



# 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

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

December 27, 2024

**COMBINED PUBLIC HEARING**  
**AND BOARD MEETING**  
**211 AINSLIE STREET**  
**DECEMBER 10, 2024**

**PUBLIC HEARING**

**ROLL CALL**

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

1. **PRESENTATION 19 MASPETH AVENUE REZONING APPLICATION # C240406ZMK CEQR # 24 DCP063K:-** application submitted by Capsar III LLC pursuant to Sections 197-C and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13B: 1. Changing from a C8-2 District to an R7D District property bounded by Conselyea Street, Maspeth Avenue and its south-westerly centerline prolongation, and Humboldt Street; 2. Establishing within the proposed R7D District a C2-4 District bounded by Conselyea Street, Maspeth Avenue and its south-westerly centerline prolongation, and Humboldt Street; as shown on a diagram (for illustrative purposes only) dated November 18, 2024, and subject to the conditions of CEQR Declaration E-1012. Presenter Mr. Benjamin Stark, Land Use Counsel, Hirschen Singer & Epstein LLP. **20 Minutes.**
2. **PRESENTATION BROOKLYN ROOTS COLLECTIVE INC:-** 255 Randolph Street (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Cabaret) this venue will have a capacity of more than 250 patrons. Referred by Mr. Arthur Dybanowski, Chair of the SLA Review & DCA Committee. Presenter, Terrence Flynn Jr, Lawyer. **20 Minutes.**
3. **PROPOSED CALENDAR FOR 2025 – 2026 COMBINED PUBLIC HEARING AND BOARD MEETING**

#### **4. DOT DINING OUT NYC PERMIT APPLICATIONS**

1. Beco, 45 Richardson St. App # 20240730030025
2. Brujos Brooklyn Taco Company, 333 Graham Ave. App # 20240730030004
3. Café Colette, 79 Berry St. App # 20240731030008
4. Café Mogador, 133 Wythe Ave. App # 20240729030021
5. Dar 525, 168 Driggs Ave. App # 20240629030001
6. Dawn's Til Dusk, 33 Main St. App # 20240722030005
7. Enlightenment Wines, 99 Scott Ave. App # 20240729030018
8. Glassiere, 95 Commercial St. App # 20240725030001
9. Greta, 204 Nassau Ave. App # 20240731030011
10. Kokomo restaurant LLC, 65 Kent Ave. App # 20240731030015
11. Maman, 80 Kent St. App # 20240620030002
12. Mesa Coyoacant, 372 Graham Ave. App # 20240730030028
13. Pencil Factory, 142 Franklin St. App # 20240731030029
14. The Commodore 366 Metropolitan Ave. App # 20240719030005

#### **5. LIQUOR LICENSES**

##### **NEW**

1. 23 Meadow LLC, DBA The Monarch, 23 Meadows St. (Alteration, Liquor, Wine, Beer & Cider, Event Space)
2. 74 Bayard St. LLC, DBA Fandi Mata, 74 Bayard St. (All Night Permit Community Board Notification)
3. 74 Wythe Ave Tenant LLC, DBA 74 Wythe, 74 Wythe Ave. (Corporate Change, Liquor, Wine, Beer & Cider, Cabaret)
4. 175 Morgan Ave LLC, 173-175 Morgan Ave. (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest.)
5. Aura Cocina & Bar Inc, DBA Aura, 315 Meserole St. (All Night Permit Community Board Notification)
6. Avant Gardner LLC, DBA Avant Gardner, The Great Hall, The Kings Hall and The Brooklyn Mirage, 111 Gardner Ave. and 140 Stewart St. (All Night Permit Community Board Notification)
7. BK Backyard Bar LLC, 61 Dobbin St. (Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern)
8. Bkln Garden LLC, DBA Freehold, 41, 43, 45 South 3rd St. (Corporate Change, Liquor, Wine, Beer & Cider, Rest)
9. Brooklyn Roots Collective Inc, 255 Randolph St. (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Cabaret)
10. Chipotle Mexican Grill of Colorado LLC, DBA Chipotle Mexican Grill # 4927, 885 Manhattan Ave. (New Application and Temporary Retail Permit, Wine, Beer & Cider, Rest)
11. Chrome Williamsburg Inc, DBA Chrome Williamsburg, 525 Grand St. (New Application, Liquor, Wine, Beer & Cider, Rest)

