

ULURP, CALENDAR OR REFERENCE # _____
APPLICANT: _____
LOCATION: _____
REQUEST: _____

COMMUNITY BOARD NO. 1 QUESTIONNAIRE FOR LAND USE ITEMS

Please complete this questionnaire and return to District Manager Johanna Pulgarin at

CB #'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.)? Legalize window

modification at 185 Broadway Brooklyn NY 11211. (Greg Frisby)

1. For Ownership:

a) Who are the owners? Alan Zhou for level orthodontics

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

c) What kind of a corporation? Professional Service Limited Liability Company

2. For Developers:

a) Who is the developer if it is different than the owner? N/A

b) What is their experience with this type of development? N/A

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

3. Financing:

d) What is the cost of the project? N/A

e) How is it financed? N/A

f) Will there be tax abatements? Subsidies

3. Land

- a) What information can be provided about the land? Who owns the land? Farmer family
- b) What is the condition, status and uses on the property and the zoning? Use groups? Good condition
- c) Has there been an environmental assessment or scope of an impact statement prepared for the proposed action? N/A
- d) Will the land be purchased? What is the cost of the land? N/A
When was the property purchased? N/A What was the cost? N/A
- e) Will demolition be needed to clear the land? N/A
- f) Is the project in a special district? Historic District? Is it in an Urban Renewal Area? Landmark Building
- g) Will unused development rights be utilized or sold (i.e. air rights)? N/A

5. Construction:

- a) What type of construction will be used (i.e. rehab/new) and methods (i.e. pre-form cast concrete, brick) N/A
- b) What is the time frame of the work (i.e. begin/end, etc.)? N/A
- c) Who will be doing the work (i.e. firm, sweat equity, student interns)? N/A

6. Project Information:

- a) Describe the project in terms of the proposed use(s) such as retail, office, commercial, loft, community facility, etc.)? Windows are for a office orthodontic dental

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)? Window modifications are minimally invasive.

b) Will the project be handicap accessible? Explain specifics: N/A

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

9. Open Space/Parking Amenities:

a) Will there be open space provided with the project? What type (i.e. rear yard, park, and waterfront)?
Will there be public access? N/A

b) Will there be landscaping? Fencing? Street tree planting? N/A

c) Will parking be provided for (indoor, outdoor, on-street)? Will a waiver be requested? N/A

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

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

N/A

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

NYC Landmarks Preservation Commission

12. In addition to the BSA's Environmental Report for similar document). Please provide the following information:

a) List previous industrial uses and processes: N/A

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

N/A

c) List Hazardous Waste Disposal permits for prior operators: N/A

d) List any proposed remediation: N/A

e) Please provide any ASTM Phase I & II information: N/A

PREPARED BY: Alan Zhan TITLE: owner/Doctor

SIGNATURE: [Signature] DATE: 5/8/2026

CONTACT#(917) -849-9666 FAX#()

EMAIL: hello@levclorthobrooklyn.com

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) _____
 Manufacturing (sq ft) _____
 Residential (sq ft) _____
 Total (sq ft) _____
 Height (feet) _____
 Height (stories) _____

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

8. Residential projects

	# 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	_____	_____
Publicly accessible	_____	_____

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	_____	_____

E. Environmental

List all environmental issues identified, environmental designations (Little 'E', HAZMAT, brownfield, Super Fund, etc.) and all remediation required _____

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)

Investing in the Future of **Leonard Library**

Brooklyn Community Board 1



MAY 12, 2026

Introductions

- **BROOKLYN PUBLIC LIBRARY**

- Lauren Comito, Branch Manager
- Alanna Lauter, Project Manager
- Michael Fieni, BPL Community Engagement Team Member

- **NYC DEPARTMENT OF DESIGN AND CONSTRUCTION**

- Anna Killion, Outreach Coordinator
- Tirso Tavarez, Assistant Director, Intergovernmental Affairs, Communication and Policy

- **RZAPS | RICARDO ZURITA ARCHITECTURE & PLANNING P.C.**

- Ricardo Zurita, Principal

Agenda

- **Leonard Library Phase I Project Overview – *Completed 2025***
- **Leonard Library Phase II Project Scope and Details**
- **Construction Schedule**
- **Library Services During Closure**
- **Contact Information**
- **Questions**

Leonard Library Phase I Project Overview

- Installed major infrastructure upgrades, including a modern HVAC system, updated fire safety systems, and improved building management systems.
- Restored and preserved key historic features of the Carnegie building, including the laylight, roof, and other architectural elements.
- Refreshed interior spaces with new lighting, paint, ceiling tiles, and more.
- Completed Summer 2025

Leonard Library Phase I Project Overview



1910s



2025

Leonard Library Phase II Project Details

- **Project Team**

- Architect: RZAPS | Ricardo Zurita Architecture & Planning P.C.
- Construction Management: NYC Department of Design and Construction (DDC)

- **Project Funding: \$5 Million**

- \$2 Million from Council Member Gutierrez
- \$3 Million in Proceeds from the redevelopment of Brooklyn Heights Library

Leonard Library Phase II Project Scope

- Upgrade existing bathrooms for ADA accessibility
- Add an additional accessible bathroom
- Install an elevator for lower level accessibility
- Provide code-compliant egress from the lower level
- New flooring of the main level
- One new interior egress stair
- Two exterior stairs
- New exit doors at rear side of the library

Leonard Library Phase II Project Details

- **Major Design Considerations**



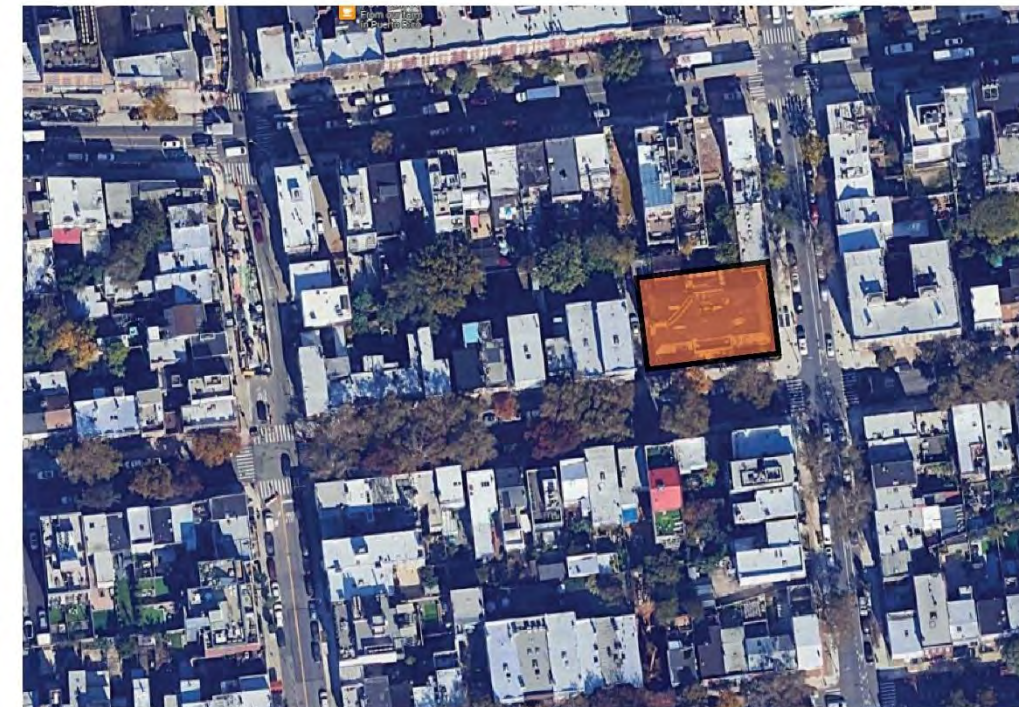
- o Prioritize full accessibility, public-facing elevator access, and facility upgrades aligned with current library use.
- o Minimize impacts on the historical structure and elements, both interior and exterior, while optimizing capital funding.
- o Encourage creative reorganization and modification of spaces if beneficial and within budget.
- o Use durable, tamper-resistant, easy-to-maintain materials. Choose equipment and fixtures with easily replaceable parts and simple maintenance requirements.

Site Location and Background

- o Leonard Library is in Williamsburg, Brooklyn.
- o It's one of Brooklyn Public Library's original Carnegie branches.
- o Designed by William B. Tubby, built and opened in 1908.
- o One-story building with a lower level.
- o Interior has been renovated several times; exterior remains largely unchanged.
- o Major rehabilitation project completed in 1965.



SITE LOCATION IN CITY CONTEXT

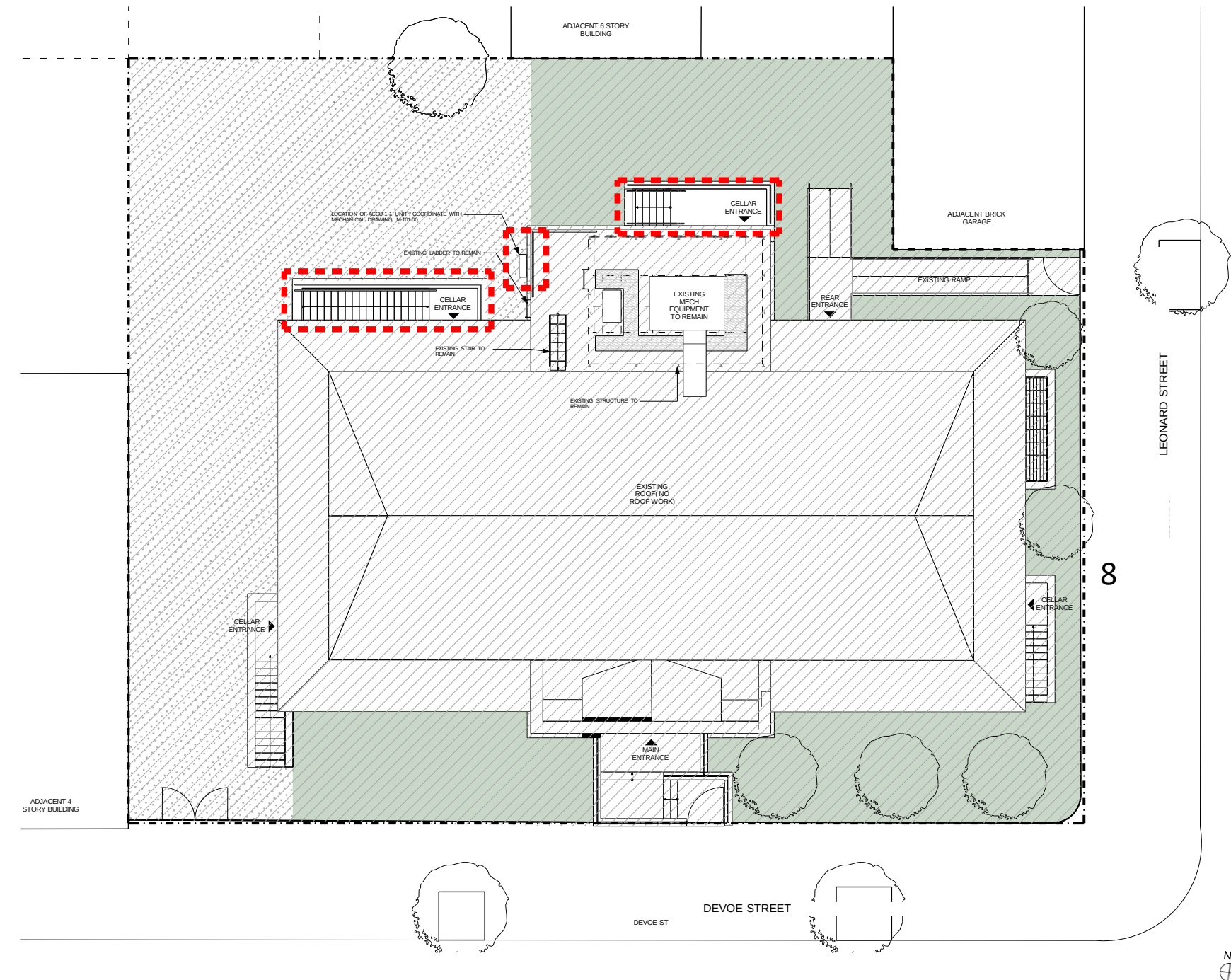
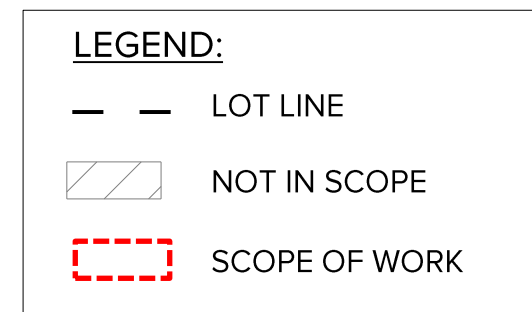


SITE LOCATION IN NEIGHBORHOOD CONTEXT

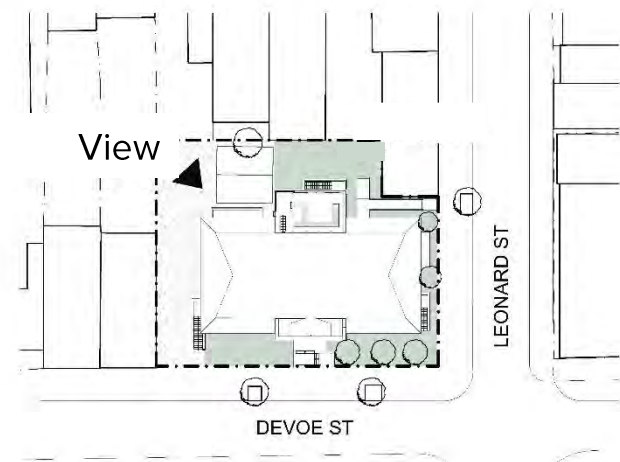
Proposed Site Plan

EXTERIOR SCOPE:

1. REMOVAL OF EXISTING SHED
2. (2) TWO NEW CONCRETE STAIRS, INCL. RETAINING WALLS, RAILINGS AND BUILDING EXIT DOORS



Rear Yard Photo



Main Level Plan Demolition

EXTERIOR SCOPE:

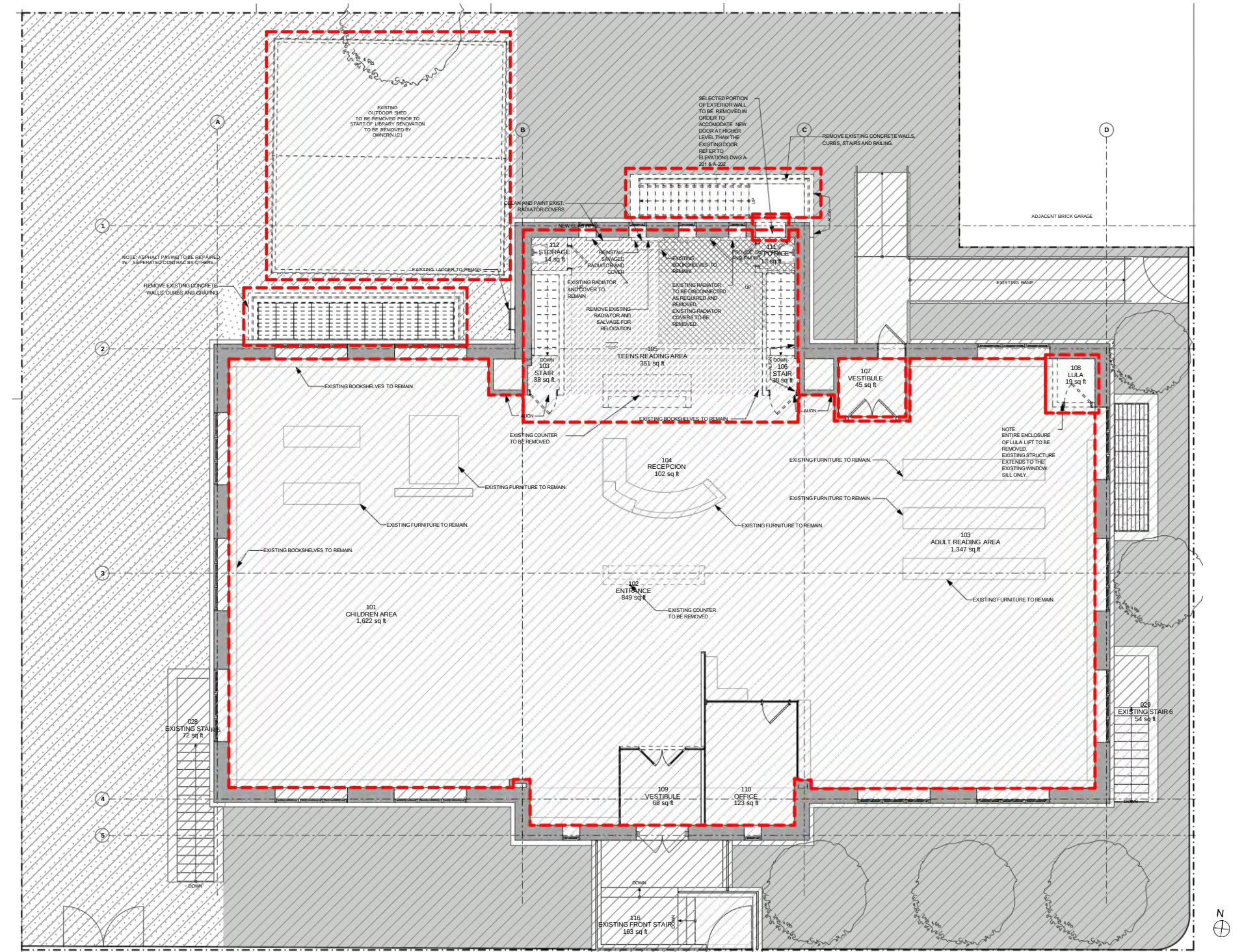
1. REMOVAL OF EXISTING SHED
2. REMOVAL OF EXIST. CONCRETE STAIR, INCL RAILING, RETAINING WALLS
3. REMOVAL OF LIGHT WELL, METAL GRADE AND RETAINING WALLS

INTERIOR SCOPE:

1. REMOVING OF EXISTING INTERIOR STAIRS
2. PARTIAL REMOVAL OF EXISTING HORIZONTAL STRUCTURE
3. REMOVAL OF LULA LIFT
4. REMOVAL OF SELECTED FURNITURE
5. REMOVAL OF FLOORING ON MAIN LEVEL

LEGEND:

	LOT LINE		REMOVE EXISTING HORIZONTAL STRUCTURE
	REMOVE EXISTING CONSTRUCTION		REMOVE EXISTING FLOOR FINISH
	EXISTING WALL TO REMAIN		SCOPE OF WORK
	NOT IN SCOPE		



Proposed Main Level Plan

EXTERIOR SCOPE:

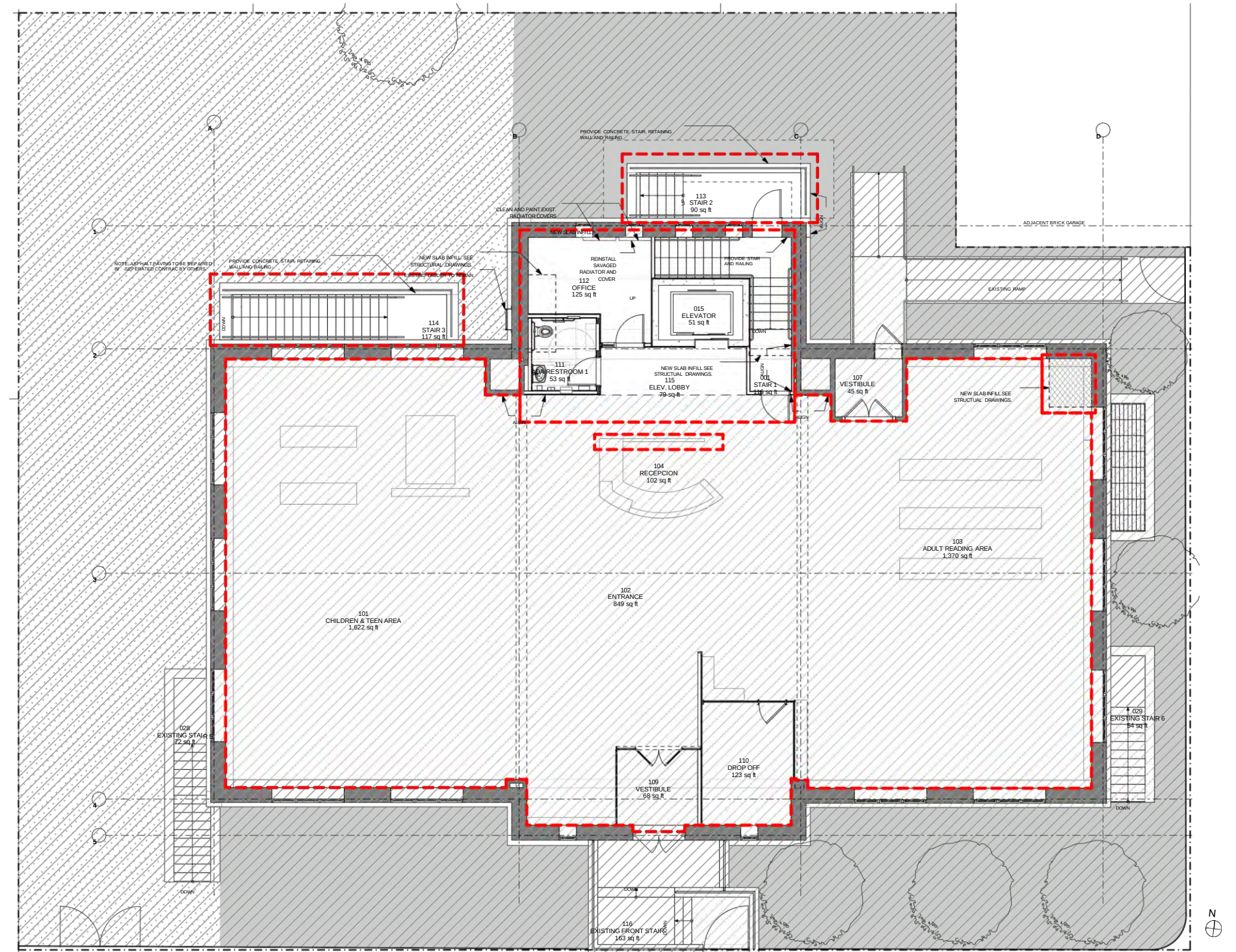
1. (2) TWO NEW CONCRETE STAIRS, INCL. RETAINING WALLS, RAILINGS AND BUILDING EXIT DOORS

