers and a widening of the visual corridor to the park from Kent Avenue.

No one appeared in opposition to the application.

ADJOURNMENT OF PUBLIC HEARING AND COMMENCEMENT OF THE COMMITTEE MEETING

AGENDA • The Land Use, ULURP & Landmarks [subcommittee] met after the public hearing was completed and deliberated on the comments/recommendations for the above application.

The committee was one person short of a quorum at the time of the vote. Everyone present voted to authorize me to recommend approval of the application with the request that the rooftop use of the towers would remain residential and would not be used commercially. Dave Lombino assured us that Two Trees would honor that request. The clock on giving our response was technically scheduled to run 2 days before our September full board meeting. As no objections were raised, and the developer agreed to our request, the committee felt that there was no need to call an emergency full board meeting to vote on the item before our Sept. 13th meeting.

Recommendation: Everyone present voted to authorize me to recommend approval of the application with the request that the rooftop use of the towers would remain residential and would not be used commercially.



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HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

September 14, 2022

Alex Sommer
Acting Director
Department of City Planning
16 Court Street, 7 Floor
Brooklyn, NY 11241

RE: Application No. 140132 (B)ZSK
Domino Site D Mod

Dear Acting Director Sommer:

At Brooklyn Community Board No. 1's regular meeting held on September 13, 2022, please be advised that the CB#1 board members voted to support the attached Land Use Report with the following conditions as stated in the report.

The vote of the board was as follows: 32 "YES"; 0 "NO"; 0 "ABSTENTIONS"

Working for a Better Williamsburg-Greenpoint.

Sincerely,

Dealice Fuller
Chairperson

cc: Syed Ahmed, DCP
Kerensa Wood, DCP

September 13, 2022

JUNE 30, 2022 TRANSPORTATION COMMITTEE
REPORT

TO: Chairperson Dealice Fuller
and CB #1 Board Members
FROM: Mr. Eric Bruzaitis, Committee Chair
RE: Committee Report from Thursday, June 30th Meeting

The Transportation Committee met Thursday, June 30th, 2022 (CALLED TO ORDER: 6:38 PM; ADJOURNED: :16 PM) via Webex virtual meeting platform.

A quorum was met.

ATTENDANCE:

Present: Bruzaitis; Weiser; Argento; Drinkwater; Vega; Kelterborn; Nieves; Odomirok; Vega; Breitner*; Costa*.

Absent: Goldstein.

CALL TO ORDER: 6:38 PM

ADJOURNED: 11:43 PM

AGENDA

1. **Cooper Park Adjacent Streets SIP Proposal.**

The DOT Public Space Unit's Senior Urban Designer, Ms. Kaarin Patterson presented a design proposal for safety improvements to be made to the streets surrounding Cooper Park.

(Presentation Attached)

Committee:

Ms. Karen Nieves raised concerns regarding truck parking on Maspeth and Olive Streets and the likelihood that there will be problems with double parking and suggested the inclusion of loading zones. Ms. Patterson noted that the team will consider the addition of loading zones.

Mr. Paul Kelterborn noted that the community has actively been seeking many of these improvements for at least 15 years. He supports the plan, but looks forward to more improvements in the future to address outstanding and new concerns.

Mr. William Vega, a member of Friends of Cooper Park, supports the plan and is encouraged that these improvements will happen in advance of the upcoming development of the Greenpoint Hospital site that will likely mean increased usage of the park.

Ms. Bronwyn Breitner supports the additional daylighting in the plan. She asked for clarification on why neckdowns are not proposed for the intersection of Morgan and Maspeth Avenues. Ms. Patterson explained that DOT wanted to install curb extensions, however this would impede FDNY's access. She also stated that DOT is looking into other safety improvements at this location.

Public:

Mr. Frank Lang of St Nick's Alliance, the organization developing the Greenpoint Hospital site, stated that the improved crossings proposed for Olive and Debevoise Streets at Maspeth Avenue are consistent with the their development plan.

Mr. Mark Woods a resident of Sharron Street supports the plan and thanked DOT for the improvements.

Mr. Anthony Goicolea also supports the plan, with an emphasis on the increased daylighting at Olive/Maspeth. He would like to see a hardened crosswalk at the intersection of Sharron Street and Morgan avenue to make the crossing for workers safer.

Ms. Joann Lee a lifelong resident of Sharron Street also supports the improvements. She would like to see the addition of a bike lane on Olive Street. Ms. Patterson stated that she can refer the request to the DOT Bike Unit.

Ms. Maggy Lee also supports the plan, but suggested that the loss of five parking spots on Sharron Street could create a challenge for her and her neighbors.

This DOT proposal does not require a vote of the board for implementation.

2. **Broadway at Lorimer St Pedestrian Safety Improvements.**

This intersection has been designated as a Vision Zero priority intersection with 28 crashes within a five year period, nine of which involved pedestrian injuries. Closing the slip on the northeast corner provides shorter pedestrian crossing, reduces vehicle/pedestrian conflicts, and provides addition pedestrian space.

Mr. Kol Gjelaj, NYC DOT Sr Project Manager, presented the proposed plan for this intersection. (Plan attached).

Committee:

Mr. Eric Bruzaitis, Committee Chairperson, noted that at a walkthru of this location in the spring, there were concerns raised about the ability of MTA busses and emergency vehicles to negotiate the new traffic pattern and asked that DOT confirm this concern has been addressed. Mr. Gjelaj stated that they have been in consultation with MTA as well as FDNY during the planning process and they have signed off on the changes at this location.

Mr. Paul Kelterborn noted that in other locations planters and blocks have been added to harden the spaces to prevent vehicles illegally driving thru and asked if that was a possibility at this location. Mr. Gjelaj stated that there are none planned, however their inclusion after the project installation is possible if a maintenance partner can be found on the effected blocks.

Public:

Mr. Juan Serra supports the plan with the exception of the proposed flexible delineators which have historically been seen not to work effectively and asked why more fixed solutions were not proposed. Mr. Gjelij stated that the flexible delineators can be an interim treatment, that can later be re-evaluated for a capital improvements which involves a budgetary review.

Mr. Kevin LaCherra supports the plan, but also took exception to the flexible delineators in favor of harder infrastructure fixes.

Mr. Salem Hilal, a resident of the block, also supports the plan, but rejects the flexible delineators. He suggested that he would be interested in being a maintenance partner for the project.

Mr. Yefim Vedernikoff stated that he transits this location frequently and noted that it is a very dangerous intersection for cyclist.

Mr. Jackson Chabot noted that it is very difficult for maintenance partners to secure boulders without DOT and that planters would be a good solution.

3. **McGuinness Blvd Preliminary Design Review and Discussion.**

Project Manager Mr. Zack Wyche, NYCDOT Bike Unit presented the initial results of their data collection and community outreach efforts as well as draft proposal to improve the safety concerns on McGuinness Blvd corridor. (Draft proposal attached).

Councilmember Lincoln Restler stated that he was disappointed in the plan as presented, particularly since his office and Assembly Member Gallagher had had meetings with DOT to express specific improvements. Of the three treatments proposed in the draft plan, he stated that “Plan A” was unacceptable because it does not go far enough to address the communities concerns. While he understands the necessity to strike a balance with the industrial uses of McGuinness Blvd, the final plan must include a “road diet” to improve safety. CM Restler encouraged DOT to go “back to the drawing board” to create more workable solutions.

Committee:

Mr. Eric Bruzaitis asked why DOT had not considered more protected parking instead of concrete Jersey barriers. He also raised concerns regarding DOT's proposal to eliminate some left turns since there are already left turn restrictions, and the increase could lead to more traffic on side streets as they navigate to access McGuinness or other intersecting streets. He also suggested that the sidewalks along McGuinness are already underutilized, and questioned suggestions to widen the sidewalk. Mr. Wyche stated that DOT preferred Jersey barriers in these plans since in some of the plans it the room would be needed to accommodate part-day travel lanes.

Ms. Gina Argento stated that she would like to see more lighting included in the plan. She also raised concerns regarding changes to left turns and suggested that different signalization be incorporated to address issues. She did not express a preference for plans A, B or C at this time. Ms. Argento also asked if the raw data can be shared with the businesses of McGuinness and the adjacent IBZ for review so that they could better respond to DOT. She also raised concerns that DOT needs to engage more with the businesses to understand what will be done to accommodate their needs once the final plan is implemented. Mr. Shawn Macias, DOT stated that some of the data could be sent to the board, particularly traffic counts. He also noted that loading zones are in the DOT tool kit and that the agency can work with businesses to install additional loading zones or other solutions where appropriate. There

will be an inclusion of dedicated left turn signals that meet the demand for increased pedestrian safety, and that additional lighting will be reviewed as part of the overall plan.

Ms. Bronwyn Breitner thanked DOT for their commitment to this project, but was concerned with some of the way the data was presented. She asked about the percentage of “cut-through” traffic and what could be done to reduce those percentages. Ms. Breitner stated that within this proposal seventeen intersections will remain unsafe since there will be 6 bicycle/vehicle lanes to transit. There is also the statistical analysis of the DOT North Brooklyn study showing the majority of crashes take place during the day, and that DOT should take day usage into consideration. There is also an environmental impact of the cut-through traffic that increases air pollution and had hoped that DOT would have considered that more aggressively in their analysis. She also noted that in cases such as the restrictions on 14th Street in Manhattan, that the data she has seen has not significantly impacted parallel street traffic from 12th to 19th Streets, and that DOT should use their toolkit to devise solutions that could have similar results here.

Mr. Wyche & Mr. Macias responded that there approximately 30 to 50% is cut-through traffic. They noted that this is a preliminary plan, and their purpose of presenting at this time was to get a sense of the committee's concerns. None of the three proposals will not necessarily eliminate cut-through and cannot make a decision at this time but would return in the fall. There are tools that give DOT the power to design streets to mitigate adjacent street overflow, and they will be looking at those as the process continues.

Ms. Karen Nieves stated her concerns with the process and DOT's decision to come to the committee with three separate plans which implies that the committee will be asked to vote on one of the plans, putting the committee in a tenuous position. Ms. Nieves also asked for data on destinations of the vehicles using McGuinness and that while it is appropriate to be concerned with local impacts, it is a fact that McGuinness is part of a deep network that effects other communities, and this must be taken into considered on a close regional basis. She specifically asked how trucks will be accommodated traveling on Nassau Ave that need to make the left turn onto McGuinness: If the no left is implemented trucks will need to use residential streets, defeating the purpose of traffic safety, and that the use of Humboldt, Diamond, Newel etc are too narrow for trucks to access McGuinness as a re-route. Ms. Nieves is reserving judgment on the plans until she is confident in fully conceived traffic studies.

Mr. Macias stated that after sorting additional feedback from elected officials, the board and community stakeholders, DOT would come back to the committee with a recommendation on which plan is most feasible. Mr. Wyche noted that the percentages discussed were a general travel number and that vehicles were coming to and from many locations, but that their data shows that the majority originate or terminate in Long Island City. Mr. Nick Carey, DOT stated that they are aware of the community is concerned and are seriously evaluating the necessary trade offs and their impacts regardless of which plan is eventually presented to the board.

Mr. Kevin Costa stated that Plan A is a non-starter because it prioritizes non residents. He also, noted that removing parking, in this particular are does hurt the community, but that strategically placed loading zones should be implemented. Mr. Macias asked that the committee make DOT aware of where loading zones are needed to be incorporated into the plan.

Mr. Paul Kelterborn noted that there has been a lot of work done to get to this point, and that DOT should come with a bold plan that will equally mitigate the damage that was done to the community when McGuinness was created.

Ms. Mary Odomirok asked how lengthening crossing time effect travel time and if there is an expectation that it would slow the traffic. Mr. Macias stated that there would be a trade-off in traffic/speed to accommodate more crossing time. DOT is taking that into consideration as part of the

overall plan.

Ms. Erin Drinkwater stated that she lives on Meserole and crosses McGuinness daily. Plan A non-starter. Plan B is good for mixed use and bike lanes addresses growing number of cyclists. Pedestrian safety is very important. She asked if the Plan C model is in effect anywhere else in the city, and how would parking be enforced.

Mr. Wyche gave 2nd Ave from the 40's to the 60's has 7 AM -7 PM no standing, however without the vertical protections detailed in the McGuinness plan. Enforcement would be the responsibility of NYPD.

Public:

Announced Speakers:

Shannon Phips: No bike lane on McGuinness.

John Rozmus: DOT must consider that North Brooklyn is in an evacuation zone, and McGuinness would be a major route during a flood event. Parking removal is a problem. Does not support a bike lane on McGuinness.

Luasz Skrodzki: Owner of Amber Steak House. Rejects parking removal since it would likely hurt his business.

Brian Papworth: Did not respond.

Michael Devereaux: Is a representative of the trucking industry. There will be impacts and DOT should reach out to Teamsters to get a full understanding of how this plan will effect trucking in this location.

Tony Argento: Rejects parking removal, since too many have been lost to Citibike and restaurant sheds. The diverted traffic will increase emissions on side streets and with traffic backups.

Patrick McGuinness: Did not respond.

Monica Holowacz: DOT needs to go door-to-door on McGuinness. There are many residents of McGuinness Blvd that are not aware of the changes proposed.

Tommy Kharieah: DOT must consider 911 response times from end to end on McGuinness Blvd. Response times currently average 17mins. He believes his father died because of delayed response time by EMS.

Rosemary Espenal: Grew up on McGuinness Blvd. She is also concerned with 911 response times. Does not support a bike lane. Stated that parking removal will mean chaos and dis-proportionally effect working people who cannot afford to use private parking for their vehicles.

Simona Bares: Did not respond.

Lucy Ferrari: Noted that Mr. Wyche stated that one car stopped and blocking traffic kills movement. This will be a major problem if travel lanes are reduced. She is also concerned with the entrances/exits on the Pulaski Bridge and DOT should study that traffic flow more carefully.

Isabel (no last name given): Did not respond.

Simran Kaur: Owner of the gas station at 176 McGuinness. He believes the proposed changes will negatively impact his business.

David Drozd: He is concerned that the Community Board is only listening to the side in favor of the changes to McGuinness. DOT should consider speed bumps if the concern is speeding on McGuinness.

Lucia Corba: There are some restaurant owners on McGuinness and Nassua Ave that are tech-

challenged and the outreach by DOT is missing them. She was only aware after being informed by Monica Holowacz. She is also concerned about emergency response times and the loss of parking. DOT should also reject new curbside dining requests because of parking loss.

Jacek Mazur: Did not respond.

Eric Palatnik: Lawyer representing Broadway Stages stated that there was a lack of full community input. He asked that the Community Board do more to inform the community most directly effected by the proposed changes.

Andrew Sapkowski: Did not respond.

Segundo Mendez: Did not respond.

Mark Sapkowski: Did not respond.

Sam (no last name given): Did not respond.

Rebecca Laboy: Does not support bike lanes on McGuinness Blvd.

Public Attendees:

Brent Bovenzi: Plan B is the best option. Loading zones should be incorporated into the plan. Does not support parking removal.

Carrie Hill: Supports a road diet. Cut-through traffic is a major problem. Speed bumps should also be installed.

Casey Kuhns: Supports Plan B.

Chris Walters: Is a twenty year resident and car owner. Believes the changes in Manhattan are a good model.

Chris Roberti: Plan B is bare minimum best because there is a need for a road diet.

Clara Smith: Has been working on the video series of interviews regarding McGuinness and has spoken to many residents. A road diet is needed.

Dan Elstien: Supports a road diet. Believes crossing counts will be improved with less lanes of traffic and access to the Pulaski Bridge.