12. Dinastia Ecuadorian Food II Corp, 394 Bedford Ave. (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
13. Don Pancho Villa Restaurant LTD, 189 Borinquen Place, (All Night Permit Community Board Notification)
14. Doud Inc, 742 Driggs Ave. (New Application and Temporary Retail Permit, Wine, Beer & Cider, Rest)
15. Ensenada Brooklyn LLC, DBA Ensenada, 168 Borinquen Place, (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
16. Eris Evolution LLC, 167 Graham Ave. (All Night Permit Community Board Notification)
17. Esse Taco Williamsburg LLC, DBA Esse Taco, 142 North 5<sup>th</sup> St. (Method of Operation, Liquor, Wine, Beer & Cider, OP Tavern)
18. Golden & Kui Inc. 121 Greenpoint Ave. (New Application and Temporary Retail Permit, Wine, Beer & Cider, Cafe and Wine, Rest)
19. Guerrero Deli Cafe Inc, 657 Flushing Ave. (New Application, Liquor, Wine, Beer & Cider, Rest)
20. Hungry Burrito 3 Inc, DBA Hungry Burrito, 1079 Manhattan Ave. (Corporate Change, Liquor, Wine, Beer & Cider, Rest)
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22. Made 21 Inc, 231 South 4th St. (All Night Permit Community Board Notification)
23. Medusa Brooklyn LLC, DBA Medusa, 618 Grand St. (All Night Permit Community Board Notification)
24. McCarren Park House LLC, DBA McCarren Parkhouse, 855 Lorimer St. (Method of Operation, Liquor, Wine, Beer & Cider, Rest. Live Music)
25. Mia Brooklyn Inc, DBA Mya & Brooklyn Coffee & Bakery, 46 Roebling St. (New Application and Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern)
26. MurrayWalsh LLC, DBA Oberon, 482 Driggs Ave. (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern)
27. Number Nine Show LLC, DBA The Dead Letter, 63 Grand St. (All Night Permit Community Board Notification)
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29. Padel Haus Greenpoint LLC, DBA Padel Haus, 12 Berry St. (New Application and Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern)
30. Salka Food LLC, DBA Cooper Mug Coffee, 131 North 4th St. (New Application, Wine, Beer & Cider Rest)
31. Tikka Indian Grill Inc, 185 Grand St. (New Application and Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern)
32. Waynes World LLC, DBA Jimbo Slims, 524 Graham Ave. (New Application and Temporary Retail Permit, Tavern)