INTERIOR SCOPE:

1. NEW INTERIOR STAIR CONNECTING LOWER LEVEL AND MAIN FLOOR AND LEADING TOWARDS NEW EXIT AT THE REAR OF THE BUILDING
2. NEW ELEVATOR
3. NEW ADA RESTROOM
4. SELECTED SLAB INFILLS
5. DESK ALTERATION
6. REPLACEMENT OF FLOORING ON MAIN LEVEL
7. ADDITION OF SECURITY CAMERAS

LEGEND:

— —	LOT LINE		REMOVE EXISTING HORIZONTAL STRUCTURE
- - -	REMOVE EXISTING CONSTRUCTION		REMOVE EXISTING FLOOR FINISH
	EXISTING WALL TO REMAIN		SCOPE OF WORK
	NOT IN SCOPE		



Lower Level Plan Demolition

EXTERIOR SCOPE:

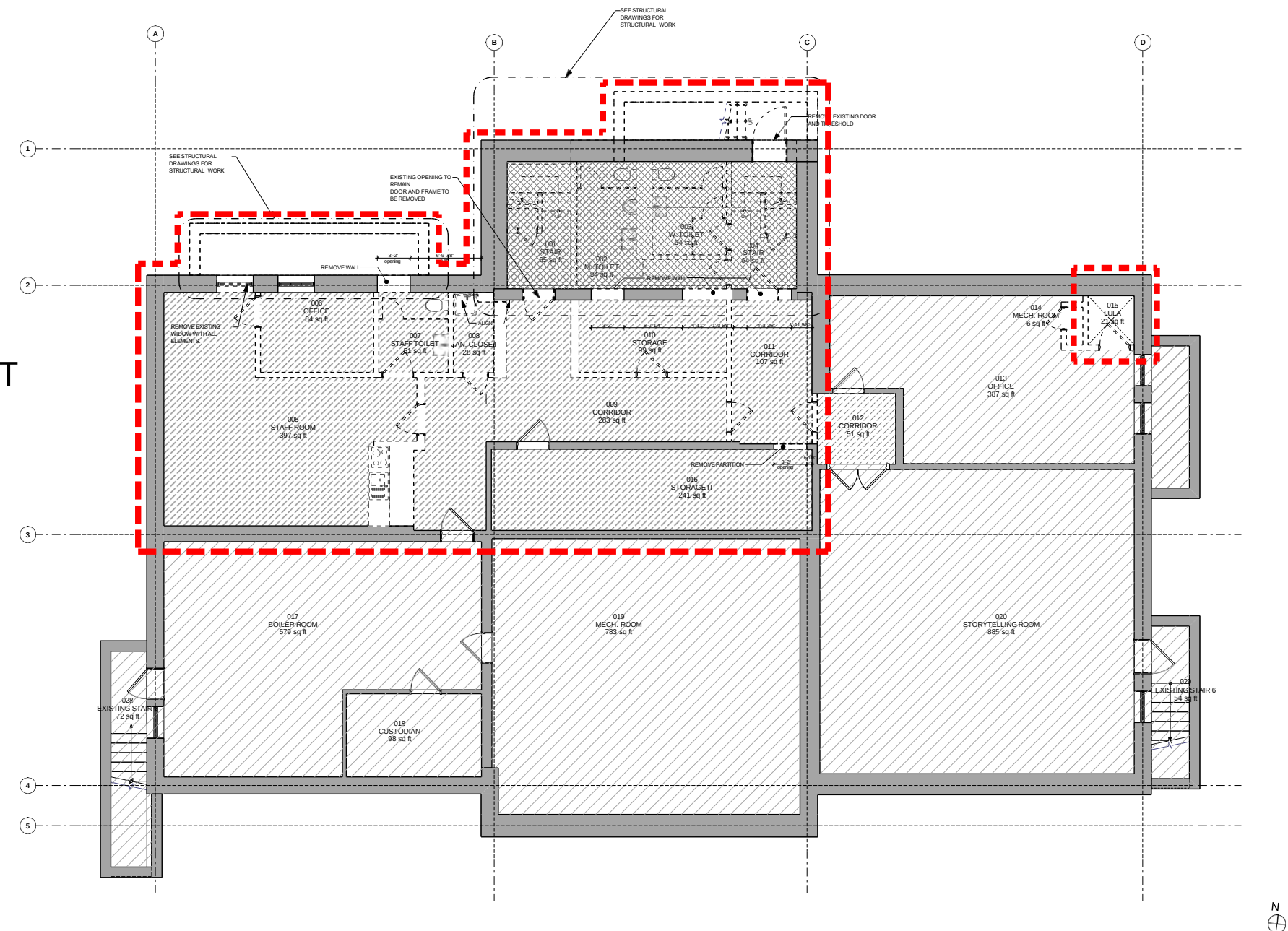
1. REMOVAL OF EXIST. CONCRETE STAIR, INCL RAILING AND RETAINING WALLS
2. REMOVAL OF LIGHT WELL, METAL GRADE AND RETAINING WALLS

INTERIOR SCOPE:

1. REMOVAL OF EXISTING INTERIOR STAIRS
2. SELECTED REMOVAL OF EXISTING HORIZONTAL STRUCTURE AT PROPOSED ELEVATOR
3. REMOVAL OF LULA LIFT
4. REMOVAL OF WALLS ETC. AT AREA OF INTERIOR RENOVATION
5. SELECTED OPENINGS AT INTERIOR BEARING WALL
6. CREATING/MODIFYNG OPENINGS FOR NEW EXIT DOORS AT REAR SIDE OF THE LIBRARY

LEGEND:

— —	LOT LINE		REMOVE EXISTING HORIZONTAL STRUCTURE
- - -	REMOVE EXISTING CONSTRUCTION		REMOVE EXISTING FLOOR FINISH
	EXISTING WALL TO REMAIN		SCOPE OF WORK
	NOT IN SCOPE		



Proposed Lower Level Plan

EXTERIOR SCOPE:

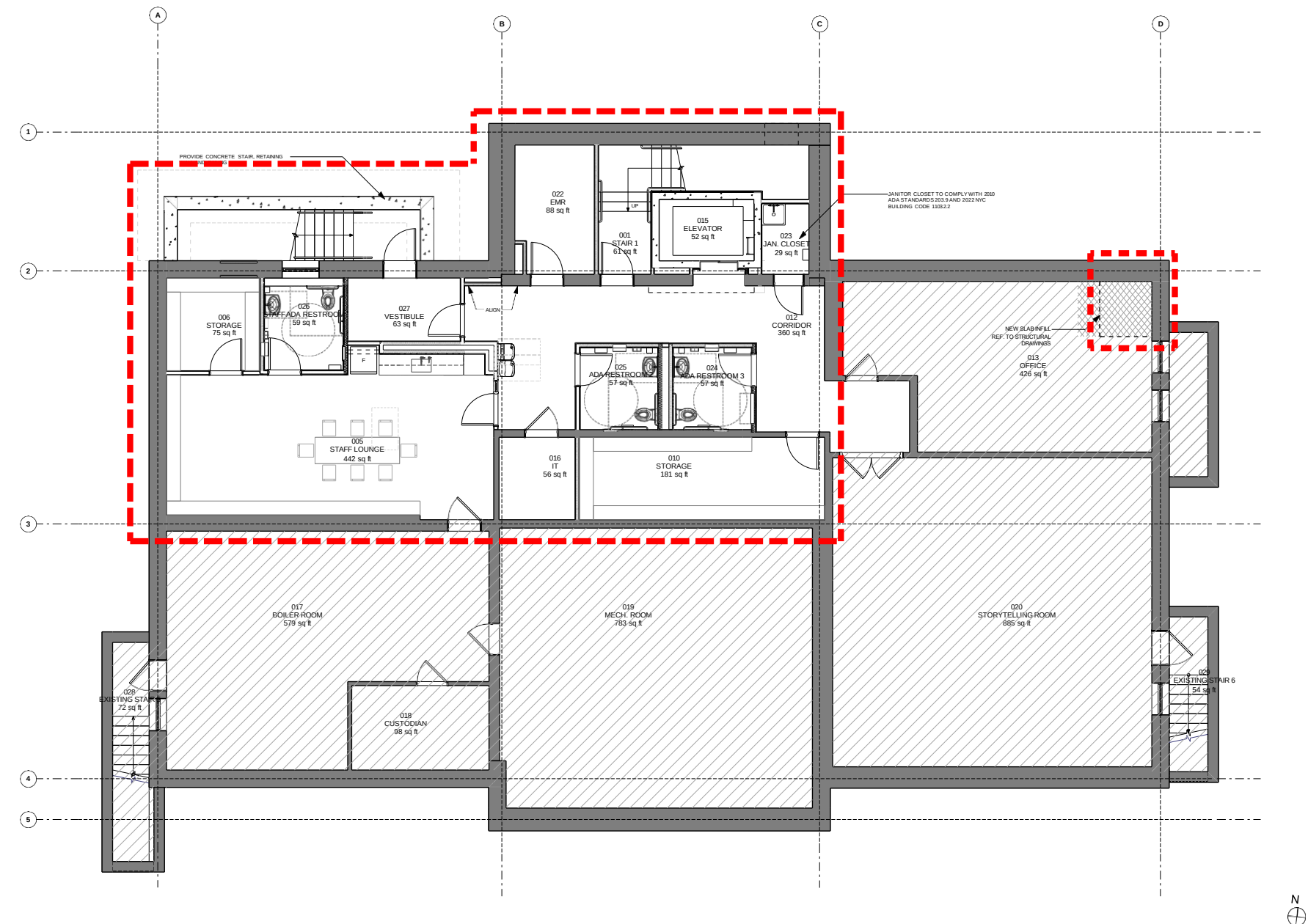
1. NEW CONCRETE STAIR, INCL. RETAINING WALLS, RAILINGS AND BUILDING EXIT DOOR
2. CLOSE OFF OF A WINDOW

INTERIOR SCOPE:

1. NEW INTERIOR STAIR CONNECTING LOWER LEVEL AND MAIN LEVEL AND LEADING TOWARDS NEW EXIT AT THE REAR OF THE BUILDING
2. NEW ELEVATOR
3. NEW ADA RESTROOMS
4. SELECTED SLAB INFILLS
5. RENOVATION OF STAFF LOUNGE AND ADJACENT STORAGE AREA
6. ADDITION OF SECURITY CAMERAS

LEGEND:

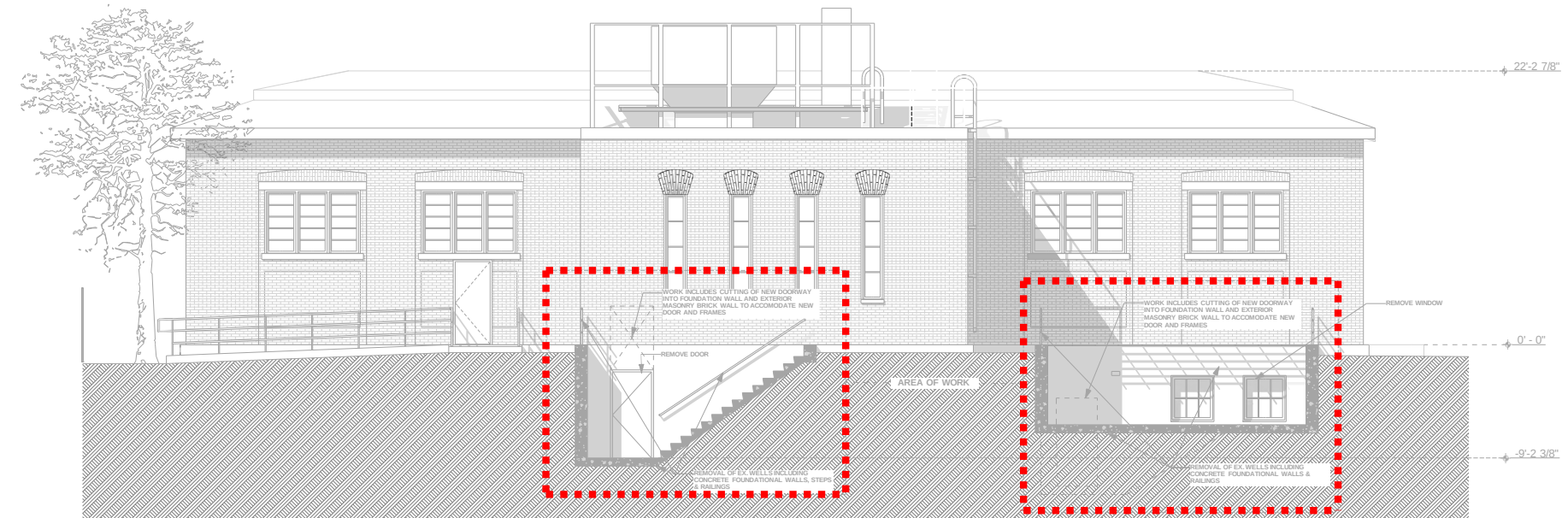
— —	LOT LINE		PROVIDE DOOR
- - -	REMOVE EXISTING CONSTRUCTION		EXISTING DOOR TO REMAIN
	EXISTING WALL TO REMAIN		SCOPE OF WORK
	NOT IN SCOPE		



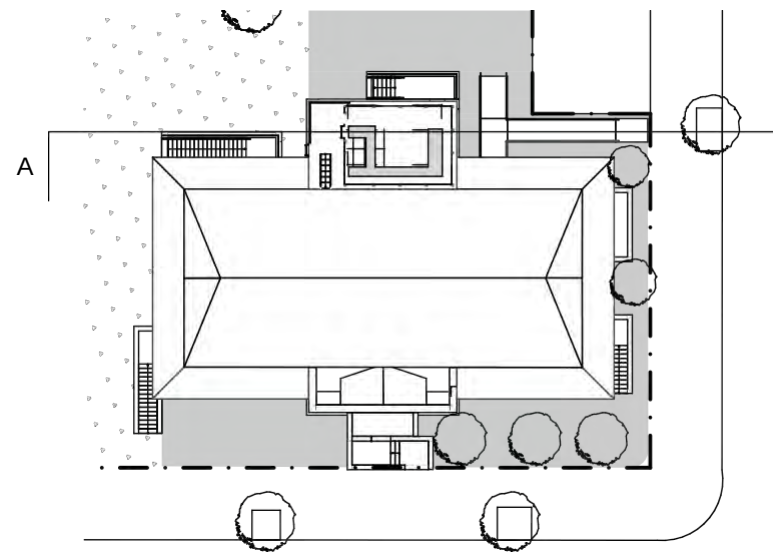
Existing & Proposed Elevation/ Section A

EXTERIOR SCOPE:

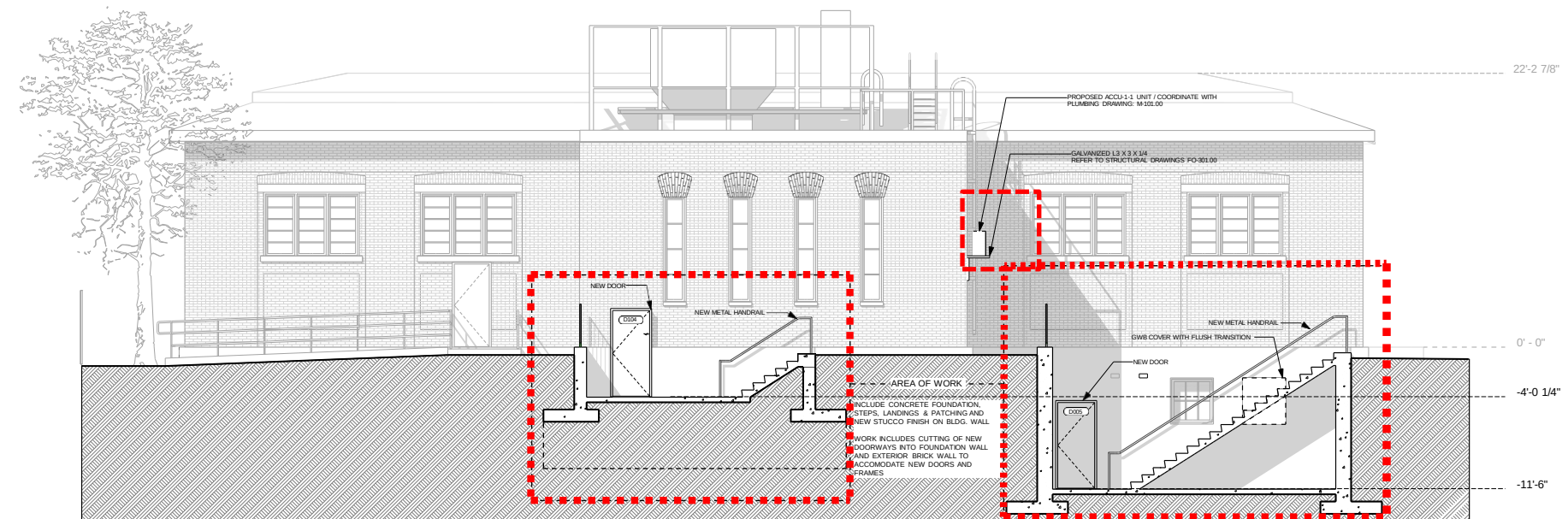
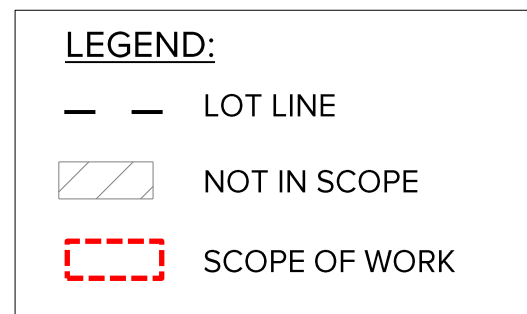
1. SCHEDULED FOR REMOVAL
2. NEW METAL RAILING
3. NEW CONCRETE RETAINING WALLS
4. NEW CONCRETE STAIR WITH LANDING
5. NEW STEEL DOORS
6. NEW AC UNIT



REMOVALS - NORTH ELEVATION / SECTION A - A



KEY PLAN



NORTH ELEVATION / SECTION A - A

Exterior Render



Leonard Library Phase II Construction Schedule

- Design Completion: December 2026
- Estimated Construction Start: Fall 2027
- Estimated Construction Completion: Fall 2029

Bushwick Library will soon close for construction and is expected to reopen in the second half of 2028. We will do everything we can do to minimize overlapping closure.

Programs and Services During Closure

- Weekly outreach including
 - Pop ups at local cafes
 - Park Storytimes
 - Street fair pop ups
- Events in partnership with local non-profits

Leonard Library's temporary closure is estimated to be 18+ months away. More details will be shared closer to the closing.



Contact Information

Brooklyn Public Library

Michael Fieni
mfieni@bklynlibrary.org
718.230.2052

NYC Department of Design and Construction

DDC Office of Community Outreach and Notifications (OCON)

Anna Killion | Outreach Coordinator
Office of Communication and Policy
C: 347.374.0930 / killionan@ddc.nyc.gov

Norberto Acevedo | Director
Office of Community Outreach & Notification (OCON), DDC
O: 718.392.102 / C: 347.249.371 / acevedono@ddc.nyc.gov



Investing in the Future of **Leonard Library**

Questions?