David Clark Smith: Supports Plan B. Emergency vehicles can use bike lanes, as they do in other parts of the city, and could lead to better response times.

Dylan Karten: Plan B is the only plan that improves pedestrian safety and helps 911.

Jackson Chabot: Used his time for a moment of silence for Matthew Jensen who was killed in a hit and run on McGuinness Blvd last year.

Donna Orzla. Supports the inclusion of a pedestrian crossing on Freeman Street as well as protected bike lanes.

Kaylie Abner: Supports the proposed safety improvements.

Kevin LaCherra: Believes the community must accept the trade-offs and used his time to list deaths on McGuinness since 1956.

Lisa Jaycox: Supports Plan A as well as a road diet. Believes lane removal will redirect cars to stay on highways. Would like to see Norman Ave and Greenpoint Ave studies at McGuinness intersections.

Luke Ohlson: Stated that the city's leading cause of death for persons under 14 and over 65 years old is traffic death. The DOT should prioritize lives over parking. He agrees that emergency vehicles can use bike lanes to improve response times. He supports Plan B.

Mike Mitchel: Traffic diet is needed and suggests a pedestrian safety area for kids and seniors. Parking is less important than safety. Supports Plan B.

Lori Vroegindewey: Supports a road diet and Plan B.

Kaki King: Supports Plan B. She crosses McGuinness daily with her children and finds it very dangerous.

Benjamin Lampel: Plan B is a start to better safety. McGuinness drivers are aggressive to bikes and pedestrians. Plan B is fair. Reduced demand: build it an they will come.

Ryan Smith: Thanks to DOT. A busy road like McGuinness is not good for community. Drivers should be asked to sacrifice.

Thomas O'Neil: Does not believe DOT conducted proper outreach. Based on the public responses at the this meeting, he believes no one is happy with any of the three proposed plans. He also stated that the presentation was missing information. Does not support more bike lanes.

Andrew Nania: Believes bike lanes should be re-routed and does not support a road diet.

Ania rhodes: Re-routed traffic will go down narrow residential streets which will increase crashes. Does not support bike lanes on McGuinness.

Brian Maygers: Supports Plan B. Believes a calmer McGuinness would benefit businesses. Must deprioritize fossil fuels.

Delores Keller: Does not support the plans and wonders where is the traffic going to go.

Dan Keezer: Supports Plan B.

David ruperti: Pro Road diet. Plan B good start. Pedestrian safety over parking and profit.

Cole Kennedy: Supports Plan B. Supports all Safety Improvement Projects. Speeding, racing, honking are all huge problems. Stated that he was almost killed on his bike by a vehicle. Enforcement is not enough.

Edward Joseph: Supports Plan B

Evelyn duo: No 17' extension. All plans have Ada violations.

Fransios Olivas: where will traffic go. West is shortcut. Comprehensive study.

Elliot Hoffman: Supports Plan B

Guillaume Rischard: Supports Plan B and a road diet.

Angonlo John: DOT outreach is not sufficient.

James Wojtukiewicz: With the increase in buildings, there will be more parking challenges and more local street problems.

Marzena Wolert: Supports Plan B.

Willis Elkins: There are so many intersections need to be addressed with specific fixes as part of this plan.

Josh steinberg: Supports Plan B.

4. **Berry St Open Street Design Proposal.**

Ms. Emily Weidenhof and Ms. Jessica Cronstein of the NYC DOT Public Space Unit and Mr. Kyle Gorman, Senior Program Manager Mr. Kyle Gorman of the Open Streets Program (OSP) presented a design proposal for the Berry St Open Street.

(Proposal attached)

Councilmember Jennifer Gutierrez stated that the OSP is a beneficial program which has given open space alternatives to the community and prioritizes pedestrians. She noted that the roll out was not completely equitable, but is glad to see adjustments and more work going forward to address these problems. Made special mention of the need for a permanent open street to accommodate the recreation needs at PS 84 on Berry Street.

Committee:

Mr. Paul Kelterborn: Thanked DOT for continuing to work on Berry Street.

Bronwyn Breitner: Thanked DOT for the plan. She supports the Berry Street OSP and would like to see more permanent amenities such as plaza blocks, street seats and other measures.

Karen Nieves: Stated that she was taken aback by the proposal and believes it is too aggressive. Business with concerns have reached out to DOT but have not had adequate responses to their specific needs. If the changes are to be made by late summer or early fall what are the next steps to have the business concerns addressed? DOT should focus on North 5th and North 12th as they are truck routes.

NOTE: Since this presentation, Ms. Nieves, Mr. Bruzaitis have met with the DOT team at one of the businesses that would be directly impacted by the proposed changed and have a commitment from Ms. Weidenhof that they will address their concerns.

Ms. Mary Odomirok restated her many concerns with the Berry St OSP including noise, sanitation and street access.

Mr. Kevin Costa objected to the committee chair's suggestion that the committee adjourn due to the time over-run in favor of an additional meeting to address the communities concerns around open streets. He stated that it would be an injustice to the many attendees that have waited for their chance to speak on the item.

Ms. Erin Drinkwater noted that she often uses the Berry OSP and supports efforts to improve its use.

Public:

Announced Speakers:

Shannon Phipps: Local concerns are not considered.

John Rozmus: Opposes the Berry OSP.

Rosemary Espanal: Berry OSP has made access more difficult.

Angie Bilgioti: Agreed that local concerns are not being considered and that many that use the Berry OSP do not have to deal with all the problems that come with it for local residents.

Lucy Ferrari: There are still emergency response concerns with the Berry OSP. DSNY and restaurants are not doing enough to keep the street clean. There are challenges for ADA needs. Doesn't understand the need with McCarren and other parks nearby.

Chris Waldkirch: Agreed with the other comments of concern from his neighbors who live on and adjacent to Berry Street.

Lydia Korchow: Believes the OSP is biased in favor of cyclists and that seniors have problems with transportation (access-a-ride etc). Residents of Berry Street have not been considered.

Public Attendees:

Yefim Vedernikoff: Supports Berry OSP.

Will Ragozzino: Lives on Bedford Ave and North 10th St. Suggested that Bedford be an open street.

Tyler bleul: Bedford driggs and berry should be osp. Be more aggressive dot

Roxy Browning: Never got notice. Lives adjacent to berry. More dirty rats

Lisa Jaycox: Supports Berry OSP.

Katie denny horowitz: Supports Berry OSP.

Guillaume Rischar: Lives on Berry St. Supports Berry OSP.

Francoise Olivas: Believes that residents and seniors are not considered.

Erika joswick: Supports Berry OSP.

David Clark Smith: When you design streets for cars over people you get more cars. Supports Berry OSP.

Dan Keezer: Supports Berry OSP and suggests more parking removal.

cole kennedy: Supports Berry OSP.

Birgit Ratshmann: Supports Berry OSP.

Benjamin Lampel: Supports Berry OSP. Noted the many outreach meetings conducted by DOT. Believes cars should be deprioritized.

Ania: Was injured by a cyclist while on the way to the veterinarian on Berry St. Residents are not prioritized.

Jessamyn Lee: Supports Berry OSP and full closure. Also supports OSP for PS 84.

Samuel Klein: Representative of the coffee roasters on Berry St and Opposes the direction change proposed for North 6th and 7th streets since it will make deliveries impossible for the trucks that access his facility.

Salem Hilal: Supports Berry OSP.

Kevin LaCherra: Supports Berry OSP. Wants DOT to go further to limit traffic, and noted that cars still have access to Berry Street. And the climate crisis make OSP necessary.

Kevin Costa: Hardening the OSP with boulders and planters would add to slowing the traffic.

James jensen: Supports Berry OSP. And stated that cars are a luxury.

Casey Kuhns: Supports Berry OSP.

Dan Elstien: Supports Berry OSP. His sister lives at North 4th and Berry St.

Anne Ray: Supports Berry OSP and an organization she is part of has used Berry for book giveaways.

Brent Bovenzi: Lives near PS 84 and uses the Berry OSP all the time. Supports a permanent OSP with

permanent infrastructure.

Luke Ohlson: Supports Berry OSP. Noted the urgency to expand OSP in the face of increased traffic violence.

5. **Old Business.**

NONE

6. **New Business.**

N

O



BERRY OPEN STREET

Community Board 1 - 6/30/2022



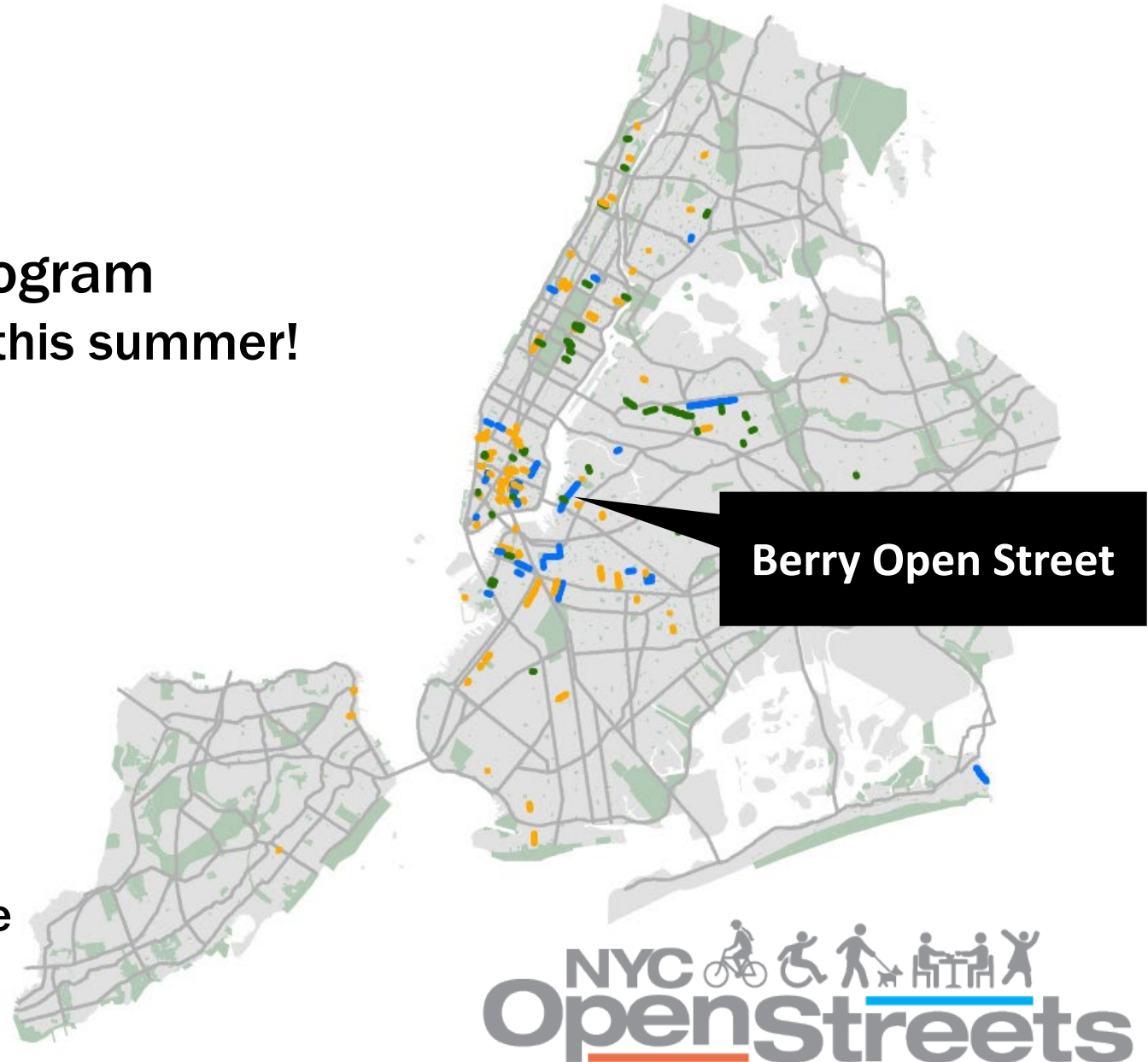
2022 Open Streets

Third Season, now a permanent program

- 150+ Locations, more to come this summer!
- 300+ Blocks
- 120+ Community Partners
- 20 City Maintained Locations

2022 Program Vision

- Equity in line w/ NYC Streets Plan Priority Investment Areas
- Sustainable operations & partner growth to cultivate long-term change
- Increase school participation





Berry Open Street Background

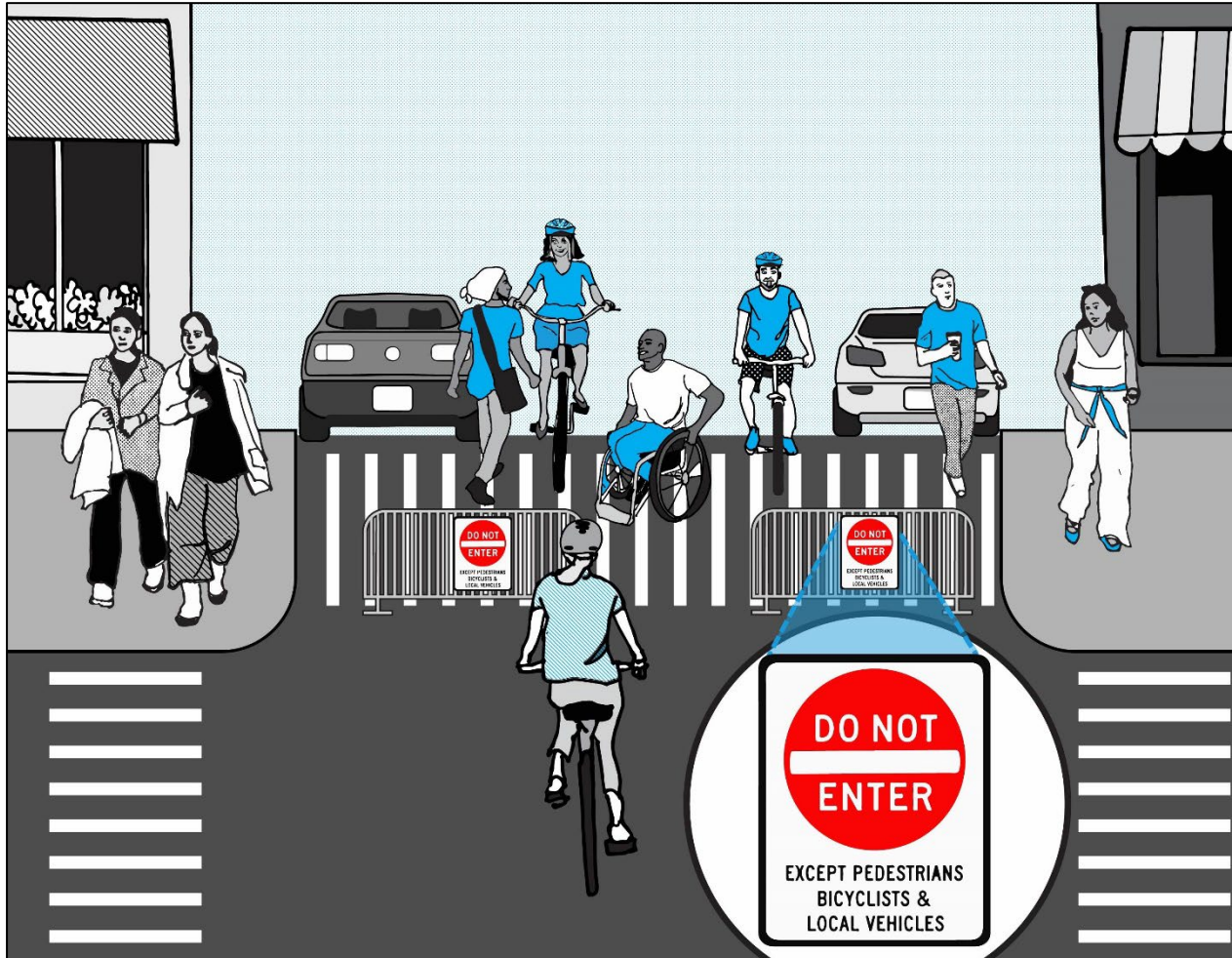
COMMUNITY PARTNER



- DOT partners responsible for the day to day execution of some Open Streets across North Brooklyn
- Consists of neighbors, community based organizations, businesses, and other members of the North Brooklyn community working together collaboratively to create public space
- Stepped in to manage Open Streets when City resources were limited at the height of the pandemic

HOW OPEN STREETS WORK

Limited Local Access



- Street designated for pedestrian and cyclist use and enjoyment
- Local vehicle access is allowed for limited use
- No through traffic permitted
- Parking remains (must follow ASP regs)
- Pick ups, drop offs, and loading still permitted
- Emergency access at all times



Community Outreach Overview

EFFORTS TO DATE

Emergency response program – May ‘20 to May ‘21

- Open Streets across North Brooklyn as an emergency response program during COVID-19 pandemic
- Launched with NYPD managed, then shifted to community partner managed model by North Brooklyn Open Streets Community Coalition

Permanent Open Streets Program – May ‘21 to present

- 2021 Local Law 55 made Open Streets permanent program in NYC
- As part of the legislation, DOT is required to evaluate existing Open Streets to determine whether any such Open Streets could benefit from additional traffic calming measures and streetscape elements.