## **RENEWAL**

1. 147 149 McCarren LLC, DBA CODA Williamsburg, Bohemia, Creatures of All Kinds, 160 North 12<sup>th</sup> St. (Renewal, Liquor, Wine, Beer & Cider, Rest)
2. 270 Meserole Rest Corp, DBA 9 Bob Note, 272 Meserole St. (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
3. 274 Broadway Corp, DBA Emperador Elias Rest Corp, 274 Broadway (Renewal, Liquor, Wine, Beer & Cider, Rest)
4. Anfield Road Inc, DBA Banter, 132 Havemeyer Street Store 3, (Renewal, Wine, Beer & Cider, Bar/Tavern)
5. Antola Pizzeria Corp, DBA Danny's Pizzeria, 239-241 Bushwick Ave. (Renewal, Wine, Beer & Cider, Rest),
6. Bedford Coast LLC, DBA Super Burrito, 320 Bedford Ave. (Renewal, Liquor, Wine, Beer & Cider, Rest)
7. Beer Karma LLC, 470 Union Ave. (Renewal, Wine, Beer & Cider, Bar/Tavern)
8. Berry 212 Corp, DBA The Levee, 212 Berry St. (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
9. BRK Bar Group LLC, DBA Silver Light Tavern, 689 Lorimer St. (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
10. Brooklyn Billiards LLC, 90 N 11th St. AKA 97 North 10th Street. AKA North 10th St. (Renewal, Liquor, Wine, Beer & Cider, Rest)
11. Crabby Patty Brooklyn LLC, DBA Skinny Dennis 152 Metropolitan Ave. (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
12. Enerugi Ramen & Co LLC, 1020 Manhattan Ave. (Renewal, Wine, Beer & Cider, Rest)
13. Graham Ave Pizza Corp, DBA Carmine's Pizzeria, 358 Graham Ave. (Renewal, Liquor, Wine, Beer & Cider, Rest)
14. Hole in the Wall Williamsburg LLC, DBA Hole in the Wall, 292 Bedford Ave. (Renewal, Liquor, Wine, Beer & Cider, Rest)
15. Hummus Market LLC, DBA Hummus Market, 361 Graham Ave. (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
16. Isla & Co Williamsburg LLC, DBA Isla & Co, 55 Wythe Ave. (Renewal, Liquor, Wine, Beer & Cider, Rest)
17. Lemons & Olives Inc, 98A South 4th St. (Renewal, Liquor, Wine, Beer & Cider, Catering Facility Private Events Only)
18. Little Tiffin LLC, 970 Manhattan Ave. (Renewal, Wine, Beer & Cider, Rest)
19. MacMurray LLC, DBA The Craic, 488 Driggs Ave. AKA 482-504 Driggs Ave. Unit B-02 (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
20. Midway Bar LLC, 272 Grand St. (Renewal, Liquor, Wine, Beer & Cider, Rest)
21. Mother's Smokehouse and Banquet Hall LLC, DBA Mable's Smokehouse, 44A Berry St. (Renewal, Liquor, Wine, Beer & Cider, BBQ Rest)
22. Nobars LLC DBA Panzon, 23 Greenpoint Ave. (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
23. Nora Estrada LLC, DBA Guarapo 58 North 3rd St. (Renewal, Liquor, Wine, Beer & Cider, Rest)

24. Pinkerton Wine Bar LLC, Pinkerton Wine Bar, 263 North 6th St. (Renewal, Wine, Beer & Cider, Rest)
25. Sampa Restaurant LLC, DBA Beco, 715 Lorimer St. AKA 45 Richardson St. (Renewal, Liquor, Wine, Beer & Cider, Rest)
26. Severed Heads LLC Blanca, 261 Moore St. (Renewal, Liquor, Wine, Beer & Cider, Rest)
27. Sire Restaurant Group LLC, DBA Sama Street, 988 Manhattan Ave. (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
28. Stina Easton Inc, DBA TBA, 395 Wythe Ave. (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
29. Taqueria El Torito Corp, 32 Varet St. (Renewal, Liquor, Wine, Beer & Cider, Rest)
30. Williamsburg Thai Cuisine Inc, DBA Williamsburg Thai Cuisine, 212 Bedford Ave. (Renewal, Wine, Beer & Cider, Rest)

6. **CANNABIS LICENSES:**

1. Better States LLC, 539 Metropolitan Ave. (Retail Dispensary)
2. Fignolecar Inc, DBA Fignolecar Inc, 175 Grand St. (Retail Dispensary)
3. Yousaf Saleem DBA Seneca Cann LLC, 799 Grand St. (Retail Dispensary)
4. Salt City Naturals LLC, 200 Franklin St. Unit 102 (Retail Dispensary)
5. Vincent Pezzulo, DBA Alka Life LLC, 145 Broadway. (Retail Dispensary)

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**BOARD MEETING**

**MOMENT OF SILENCE-** Chair Fuller called for a moment of silence.

**ROLL CALL –** Chair Fuller requested a roll call 36 Members answered the call at 7:47 pm.

**APPROVAL OF THE AGENDA-** Chair Fuller requested approval of the agenda.

The agenda was approved by all the members present.

**APPROVAL OF THE MINUTES** - Chair Fuller requested approval of the minutes.

The Minutes of the November Board meeting were approved by the members present.

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

Dehran Duckworth: Cannabis applicant at 922 Manhattan Ave.