Appendix

Site Photos

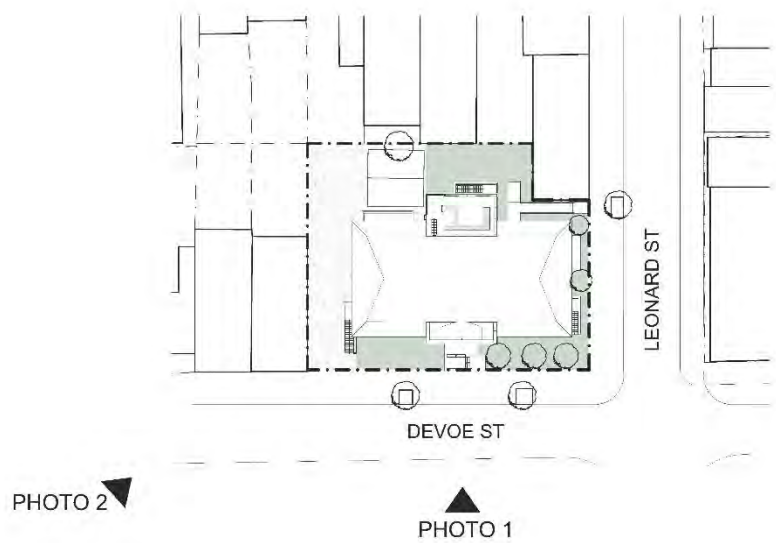


PHOTO 1: EXISTING VIEW OF MAIN ENTRANCE



PHOTO 2: EXISTING VIEW OF ENTRANCE AT PARKING AREA

Site Photos

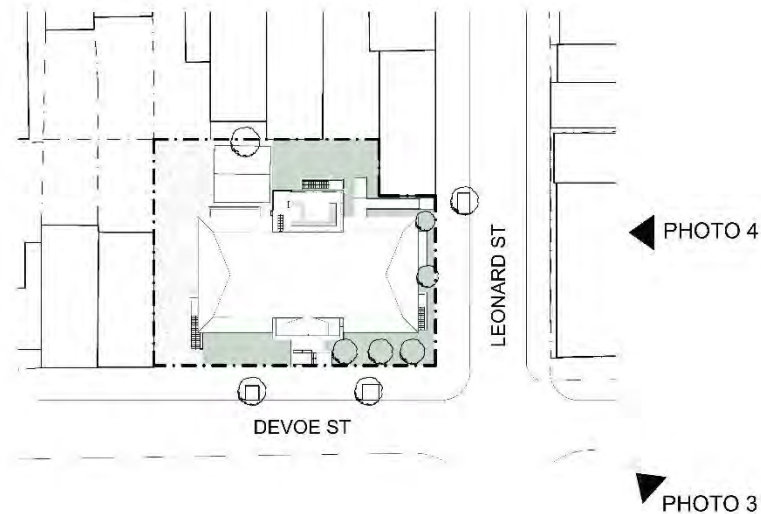


PHOTO 3: EXISTING VIEW OF CORNER AT DEVOE AND LEONARD STREET



PHOTO 4: EXISTING VIEW AT EAST FACADE AT LEONARD STREET

Site Photos

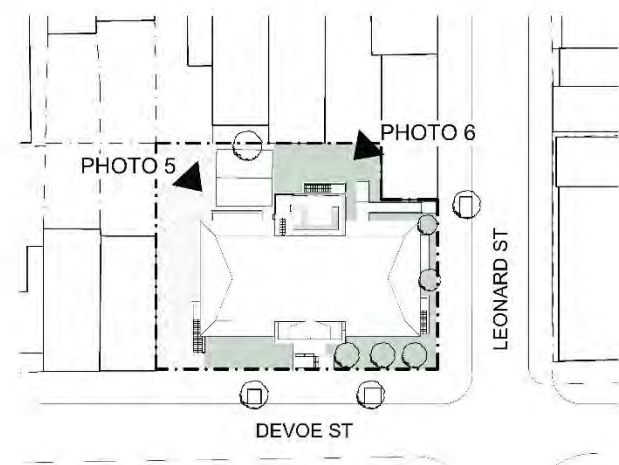


PHOTO 5: EXISTING VIEW OF NORTH/ WEST CORNER



PHOTO 6: EXISTING VIEW OF REAR / NORTH ELEVATION

Site Photos

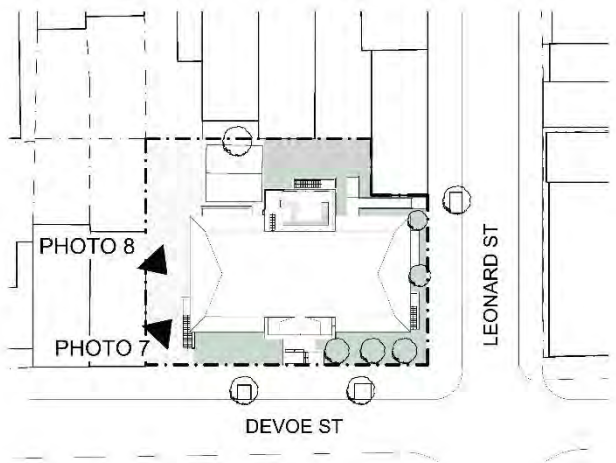


PHOTO 7: EXISTING VIEW OF EAST ELEVATION

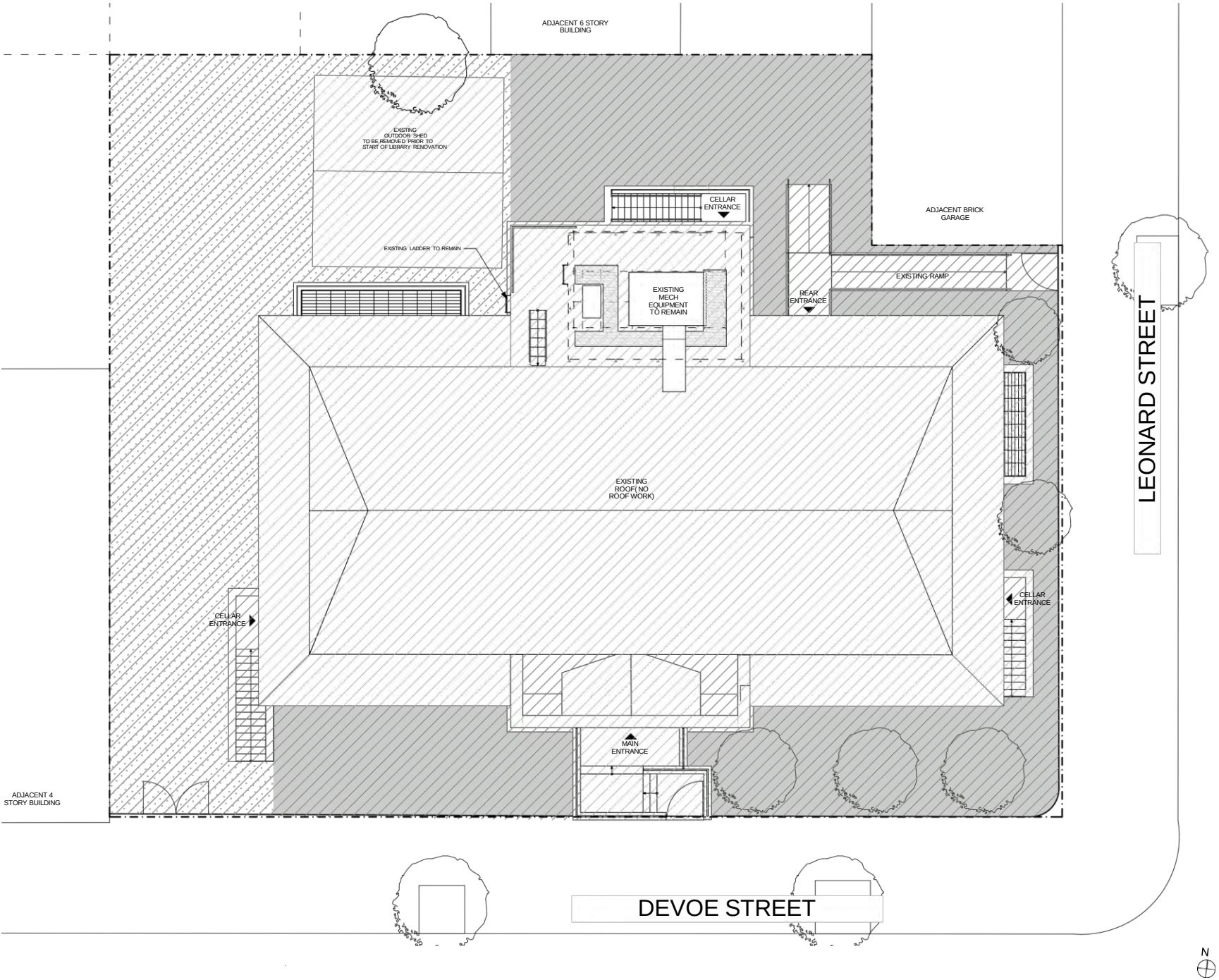


PHOTO 8: EXISTING VIEW OF EAST ELEVATION - EXISTING STAIRS FROM BOILER ROOM

Existing Site Plan

LEGEND:

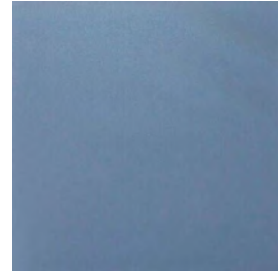
— — LOT LINE



Proposed Main Level - Materials

ELEVATOR CAB INTERIOR:

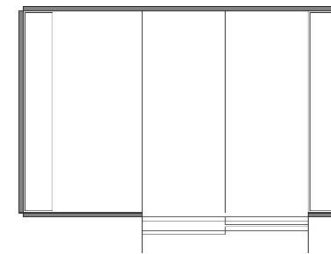
CEILING



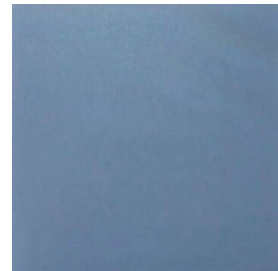
F+S VIVICHROME
GLASS PANEL,
VCV2427-01-GG



F+S STAINLESS
STEEL PANEL,
LINEN



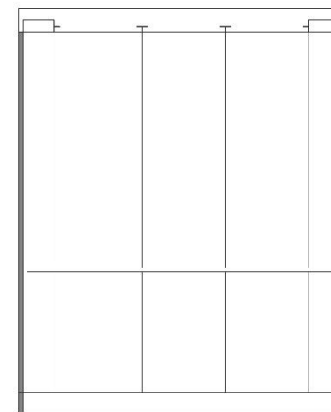
WALL



F+S VIVICHROME
GLASS PANEL,
VCV2427-01-GG



F+S STAINLESS
STEEL PANEL,
LINEN



FLOORING



MARMOLEUM
MODULAR TILE,
DOVE BLUE T3053
20\"X20\"

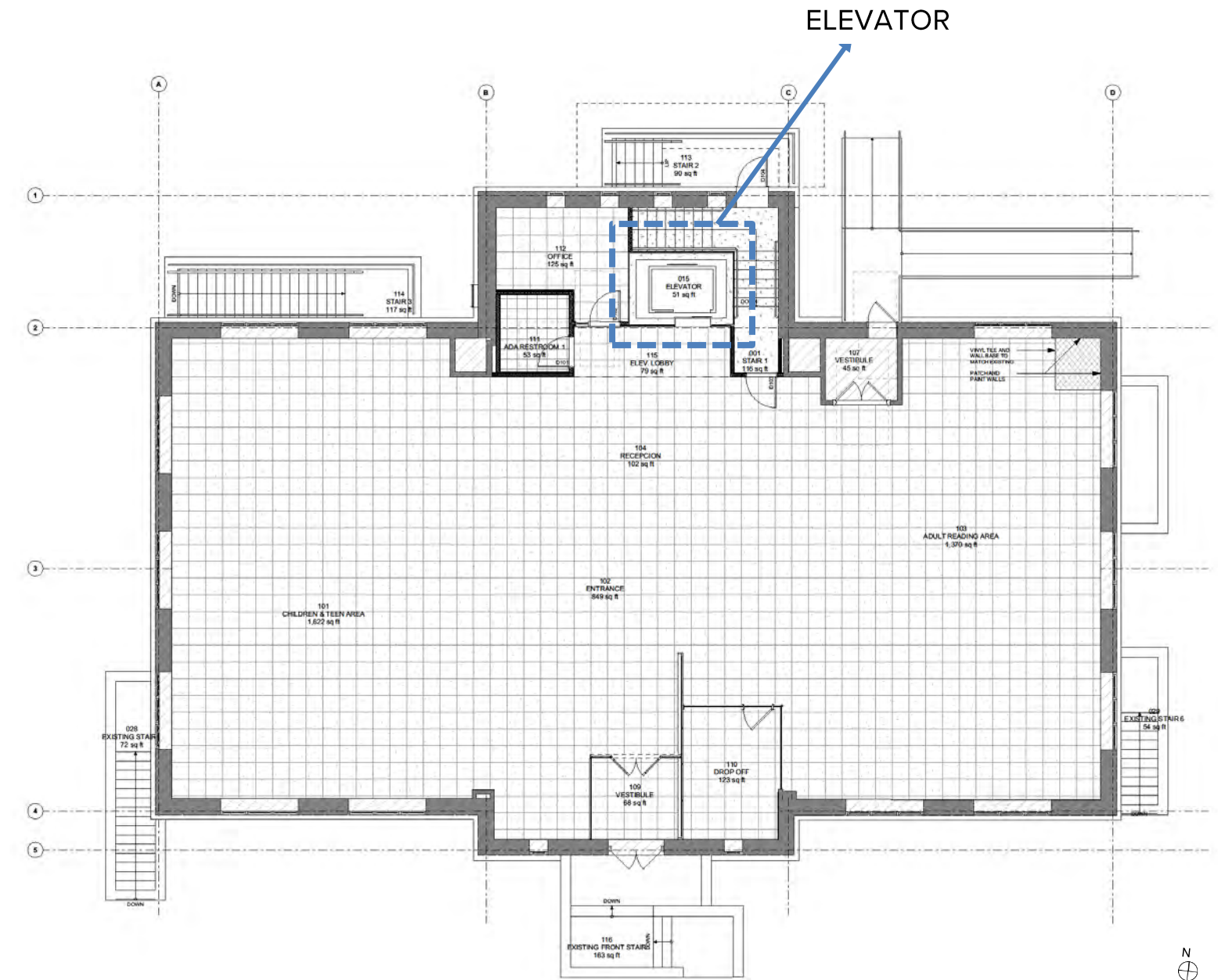


MAIN FLOOR:

FLOORING



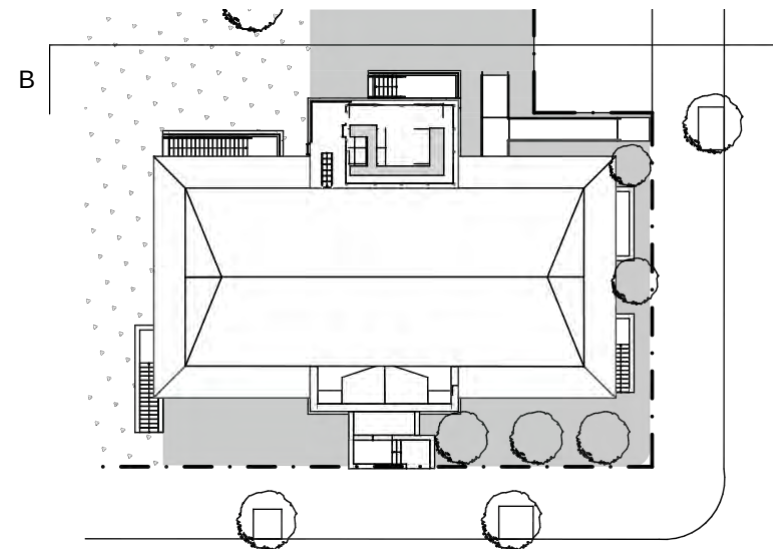
MARMOLEUM
MODULAR TILE,
DOVE BLUE T3053
20\"X20\"



Existing & Proposed Elevation/ Section B

EXTERIOR SCOPE:

1. SCHEDULED FOR REMOVAL
2. NEW METAL RAILING
3. NEW CONCRETE RETAINING WALLS
4. NEW CONCRETE STAIR WITH LANDING
5. NEW STEEL DOOR
6. NEW AC UNIT



KEY PLAN

LEGEND:

LOT LINE

NOT IN SCOPE

SCOPE OF WORK

REMOVALS - NORTH ELEVATION B - B

NORTH ELEVATION B - B

Bklyn
 Public Library

NYC
 DOC

Investing in the Future of **Leonard Library**

29



Department of
Design and
Construction

289 KENT AVENUE

CB1 LAND USE COMMITTEE MEETING

05 JANUARY, 2026

fxcollaborative

PROJECT TEAM

Applicant:	Web Holdings, LLC
Land Use Counsel:	Fried, Frank, Harris, Shriver & Jacobson LLP
Architect:	FXCollaborative Architects LLP
Environmental Consultant:	AKRF

SITE LOCATION



EXISTING CONDITIONS



A. View of Kent Avenue facing Southwest from South 1st Street.
(Development Site at left)



C. View of Development Site facing southeast from the intersection of Kent Avenue and South 1st Street.



C. View of South 1st Street facing south east from Kent Avenue.
(Development Site at right)



D. View of South 2nd Street facing southeast from Kent Avenue
(Development Site at left)

ZONING DISTRICTS



PROPOSED LAND USE ACTIONS

1. Zoning Map Change:

Zoning map change from M3-1 to M1-3A / R7X (MX8)

(Lots 1, 15 & 41)

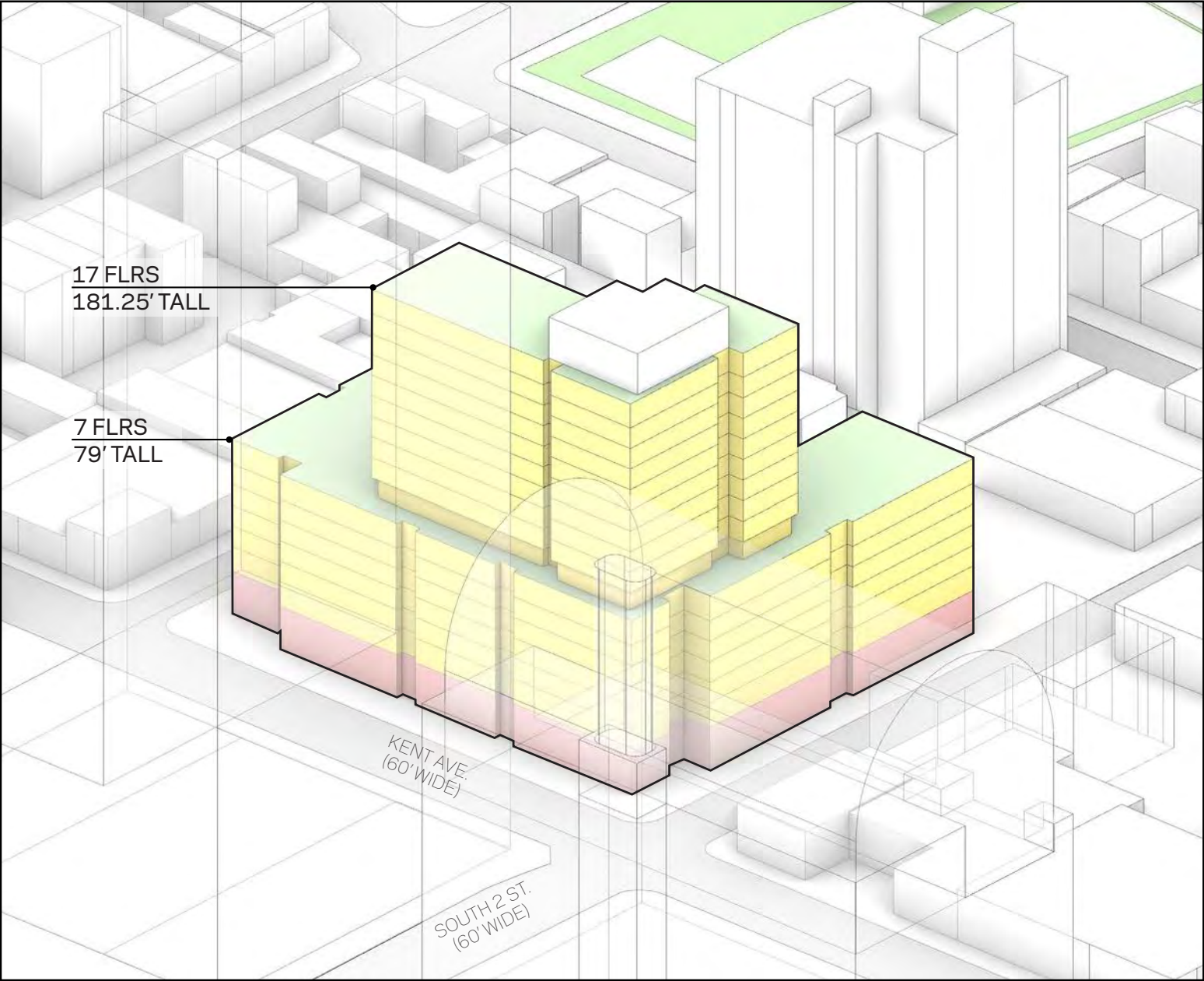
Zoning map change from M3-1 to M1-2A

(Lots 31, 33, p/o 37 & p/o 7501)

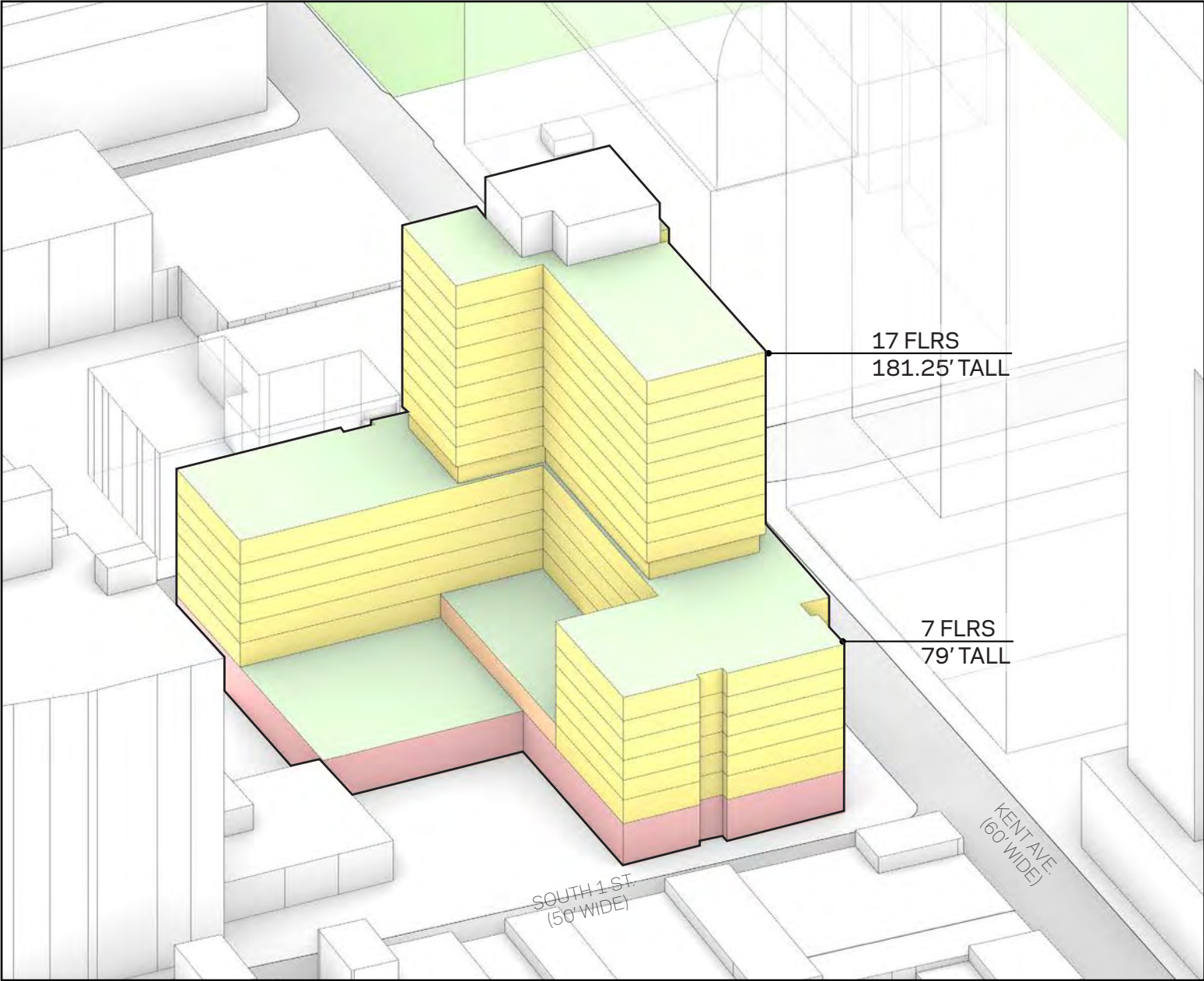
2. Zoning Text Amendment:

- Map M1-3A/R7X portion of rezoning area as M1H in Appendix F

ILLUSTRATIVE MASSING



SOUTHWEST VIEW



NORTHEAST VIEW

OPEN SPACE

RESIDENTIAL

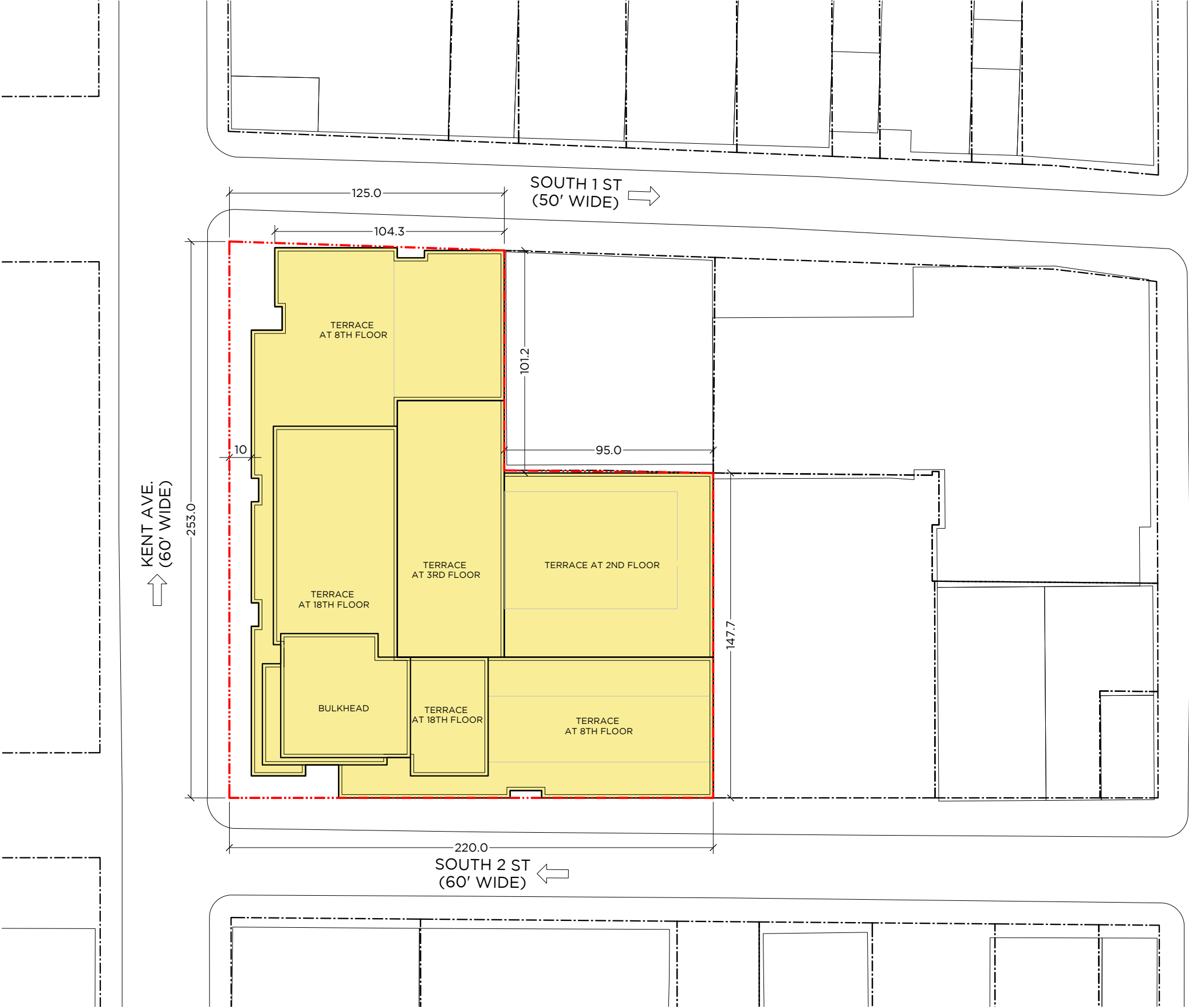
AMENITY

RETAIL

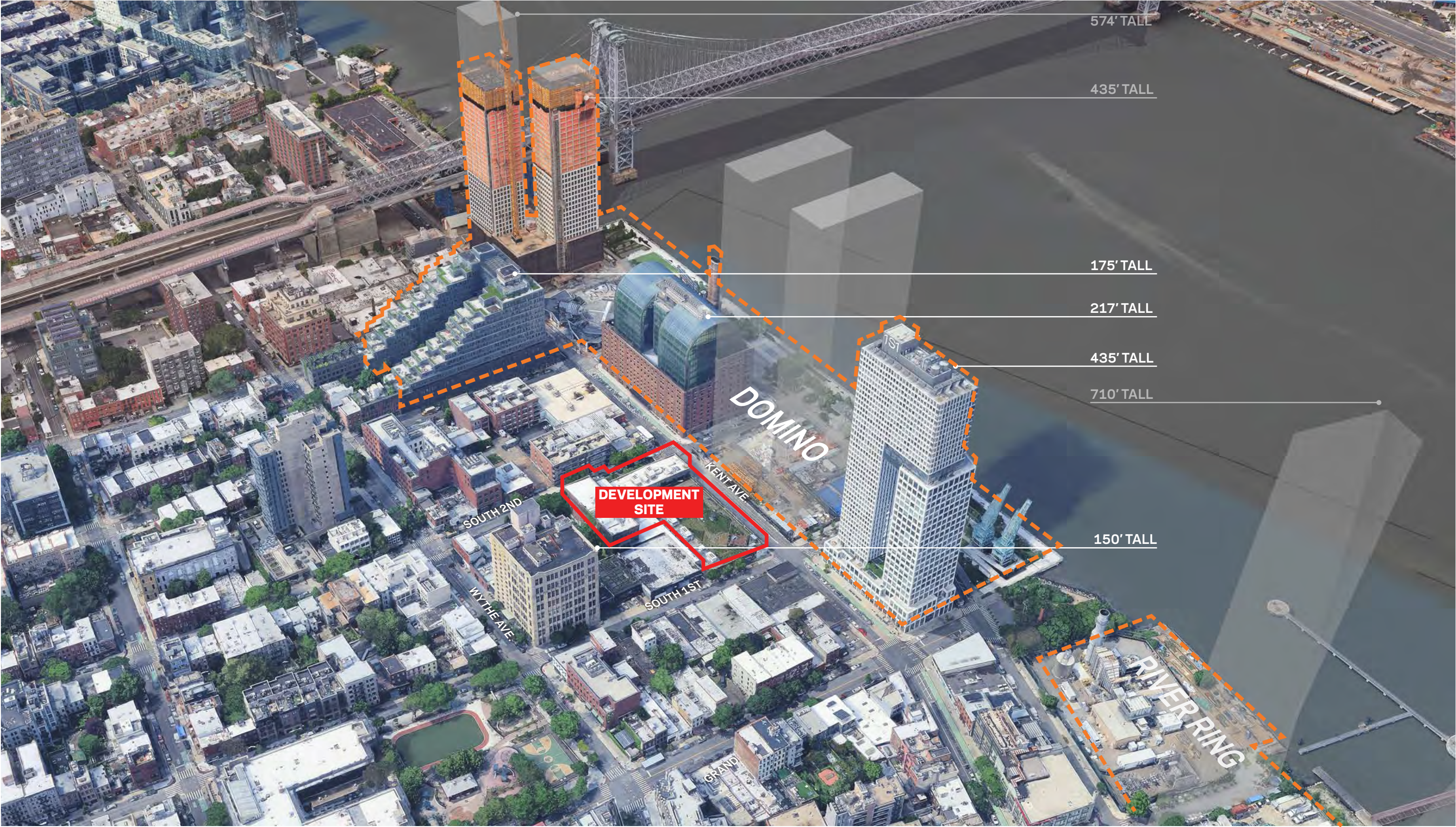
	GSF	ZSF	UNITS
RESIDENTIAL	266,943	243,476	278 DU
RETAIL	34,598	29,283	
TOTAL	301,541	272,759	

*Note: This is for above-grade space within the Illustrative building

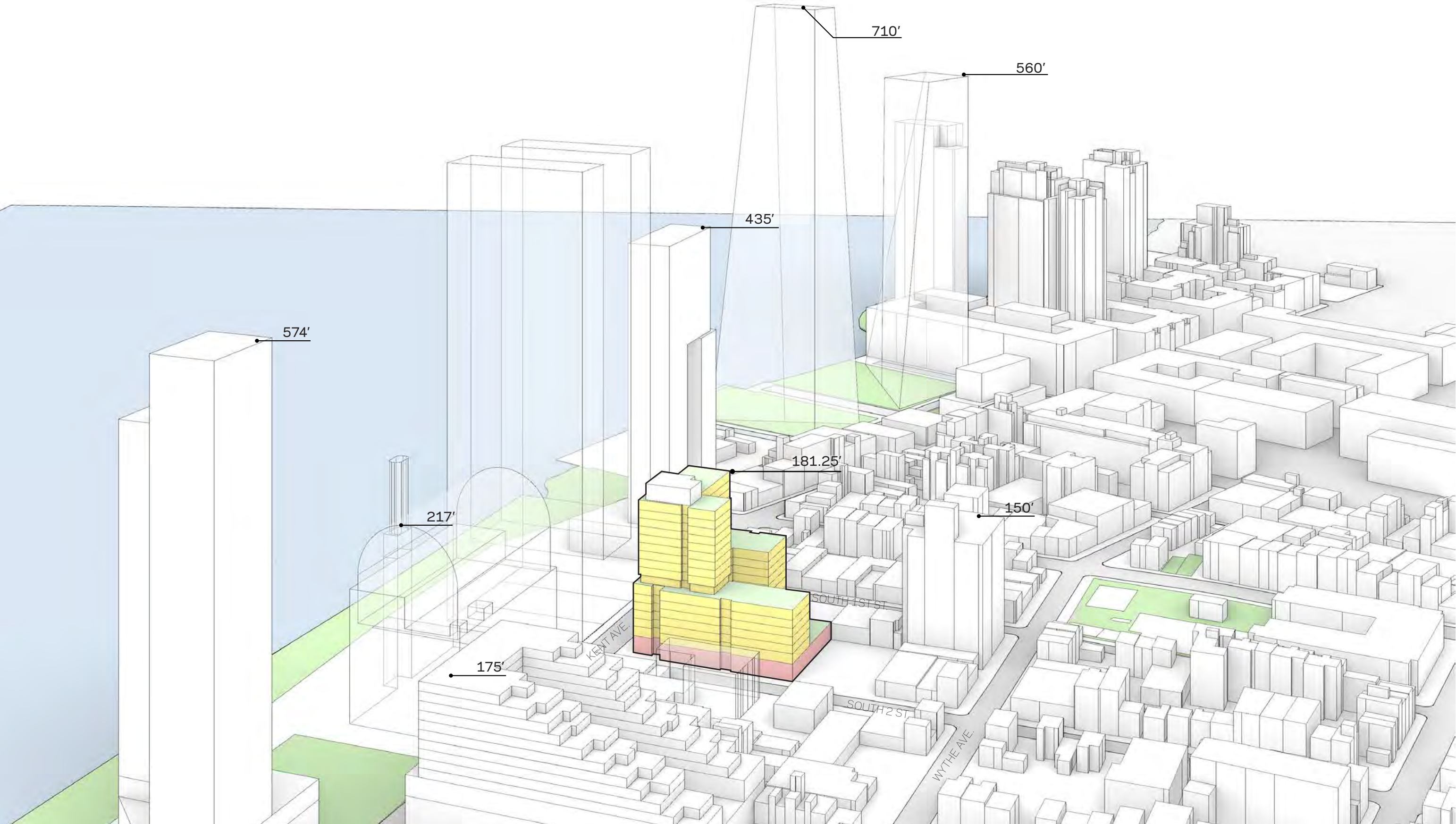
PROPOSED SITE PLAN



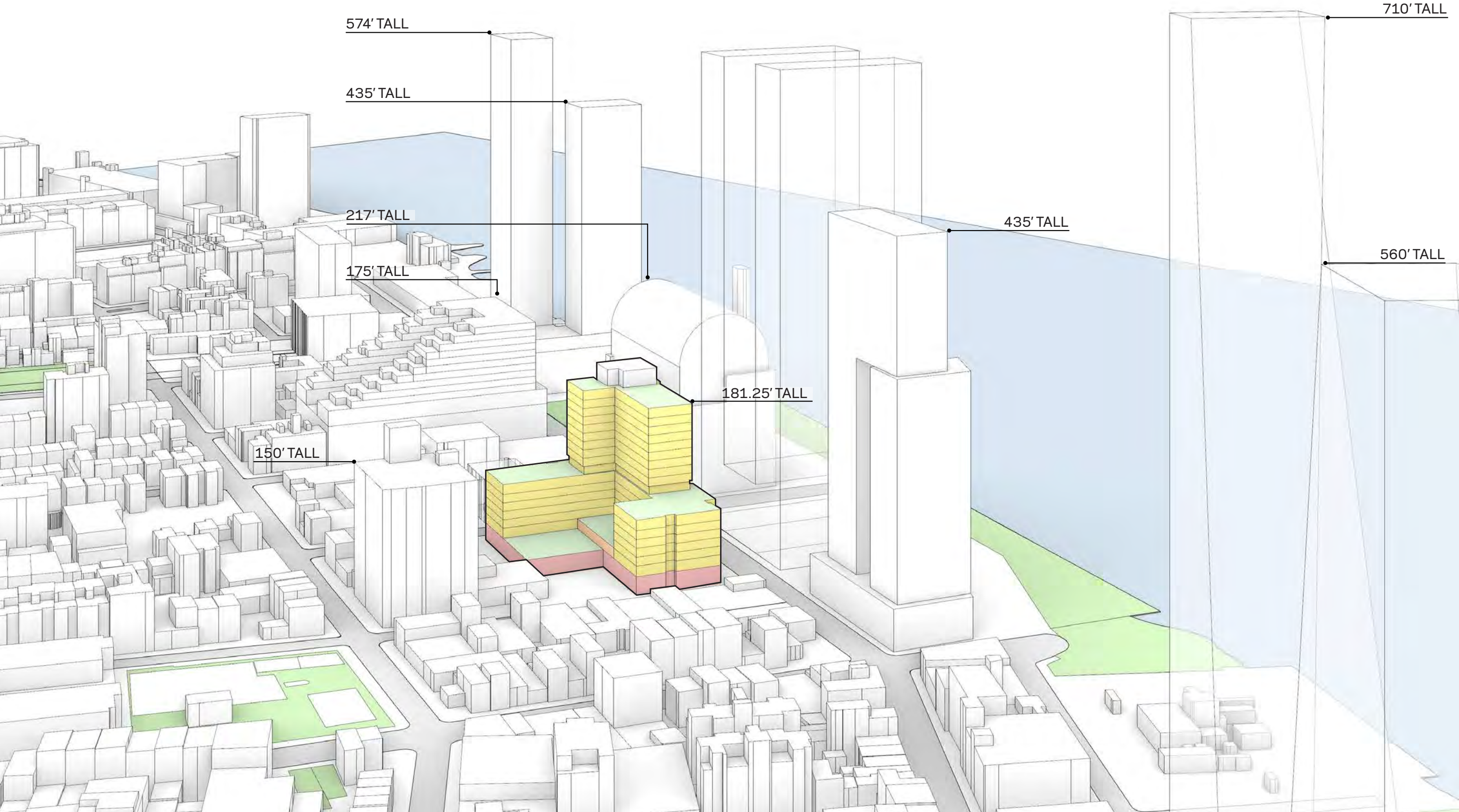
SITE AERIAL



ILLUSTRATIVE MASSING IN CONTEXT



ILLUSTRATIVE MASSING IN CONTEXT



KENT AVE AND SOUTH 2ND ST



SOUTH 1ST ST AND KENT AVE



ULURP, CALENDAR OR REFERENCE # C2600872MK & N2600882RK
APPLICANT: Web Holdings LLC
LOCATION: 289 Kent Avenue Brooklyn, NY
REQUEST: ULURP

COMMUNITY BOARD NO. 1 QUESTIONNAIRE FOR LAND USE ITEMS

Please complete this questionnaire and return to District Manager Johanna Pulgarin 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.)? Zoning map Amendment, zoning text amendment

1. For Ownership:

a) Who are the owners? Development site owners are Web Holdings LLC and 49 South Second Street LLC

b) If a corporation, who are the principles? Lipa Markowitz, Sol Markowitz

c) What kind of a corporation? LLC

2. For Developers:

a) Who is the developer if it is different than the owner? N/A

b) What is their experience with this type of development? N/A

c) Is there a sponsor(s) of the project (i.e.. a CBO, NYC Housing Partnership, NYCHA?) NO

3. Financing:

d) What is the cost of the project? Unknown at this time

e) How is it financed? Private financing

f) Will there be tax abatements? Subsidies

Unknown at this time. possibly 485-x.

3. Land

- a) What information can be provided about the land? Who owns the land? See response TO QUESTION 1(a).
- b) What is the condition, status and uses on the property and the zoning? Use groups? TEMPORARY WAREHOUSE USE - M3-1 ZONING DISTRICT - FOR DEVELOPMENT SITE
- c) Has there been an environmental assessment or scope of an impact statement prepared for the proposed action? EAS COMPLETED
- d) Will the land be purchased? What is the cost of the land? N/A
When was the property purchased? 289 KEN = 2002 What was the cost? UNKNOWN
445.2nd = 2013 (BUT ORIGINALLY IN 2002 BY RELATED ENTITY)
- e) Will demolition be needed to clear the land? YES
- f) Is the project in a special district? Historic District? Is it in an Urban Renewal Area? NO NO NO
- 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) TO BE DETERMINED
- b) What is the time frame of the work (i.e. begin/end, etc.)? 2027-2029
- c) Who will be doing the work (i.e. firm, sweat equity, student interns)? A CONSTRUCTION COMPANY
A GENERAL CONTRACTOR ETC...

6. Project Information:

- a) Describe the project in terms of the proposed use(s) such as retail, office, commercial, loft, community facility, etc.)? RETAIL + RESIDENTIAL

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? Based on Eas, CEQR dwelling unit

considerations = 279 units

approximate dwelling unit size = 960 GSF

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? UNKNOWN

d) Will there be financing for the units? What are the terms? UNKNOWN

e) Who is the lender? UNKNOWN

7. Marketing:

a) How will the project be marketed? Advertised? UNKNOWN

b) If newspaper, which ones? N/A

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

d) What will be the outreach? TBD

8. Project Characteristics:

a) Will the project be consistent with the surrounding buildings (i.e. height, FAR/Floor Area Ratio, conforming)? YES

b) Will the project be handicap accessible? Explain specifics: Project will comply w/ADA, and all applicable laws.

c) Special populations for the project (i.e. homeless, low-income, SRO, etc.) NO, except as required by law.

9. Open Space/Parking Amenities:

- a) Will there be open space provided with the project? What type (i.e. rear yard, park, and waterfront)?
Will there be public access? NO, EXCEPT AS REQUIRED UNDER ZONING FOR BUILDING
TENANTS
- b) Will there be landscaping? Fencing? Street tree planting? YES, TO THE EXTENT REQUIRED
BY ZONING.
- 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)? UNKNOWN.

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

NO.

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

NOT AWARE OF ANY AT THIS TIME.

12. In addition to the BSA's Environmental Report for similar document). Please provide the following information:

- a) List previous industrial uses and processes: SUGAR REFINERY

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

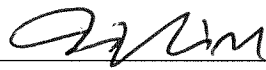
UNKNOWN

c) List Hazardous Waste Disposal permits for prior operators: N/A

d) List any proposed remediation: unknown at this time

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

PREPARED BY: Jeremy Kozin TITLE: Land use counsel to Applicant

SIGNATURE:  DATE: 5/11/26

CONTACT#(212) 859-8316 FAX#()

EMAIL: Jeremy.Kozin@FriedFrank.com

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) _____

Manufacturing (sq ft) _____

Residential (sq ft) _____

Total (sq ft) _____

Height (feet) _____

Height (stories) _____

See land use application
and/or EAS.

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

8. Residential projects

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

N/A - NOT
KNOWN
AT THIS
TIME

Market-rate units

Rental or condo? _____

Estimated cost/rent psf _____
(market rate units only)

N/A - NOT KNOWN AT THIS TIME

Affordable units

Rental or condo? _____

Distribution of affordability by% of **AMI**

N/A - NOT KNOWN AT THIS TIME

C. Open space

	required	proposed
Total area	_____	_____
Publicly accessible	_____	_____

} See Land Use application
and/or EAS

What are the hours of accessibility for the publicly-accessible open space? N/A

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

D. Parking

Parking - number of spots, number required by zoning

	required	proposed
# of spaces	<u>0</u>	<u>0</u>

E. Environmental

List all environmental issues identified, environmental designations (Little 'E', HAZMAT, brownfield, Super Fund, etc.) and all remediation required _____

E-905 - HAZMAT, air quality & noise

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)



COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

FAX: (718) 389-0098

Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyn1

HON. ANTONIO REYNOSO
BROOKLYN BOROUGH PRESIDENT

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

SIMON WEISER
FIRST VICE-CHAIRMAN

DEL TEAGUE
SECOND VICE-CHAIRPERSON

GINA BARROS
THIRD VICE-CHAIRPERSON

DAVID HEIMLICH
FINANCIAL SECRETARY

SONIA IGLESIAS
RECORDING SECRETARY

PHILIP A. CAPONEGRO
MEMBER-AT-LARGE

DEALICE FULLER
CHAIRPERSON

JOHANA PULGARIN
DISTRICT MANAGER

REVISED

May 12, 2026

COMMITTEE REPORT

Cannabis Review Committee

TO: Chairperson Dealice Fuller and CB1 Board Members

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

RE: Cannabis Review Committee Report from April 20, 2026

The Committee met on the evening of April 20, 2026, at the District Office at 435 Graham Avenue (Corner of Frost Street), Brooklyn, NY 11211 at 6:00 P.M.

ATTENDANCE

Present: Vega, Chair; Kaminski; Love; Abbott* (*) *Non-Board Member*

Absent: VanCouten, Co-Chair; Cabrera; Sofer; Valentin

Five members constitute a quorum for this committee; a quorum was achieved.