Community engagement – Dec ‘20 to present

- Feedback survey – winter ‘21, 2,000+ responses
- Merchant survey – winter ‘21 40 responses
- Visioning workshop – winter ‘21 200+ attendees
- Community Board 1 presentations – multiples times since Dec. 2020
- In Person Design workshop – May 14, 2022

Inter-agency Coordination - Ongoing

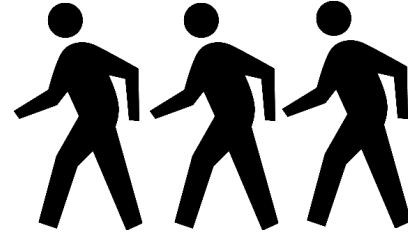
- Regular check ins with NYPD, FDNY, and other emergency service partners
- Working to operationalize Open Streets into wider city ecosystem



COMMUNITY SURVEY RESULTS

2,183

Community Survey Responses



85%

Respondents indicate they used Open Streets while walking



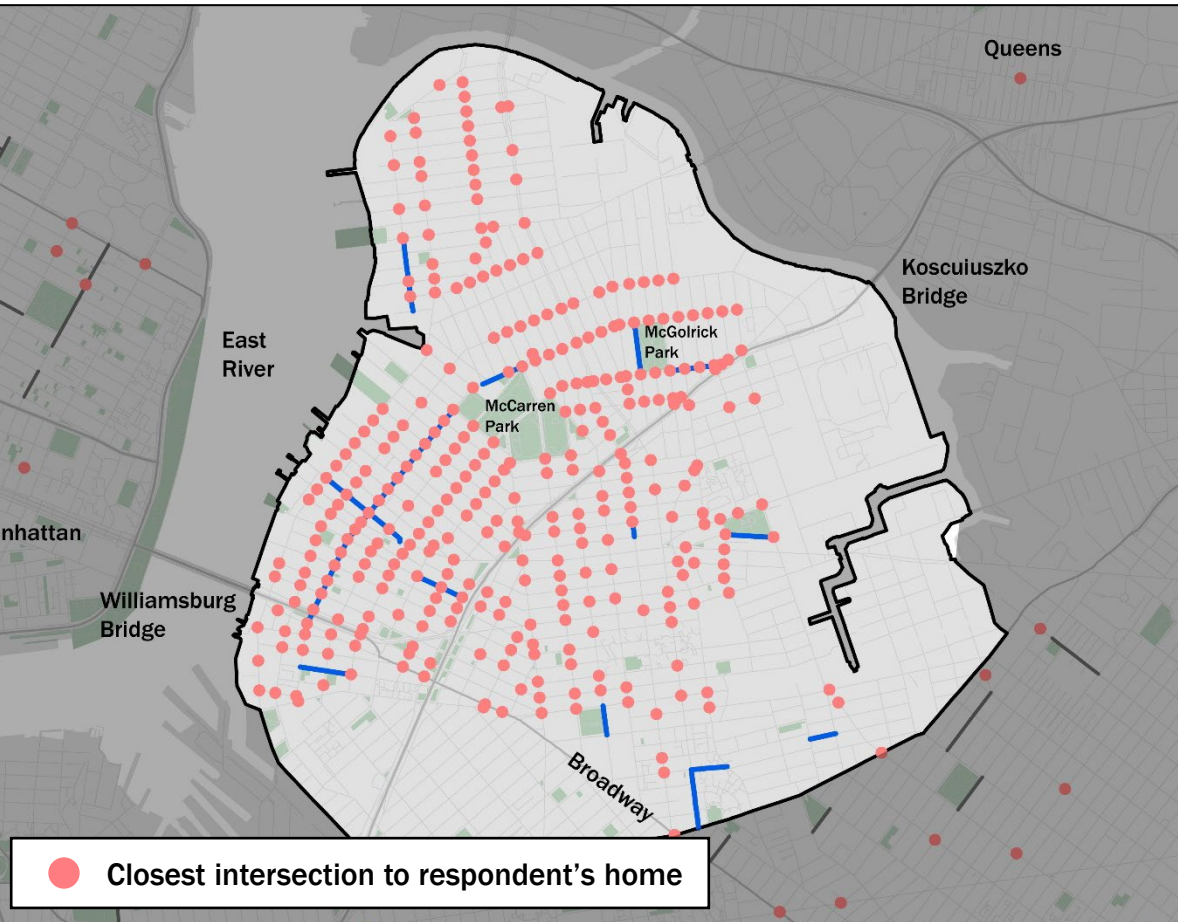
77%

Respondents visit Open Streets daily or several times a week



28%

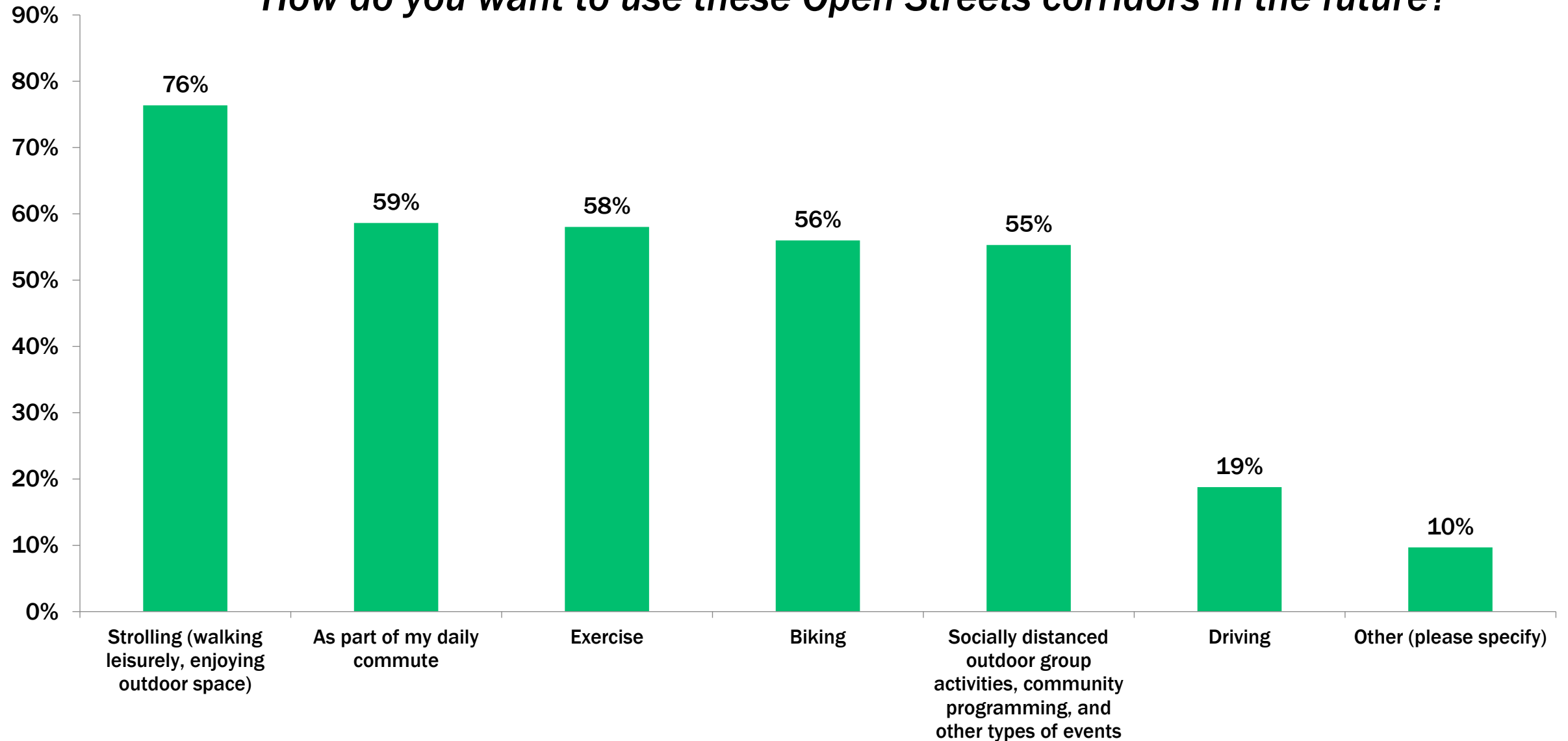
Respondents indicate they used Open Streets while driving



- 93% of respondents lived within Community Board # 1
- 38% lived on Berry St, Driggs Av, Nassau Av, or Sharon St

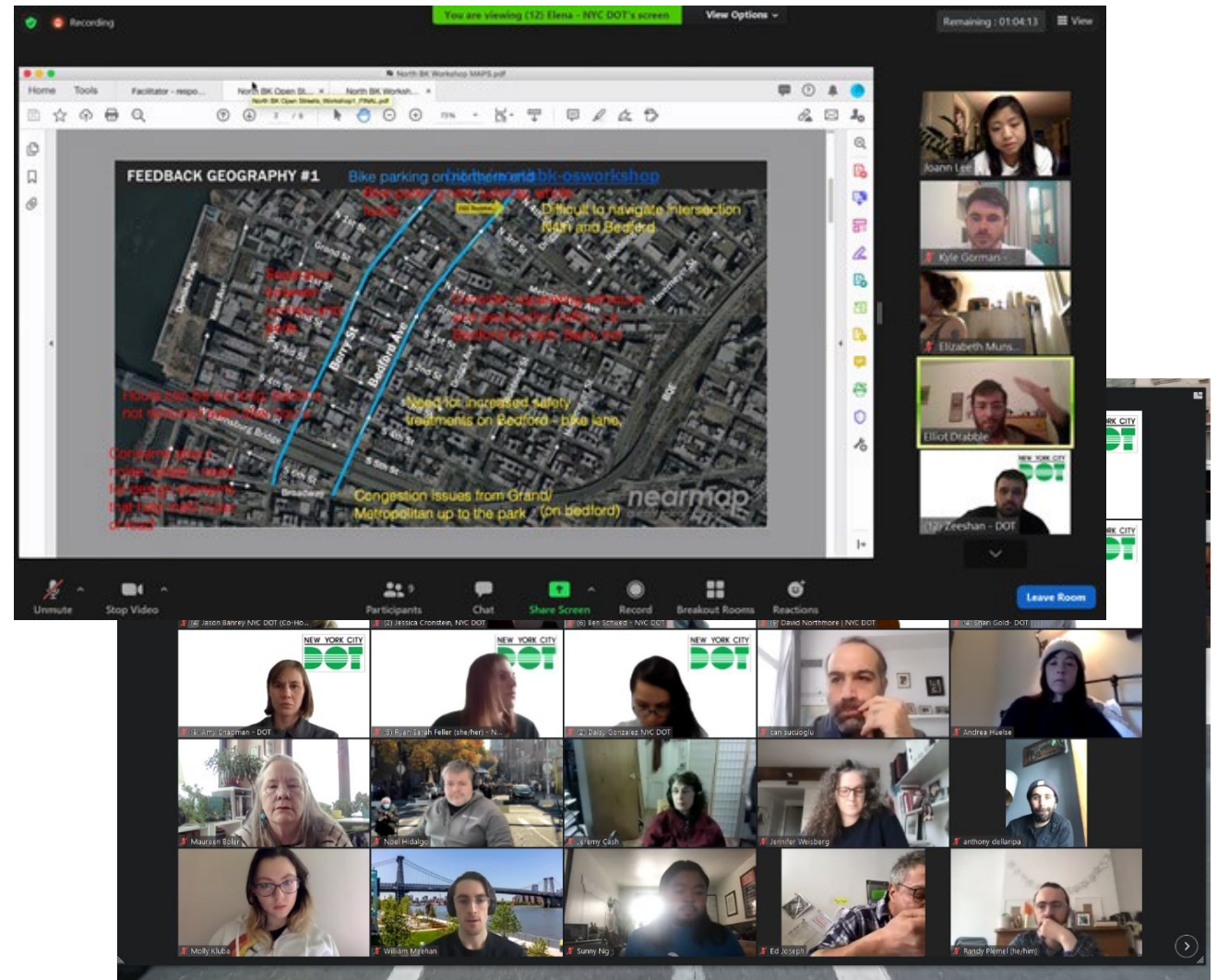
COMMUNITY SURVEY RESULTS

How do you want to use these Open Streets corridors in the future?



VISIONING WORKSHOP FEEDBACK

- Virtual workshops were held in February '21 to build on the feedback shared in the community feedback survey
- Feedback overview:
 - Open Streets have become neighborhood hubs and a tool for recovery from the pandemic
 - Lack of thru-traffic has made the street quieter and feel safer for pedestrians and cyclists
 - Need to clarify access and provide better barriers and signage for Open Streets
 - Reported instances of dangerous driving and general traffic safety concerns (even pre-COVID)



Spring '22 Workshop: 5/14

Based on the previous workshop feedback, DOT hosted another series of workshops for the community to have offer comments on design proposals for the Berry Open Street.