Kristina Kozak: Opposing Cannabis store Indoor Treez Corp at 175 Grand St.

Raquel Tirado: Complaint about the smell of gas in the building at 601 Metropolitan Ave. Saint Nicks Building Management.

Mary Maldonado: Complaint about the smell of gas in the building at 601 Metropolitan Ave. Saint Nicks Building Management.

Kristy Parr: Concerned about 56 small antenna towers installed at 57 Norman Ave.

### **COMMITTEE REPORTS**

#### **PROPOSED CALENDAR FOR 2025 – 2026 COMBINED PUBLIC HEARING AND BOARD MEETING:**

Motion to approve the proposed Calendar for 2025 – 2026 was approved by 36 Members.

**Motion Carried.**

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

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

A motion was made by Ms. Kaminski and seconded by Mr. Bachorowski.

The vote was 32 “Yes”, 0 “No”, 0 “ABSTENTIONS”; 0 “RECUSALS”.

**Motion Carried.**

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

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

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

The vote was 32 “Yes”, 0 “No”, 0 “ABSTENTIONS”; 0 “RECUSALS”.

**Motion Carried.**

#### **ENVIRONMENTAL PROTECTION COMMITTEE – Mr. Stephen Chesler, Committee Chair, report as written.**

Mr. Chesler requested to approve the following motions:

1. Motion To recommend the Board submit the four mentioned mitigation strategy to the Brooklyn Community Monitoring Initiative CAG.
2. Motion to recommend the board submit a letter to NYS DEC Commissioner citing the severe adverse conditions being created by DKN's concrete operation at 270 Green Street and subsequent violations they have incurred for their operations and demanding the commissioner revoke DKN's permit to operate.
3. Motion to recommend the board office ask NYSDEC the two questions state above.

A motion was made by Mr. Bruzaitis and seconded by Ms. Teague.

The vote was 32 "Yes", 0 "No", 1 "ABSTENTIONS"; 0 "RECUSALS".

**Motion Carried.**

**TRANSPORTATION COMMITTEE – Mr. Eric Bruzaitis, Committee Chair, report as written.**

Mr. Bruzaitis requested to approve the following motions:

1. Motion Community board 1 to Draft a letter of No objection to TLC regarding for A & S Limousine Services (B02103).
2. Motion: community board 1 to draft a letter to councilmember Jennifer Gutierrez in support of the co-naming of the corner of South 4th Street and Hooper Street in honor of Mr. Augustine "Augie" Ayala jr.

A motion was made by Ms. Cabrera and seconded by Mr. Vega.

The vote was 32 "Yes", 0 "No", 0 "ABSTENTIONS"; 0 "RECUSALS".

**Motion Carried.**

Motion: Community Board 1 to draft a letter to NYC DOT recommending the agency consider community district 1 as a "regional slow zone"

**Motion Tabled.**

**BY LAWS COMMITTEE – Mr. Austin Pferd, Committee Chair, report as written.**

Mr. Pferd requested to approve the following motion:

1. Motion to approve the updated Published by Laws for Accessibility.

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

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

**Motion Carried.**

**CHAIRPERSON’S REPORT** – As written.

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

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

**ANNOUNCEMENTS: ELECTED OFFICIALS**

Brooklyn Borough President, Antonio Reynoso, provided an update.

Council Member Lincoln Restler, provided an update.

Emely Rodriguez, Director of Operations from Senator’s Office Julia Salazar, provided an update.

Bruno Daniel, Community Board 1 Liaison from Brooklyn Borough President’s Office - provided an update.

**OLD BUSINESS**- No old business

**NEW BUSINESS**- No new business

**ADJOURNMENT**

The meeting was adjourned at 9:47 pm.