NEW:

1. Ayleet Productions LLC, Trade Name Sofaclub Cannabis, 1013 Manhattan Avenue (retail dispensary)
OCMCAURD-2022-000062 & OCMCAURDP-2026-000005.
Applicant attended the scheduled April 20, 2026, Cannabis Committee Review meeting. Applicant presented an incomplete application with missing supporting documents. We granted the applicant five business days extension to complete the application package and to deliver the required documents to our district office. The district office informed the applicant of pending rejection. The applicant failed to forward documents to the office. We recommend to OCM not to process Ayleet Productions LLC, Trade Name Sofaclub Cannabis, at 1013 Manhattan Avenue their retail dispensary license application.

The Committee vote was unanimous to reject

2. Uncle Joe's Joint Venture LLC, 685 Manhattan Avenue (retail dispensary)
OCMCAURDP-CORR-2026-000079.

Applicant attended the scheduled April 20, 2026, Cannabis Committee Review meeting. The applicant presented an almost complete application with supporting documents. We granted the applicant five business days extension to complete the application package and to forward the required documents to our district office. On May 1st, we reviewed the required documentation and found the application package to be complete. We recommend OCM to process, Uncle Joe's Joint Venture LLC, at 685 Manhattan Avenue, their retail dispensary license application.

The Committee vote was unanimous to approve

The Committee reviewed two Cannabis Retail Dispensary Applications:

The Committee approved one application

The Committee rejected one application

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

WHEN: Monday, May 18, 2026

TIME: 6:00 PM

WHERE: CB1 District Office

435 Graham Avenue

(Corner of Frost Street)



COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

FAX: (718) 389-0098

Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyn1

HON. ANTONIO REYNOSO
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER
FIRST VICE-CHAIRMAN

DEL TEAGUE
SECOND VICE-CHAIRPERSON

GINA BARROS
THIRD VICE-CHAIRPERSON

DAVID HEIMLICH
FINANCIAL SECRETARY

SONIA IGLESIAS
RECORDING SECRETARY

PHILIP A. CAPONEGRO
MEMBER-AT-LARGE

DEALICE FULLER
CHAIRPERSON

JOHANA PULGARIN
DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

May 12, 2026

COMMITTEE REPORT

PUBLIC SAFETY & HUMAN SERVICES COMMITTEE MEETING

TO: Chairperson Dealice Fuller and CB1 Board Members

FROM: Mr. Lloyd Feng, Committee Chair
Ms. Rosemary Espinal, Committee Co-Chair

RE: Public Safety & Human Services Committee Meeting of April 21, 2026

The Committee met on the evening of April 21, 2026, at 6:00 PM at Swinging Sixties Senior Center, 211 Ainslie St. Brooklyn, NY. 11211

Members of the Public Safety & Human Services Committee Feng, Chair; Espinal Co-Chair; Aguilar; Bamonte; Barros; Drinkwater; Dybanowski; Indig; Kaminski; Leanza; Aprile*; Judelson*; Rozmus*. (*) *Non-Board Member*

ATTENDANCE:

Present: Feng (Chair); Espinal (Co-Chair); Aguilar; Barros; Bamonte; Leanza; Aprile*; Rozmus*. (*) *Non-Board Member*

Absent: Drinkwater; Dybanowski; Indig; Judelson*. (*) *Non-Board Member*

(A quorum was achieved)

Agency Attendees: Vincent Seminerio, Commanding Officer, 90th Precinct NYPD
Kenneth Dubois, Detective, Community Affairs 90th Precinct NYPD

AGENDA

1. 90th Precinct Update: Gun Violence, Crime Trends, and Community Engagement
2. Resident Concerns and Community Safety
3. Community Update: Jennings Hall Discussion Group
4. New Business

DISCUSSION SUMMARY

Our original agenda item to discuss S7263 (Senate bill to prohibit AI chatbots from providing information in any area covered by New York's 14 licensed professions) was postponed due to the invited speaker being unavailable to attend. <https://legislation.nysenate.gov/pdf/bills/2025/S7263>

1. 90th Precinct Update

Captain Seminerio and Detective Dubois provided a comprehensive update on public safety conditions in the 90th Precinct.

Fatal Shooting – East Williamsburg (April 1, 2026)

Captain Seminerio reported on the April 1 shooting that resulted in the death of a 7-month-old infant, with a 2-year-old child and a bystander also injured three victims from a single incident. Two arrests have been made: one was made within hours of the shooting, the second several weeks later. Captain Seminerio declined to speak to motive out of respect for the family's privacy, noting the investigation remains active. According to news coverage, the intended target was the children's father.

<https://www.nytimes.com/2026/04/22/nyregion/infant-fatal-shooting-gangs-brooklyn.html>

In response to the shooting, Public Safety Area (PSA) 3 has established a fixed post at Humboldt Street and Moore Street, with additional resources deployed to cover Bushwick Houses. Captain Seminerio noted that any further coverage adjustments would require the 90th Precinct to provide additional resources.

Additional recent incidents in the 90th Precinct include:

- A March 25 shooting in the Southside, for which no arrest has yet been made.
- A January shooting at Bushwick Houses involving two individuals with a prior dispute; one arrest was made.
- Six firearms removed from the street since January 2026, approximately one per month.

Crime Trends — 28-Day Period

- Burglaries: Down for the period.
- Grand larcenies: Up for the period. Captain Seminerio noted that grand larceny is tracked by victim's residence, not location of incident, and includes identity theft and pickpocketing. Multiple larceny patterns involve individuals operating across the 83rd, 90th, and 94th Precincts, with stolen goods variously sold or used to defraud victims of their life savings.
- Robberies: Down for the year; nine robberies during the 28-day period.
- Commercial burglaries: A cluster of eight commercial burglaries occurred in a single night; the 108th Precinct experienced a similar pattern the following night, suggesting coordinated activity.

Field Investigative Officers (FIOs)

Captain Seminerio described the FIO unit embedded in every precinct, responsible for making stops, questioning individuals, and recovering firearms.

Gun Buyback Programs

Captain Seminerio highlighted two-gun removal initiatives:

- **Brooklyn DA's Office Gun Buybacks:** Operated primarily at churches. Participants bring a firearm in a bag to the venue, receive a numbered ticket, and are later given a gift card based on the type of weapon. The program has processed approximately 500 firearms over the years. *Guns are destroyed immediately after collection and cannot be used in investigations*; there is no question-asked policy. Committee members noted that 3D-printed firearms can be submitted under the current structure, which may opens the risk that the program is incentivizing people to submit 3D-printed firearms as a method of receiving quick cash. They also raised questions about the tradeoff created by the program in that taking guns off the street does not enable the police to understand who is using, selling, or distributing the firearms submitted by the department.

- **Cash for Guns Program:** Available directly through the 90th Precinct.

Community Engagement

Captain Seminerio emphasized the importance of community reporting and engagement. Detective Dubois reiterated that reporting to 911 remains the fastest way to trigger a police response and establish a documented record.

2. Resident Concerns and Community Safety

Youth Behavior Near Grand Street L Station (Bushwick Ave)

Several committee members and residents raised concerns about teenagers being rude and disrespectful toward seniors near the Grand Street L station at 741 Grand Street. Captain Seminerio committed to reaching out to NYPD Transit to request officers at that location, noting that the behavior may fall under Transit Authority jurisdiction.

Women's Safety and Street Harassment

A resident raised concerns about ongoing harassment and assault targeting women in the district. Incidents cited included:

- Being groped in Greenpoint by an individual associated with a nearby shelter.
- A drunk man on a bicycle confronting a resident.
- Persistent safety concerns at Gilbert Ramirez Park (McKibben Street, between Bogarts and White Streets), including a lack of adequate lighting. Residents reported that women are avoiding this park and surrounding areas. Some women have taken to calling sex offender registry contacts as a form of verification and protection — a stopgap response that underscores the severity of felt insecurity.

Committee members noted that the park lacks adequate lighting and that DOT and Parks involvement would be needed to address the issue. Detective Dubois noted that routing a request through local elected officials is generally the fastest path to new lighting from DOT and Parks. He also offered to coordinate additional NYPD events at the park during evening hours.

Committee member Maria Aprile asked about hate crime and harassment trends. Captain Seminerio noted that once a pattern is established, cases are referred to the NYPD Hate Crime Task Force. Detective Dubois agreed to handle shelter-related complaints received from residents directly.

Illegal Parking – Kingsland Avenue

A resident flagged FedEx trucks double-park daily on Kingsland Avenue near a daycare. Two children have previously been struck by vehicles at this location. Since the subject was illegal parking, Captain Seminerio committed to providing the committee with illegal parking statistics for the 90th Precinct.

Street Lighting Quality

Committee member Lisa Bamonte raised a concern that newly installed LED streetlights are not as bright as the lights they replaced, making streets feel less safe at night.

3. Community Update: Jennings Hall Residents Discussion Group

Committee member Marie Leanza reported on a recent meeting of the Jennings Hall Discussion Group, to which PS&HS Committee members were invited. Approximately 20 residents attended. Topics raised included:

- Crowding by students outside the Grand Street L station that poses safety concerns for seniors.
- Poorly designed curbs present barriers for residents with mobility impairments.
- Severe concern about homelessness overflowing from shelter facilities and creating dangerous conditions for elderly residents. Residents shared that on several occasions over the last year, homeless men have wandered into the Jennings Hall lobby and caused a disturbance.
- **19 Debevoise Avenue Shelter (the original Barbara Kleiman Men's Shelter):** Residents expressed frustration that the original plan for the existing Brooklyn shelter site was to convert it to senior housing. HPD has indicated those plans are on hold until the shelter is vacated, a timeline that could extend for many years.

4. New Business

Committee member Karina Aguilar raised concerns about the impending closure of the Bushwick and Siegel Brooklyn Public Library for roof and elevator repairs. The library serves as a voting site, cooling center, and essential third space for the community, including parents and tenant association representatives from public housing. Residents expressed concern that the repair timeline could extend for years with limited accountability to the community. The Public Safety & Human Services committee advised that this issue will be better discussed at the Education & Youth Committee.

MOTIONS

Motion 1: For CB1 to send a letter to local elected officials requesting that they support and identify funding for the installation of a streetlight at Gilbert Ramirez Park (McKibben Street between Bogarts and White Streets), and to request from the NYC Department of Transportation an estimate of the cost of such installation.

- Motioned by: Aguilar
- Seconded by: Bamonte
- Vote: Unanimous approval

Motion 2: For CB1 to reconstitute the Outreach Committee to increase public awareness of CB1 meetings and improve community participation.

- Motioned by: Feng
- Seconded by: Rozmus
- Vote: Unanimous approval

Motion 3: For CB1 to send a letter to Mayor Zohran Mamdani requesting:

- That Mayor Mamdani invites the community to hear a comprehensive plan for the 19 Debevoise Avenue shelter;
- That DHS and HPD appear before the PS&HS Committee at its May meeting to answer community questions;
- A specific date by which the shelter will be vacated and returned to its originally intended purpose as senior housing;
 - A timeline for HPD to begin work on the senior housing conversion;
- A timeline for the restoration of the Debevoise [NOTE: "Bellevue" appears in meeting notes — please verify intended reference] facility;
- Specifics on how the city will honor its commitment to a cap of 200 shelter beds that was promised to the community board and residents;
 - Clarity on the meaning and intended duration of "temporary" shelter use; and
- A plan for managing the impact of the shelter population on existing families in the community.

- Motioned by: Feng
- Seconded by: Aprile
- Vote: Unanimous approval

Motion 4: For CB1 to send a letter to the Commanding Officer of the 94th Precinct requesting that the precinct attend PS&HS Committee meetings on a regular basis to report on safety conditions and hear directly from residents.

- Motioned by: Aguilar
- Seconded by: Leanza
- Vote: Unanimous approval

FOLLOW-UP ITEMS

1. **Committee Chair Feng** to contact the NYC Department of Transportation to schedule a presentation before the board on street lighting concerns.
2. **Appeal to CB1 Members and residents** to identify and submit to the District Office specific locations where NYPD surveillance camera installation should be requested, with particular attention to locations where women report feeling unsafe due to street harassment.
3. **Captain Seminerio** to contact NYPD Transit regarding officer deployment at 741 Grand Street (Grand Street L station, Bushwick Ave).
4. **Captain Seminerio** to provide the committee with illegal parking statistics for Kingsland Avenue.
5. **Detective Dubois** offered to serve as direct point of contact for resident complaints related to existing shelter-associated activity. Contact: 917-297-6249.



COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

FAX: (718) 389-0098

Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyn1

HON. ANTONIO REYNOSO
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER
FIRST VICE-CHAIRMAN

DEL TEAGUE
SECOND VICE-CHAIRPERSON

GINA BARROS
THIRD VICE-CHAIRPERSON

DAVID HEIMLICH
FINANCIAL SECRETARY

SONIA IGLESIAS
RECORDING SECRETARY

PHILIP A. CAPONEGRO
MEMBER-AT-LARGE

DEALICE FULLER
CHAIRPERSON

JOHANA PULGARIN
DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

May 1, 2026

EXECUTIVE BOARD

TO: CB#1 Board Members

FROM: Chairperson Dealice Fuller

RE: Executive Board Meeting Held on April 22, 2026

The Executive Board met on Wednesday, April 22, 2026, at 5:30 PM.

ATTENDANCE: Present: Chair Fuller; Vice-Chair Weiser; Teague; Barros; Caponegro.

Absent: Heimlich; Iglesias.
(A quorum was achieved)

1. MEETING CALLED TO ORDER:

Chairperson Fuller opened the Meeting. and asked the committee members to review the agenda presentation requests list (See attached).

2. PREPARATION OF THE AGENDA FOR MAY 12, 2026, COMBINED PUBLIC HEARING & BOARD MEETING.

The Executive Board committee members reviewed the various requests received for the presentation. Chairperson Fuller asked for approval of the agenda and all present approved. Items # 3, 11 were tabled for June's meeting. Item # 10 Referred to Transportation Committee.

3. ADDITIONAL DISCUSSION:

- 1) The Executive Board reviewed the following board member's request to be excused from being absent from the Combined Public Hearing & Board Meeting on April 14, 2026.

- Arthur Dybanowski
- Bozena Kaminski
- Iris Cabrera
- Miguelina Duran
- Del Teague
- William Vega

The Executive Board made a motion to excuse the above Members. Motion made by Ms. Teague and Seconded by Mr. Caponegro

The vote was as follows: 5 "YES" 0 "NO", 0 "ABS". Fuller; Weiser; Teague; Barros; Caponegro.

The Executive Board made a motion to send a letter to NYSLA supporting the letter from Elected Officials to CB1.

Motion:

- Community Board 1 supports the letter from elected officials requesting a delay of May 13th NYSLA hearing for AG Acquisition 1 LLC and FIVE International Hotel Management Limited (DIFC), as manager, DBA TBD, located at 111 Gardner Avenue & 140 Stewart Avenue (also known as Pacha) to be delayed to June 2026.
- Community Board 1 requests a walkthrough of the premises with elected officials and Community Board 1 representatives at AG Acquisition 1 LLC and FIVE International Hotel Management Limited (DIFC), as manager, DBA TBD, located at 111 Gardner Avenue & 140 Stewart Avenue. (please see attached)

The vote was as follows: 5 "YES" 0 "NO", 0 "ABS". Fuller; Weiser; Teague; Barros; Caponegro.

Mr. Lloyd Feng made a request with the Executive Board to consider submitting a letter to the NYC Commission on Racial Equity (CORE) and the Mayor's Office for Equity and Racial Justice (MOERJ) seeking an extension. This extension would give our community board more time to assess the report and its impact on Williamsburg and Greenpoint residents.

The Executive Board approved sending the letter to CORE and MOERJ (please see attached)

The vote was as follows: 5 "YES" 0 "NO", 0 "ABS". Fuller; Weiser; Teague; Barros; Caponegro.

DISCUSSION:

First Vice-Chair Weiser discussed a phone he supplied to the District Office for use during Combined Public Hearings and Board Meetings at 211 Ainslie Street, allowing public, residents and community members attending the meeting to call and gain entry. The Executive Board discussed if board members could volunteer taking turns answering the phone.

The District Manager Ms. Pulgarin was asked to meet with St. Nicks representatives Chief of Staff, Sarah Lorya and Executive Director, Michael Rochford to 211 Ainslie Street; to discussed possible renovations at Swinging Sixties Senior Center, dining room where CB1 holds the meetings. She informed the Executive Board that St. Nicks plans to install 4 new televisions in the room. They spoke about the possibility of adding a buzzer for the dining room to help meeting attendants to ring the bell and be heard at the dining room for someone to attend the door and ease the need for a person to stay by the door to open for Community meetings, as the doors have to remain closed at all the time. District Manager Ms. Pulgarin informed Chief of Staff, Sarah Lorya that Chair Fuller would like her to attend the Executive Board Meeting to discuss renovations.

The Executive Board approved the request from St. Nicks Alliance for distribute the flyers Community Tech Resources via email, regarding IT Support cohort is scheduled to run from July 20, 2026, through October 16, 2026. Participants in this program will earn certifications in Troubleshooting Linux File Systems, Hardware and Operating Systems, Networking and Storage Essentials, and various Google certifications. Additionally, Cybersecurity cohort will run from September 3, 2026, to December 4, 2026. This curriculum covers Cloud Networks and Network Security, Operating Systems and Security, Cybersecurity Compliance and Frameworks, Computer Science for Cybersecurity, and various Google certifications. Both programs include job placement assistance, as our primary goal is to ensure all participants become certified and successfully employed. (See attached)

The Executive Board discussed the project that Ms. Karina Aguilar is working on related to block associations. District Manager Ms. Pulgarin informed the Executive Board that Ms. Gina Barros and Ms. Maria Aprile (a non-board member) would be interested in participating as volunteers. The Executive Board agreed that they may come to the CB1 District office to work on the project and also expressed that this is a good project.

The meeting was Adjourned at 6:40 pm.



COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

FAX: (718) 389-0098

Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyn1

HON. ANTONIO REYNOSO
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER
FIRST VICE-CHAIRMAN

DEL TEAGUE
SECOND VICE-CHAIRPERSON

GINA BARROS
THIRD VICE-CHAIRPERSON

DAVID HEIMLICH
FINANCIAL SECRETARY

SONIA IGLESIAS
RECORDING SECRETARY

PHILIP A. CAPONEGRO
MEMBER-AT-LARGE

DEALICE FULLER
CHAIRPERSON

JOHANA PULGARIN
DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

April 23, 2026

Chair Lily M. Fan
NYSLA
80 S. Swan Street
Albany, New York 12210-8002

Dear Chair Fan:

At the Executive Board meeting of Community Board 1, held on April 22, 2026, the Committee voted unanimously to approve, sending this letter with the following requests:

- Community Board 1 supports the letter from elected officials requesting a delay of May 13th NYSLA hearing for AG Acquisition 1 LLC and FIVE International Hotel Management Limited (DIFC), as manager, DBA TBD, located at 111 Gardner Avenue & 140 Stewart Avenue (also known as Pacha) to be delay to June 2026.
- Community Board 1 requests a walkthrough of the premises with elected officials and Community Board 1 representatives at AG Acquisition 1 LLC and FIVE International Hotel Management Limited (DIFC), as manager, DBA TBD, located at 111 Gardner Avenue & 140 Stewart Avenue.

Working for Safer Williamsburg-Greenpoint.

Sincerely,


Dealice Fuller
Chairperson

Cc: Assemblywoman, Maritza Davila, District 53
State Senator Julia Salazar, District 18
Brooklyn Borough President Antonio Reynoso
Councilmember Jennifer Gutierrez, District 34
Congresswoman Nydia Velazquez, District 7
Chairman of Pacha / Five Holdings, Kabir Mulchandani



COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

FAX: (718) 389-0098

Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyn1

HON. ANTONIO REYNOSO
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER
FIRST VICE-CHAIRMAN

DEL TEAGUE
SECOND VICE-CHAIRPERSON

GINA BARROS
THIRD VICE-CHAIRPERSON

DAVID HEIMLICH
FINANCIAL SECRETARY

SONIA IGLESIAS
RECORDING SECRETARY

PHILIP A. CAPONEGRO
MEMBER-AT-LARGE

DEALICE FULLER
CHAIRPERSON

JOHANA PULGARIN
DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

April 23, 2026

Chief Equity Officer and Commissioner Afua Atta-Mensah
NYC Mayor's Office of Equity & Racial Justice
253 Broadway, 9th Floor
New York, NY 10007

Dear Commissioner Atta-Mensah:

At the Executive Board meeting of Community Board 1, held on April 22, 2026, the Committee voted unanimously to approve, sending this letter with the following request:

Community Board 1 is seeking an extension in the response to Mayor's Racial Equity Report; this extension would give our community board more time to assess the report and its impact on Williamsburg and Greenpoint residents.

Working for a Better Williamsburg-Greenpoint.

Sincerely,

Dealice Fuller
Chairperson

Cc: CORE, Director of Community Organizing and Engagement, Cam Morris
Hon. Mayor Zohran Mamdani



COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

FAX: (718) 389-0098

Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyn1

HON. ANTONIO REYNOSO
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER
FIRST VICE-CHAIRMAN

DEL TEAGUE
SECOND VICE-CHAIRPERSON

GINA BARROS
THIRD VICE-CHAIRPERSON

DAVID HEIMLICH
FINANCIAL SECRETARY

SONIA IGLESIAS
RECORDING SECRETARY

PHILIP A. CAPONEGRO
MEMBER-AT-LARGE

DEALICE FULLER
CHAIRPERSON

JOHANA PULGARIN
DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

April 23, 2026

Cam Morris
Director of Community Organizing and Engagement
NYC Commission on Racial Equity
22 Reade Street, 6th Floor
New York, NY 10007

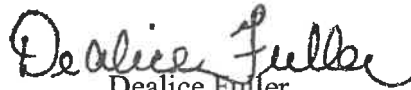
Dear Director Morris:

At the Executive Board meeting of Community Board 1, held on April 22, 2026, the Committee voted unanimously to approve, sending this letter with the following request:

Community Board 1 is seeking an extension in the response to Mayor's Racial Equity Report, this extension would give our community board more time to assess the report and its impact on Williamsburg and Greenpoint residents.

Working for a Better Williamsburg-Greenpoint.