- Strong desire to see design solutions that codify bike and pedestrian priority and strengthen the connections between existing green spaces
- Need for dedicated loading and delivery space on the corridor
- Desire to see Berry as a local corridor, reducing thru traffic where possible
- Positive feedback on design thinking “beyond the barrier” and new street furniture and public realm amenities





Design Proposal & Operational Considerations

Vision Zero & Crash Data



- Vision Zero is a citywide initiative to eliminate death and serious injuries from traffic incidents.
- Berry Street falls within a Safe Streets for Seniors priority area

Berry Street Crash Data 2016 to 2020 (Broadway to North 12th Street)

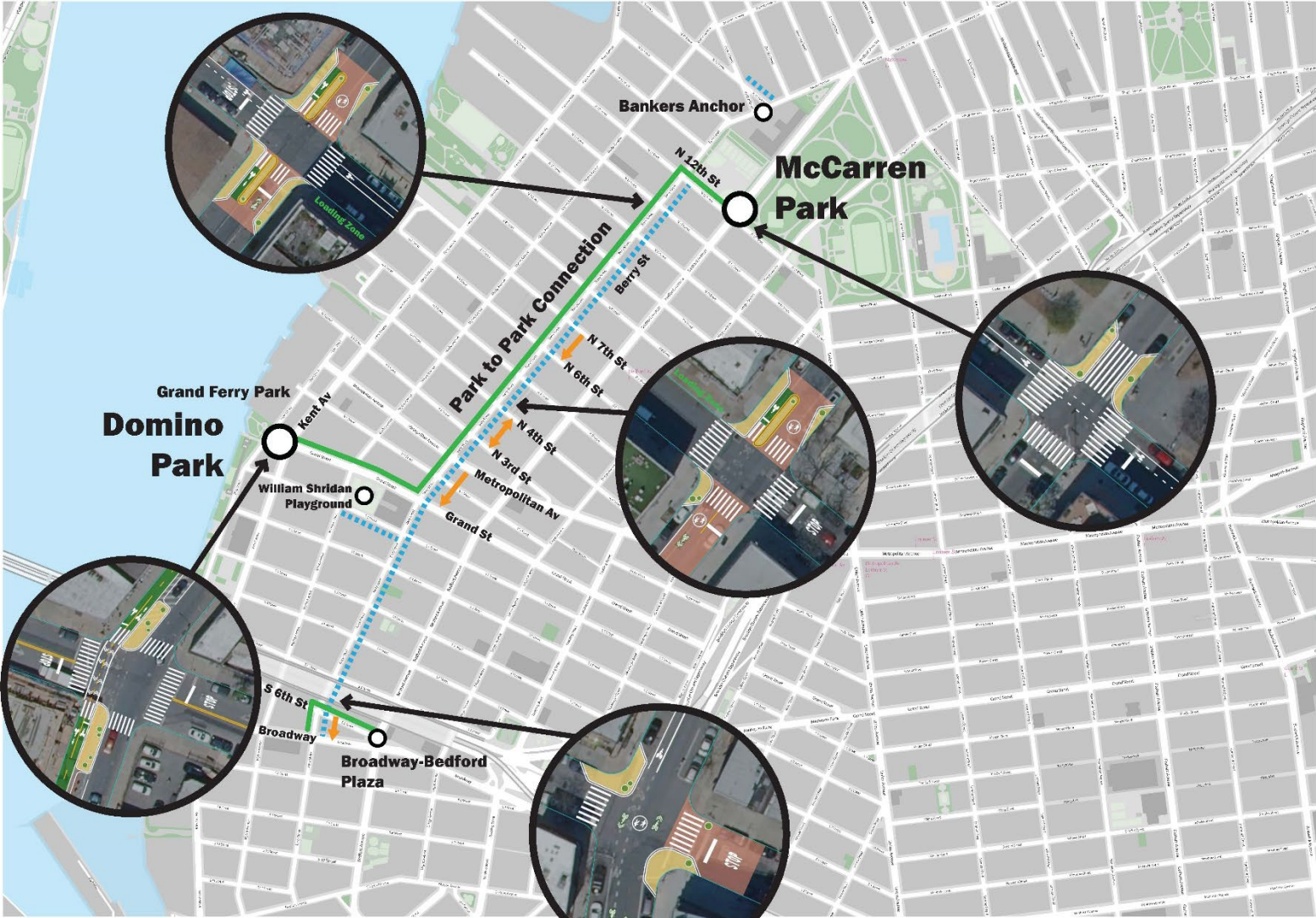
Injury Summary, 2016-2020 (5 Years)

Mode	Total Injuries	Severe Injuries	Fatalities	KSI
Pedestrian	21	3	0	3
Bicyclist	22	5	0	5
Motor Vehicle Occupant	71	2	0	2
Other Motorized	0	0	0	0
Total	114	10	0	10

- KSI – 11 per mile
- 2020 had the fewest number of crashes between 2016 and 2020

Source: Fatalities: NYCDOT, Injuries: NYSDOT KSI: Persons Killed or Severely Injured

Project Proposal



- Legend**
- 2022 Focus Corridors
 - Open Streets
 - Potential Traffic Flow Change



Shared Intersections (Broadway @ 25th St)



Gateways + Two-Way Cycling (Somerville, MA)



Open Street Management & Operations

Berry Bike Boulevard Proposal



What is a Bike Blvd?

Corridor designated and designed for bicycle travel

- Calms traffic for all road users (pedestrians, cyclists, and vehicles) with set of design interventions
- Berry proposal builds on the success of Open Streets and codifies design for bike/pedestrian priority

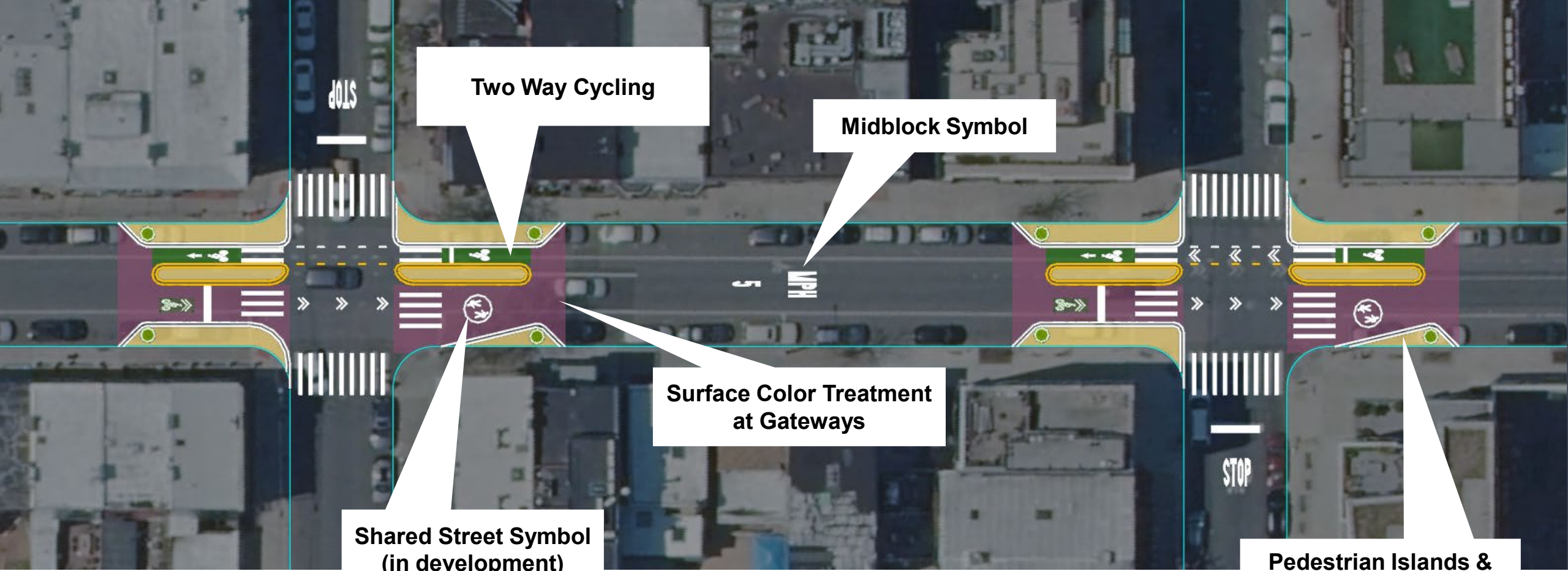
Design elements include:

- Route planning: direct access to destinations
- Speed and traffic volume management: slow vehicle speeds and reduce vehicle volumes
- Signs, wayfinding, pavement markings easy to find /follow
- Street crossings: minimal cyclist delay at minor street crossings. Safe and convenient crossings at major streets

39th Ave Bike Blvd, Queens



Berry Bike Boulevard (Typical Block Elements)



Berry Bike Boulevard (Traffic Flow Reversals)

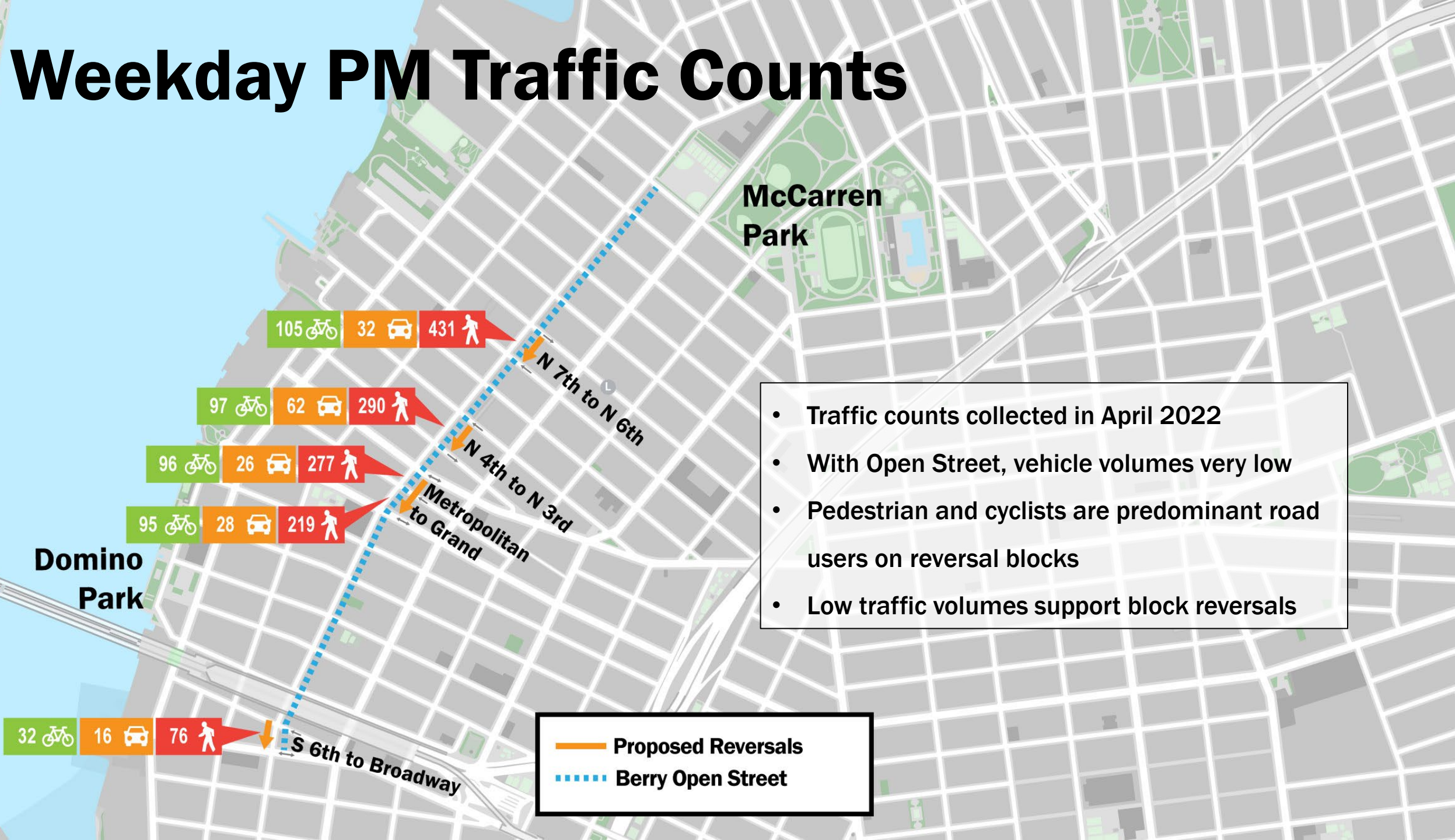


Reversing traffic for a block or two at a time breaks up through-traffic while leaving local access fully intact.

Factors that influence where reversals occur:

- Blocks upstream in the corridor are most effective at reducing volumes.
- The largest reduction is on reversed blocks themselves, thus beneficial where pedestrian use is particularly high or where there are nearby destinations such as the Bedford L station.
- Where the roadway slopes down, reversals are effective in reducing the speed of motor vehicles.

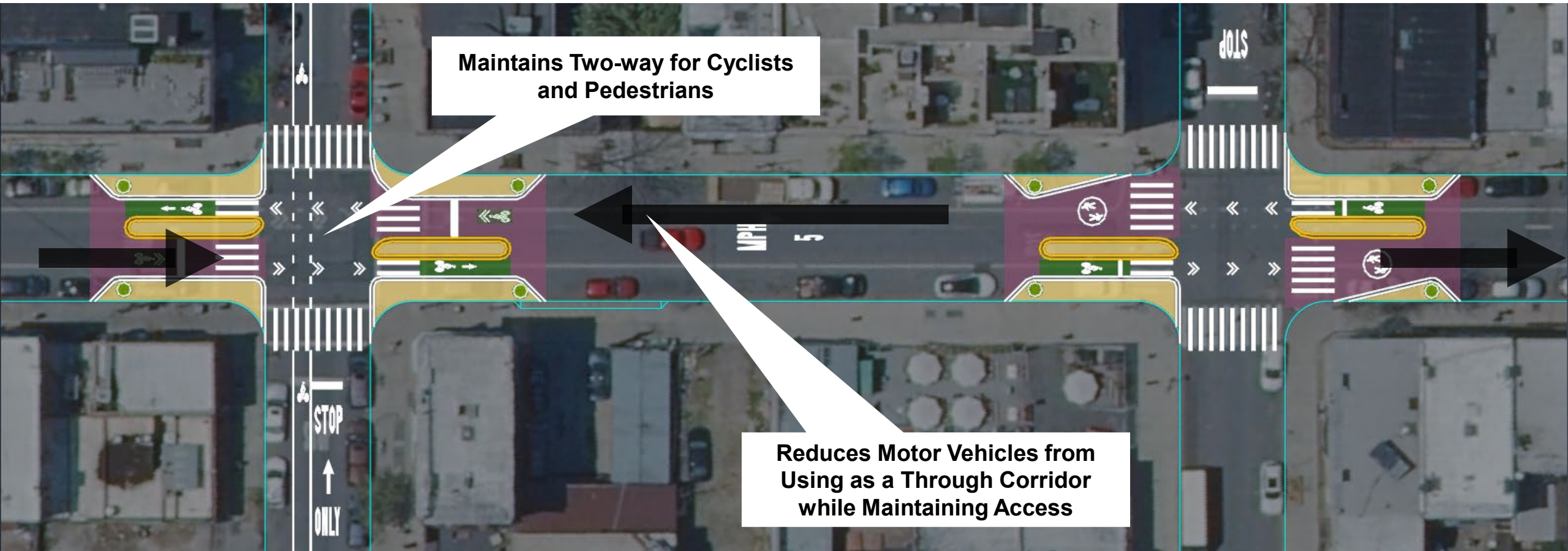
Weekday PM Traffic Counts



- Traffic counts collected in April 2022
- With Open Street, vehicle volumes very low
- Pedestrian and cyclists are predominant road users on reversal blocks
- Low traffic volumes support block reversals