Respectfully submitted,

Sonia Iglesias

Recording Secretary





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HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

**REVISED**

December 2, 2024

## COMBINED PUBLIC HEARING AND BOARD MEETING NOTICE

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

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

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

**WHEN:** TUESDAY --- DECEMBER 10, 2024  
**TIME:** \*\*\* 6:00 PM \*\*\*  
**WHERE:** SWINGING SIXTIES SENIOR CENTER  
211 AINSLIE STREET  
BROOKLYN, NY 11211  
(CORNER OF MANHATTAN AVENUE)

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

## PUBLIC HEARING

### AGENDA

1. PRESENTATION 19 MASPETH AVENUE REZONING APPLICATION #  
C240406ZMK CEQR # 24 DCP063K:- application submitted by Capscar III LLC  
pursuant to Sections 197-C and 201 of the New York City Charter for an amendment of

the Zoning Map, Section No. 13B: 1. Changing from a C8-2 District to an R7D District property bounded by Conselyea Street, Maspeth Avenue and its south-westerly centerline prolongation, and Humboldt Street; 2. Establishing within the proposed R7D District a C2-4 District bounded by Conselyea Street, Maspeth Avenue and its south-westerly centerline prolongation, and Humboldt Street; as shown on a diagram (for illustrative purposes only) dated November 18, 2024, and subject to the conditions of CEQR Declaration E-1012. Presenter Mr. Benjamin Stark, Land Use Counsel, Hirschen Singer & Epstein LLP. **20 Minutes.**

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17. Lemons & Olives Inc, 98A South 4th St. (Renewal, Liquor, Wine, Beer & Cider, Catering Facility Private Events Only)
18. Little Tiffin LLC, 970 Manhattan Ave. (Renewal, Wine, Beer & Cider, Rest)
19. MacMurray LLC, DBA The Craic, 488 Driggs Ave. AKA 482-504 Driggs Ave. Unit B-02 (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
20. Midway Bar LLC, 272 Grand St. (Renewal, Liquor, Wine, Beer & Cider, Rest)
21. Mother's Smokehouse and Banquet Hall LLC, DBA Mable's Smokehouse, 44A Berry St. (Renewal, Liquor, Wine, Beer & Cider, BBQ Rest)
22. Nobars LLC DBA Panzon, 23 Greenpoint Ave. (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
23. Nora Estrada LLC, DBA Guarapo 58 North 3rd St. (Renewal, Liquor, Wine, Beer & Cider, Rest)
24. Pinkerton Wine Bar LLC, Pinkerton Wine Bar, 263 North 6th St. (Renewal, Wine, Beer & Cider, Rest)
25. Sampa Restaurant LLC, DBA Beco, 715 Lorimer St. AKA 45 Richardson St. (Renewal, Liquor, Wine, Beer & Cider, Rest)
26. Severed Heads LLC Blanca, 261 Moore St. (Renewal, Liquor, Wine, Beer & Cider, Rest)
27. Sire Restaurant Group LLC, DBA Sama Street, 988 Manhattan Ave. (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
28. Stina Easton Inc, DBA TBA, 395 Wythe Ave. (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
29. Taqueria El Torito Corp, 32 Varet St. (Renewal, Liquor, Wine, Beer & Cider, Rest)
30. Williamsburg Thai Cuisine Inc, DBA Williamsburg Thai Cuisine, 212 Bedford Ave. (Renewal, Wine, Beer & Cider, Rest)

6. **CANNABIS LICENSES:**

1. Better States LLC, 539 Metropolitan Ave. (Retail Dispensary)
2. Fignolecar Inc, DBA Fignolecar Inc, 175 Grand St. (Retail Dispensary)
3. Yousaf Saleem DBA Seneca Cann LLC, 799 Grand St. (Retail Dispensary)
4. Salt City Naturals LLC, 200 Franklin St. Unit 102 (Retail Dispensary)
5. Vincent Pezzulo, DBA Alka Life LLC, 145 Broadway. (Retail Dispensary)