Sincerely,


Dealice Fuller
Chairperson

Cc: MOERJ, Chief Equity Officer and Commissioner, Afua Atta-Mensah
Hon. Mayor Zohran Mamdani

Want a career where you're in demand?

Gain professional skills in:

- database and query basics
- dashboard basics, incl. Tableau
- troubleshooting and Linux file systems
- cloud networks and network security

Graduates will be prepared for these positions:

associate data analyst
business systems analyst
IT data application support associate
technical support specialist
information security analyst
IT security

Requirements:

- Must be 18 years or older and have a legal right to work in the United States
- Must have a government issued photo ID
- Must bring proof of COVID-19 vaccination (highly advised)
- Interest in Tech

Earn a Google Professional Certificate

Job assistance through St. Nicks Alliance and Google Employer Consortium



TECH Literacy

in Data Analytics, IT Support, and Cybersecurity

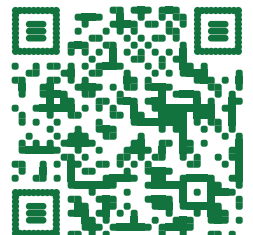
TRAINING IS FREE

MUST ATTEND INFO SESSION: TUESDAYS AT 1PM

Where: St. Nicks Alliance Workforce, 92 Throop Avenue, Brooklyn, NY 11206
(J/M Train to Lorimer Street, B46 bus to Gerry Street, and B57/B15 buses or G Train to Flushing)

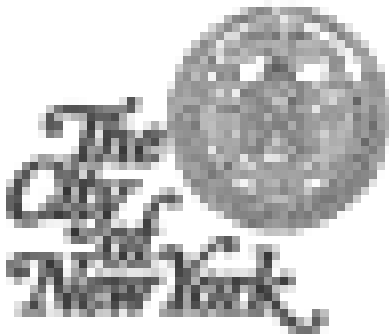
Contact: 718-302-2057 Ext. 450 or TechLiteracy@stnicksalliance.org

**SIGN UP
HERE**



St.Nicks Alliance

Where Opportunity Grows



COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

FAX: (718) 389-0098

Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyn1

HON. ANTONIO REYNOSO
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER
FIRST VICE-CHAIRMAN

DEL TEAGUE
SECOND VICE-CHAIRPERSON

GINA BARROS
THIRD VICE-CHAIRPERSON

DAVID HEIMLICH
FINANCIAL SECRETARY

SONIA IGLESIAS
RECORDING SECRETARY

PHILIP A. CAPONEGRO
MEMBER-AT-LARGE

DEALICE FULLER
CHAIRPERSON

JOHANA PULGARIN
DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

May 12, 2026

COMMITTEE REPORT Transportation Committee

TO: Chairperson Dealice Fuller and CB1 Board Members

FROM: Mr. Eric Bruzaitis, Committee Chair

RE: Transportation Committee Report from April 23, 2026

The Transportation Committee met the Thursday, April 23, 2026 (CALLED TO ORDER: 6:15 PM; ADJOURNED: 8:40 PM) at CB1 District Office, 435 Graham Avenue, Brooklyn, NY 11211.

Members of the Transportation Committee

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

(9 members constitute a quorum for this committee)

ATTENDANCE

Present: Bruzaitis; Kelterborn; Espinal; Goldstein; Itzkowitz; LaBorde; Talati; Vega; Weiser; *Breitner; *Radesky.

Absent: Drinkwater; Kaminski; Klagsbald; Pferd; Sabel. (*Non-Board Member)

(A Quorum was met)

AGENDA

1. REVOCABLE CONSENT PETITIONER 247 BEDFORD AVE ASSOCIATES, LLC (APPLE WILLIAMSBURG):

Block 2352/Lot 90. Revocable consent structures: Surface mounted steel planters along Bedford Avenue and North 3rd Street in front of 247 Bedford Ave.

Mr. Thomas Scarla & Mr. Melvin Peralta, representing 247 Bedford Ave Associates presented the proposal for decorative planters on the sidewalk at the corner of Bedford Avenue and North 3rd Street (presentation attached). The request for planters was made by the building owners, 247 Bedford Ave, LLC in consultation with the Apple Store. The owner will be responsible for planter maintenance. The B62 Bus Stop will be relocated from the corner of Bedford Ave & North 3rd St to the corner of Bedford Ave & North 4th St (this is an MTA planned relocation that makes the planter proposal possible).

Following the completion of all necessary permitting, the installation is currently scheduled for July, 2027.

The committee agreed that the aesthetics of the plan were positive, however the physical constraints of the plan would create both pedestrian congestion on an already over-burdened sidewalk and potentially create unsafe conditions.

Committee Comments:

Mr. Vega raised a concern that in other locations planters have been abused as trash receptacles and contribute to the growing rat problem. He also asked if the plan was an attempt to move the vendors that currently operate on the block.

Mr. Scarla emphasized that the owner will be responsible for cleaning the planters of any litter. He stated that neither the owner or the Apple Store had any problem with current vendor operations and in some sense welcome their presence.

Mr. Weiser raised concerns that the current conditions make this stretch of sidewalk very congested for pedestrians and noted that with more expected population growth, including families with small children, the problem would be exacerbated by reducing the traffic area to 10' wide as proposed.

Mr. Scarla noted that the dimensions of the sidewalk at both Bedford Ave and North 3rd St are in line with other projects of similar size and pedestrian traffic.

Ms. LaBorde asked about the B62 Bus Stop relocation (answer noted above). She asked if there had been any consideration to moving the planters to the roadbed to create a

calmer environment for pedestrians and to also include needed day-lighting at the corner.

Ms. Breitner continued this line of questioning by stating that with the relocation of the B62 to the north of the block and parking to the south of the block, it was an opportunity to prioritize pedestrian space over parking. She also noted that during several current walk-throughs of other locations by committee members, the most accommodating sidewalk widths were approximately 12', and that that would be an appropriate width for this location, which the proposal would not make possible. She also asked if Tree Beds had been considered in lieu of planters.

Mr. Scarla & Mr. Peralta explained that the Tree Beds were discussed however the owner & Apple Store preferred planters for the design and that installation of planters in the roadbed had not been considered. He noted that there could be some modifications could be considered at a future date, but that his firm had consulted with NYC DOT to render this proposal.

Ms. Espinal voiced her support for the plan and thought that the 10' sidewalk was appropriate to the use needs. She expressed her concern that placing planters in the roadbed was not good option should the plan be revised.

Mr. Kelterborn stated that the sidewalk at the north of the block (at North 4th Street) is significantly more narrow than at the south corner. He suggested that this plan would create additional narrowing on a stretch that already needs widening. The relocation of the B62 Bus Stop could create additional pedestrian congestion. He went on to site other commercial locations where planters and benches had been located in the roadbed and have created both pedestrian mobility and a more inviting public space.

Public Comments:

Mr. Kevin LaCherra stated that pedestrian counts for this area of North Brooklyn are comparable to similar locations in both Downtown Brooklyn and Manhattan. The community has been asking NYC DOT for wider sidewalks as the population grows, and the plan as proposed would work against that momentum. He also questioned if either Apple Store or the owner sell or relocate, what guarantees are in place to maintain the planters. Additionally, there is a need for better Tree Bed protection and the plan did not seem to address this concern.

Ms. Karen Nieves stated that Tree Beds could have been prioritized over planters and there is a constant cry from the community for more street trees. She asked by NYC DOT did ask the owner for more consultation with the Parks Department to address

this.

Mr. Scarla stated that the planters that will include Ginkgo trees were added to the plan to address requests for additional trees, while making it possible for them to be removed/relocated in future if needed.

Mr. Robby Collignon supported the planters over Tree Beds since the planters are smaller and take up less sidewalk width. He stated that he liked the aesthetics of the proposal.

MOTION: (MR. KELTERBORN) TO DENY THE REVOCABLE CONSENT PROPOSAL FOR PLANTERS AT 247 BEDFORD AVE & CORNER OF NORTH 3RD STREET AS PRESENTED AND TO REVISE THE PLAN TO ADDRESS COMMITTEE CONCERNS.

SECOND: MR. WEISER.

AYE: MR. BRUZAITIS; MR. KELTERBORN; MS. LABORDE; MR. VEGA; MR. WEISER; MS. BEITNER*.

NAY: MS. ESPINAL; MR. GOLDSTEIN; MR. ITZKOWITZ.

ABSTENTIONS/RECUSALS: NONE.

MOTION PASSED.

***NON-BOARD MEMBER**

2. BANKER ANCHOR: UPDATE ON NEW DESIGN PROPOSAL

Presentation by Mr. David Ruperti & David Clark Smith

Mr. David Ruperti presented the preliminary design proposal for improvements to Bankers Anchor (presentation attached).

Committee Comments:

Mr. Bruzaitis asked if they had consulted with Brooklyn Brewery as well as the other businesses and NYC DOT. Mr. Ruperti stated that they are at the early stages of the proposal and plan to have meetings with NYC DOT and businesses in the future as part of the planning process. Mr. Bruzaitis focused on any turn radius studies for the left turn onto Banker St. from Nassau Avenue and any conflicts with the proposed changes for this corner. Mr. Ruperti stated that at this stage, no modeling by the design partners had been done, but that once it was submitted to NYC DOT they would do the turn radius study.

Mr. Weiser asked if the plan included any additional street closures. Mr. Ruperti stated

that there are none proposed. Mr. Weiser asked businesses in attendance that if they had concerns about specific logistical conflicts, why they had not reached out to the Community Board sooner to address them. Mr. James Hartman of Acme Smoked Fish and Mr. Robby Collignon of ABC Worldwide Stone stated that they had made their concerns known to Evergreen Exchange and NYC DOT.

Mr. Kelterborn stated his support for the plan and that given the expected population increase and the popularity of Bankers Anchor it was wise to make this proposal now to anticipate future use.

Ms. Breitner expressed her support for the plan. She noted that this location generates a disproportionate volume of both cyclist and pedestrian traffic and that the additional bike storage (included in the plan) is vital to the future success of Bankers Anchor. She raised the on-going concern that uncontrolled crosswalks at this location are problematic and that while it would not necessarily be appropriate to create as many stop controls for the additional crosswalks in the plan, NYC DOT should include some stop controls strategically to ensure both traffic flow and pedestrian/cyclist safety.

Ms. LaBorde echoed sentiments for additional crosswalk improvements and stop controls. During the discussion, Ms. LaBorde asked the businesses if the problem of illegal parking at the intersection of Banker St. & Nassau could be resolved by an infrastructure fix, would that improve conditions for trucks to service their businesses. Mr. Hartman stated that illegal parking at this location was a major impediment to their operations and other businesses that rely on Banker St. for themselves and their vendors.

Mr. Radesky inquired if any contact had been made with Automotive High School as relates to the proposed plan. Mr. Ruperti stated that they do not have a working contact with the school despite attempts to consult with them. Mr. Talati was asked if he could find a contact for the plan group. Overall, the school has not had issues since arrival and dismissal occur on Bedford Ave, and the parking lot on Nassau is under-used. Ms. Nieves stated that in the past there has been an ask of NYC DOT to change the parking regulations adjacent to the school, however they were denied in deference to teacher parking, regardless of the fact that there is an under-utilized parking supply on campus grounds.

Ms. Espinol expressed concern that there seemed to be a lack of transparency with the plan and that it was essential that more outreach be done with the businesses.

Public Comments:

Mr. Kevin Costa (CB1 alum) stated his support for the plan. Addressing the concerns about crosswalks and stop controls, he noted that the NYC DOT requirements for adding stop controls is onerous, but that a possible solution would be Yield to Pedestrian signs, which has a much lower bar for approval. He noted that when consulting with NYC DOT, the best results are achieved when they are presented with specific asks over general requests for a particular location, and that the proposal team should consider this as the process moves forward.

Ms. Karen Nieves (CB1 alum & former TC Chairperson) on behalf of Evergreen Exchange stated that the initial planning for Bankers Anchor was a well organized process that worked closely with businesses and other stakeholders to achieve a very popular plaza. However, the Bankers Anchor 1.5 & 2.0 plans have raised concerns from the same businesses that supported the original plan, specifically around logistical access and turn radii for trucks servicing their locations. Since this location is within the Industrial Business Zone (IBZ) which will continue to operate for the foreseeable future, she implored Mr. Rupert and Mr. Clark Smith to include the businesses in the planning conversations early to achieve the best result for both the upgraded plaza and continued business operations. She also noted that the proposal to locate a CitiBike dock on the south side of Banker St. had the potential to be both unsafe and in conflict with trucks transiting the corridor.

In addition, there is a proposal from Council member Restler's office to reverse the direction on Berry Street from North 12th St to North 14th St that would present major obstacles to both Bankers Anchor 2.0 and businesses within the IBZ.

Lastly, Ms. Nieves emphasized that as the discussion on what kinds of trucks need access to Banker St. it is ESSENTIAL that it is made clear to NYC DOT that there are businesses that use the monthly permitted 53' SLEEPER trucks be included in the metrics for the turn radius study. While NYC DOT may include a 53' truck in their study, it is the 53' SLEEPER trucks, which require a wider radius be accommodated in the final plan. Anything less is unacceptable and will injure businesses reliant on this monthly accommodation.

Mr. Rupert and Mr. Clark Smith renewed their commitment to working with businesses as the plan moves forward. They went on to say that since the full build-out of Bankers Anchor 1.0 that they have not raised any concerns with truck traffic, rather they have had issues with passenger vehicles racing around the corner of Banker St. & Nassau Ave. and speeding down Banker St.

Mr. James Hartman & Mr. Gideon Davidson of Acme Smoked Fish focused their

concerns on the left turn off Nassau Ave to Banker Street. The biggest problem for their trucks is a reduced turn radius from illegally parked cars on both sides of Nassau Ave, as well as garbage receptacles from Lot Radio left in the hatch marked roadbed. They stated that there have been several incidents where trucks were not able to make the turn, and the re-route was very problematic. They also stated that some vendors have refused to work with them because of logistical concerns. Mr. Davidson stated that relocating the CitiBike dock as proposed would be safer and ease truck conflicts.

Mr. Robby Collignon of ABC Worldwide Stone echoed the concerns with the turn at Banker St. & Nassau Ave. particularly with illegally parked cars. He stated a desire to partner with the Bankers Anchor 2.0 plan team to work out any conflicts with his business.

Mr. Kevin LaCherra, who is active in the planning for Bankers Anchor 2.0 noted that NYC DOT has fallen short on improving safety conditions at this location. He was clear that industrial traffic is not a safety concern and has observed truck moving with deliberate caution through the area. He supported Mr. Ruperti and Mr. Clark Smith's assertion that it is passenger vehicles and "hot rods" abusing the area and speeding, creating serious safety concerns. Mr. LaCherra stated that the plan as presented is preliminary and not set in stone, and that there are opportunities to work with stakeholders to find the best solutions to create a workable Bankers Anchor 2.0. He emphasized that stage "1.5" relies more on NYC DOT toolkit with paint and soft infrastructure to achieve safety goals, but that 2.0 would require a more robust study to ensure proper flow and function of the plaza and adjacent streets.

3. PRESENTATION: EL PUENTE/MS 50 PEOPLE OVER PAVEMENT CAMPAIGN.

Presenter: Ms. Dani Castillo

****This item will be rescheduled for a future meeting at the request of El Puente****

4. OLD BUSINESS

Ms. Breitner inquired as to the status of the day-lighting request letter sent to NYC DOT. Mr. Bruzaitis stated that committee members would draft a letter for review to be sent before the Board summer recess.

Mr. Kevin Costa inquired about the status of open items from previous meetings. Mr. Bruzaitis stated that Ms. LaBorde had generated a list that the committee had planned

to review and submit to NYC DOT for follow-up. He apologized for not including it on the April agenda but that it would appear as an agenda item going forward until a comprehensive letter can be submitted.

5. NEW BUSINESS

Ms. Espinal informed the committee that at a recent meeting with seniors at Jennings Hall, organized by board member Ms. Marie Leanza, with Public Safety Committee Chair Lloyd Feng and herself, residents complained the relocation of the Q54 & Q59 Bus Stop locations has created a hardship for seniors who must now travel a greater distance to use these bus routes. She and Mr. Feng have requested that the Transportation Committee invite our MTA representative to address these concerns. Mr. Bruzaitis stated that he will reach out to MTA for a potential date for that item. DM Pulgarin suggested making complaint forms available to Jennings Hall for the office to follow up on in the interim.

In addition, the seniors have been experiencing issues with Access-a-Ride since the operator has adopted a “ride-share” type logistical system which diverts the transport to side pickups. This has resulted in missed doctor appointments and other inconveniences. Ms. Espinol and Mr. Feng have also requested that the Transportation Committee take up this issue. Mr. Bruzaitis initially suggested this may be beyond the committees ability to resolve as it involves Access-a-Ride's organizational model, however he would consider the best way to address it at the committee level. Additionally, he suggested to work with board members Ms. Leanza, Ms. Cabrera and Ms. Iglesias in their positions with St. Nicks Alliance and Los Sures (and to also reach out to RiseBoro) to form a united front to address the concerns of their senior population under their care.

After consultation with DM Pulgarin, Access-a-Ride is under the MTA and the committee will reach out for clarification on their operations in this regard,

Mr. Brian Henly raised concerns about the conditions on Vandervoort Avenue. He explained that cycling on the avenue is particularly treacherous because of the wild-west atmosphere on the corridor: Tractor-trailers either double parked or parked in the wrong direction on both sides. Ms. Karen Nieves stated that it is a difficult problem but that by working with Council member Gutierrez' office and both the 94th & 90th NYPD Precincts targeted enforcement can be achieved. Mr. Bruzaitis encouraged him to continue his 311 complaints, and other members of the committee agreed that some kind of redesign is necessary to fix the problem long term.

Mr. Bruzaitis closed the meeting with a heartfelt thanks to Mr. Paul Kelterborn for all his hard work on the Transportation Committee, as a Board Member and as a public citizen for his work to improve Cooper Park and the overall quality of life in North Brooklyn. He will be missed. Mr. Bruzaitis and the committee wish him well in his new adventures.

The next meeting of the Transportation Committee will be Wednesday, May 27th, 2026, at the Polish Slavic Center 176 Java St, Brooklyn 11222.

MOTIONS

MOTION: (MR. KELTERBORN) TO DENY THE REVOCABLE CONSENT PROPOSAL FOR PLANTERS AT 247 BEDFORD AVE & CORNER OF NORTH 3RD STREET AS PRESENTED AND TO REVISE THE PLAN TO ADDRESS COMMITTEE CONCERNS.

SECOND: MR. WEISER.

AYE: MR BRUZAITIS; MR. KELTERBORN; MS. LABORDE; MR. VEGA; MR. WEISER; MS. BEITNER*.

NAY: MS. ESPINAL; MR. GOLDSTEIN; MR. ITZKOWITZ.

ABSTENTIONS/RECUSALS: NONE.

MOTION PASSED.

*NON-BOARD MEMBER

Petition for Revocable Consent

247 Bedford Avenue, Brooklyn, New York 11211

Transportation Committee – Brooklyn Community Board 1

April 23, 2026

Table of Contents

Renders	Slides 3-5
Existing Site Conditions	Slides 6-8
Proposed Planter Layout Plans and Elevations	Slides 9-12
Plant Species	Slide 13



Render 1 - Corner of Bedford Avenue & North 3rd Street



Render 2 - Bedford Avenue



Render 3 - North 3rd Street



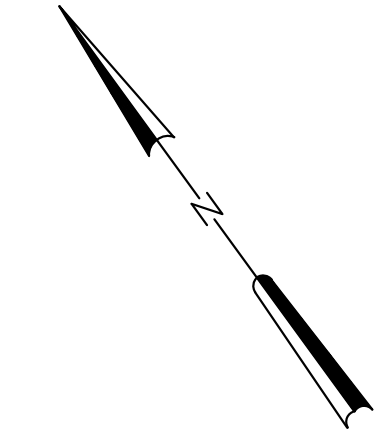
Corner of Bedford Avenue & North 3rd Street



Bedford Avenue



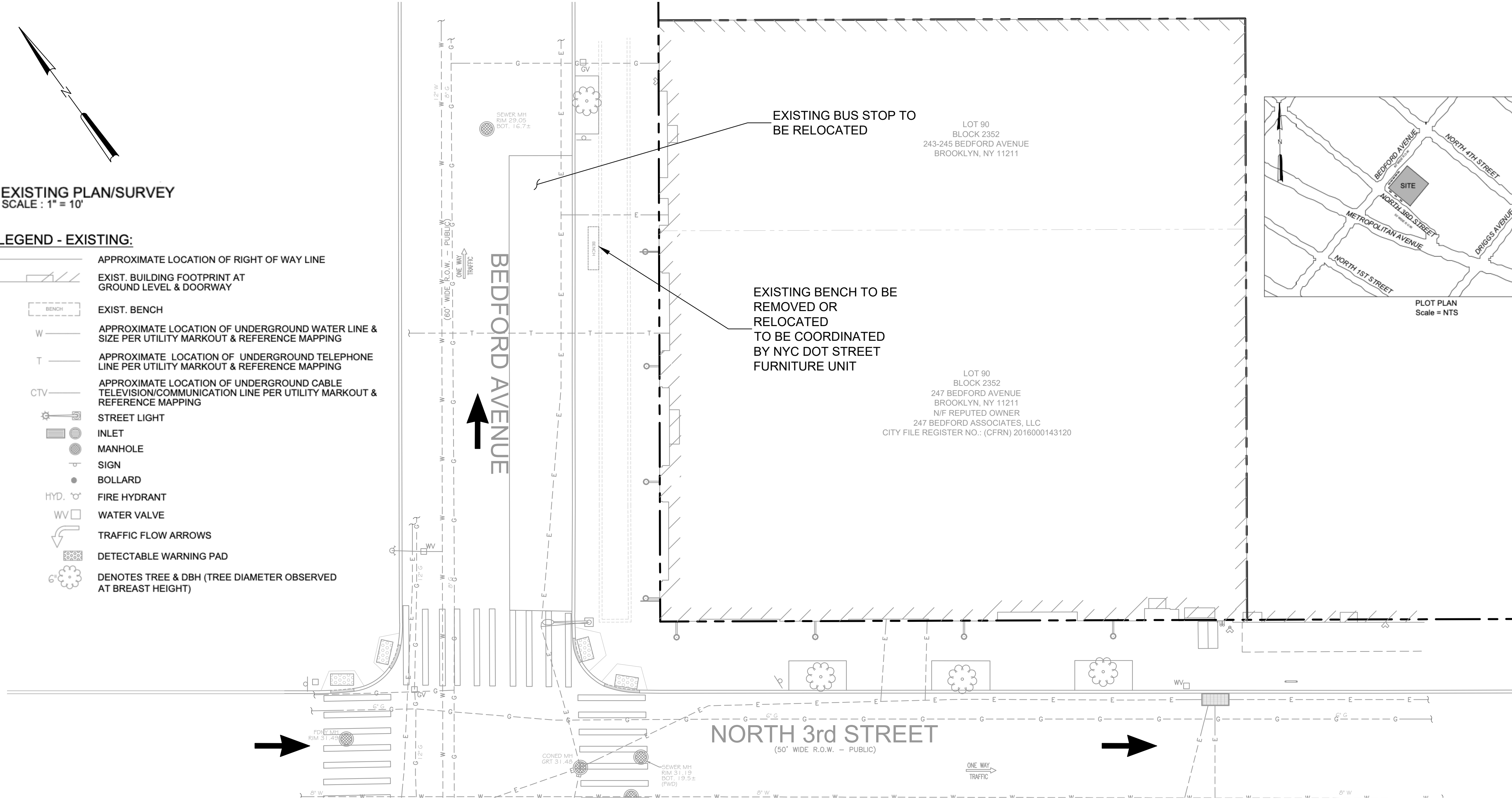
North 3rd Street



EXISTING PLAN/SURVEY
SCALE : 1" = 10'