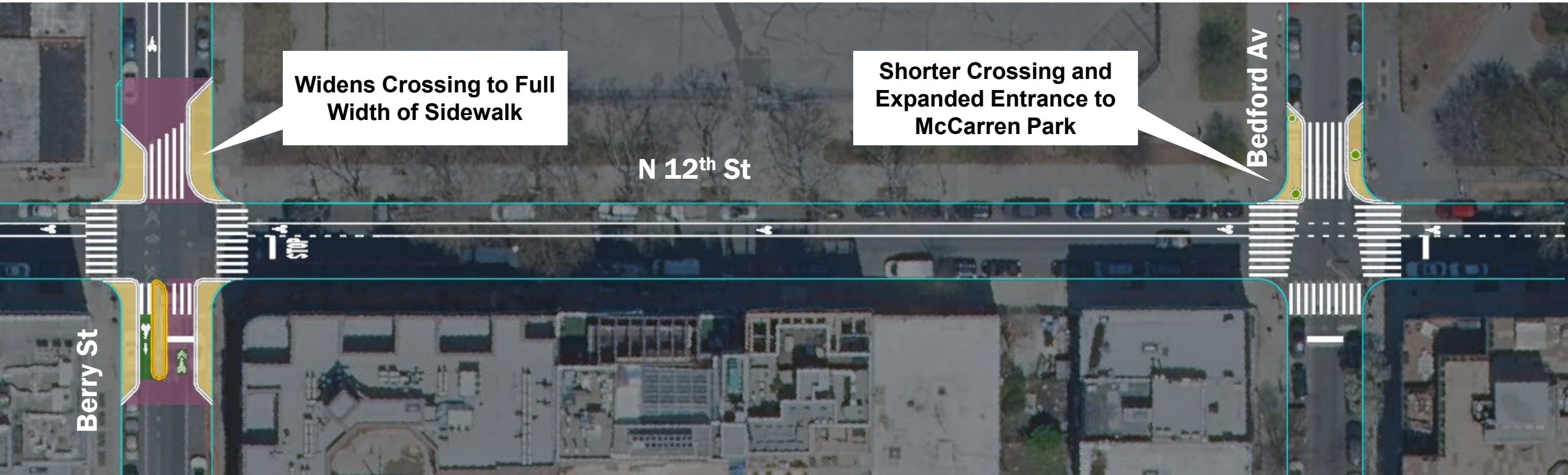
— Proposed Reversals
- - - Berry Open Street

Berry Bike Boulevard (Typical Reversal Block)



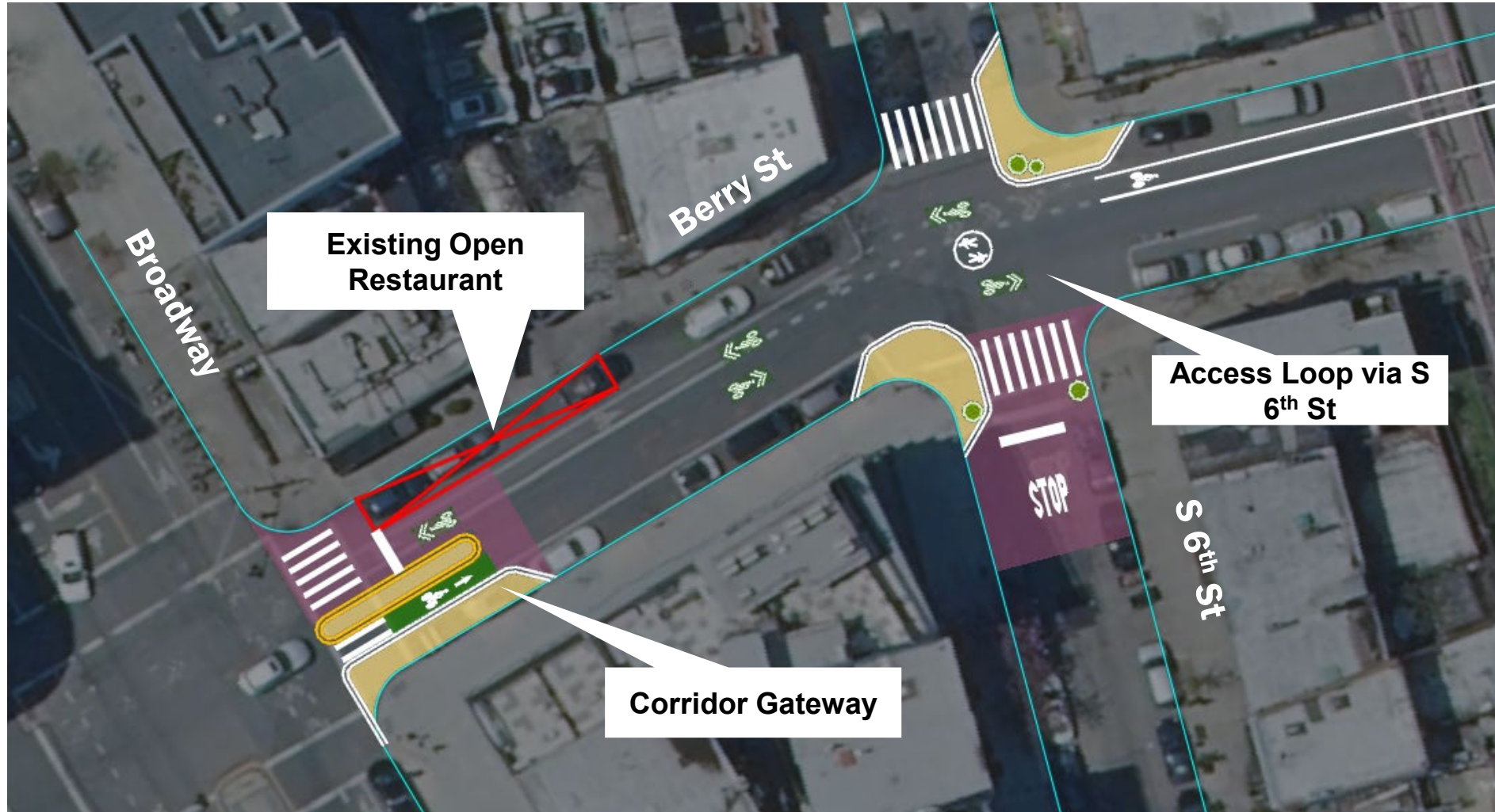
Berry Bike Boulevard

(Northern Gateway at N 12th Street)

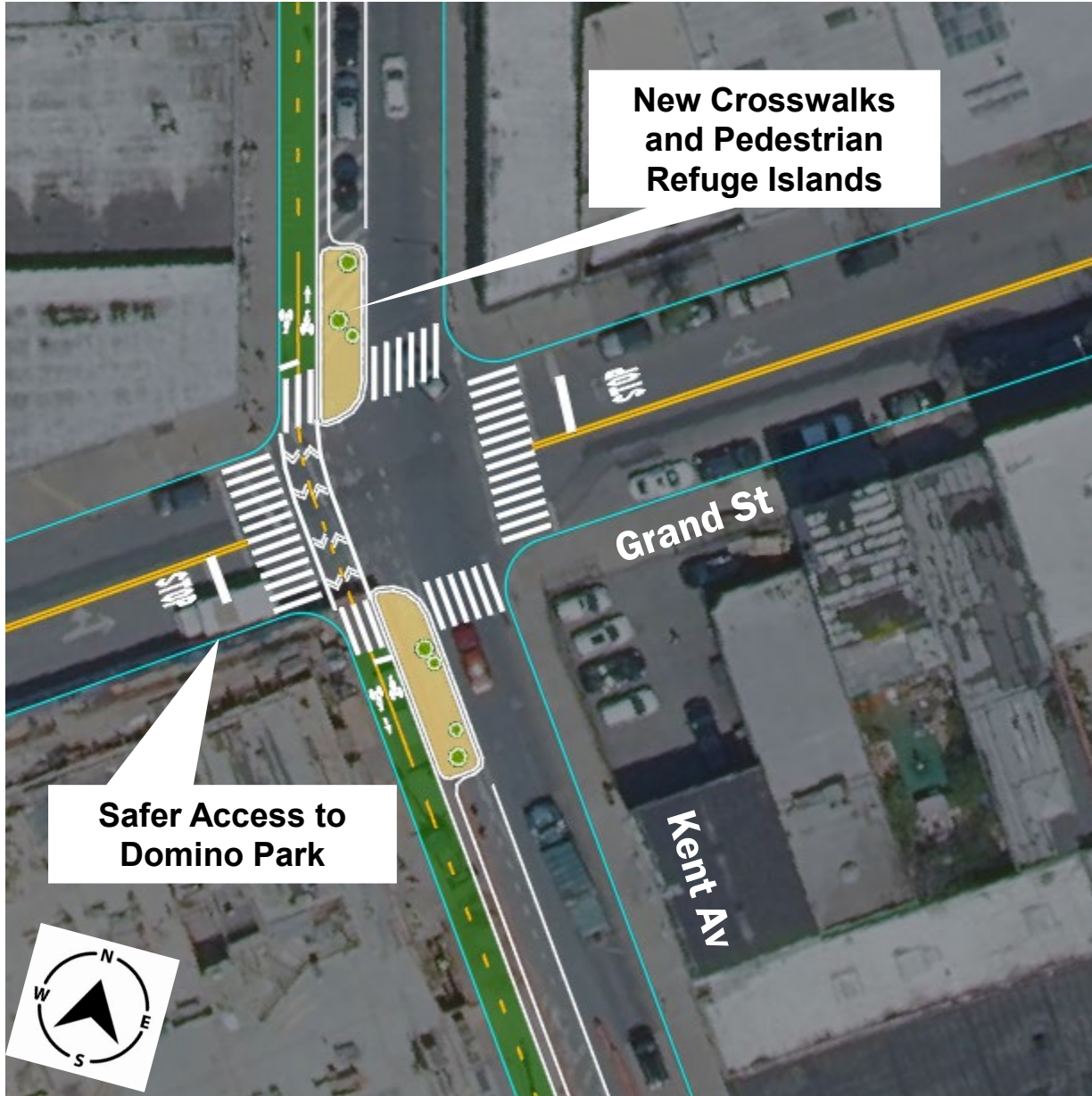


Berry Bike Boulevard

(Southern Gateway at Broadway and S 6th St)



Improvements at Grand St & Kent Ave



Delivery Access and Curb Management

Problem



Solution



Shared Streets – Union Square



Street Furniture - Lower East Side



NEXT STEPS

Summer/Fall 2022

- Project implementation
- Ongoing evaluation and outreach
- Post implementation feedback survey

2023

- Continued public engagement
- Berry: S 5th to Grand St project
- Continued North Brooklyn Public Realm Visioning

Long term

- Capital project visioning





THANK YOU!

Email openstreets@dot.nyc.gov with any questions or to provide further feedback



McGuinness Blvd

Complete Street Redesign

June 30, 2022



McGuinness Boulevard Today



In-House Projects vs Capital Projects

Today DOT is presenting the In-House project

- Immediate safety gains with short implementation timeline
- DOT run project
- Lines and markings
- Quickly modified

The Capital Project will be presented and designed after the In-House project is installed

- Funding allocated by Mayor DeBlasio
- Multi-agency coordination
- Rebuilding the entire right-of-way
- Longer timeline



4th Ave, Brooklyn – In-House Project



Queens Blvd, Queens – In-House Project



Allen St and Pike St, Manhattan – In-House Project



Allen St and Pike St, Manhattan – Capital Project

Background

3 people have been killed in crashes on McGuinness Blvd in the past 10 years

217 Crashes with injuries between 2015 and 2019

2021 Immediate Safety Provisions

- New crosswalk and pedestrian signal installed at the south side of Bayard St
- Nighttime signal cycle length decreased from 120 seconds to 90 seconds
- [Left Turn Traffic Calming](#) installation
 - Green St, Huron St, India St, Java St, Kent St, Greenpoint Ave, Calyer St, Messerole Ave, Norman Ave, Nassau Ave, Humboldt St/Bayard St (right turn)
- Installation of walking and bicycling path along Meeker Ave underway



Injury Summary, 2015-2019 (5 years)

	Total Injuries	Severe Injuries	Fatalities	KSI
Pedestrian	35	7	0	7
Bicyclists	19	1	1	2
Motor Vehicle Occupant	163	5	0	5
Total	217	13	1	14

Fatalities, 01/01/2012 – 6/30/2022: 3

Outreach History

AM Gallagher and DOT run Workshops

- August 4, 2021 (106 attended, 177 comments)
- September 29, 2021 (84 attended, 158 comments)
- November 11, 2021 with polish translation (30 attended)

Street Ambassadors Outreach

(249 interactions, 403 comments)

Greenpoint Industrial Business Meeting

- February 11, 2022

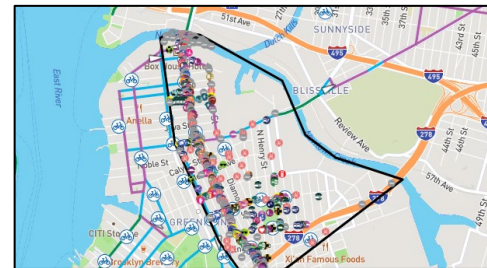
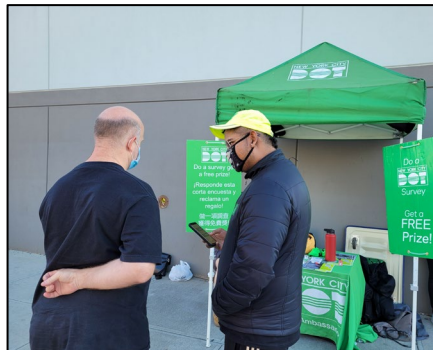
Theatrical Industrial Business Meeting

- March 8, 2022

Make McGuinness Safe Coalition Presentation to DOT

- March 7, 2022

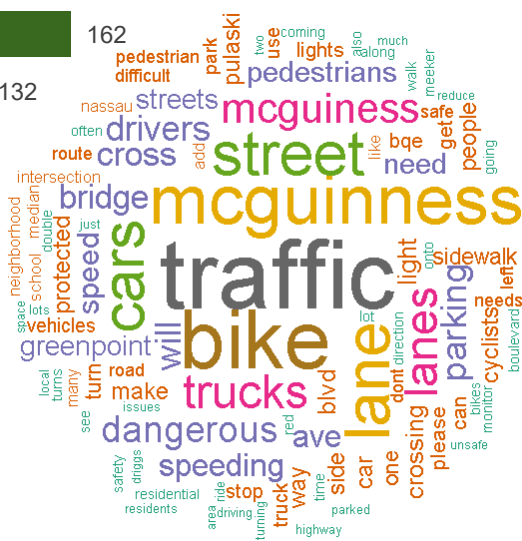
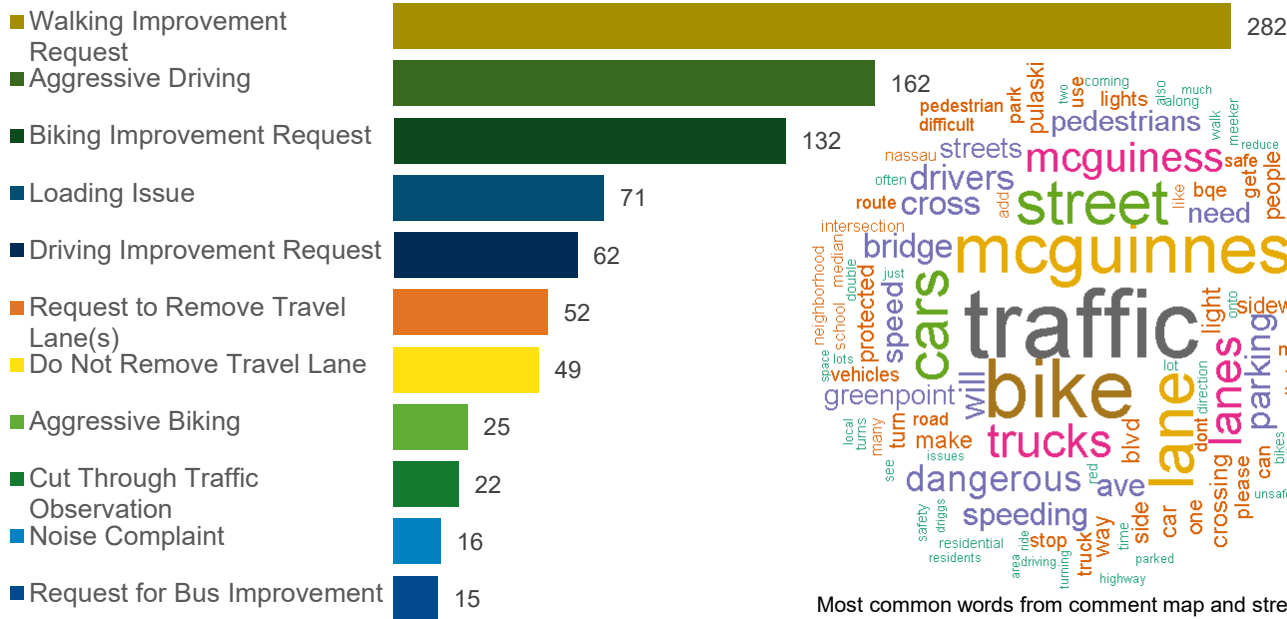
Online Feedback Map with 744 comments currently



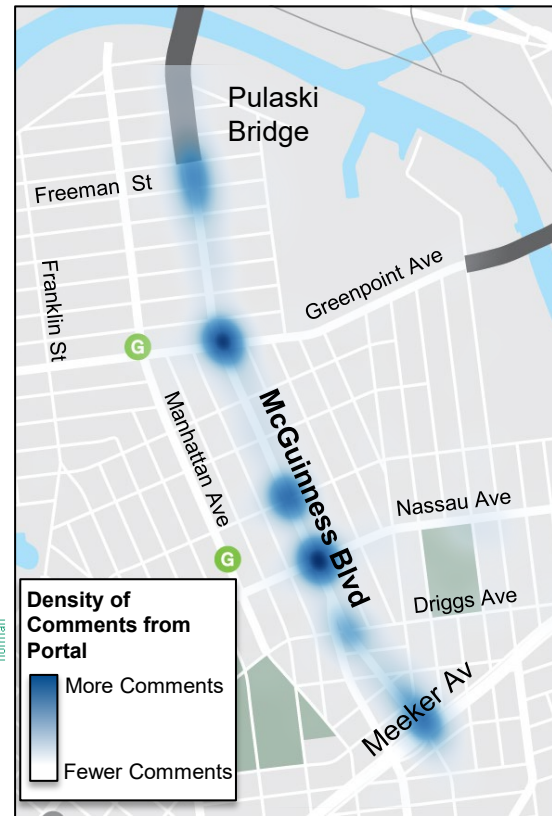
What We Heard

Comments were concentrated around uncomfortable intersections like at Freeman St, Greenpoint Ave, Nassau Ave, and Bayard St/Meeker Ave.

Top Comment Topics from Portal



Most common words from comment map and street Ambassador outreach



Walking and Using Mobility Devices

What We Heard

- **Feels like a neighborhood boundary**
- **Feels Unsafe**
- **Seeing and experiencing close calls**
- **Difficult for people moving slower**

“McGuinness Boulevard is violent.”

“McGuinness is a pretty wide street to cross so I feel incentivized to cross as quickly as possible.”

“I avoid McGuinness like the plague. It’s not safe. too many close calls.”

“I always cross midblock; it gives me time to run if cars come at me. It’s too dangerous at intersections!”

“McGuinness is no more dangerous than any other street. Wait for the light, and look before you cross.”...

Walking and Using Mobility Devices

Existing Issues

- Long crossings
- Adequate crossing time, but long waiting period
- Most crosswalks across McGuinness Blvd do not have pedestrian islands
- Top crash type for pedestrian injuries is failure to yield



Cars and Trucks

What We Heard

- **Important route for businesses and residents**
- **Speeding**
- **Visibility issues**

“This stretch of road is a vital artery for commercial traffic heading to and from Long island city to Brooklyn. Brooklyn Queen Expressway to head towards Queens RFK Bridge or towards Varrazanos narrows bridge.”

“Lots of speeding on this stretch of McGuinness northbound. Drivers coming off BQE think they are on a highway!”

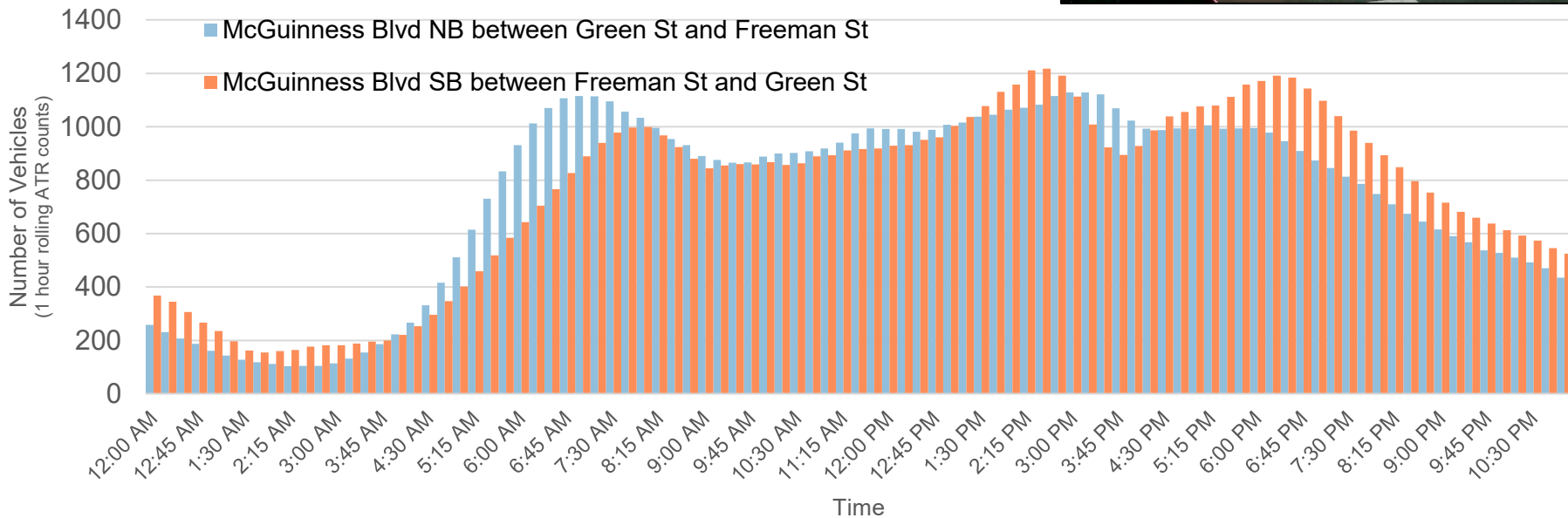
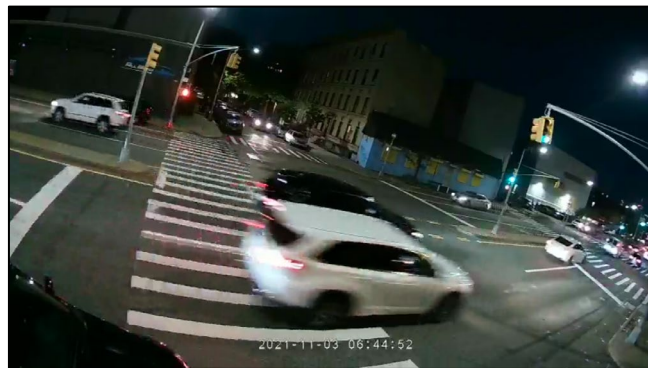
“Drivers coming off the Pulaski bridge regularly speed and only slow down if the stop light forces them to. Could we add speed bumps or something to slow things down or reduce the green light interval?”

“[McGuinness] blvd was and always be a commercial roadway. As long as everyone understands that it is mostly trucks that move food [appliances] clothing furniture all around our city. We need this [street] to remain the way it is.”...

Cars and Trucks

Volumes and Speed

- Volumes are high and speeds reduce between about 6AM and 8PM
- Potential for speeding increases at night when volumes drop



Bicycling

What We Heard

- **Unsafe to bike on the street**
- **Need separation from cars and trucks**
- **Difficulty at Pulaski Bridge Entrance**

"I would like to see bike lanes on McGuinness because cyclists ride on sidewalks a lot."

"Whatever bike route we decide on, it really has to link to the Pulaski Bridge. If there were a 2-way bike lane on the west side of McGuinness, I could use it to get to the Pulaski Bridge."

"I ride on the sidewalk - and stop when a pedestrian is walking on sidewalk - I would never ride on McGuinness"

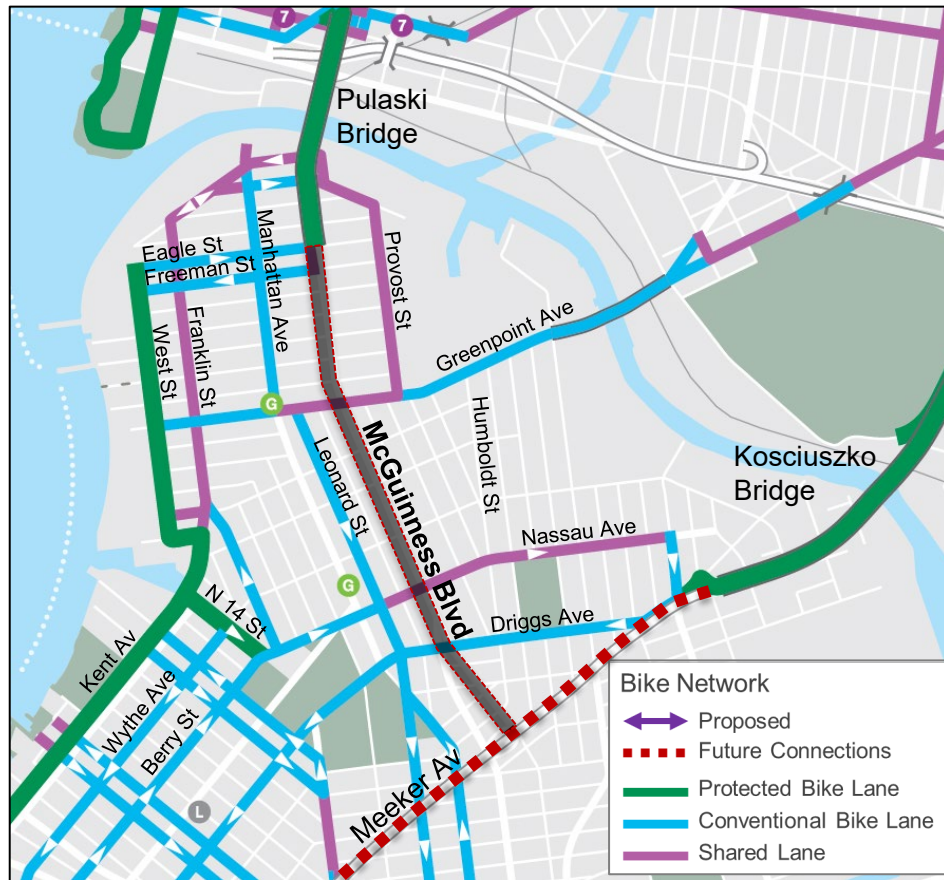
"Would love to bike on McGuinness as it's the most direct north to south route in the neighborhood but right now way too dangerous"

"Bikers should not be allowed to ride in the street anymore because they do not follow traffic laws, run red lights, and make turns without signaling. If there is such an extreme need for cyclists, then they should ride on the sidewalks which will avoid any potential for collision."

Bicycling

Existing Issues

- No biking facilities on McGuinness Blvd and no direct north-south connection to Meeker Ave
- No strong bike connection between Meeker Ave planned protected bike lane and Pulaski Bridge
- Lack of continuous North-South bicycle routes east of Franklin St
- Challenging and circuitous routing to the Pulaski Bridge entrance



Existing Conditions: Intersection issues

Freeman St / Pulaski Bridge

- No traffic signal or crosswalks connecting bus stops to bridge path
- Complex bike/bus interactions
- Speeding vehicles/aggressive driving behavior
- Connection between boroughs draws high volumes of people walking and biking
- High incidence of cycling against traffic northbound
- Complex merge between cyclists existing bridge and southbound vehicles on service road

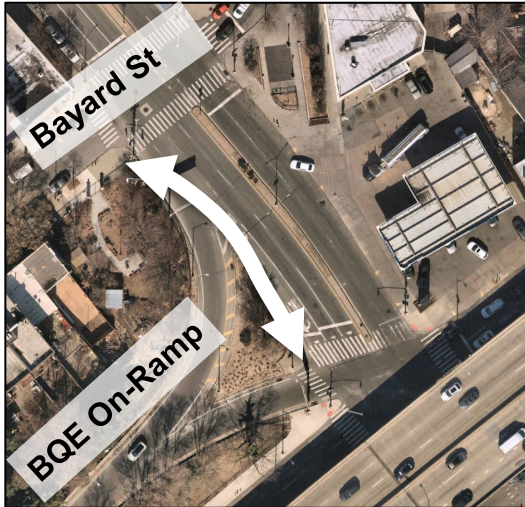


Existing Conditions: Intersection issues

Bayard St, BQE Ramp, Meeker Ave

Current design prioritizes vehicle movements, lacks human scale design, treated like a highway despite being in the middle of a dense NYC neighborhood

- No west sidewalk between Bayard St and Meeker Ave
- Vehicles speeding at approach to BQE



Brief History of McGuinness Blvd/Oakland St

Pre 1954

- Oakland Street was a small, residential street

1954

- Pulaski Bridge opens

1950s

- Oakland St widening

1963

- Oakland St renamed to McGuinness Blvd



McGuinness Boulevard Redesign Proposal

2

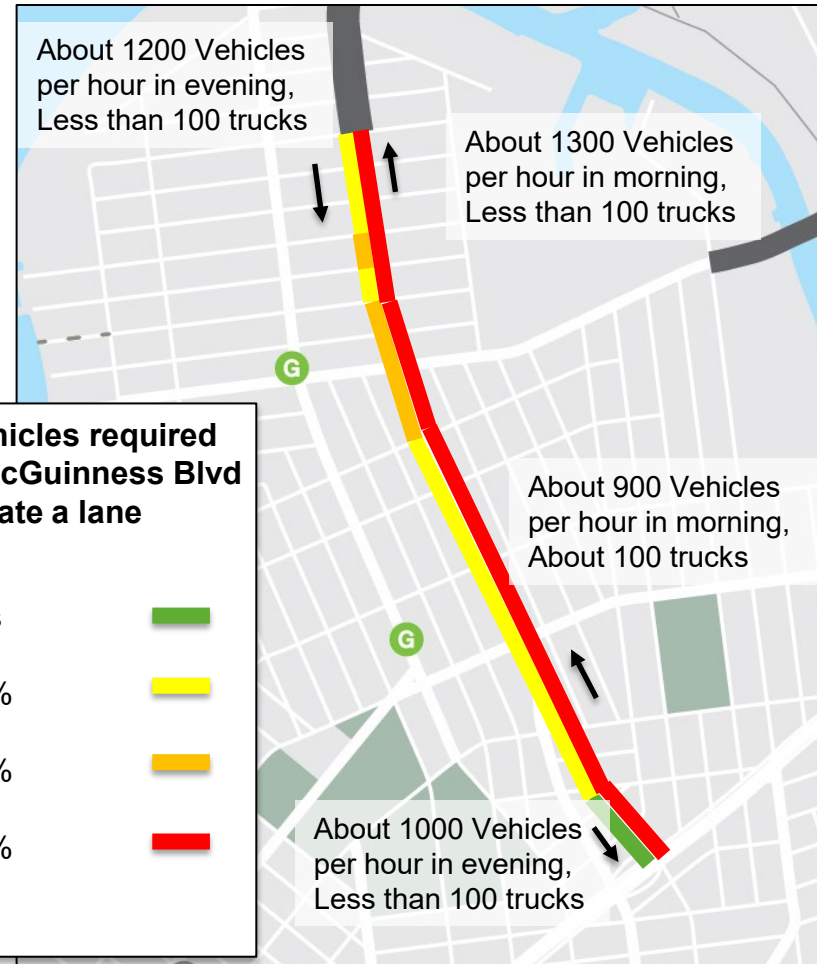
Travel Lane Removal Analysis

- **Frequently commented on/requested frequently** in community workshops and online portal, and is often a valuable tool in street redesigns
- **Current volumes are 1,000 to 1,300 vehicles per hour in each direction**, exceeding capacity of about 700 vehicles per hour in a single lane

In 2021 DOT collected data and analyzed the lane removal as an initial traffic study.