LEGEND - EXISTING:

- APPROXIMATE LOCATION OF RIGHT OF WAY LINE
- EXIST. BUILDING FOOTPRINT AT GROUND LEVEL & DOORWAY
- EXIST. BENCH
- APPROXIMATE LOCATION OF UNDERGROUND WATER LINE & SIZE PER UTILITY MARKOUT & REFERENCE MAPPING
- APPROXIMATE LOCATION OF UNDERGROUND TELEPHONE LINE PER UTILITY MARKOUT & REFERENCE MAPPING
- APPROXIMATE LOCATION OF UNDERGROUND CABLE TELEVISION/COMMUNICATION LINE PER UTILITY MARKOUT & REFERENCE MAPPING
- STREET LIGHT
- INLET
- MANHOLE
- SIGN
- BOLLARD
- FIRE HYDRANT
- WATER VALVE
- TRAFFIC FLOW ARROWS
- DETECTABLE WARNING PAD
- DENOTES TREE & DBH (TREE DIAMETER OBSERVED AT BREAST HEIGHT)

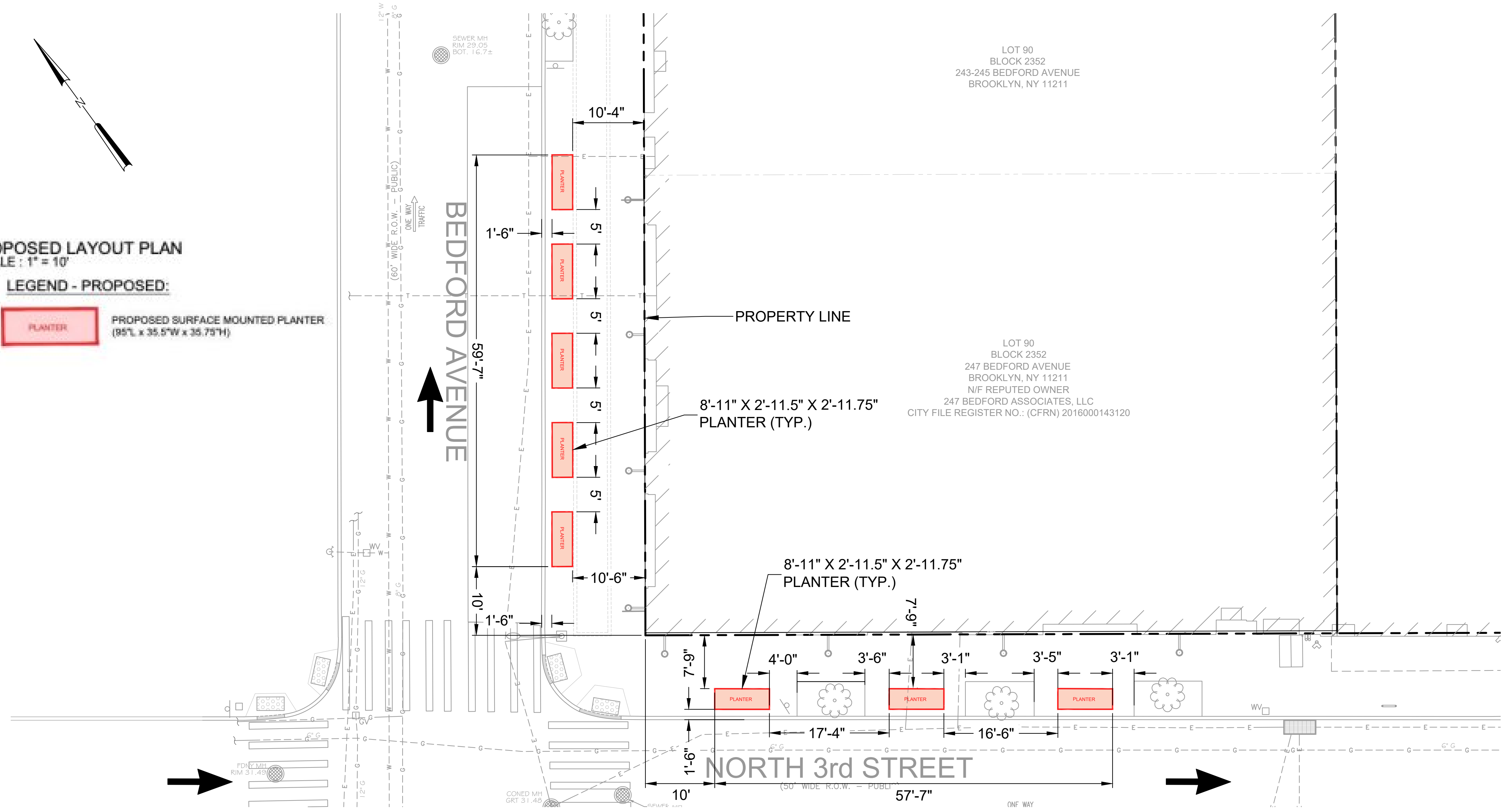


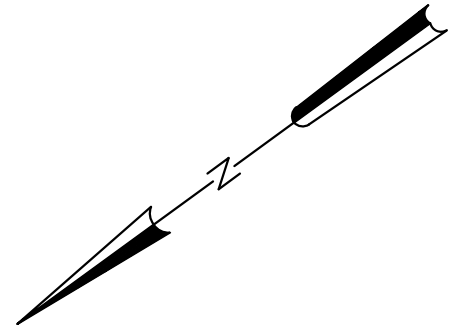
PLOT PLAN
Scale = NTS



PLANTER

PROPOSED SURFACE MOUNTED PLANTER
(95"L x 35.5"W x 35.75"H)





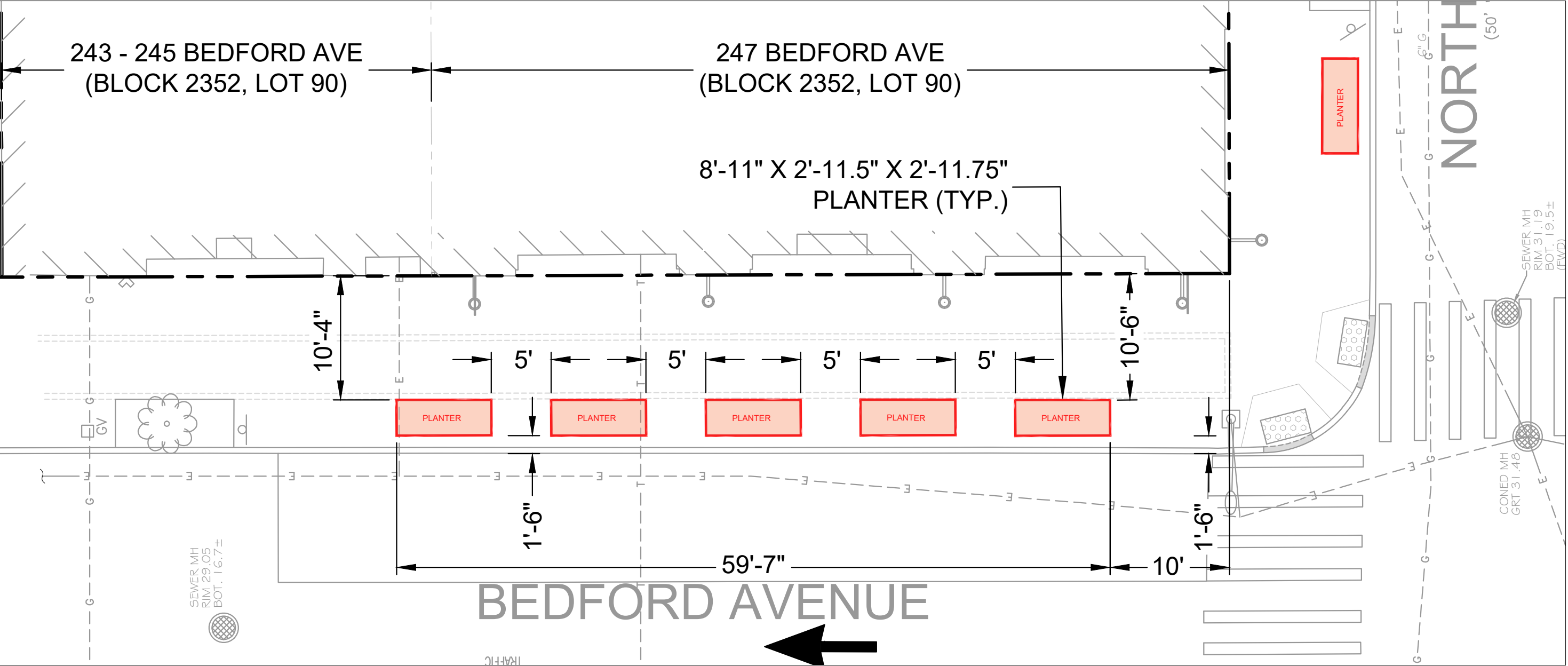
PROPOSED ELEVATION - NORTH THIRD STREET

SCALE : 1" = 10'

LEGEND - PROPOSED:

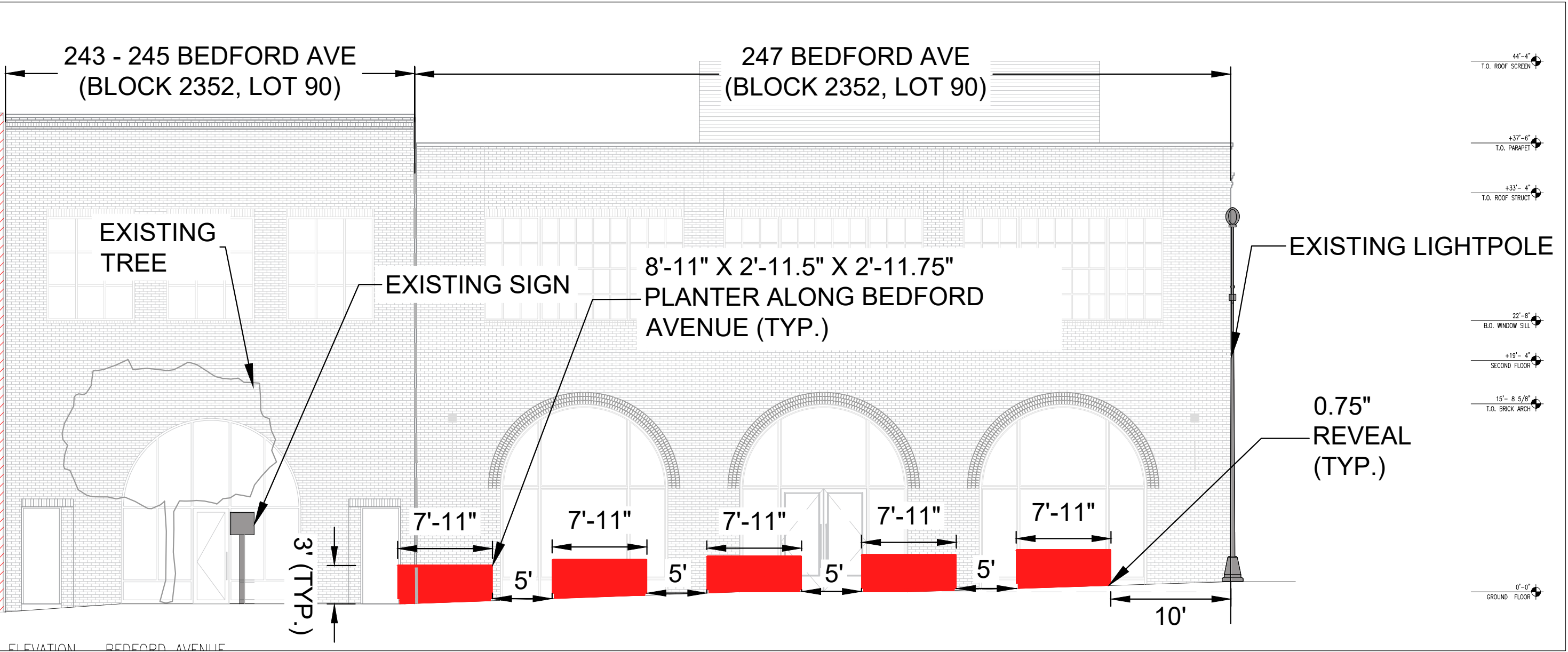


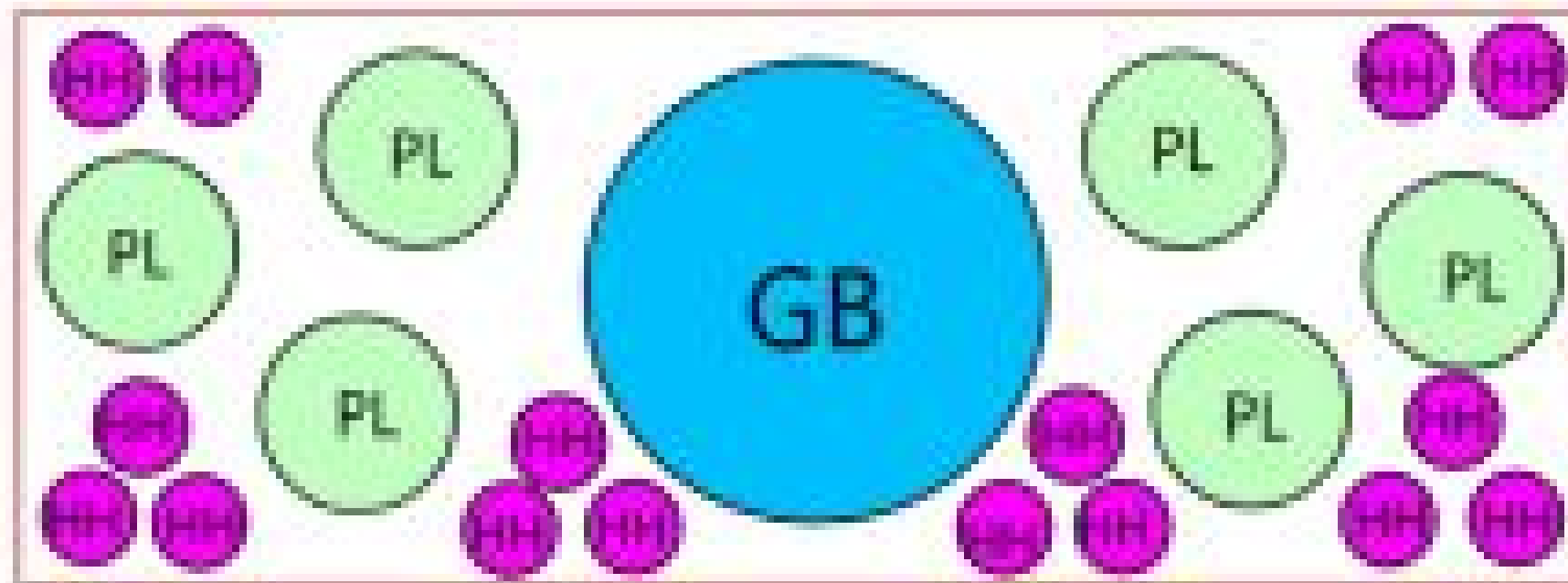
PROPOSED SURFACE MOUNTED PLANTER
(25" L x 35.5" W x 35.75" H)



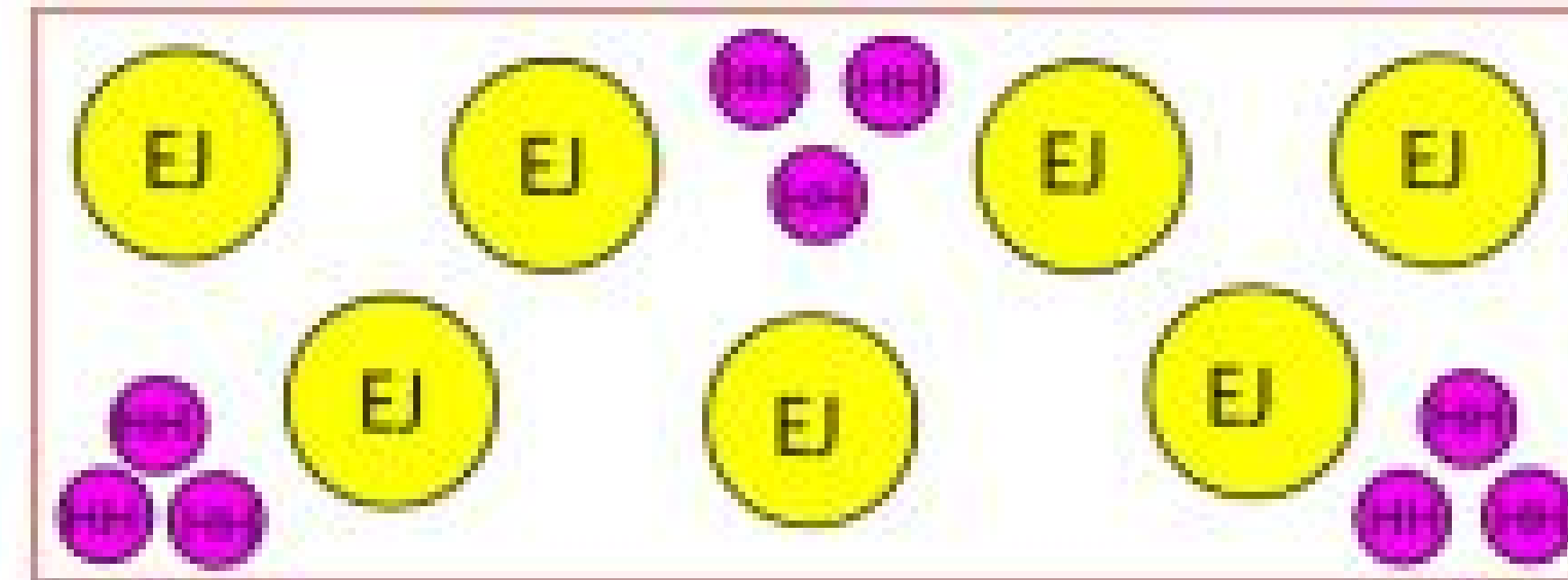
PROPOSED PLAN - BEDFORD AVENUE

SCALE : 1" = 10'



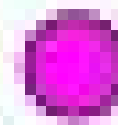


BEDFORD AVENUE PLANTER PLAN
N.T.S.



NORTH 3RD STREET PLANTER PLAN
N.T.S.



 *Hedera helix*
English Ivy



 *Phoraea laevis* "Glimmerlight"
English Laurel



 *Juniperus chinensis*
Mantle Tree



 *Juniperus chinensis*
Japanese Cedar



Thank You

WHAT IS **BANKER'S ANCHOR** ?

















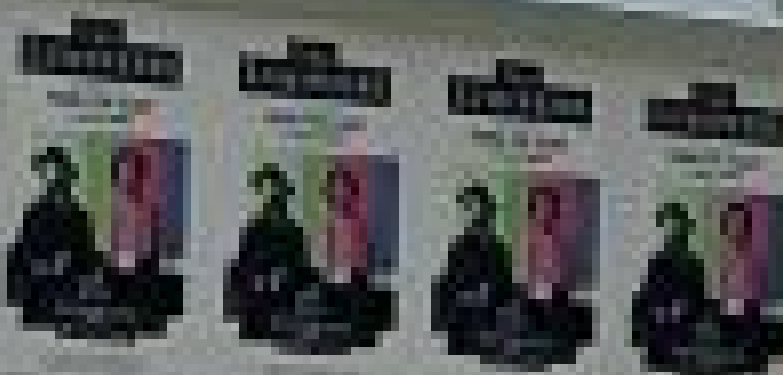




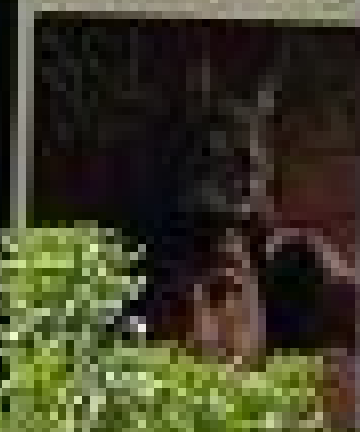




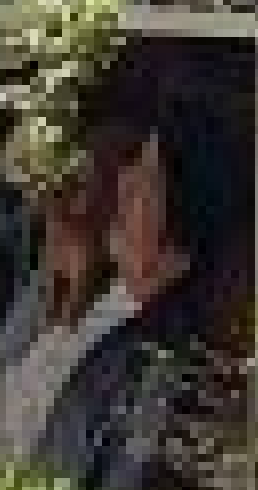
seen



SMALLS



SMALLS



forever 3







CONTEXT





BANKER'S ANCHOR



← BANKER'S ANCHOR



BANKER ST

← BANKER'S ANCHOR



BANKER ST

N 15TH ST

← BANKER'S ANCHOR



BANKER ST
N 15TH ST

← BANKER'S ANCHOR
NASSAU AVE



← BANKER'S ANCHOR

G



BANKER'S ANCHOR

INDUSTRIAL BUSINESS ZONE



← BANKER'S ANCHOR

MCCARREN PARK



← BANKER'S ANCHOR

MCCARREN PARK



**BUSHWICK
INLET PARK**

This is an aerial photograph of a neighborhood in New York City, showing a dense grid of streets and buildings. Two parks are highlighted with green outlines: Bushwick Inlet Park on the left and McCarren Park on the right. A white arrow points from the text 'BANKER'S ANCHOR' to a small green arrow pointing towards McCarren Park.