The following was determined:

- **DOT expects that there would be some increase in traffic** on Manhattan Ave, along with significant congestion on McGuinness Blvd
- **Reduced ability to change signal timings to shorten pedestrian waiting time** to cross McGuinness Blvd without further impacting vehicles processed
- **Maintaining parking could worsen peak hour bottleneck** with travel lane removal and create a standstill if remaining travel lane is blocked



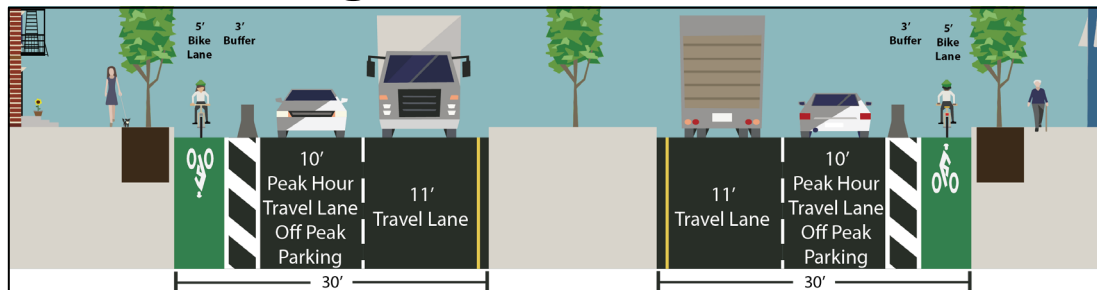
Trucks and Traffic Patterns

- **There are about 100 trucks per hour** out of the 900-1,300 vehicles traveling the corridor during peak times
- **Most of the traffic along McGuinness Blvd is local** with more northbound vehicles entering or leaving local, Greenpoint streets than southbound vehicles (using traffic counts and cell phone data)
- **Very few alternative routes for cars and trucks exist**, only BQE and LIE for longer trips or taking local streets for shorter trips



Potential Designs Under Consideration

A



Daytime Double Lane with Overnight Parking

- Could be implemented with current analysis

B



Lane Removal in Each Direction

- Requires more time for analysis

C



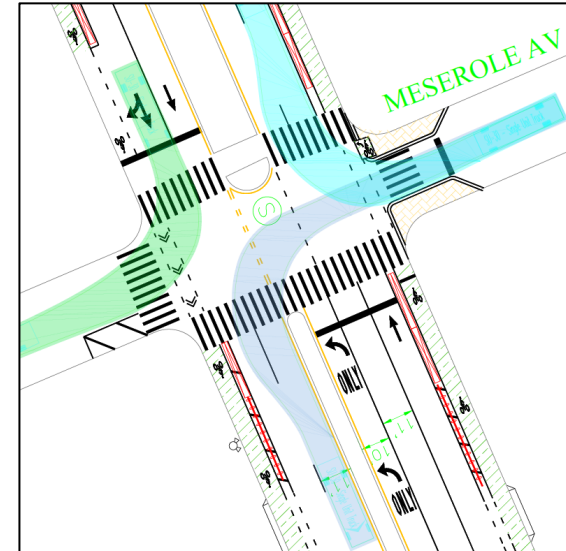
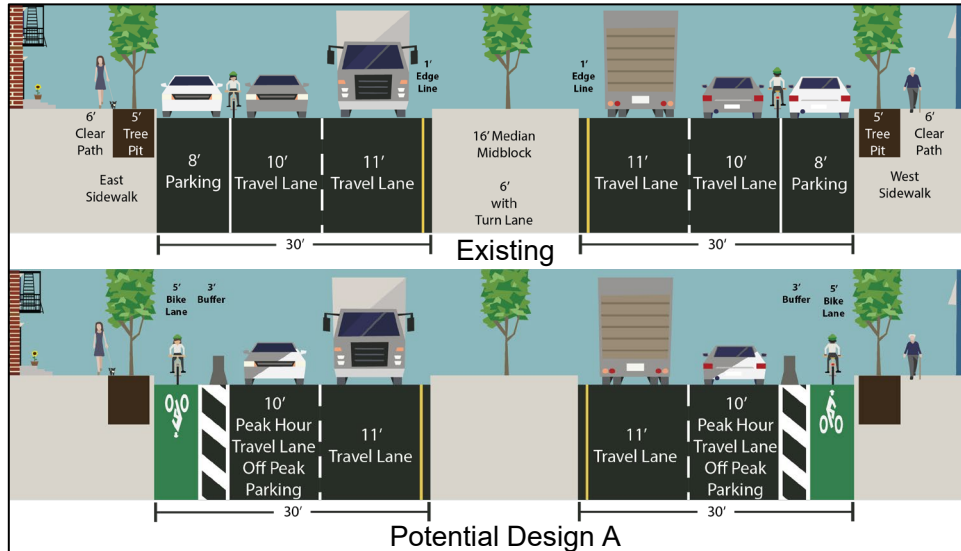
Lane Removal in Southbound Direction

- Requires more time for analysis

Potential Design A – Daytime Double Lane with Overnight Parking

Potential Design A can be installed without further study

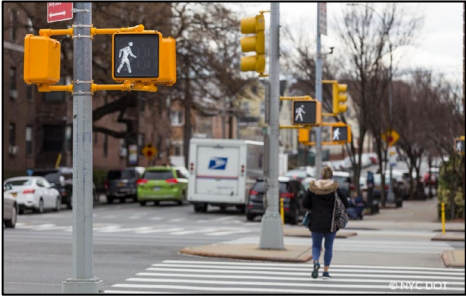
- Does not remove a travel lane full time
- Minimizes increase in congestion and neighborhood cut-through traffic by maintaining existing travel lanes in the day.
- Maintain most overnight and weekend parking, change parking regulations to “No Standing” 7am - 7pm
- Discourages nighttime speeding, one travel lane per direction will tighten roadway during low visibility hours
- Creates barrier protected bicycle lane with combination of materials used to prevent blockage
- Work with local businesses to provide loading zone locations adjacent to the corridor
- Shorten pedestrian crossing/waiting time with significant changes to signal timing, more detail on next slide



Potential Design A

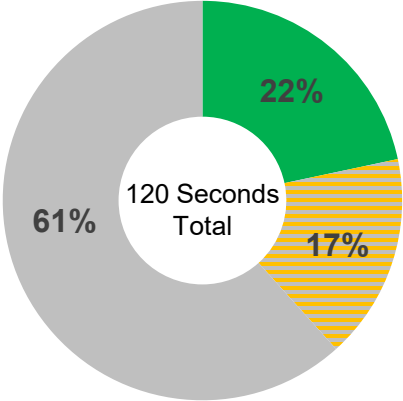
Signal Phasing Improvements

- **Change signal timing** to give a roughly equal amount of green time to McGuinness Blvd and east-west cross streets
 - **Increase pedestrian crossing time**
 - **Decrease pedestrian wait time and delay**
 - **Improve bus operations** on lines crossing McGuinness Blvd (B24, B48)
 - **Humanize scale of McGuinness Blvd**
- **Install and/or increase leading pedestrian intervals** across McGuinness Blvd



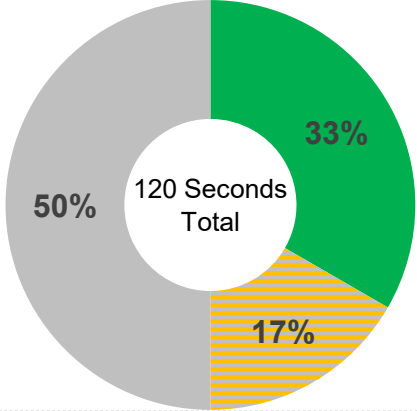
54% Increase in Pedestrian Crossing Time!

Typical Existing



Walk Time Flashing Don't Walk Do not Cross

Typical Proposed



Potential Design B – Lane Removal in Each Direction

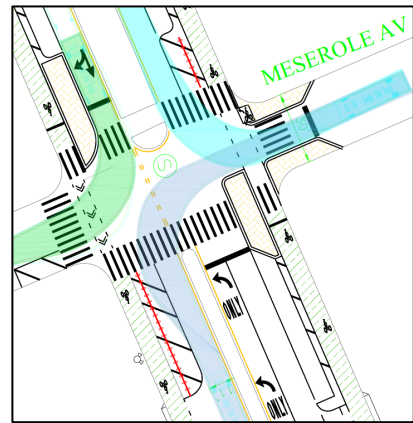
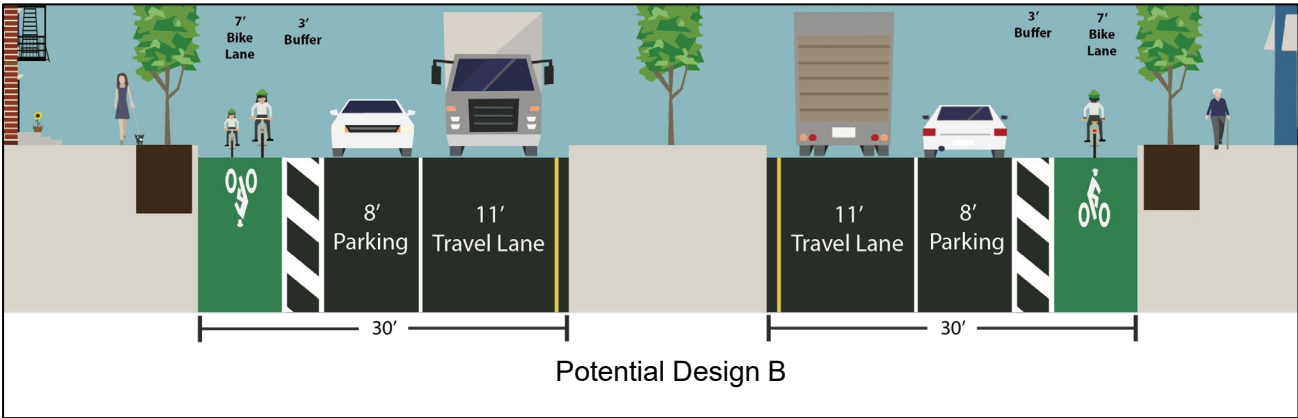
Requires additional analysis to understand traffic diversions

ADVANTAGES

- **One pedestrian island at each crosswalk** reduces each crosswalk by 23%
- **Keeps most parking/loading space**
- **Parking protected bicycle lane**, 8 to 11 feet wide, wide enough for emergency vehicles
- **Simple signal timing** with one bike lane going in the same direction of cars and trucks on each side of the street
- **Offset crossings**, separated bike, car, truck, right turns

DISADVANTAGES

- **Requires additional area wide traffic and travel time analysis.** 30 to 40% of traffic will be diverted with vehicles potentially finding other routes. DOT will look to implement improvements where possible on parallel streets.
- **Narrow width requires discussion with FDNY**
- **No pullover space if parking is maintained**, any double parking/loading will fully block through lane and may encourage loading to happen in bike lane
- **Pedestrian crossing/waiting time remains the same**



Potential Design C – Lane Removal in Southbound Direction

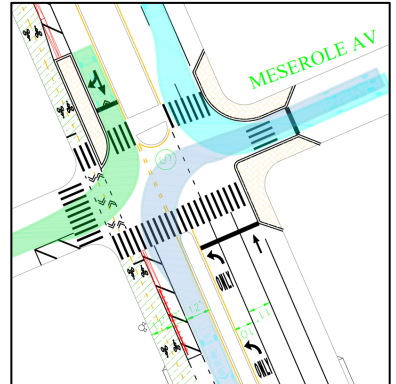
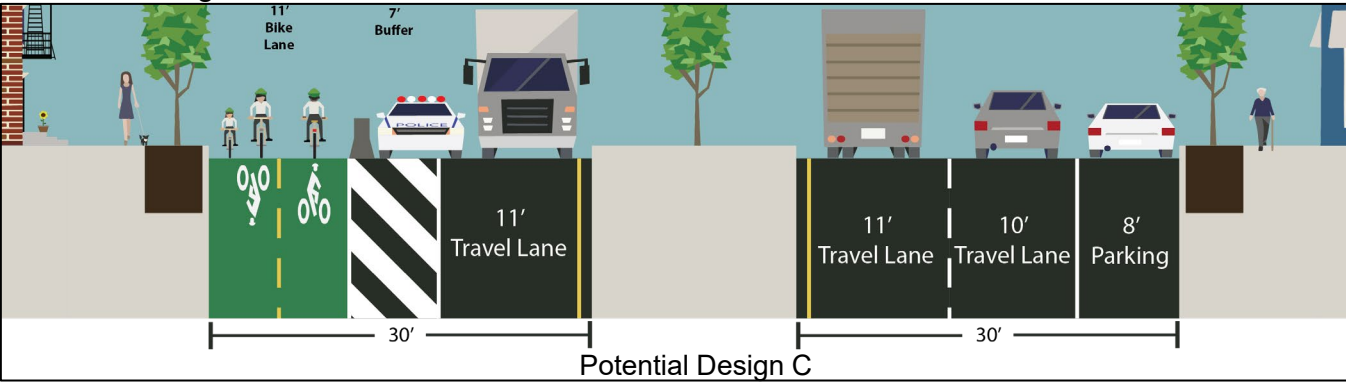
Requires additional analysis to understand traffic diversions

ADVANTAGES

- One painted pedestrian islands and painted curb extensions reduce each crosswalk by 10-35%
- Maintains parking on northbound side with sections used for loading
- Two-way, barrier protected bicycle lane, 8 to 11 feet wide, wide enough for emergency vehicles
- Pullover space on southbound side, 7 to 10 feet
- Avoids causing backup on heavier traffic side, into the BQE
- Offset crossings/Protected turns, separated bike, car, truck, right turns

DISADVANTAGES

- Requires additional area wide traffic and travel time analysis. More than 20% of traffic will be diverted with vehicles potentially finding other neighborhood streets. DOT will look to implement improvements where possible on parallel streets.
- Limited pedestrian island placement due to turn conflicts, some crosswalks without islands
- Parking removed from southbound side of the street
- Complex signal timing needed for two-way bicycle lane, protected northbound left turns, and more waiting for all users
- Pedestrian crossing/waiting time remains the same



Additional Upgrades

Median Tip Extensions

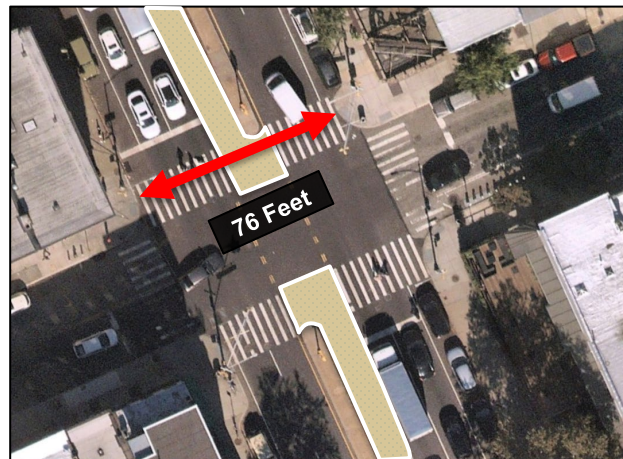
Nassau Ave/McGuinness Blvd: Vision Zero Priority Intersection

Driggs Ave/McGuinness Blvd and Engert Ave/McGuinness Blvd: skewed intersections result in extra-long crosswalks

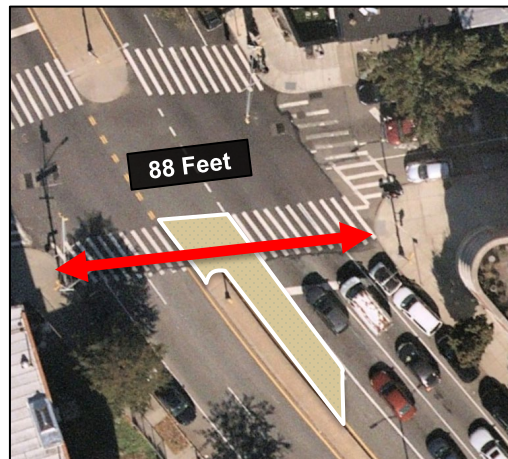
High concentration of complaints about walking experience crossing McGuinness Blvd at Nassau Ave and at Driggs Ave

Proposal: ban lightly-used left turns at Nassau Ave (northbound and southbound), Driggs Ave (northbound), and Engert Ave (southbound), and build median tip extensions

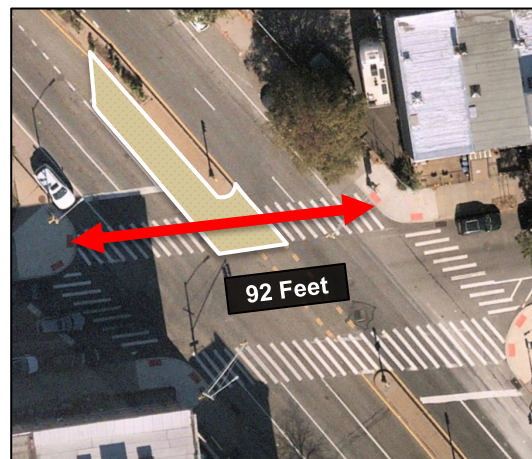
Benefits: additional median tip extensions provide refuge to people crossing McGuinness Blvd who don't make it all the way across, and slow vehicles turning onto McGuinness Blvd from side streets



Nassau Ave at McGuinness Blvd



Driggs Ave at McGuinness Blvd

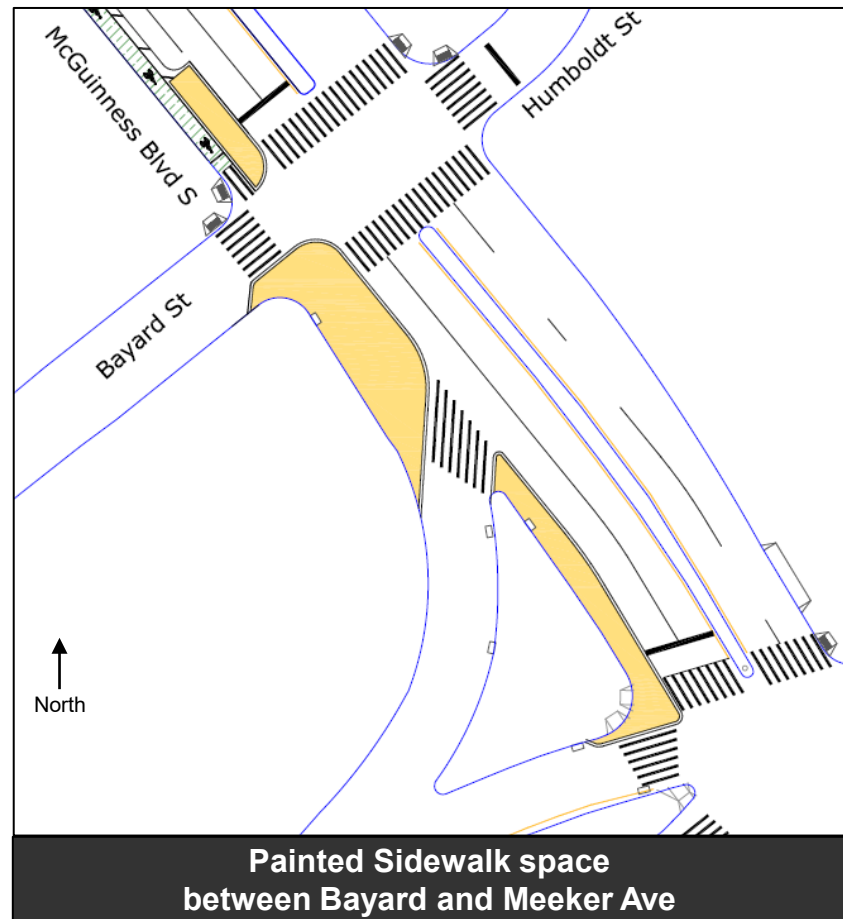


Engert Ave at McGuinness Blvd

Bayard St to Meeker Ave

- **Add pedestrian and bicycle space** to the west side of McGuinness Blvd
- **Slow vehicles** approaching BQE entrance
- **One southbound traffic lane** can be removed between to Engert Ave and Meeker Ave to provide walking a biking space

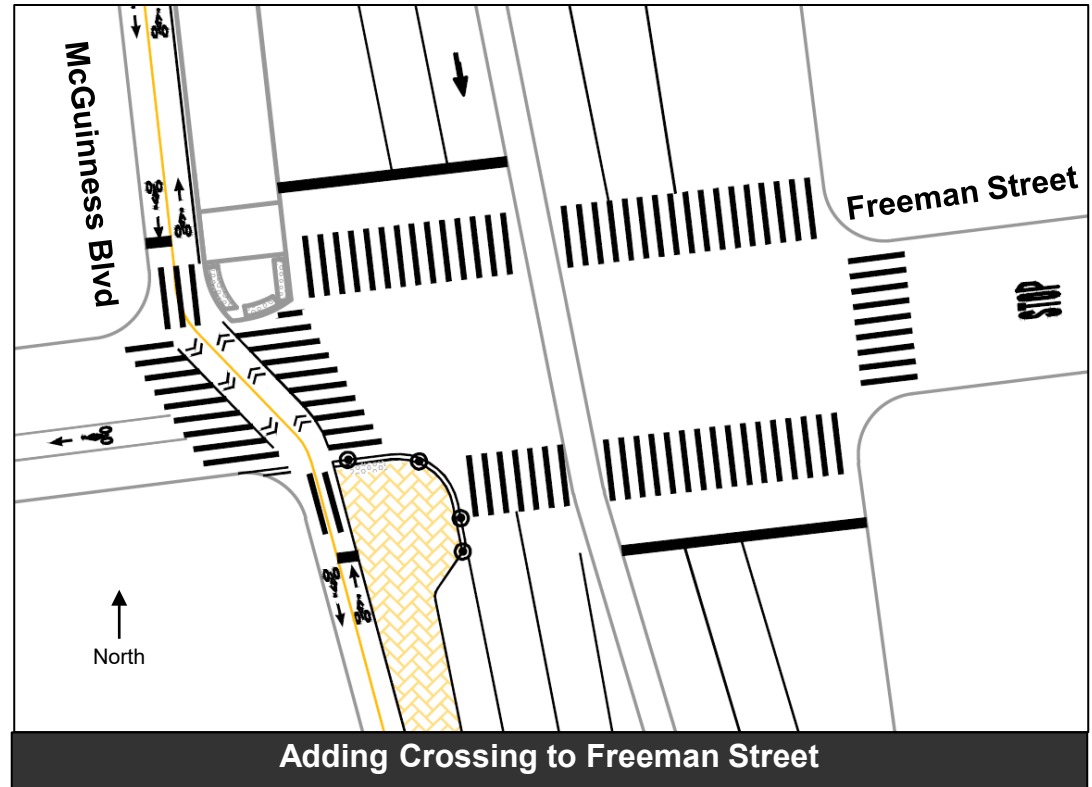
This design is on-going



Freeman St

- **Signalize Freeman St**, adding crosswalks across McGuinness Blvd
- **Install bus boarding island** to simplify bike/bus/ car interactions
- **Reorganize** car, bus, pedestrian, and bike movements

This design is on-going



Potential Capital Improvements

Long Term

- Sidewalk widening
- Median alterations
- Raised bike lanes
- Area-wide traffic study



Example of Capital build of Flushing Avenue with expanded sidewalk and raised bicycle lanes and islands

Next Steps

- Refine proposal based on tonight's feedback and additional traffic analysis.
 - Present updates in fall
- 2022 - In-house project intersection changes
 - Median Tip Extensions
- 2023 - In-house corridor installation
- 2022 / 2033 - Capital project initiation



Thank You!

Questions?



NYCDOT



nyc_dot



nyc_dot



NYCDOT



COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

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Website: www.nyc.gov/brooklyncb1

HON. ANTONIO REYNOSO
BROOKLYN BOROUGH PRESIDENT



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FIRST VICE-CHAIRMAN

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DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

September 14, 2022

Mr. Reda Shehata
Brooklyn Borough Commissioner
Department of Buildings
Brooklyn Office
210 Joralemon Street
Brooklyn, NY 11201

RE: Broadway Triangle Site C
88 Throop Avenue
Brooklyn, NY 11206

Dear Commissioner Shehata:

I am writing to inform you about CB#1's position regarding an after hours work variance for our district that would allow construction after hours and/ or during weekdays and weekends for Broadway Triangle, Site C, 88 Throop Avenue, Brooklyn NY 11206, DOB Application # 321600736.

Please be advised that at the regular meeting of Community Board No. 1 held on September 13, 2022. The Board members voted to deny the issuance of a Department of Buildings work variance permit for the above site that would allow construction after hours and/or during weekdays and weekends (Saturday/ Sunday).

Working for a Better Williamsburg-Greenpoint.

Sincerely,

Dealice Fuller
Chairperson



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COUNCILMEMBER, 34th CD

September 14, 2022

Commissioner Keith Bray
Brooklyn
NYC Department of Transportation
16 Court Street-Room 1620
Brooklyn, NY 11241
Play Street Application

RE: PS 132 Open Street

Dear Commissioner Bray,

Community Board #1 voted at our last meeting held on September 13, 2022, to request that the New York City Department of Transportation move ahead with an interim approval and implementation of the PS 132 Open Street Play Street as soon as possible, while allowing for the 30 day public vetting period. We understand that the hours of operation will be Monday- Friday, 9:15AM-2:45PM.

Your immediate attention to these issues will be greatly appreciated.

Sincerely,

Dealice Fuller
Chairperson

cc: Mayor Eric L. Adams
Brooklyn Borough President Antonio Reynoso
Council Member Jennifer Gutierrez
Assembly Member Emily Gallagher



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COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

September 14, 2022

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

Dear Councilmember Resler:

At Brooklyn Community Board No. 1's regular meeting held on September 13, 2022, please be advised that the CB#1 board members voted to support the below quote from CB#1's Resolution (attached) for Councilmembers Lincoln Restler & Jennifer Gutierrez's press release supporting their legislation opposing National Grid's Proposed Projects.

"Tonight Brooklyn Community Board #1 reiterated its unanimous opposition to the permitting of and increasing rate payer investment in National Grid's MRI pipeline and Greenpoint LNG vaporizer upgrade projects citing: trucking LNG is extremely dangerous, these projects hold us back from achieving our renewable energy goals, gas pipelines are not safe, gas sourcing is environmentally destructive, and the pipeline and LNG projects go against city and state climate laws."

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



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HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

September 14, 2022

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

Dear Councilmember Gutierrez:

At Brooklyn Community Board No. 1's regular meeting held on September 13, 2022, please be advised that the CB#1 board members voted to support the below quote from CB#1's Resolution (attached) for Councilmembers Lincoln Restler and Jennifer Gutierrez's press release supporting their legislation opposing National Grid's Proposed Projects.

"Tonight Brooklyn Community Board #1 reiterated its unanimous opposition to the permitting of and increasing rate payer investment in National Grid's MRI pipeline and Greenpoint LNG vaporizer upgrade projects citing: trucking LNG is extremely dangerous, these projects hold us back from achieving our renewable energy goals, gas pipelines are not safe, gas sourcing is environmentally destructive, and the pipeline and LNG projects go against city and state climate laws."

The vote of the board was as follows: 29 "YES"; 0 "NO"; 0 "ABSTENTIONS"; 1 "RECUSALS".

Working for a Better Williamsburg-Greenpoint.

Sincerely,

Dealice Fuller
Chairperson



Community Board 1 Monthly Parks Update – September 2022

Transmitter Park 10- year Celebration

On September 10th, NYC Parks joined the Friends of Transmitter Park, elected officials, community members and NBPA to celebrate 10 years of Transmitter Park. A park opening that transformed the North Brooklyn waterfront, Transmitter Park gave the North Brooklyn community long desired access to the Brooklyn waterfront. NYC Parks is so grateful to the Friends of Transmitter Park who work tirelessly to maintain and energize this public park space for the park users of today and tomorrow.

Bartlett Playground Opening

On Tuesday, July 19th, the Parks Department was joined by elected officials and community residents as we cut the ribbon on the newly reconstructed Bartlett Playground. Featuring a refurbished comfort station, new synthetic turf, new playground, spray shower, basketball courts and adult fitness equipment, this park reconstruction was funded by the Mayor's Community Parks Initiative.

Bushwick Inlet Park Synthetic Turf Field

The synthetic turf field at Bushwick Inlet Park was reopened in July 2022 after a short closure. The reconstruction project, which was funded by the Mayor's Office, removed the old synthetic turf, added a new carpet and began hosting soccer games and practices, as well as other community uses, immediately upon completion. We are excited to welcome back this improved neighborhood resource.

Please note that to help preserve the field cleats and pets are not permitted.

LaGuardia Playground

Construction was completed on the second phase of LaGuardia Playground's renovation this summer. Also funded by the Community Parks Initiative, this phase of the project reconstructed the playground and spray shower. El Puente joined NYC Parks at the reopening of this phase of the park.

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 or 646.628.6797.

CB1 currently has the following projects under construction:

- Epiphany Playground – construction began summer 2022 and be complete summer 2023.
- Marcy Green – construction began spring 2022 and be complete spring 2023.
- McGolrick Park Paths – construction of this phased project begin spring 2022 and will be complete spring 2023.
- 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:

- Berry Playground – scoping meeting held June 22nd at 6:30pm. This project is currently in the design phase.
- 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 fall 2022 and be completed fall 2023.
- Ericsson Playground – in design.
- Frost Playground – construction anticipated to begin spring 2023 and be complete spring 2024.
- McCarren Park natural turf softball fields –construction anticipated to begin fall 2022 and completed fall 2023.
- Sarah J.S. Tompkins Garnet Playground – construction estimated to begin spring 2023 and be complete spring 2024.