MCCARREN PARK

← BANKER'S ANCHOR



**BUSHWICK
INLET PARK**

MCCARREN PARK

**MARSHA P.
JOHNSON
STATE PARK**

BANKER'S ANCHOR



**BUSHWICK
INLET PARK**

**MARSHA P.
JOHNSON
STATE PARK**

BERRY OPEN STREET

MCCARREN PARK

BANKER'S ANCHOR

**BUSHWICK
INLET PARK**

MCCARREN PARK

**MARSHA P.
JOHNSON
STATE PARK**

BERRY OPEN STREET

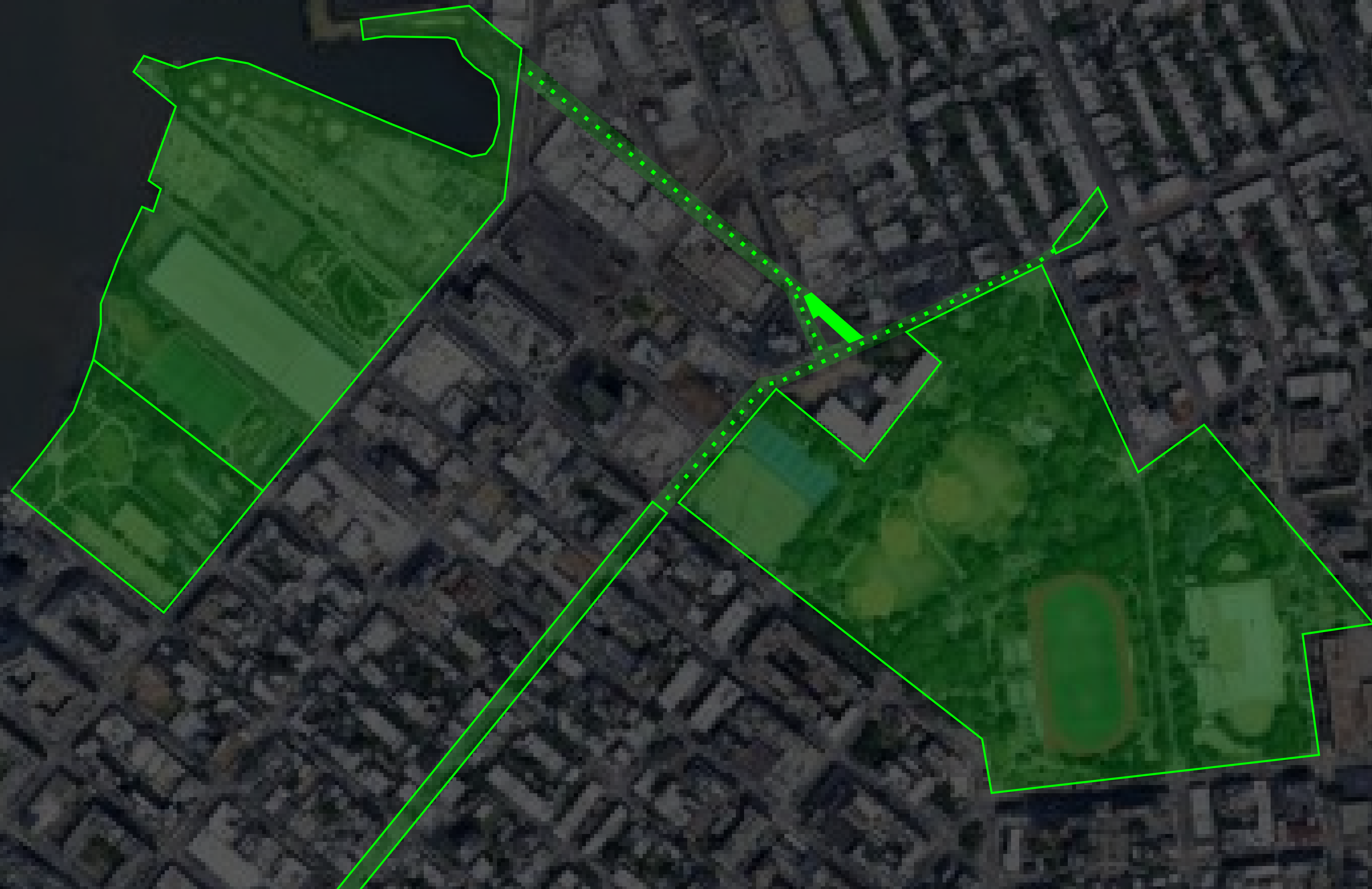
BANKER'S ANCHOR

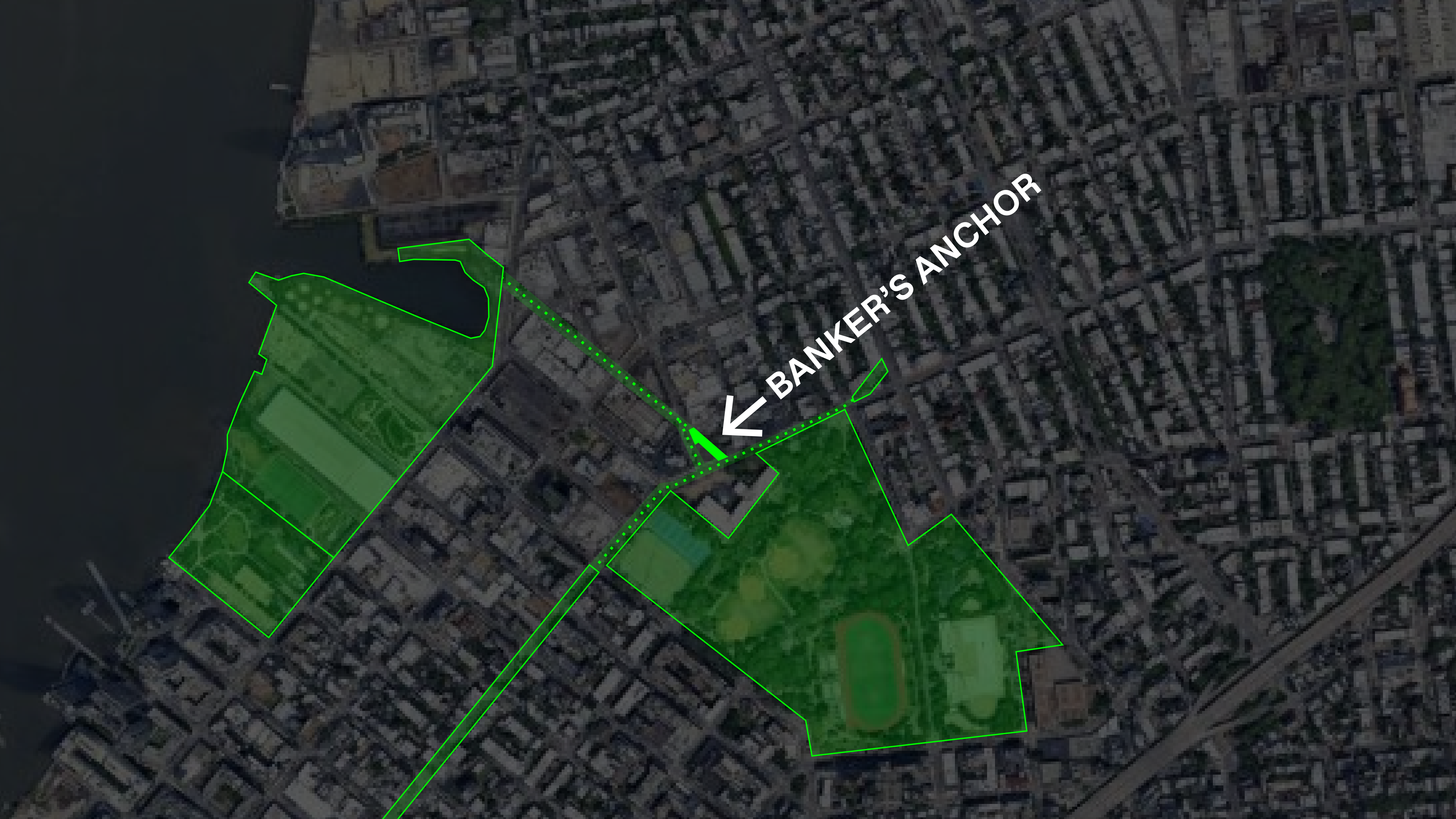
BEDFORD SLIP





A NETWORK OF PUBLIC SPACES





← BANKER'S ANCHOR



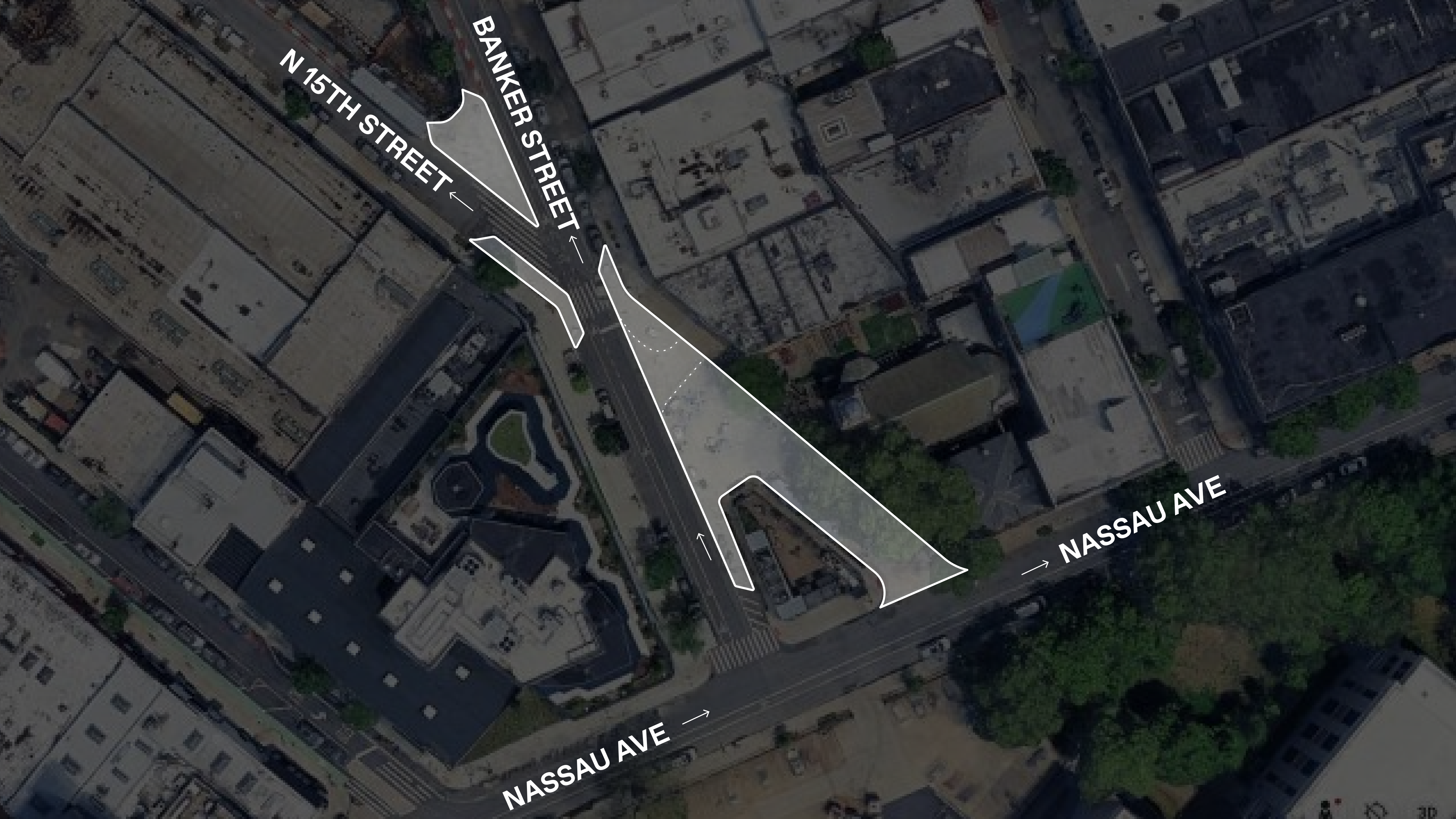
N 15TH STREET ←

BANKER STREET ←

→ NASSAU AVE

NASSAU AVE →



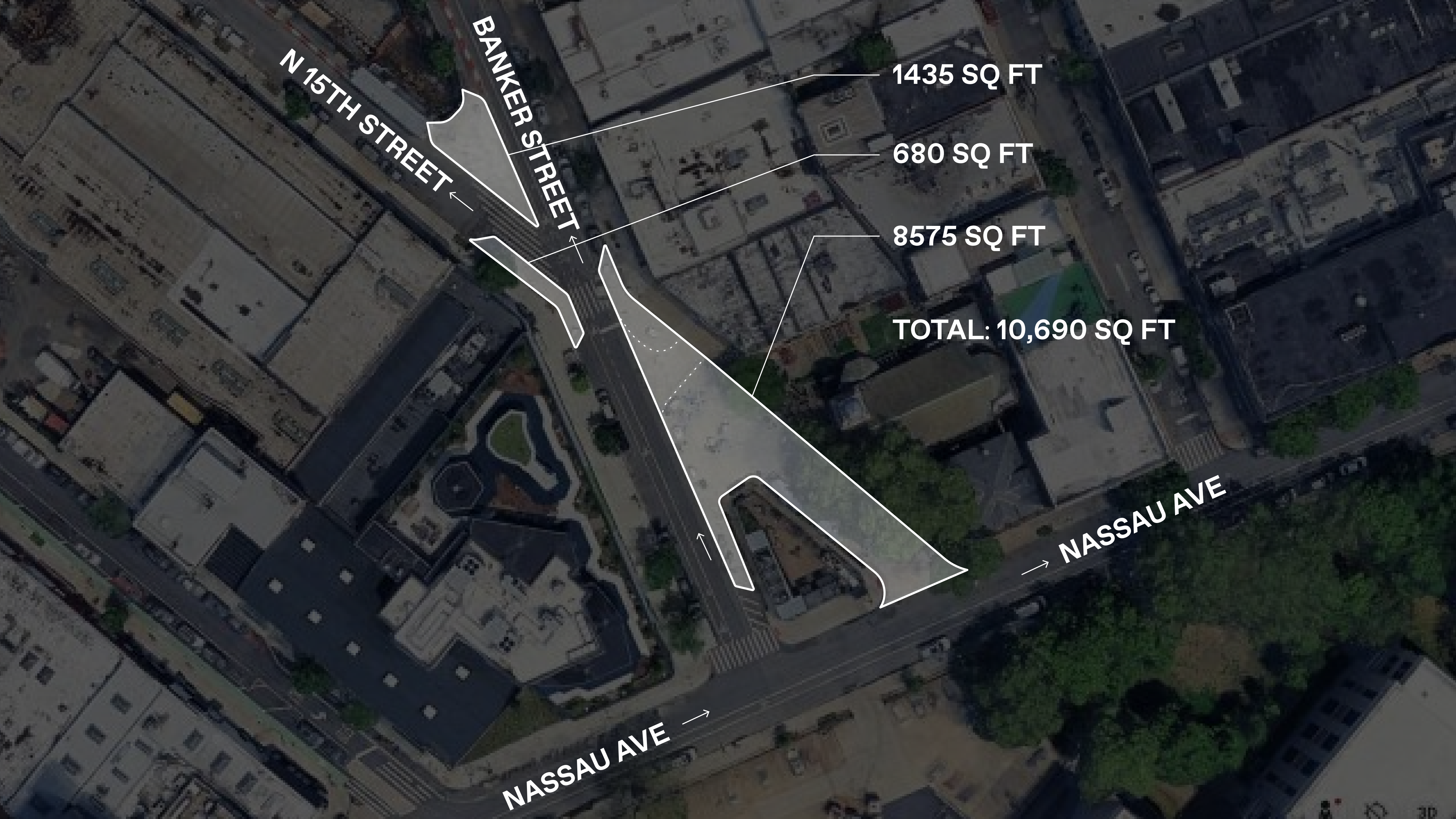


N 15TH STREET

BANKER STREET

NASSAU AVE

NASSAU AVE



N 15TH STREET

BANKER STREET

1435 SQ FT

680 SQ FT

8575 SQ FT

TOTAL: 10,690 SQ FT

NASSAU AVE

NASSAU AVE

NEIGHBORS AND PARTNERS

N 15TH STREET

BANKER STREET

SAN
DAMIANO
MISSION

CATHOLIC COMMUNITY

SHALOM

BANKER'S ANCHOR

NASSAU AVE

NASSAU AVE

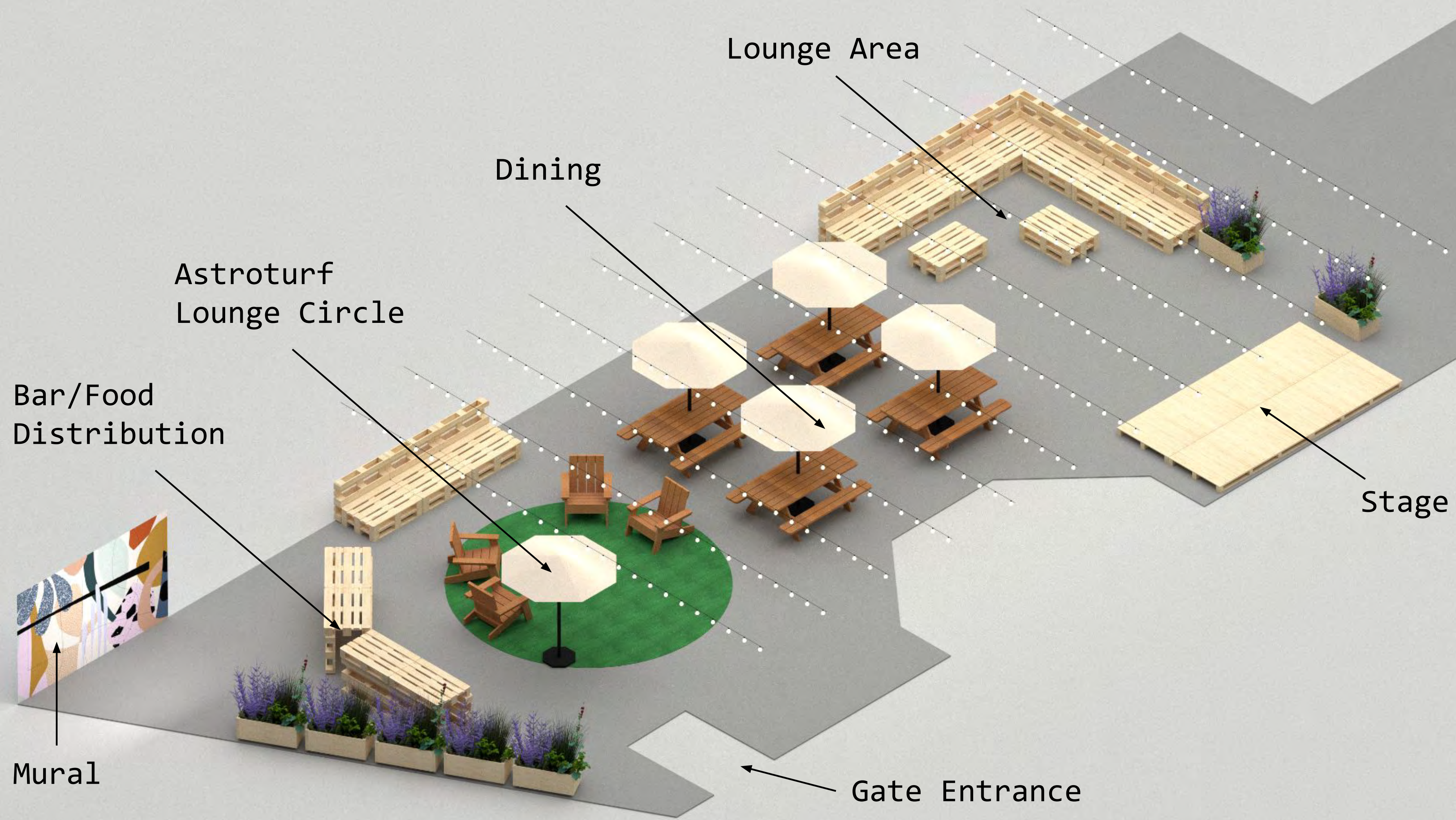












Lounge Area

Dining

Astroturf
Lounge Circle

Bar/Food
Distribution

Mural

Stage

Gate Entrance









COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

FAX: (718) 389-0098

Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyncb1

HON. ANTONIO REYNOSO
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER
FIRST VICE-CHAIRMAN

DEL TEAGUE
SECOND VICE-CHAIRPERSON

GINA BARROS
THIRD VICE-CHAIRPERSON

DAVID HEIMLICH
FINANCIAL SECRETARY

SONIA IGLESIAS
RECORDING SECRETARY

PHILIP A. CAPONEGRO
MEMBER-AT-LARGE

DEALICE FULLER
CHAIRPERSON

JOHANA PULGARIN
DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

May 20, 2026

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

RE: 247 Bedford Avenue. Revocable Consent Denial

Dear Commissioner Bray:

At the regular meeting of Brooklyn Community Board No. 1, held the evening of May 12, 2026, the board members received a report from the Transportation Committee (report is attached). Please be advised that the board members voted to support sending this letter.

The Board Members voted to send this letter to **deny** the Revocable Consent request at 247 Bedford Avenue, in the Borough of Brooklyn, by the petitioner 247 Bedford Associates LLC (Apple Williamsburg). Block 2352, lot 90.

The vote was as follows: 32 "YES"; 0 "NO"; 0 "ABSTENTIONS".

Working for Safer Williamsburg and Greenpoint.

Sincerely,

Dealice Fuller
Chairperson

C.C. Ms. Ting-Hsin Wang, Project Manager, Revocable Consents & Security Infrastructure DOT