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**BOARD MEETING**

**MOMENT OF SILENCE**

## **ROLL CALL**

## **APPROVAL OF THE AGENDA**

**APPROVAL OF THE MINUTES** – Combined Public Hearing and Board Meeting of November 12, 2024.

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

## **COMMITTEE REPORTS**

**CHAIRPERSON’S REPORT** – As written.

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

**PARKS REPORT** – As written

## **ANNOUNCEMENTS: ELECTED OFFICIALS**

### **OLD BUSINESS**

### **NEW BUSINESS**

### **ADJOURNMENT**

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



# COMMUNITY BOARD No. 1

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

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

**\* DRAFT \***

## PROPOSED CALENDAR 2025-2026 FOR COMBINED PUBLIC HEARINGS & BOARD MEETINGS

### 2025

TUES. 01/14

TUES. 02/11

TUES. 03/11

TUES 04/08

TUES 05/13

TUES 06/10

*TUES 07/08 (If needed)*

*TUES 08/12 (If needed)*

TUES 09/09

TUES 10/21

TUES 11/18

TUES 12/09

### 2026

TUES 01/13

TUES 02/10

TUES 03/10





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**ATTENDANCE SHEET**

(26 Members Constitute a Quorum for the Board Meeting & Public Hearing)  
DATE: \_\_\_\_\_

**BOARD MEETING AND PUBLIC HEARING**

KARINA AGUILAR <i>Karina Aguilar</i>	KATIE DENNY HOROWITZ <i>Katie Denny</i>
GINA ARGENTO <i>Gina Argento</i>	SONIA IGLESIAS <i>Sonia Iglesias</i>
BOGDAN BACHOROWSKI <i>Bogdan Bachorowski</i>	MOISHE INDIG <i>Moishe Indig</i>
LISA BAMONTE <i>Lisa Bamonte</i>	JACOB ITZKOWITZ
GINA BARROS <i>Gina Barros</i>	ROBERT JEFFERY
ERIC BRUZAITIS <i>Eric Bruzaitis</i>	BOZENA KAMINSKI <i>Bozena Kaminski</i>
IRIS CABRERA <i>Iris Cabrera</i>	PAUL KELTERBORN <i>Paul Kelterborn</i>
PHILIP CAPONEGRO <i>Philip Caponegro</i>	WILLIAM KLAGSBALD <i>William Klagsbald</i>
FRANK CARBONE <i>Frank Carbone</i>	MERYL LABORDE <i>Meryl Laborde</i>
STEPHEN CHESLER <i>Stephen Chesler</i>	MARIE LEANZA <i>Marie Leanza</i>
MICHAEL CHIRICHELLA	YAMILLETTE LEBRON <i>Yamillette Lebron</i>
KEVIN COSTA	MICHELLE LOPEZ <i>Michelle Lopez</i>
GIOVANNI D'AMATO	CLEMENTINE McCOY <i>Clementine McCoy</i>
ERIN DRINKWATER	TOBY MOSKOVITS
MIGUELINA DURAN <i>Miguelina Duran</i>	MICHAL MROWIEC <i>Michal Mrowiec</i>
ARTHUR DYBANOWSKI	RABBI DAVID NIEDERMAN
ROSEMARY ESPINAL <i>Rosemary Espinal</i>	JANICE PETERSON
LLOYD FENG	AUSTIN PFERD <i>Austin Pferd</i>
JULIA AMANDA FOSTER <i>Julia A. Foster</i>	BELLA SABEL
RIFKA FRIEDMAN <i>Rifka Friedman</i>	ISAAC SOFER
DEALICE FULLER <i>D. Fuller</i>	SAMEER TALATI <i>Sameer Talati</i>
JOEL GOLDSTEIN <i>Joel Goldstein</i>	DEL TEAGUE <i>Del Teague</i>
JOEL GROSS	RAFFAELLO VANCOUTEN
DAVID HEIMLICH <i>David Heimlich</i>	WILLIAM VEGA <i>William Vega</i>
LARISSA HO <i>Larissa Ho</i>	SIMON WEISER <i>Simon Weiser</i>

Council Member  
Lincoln Restler

Council Member  
Jennifer Gutierrez



DATE:DECEMBER 10, 2024

COMBINED BOARD MEETING

	NAME	ROLL CALL 1ST	ROLL CALL 2ND	ROLL CALL 3RD	ROLL CALL 4TH	ROLL CALL 5TH
1	KARINA AGUILAR		X			
2	GINA ARGENTO		X			
3	BOGDAN BACHOROWSKI	X	X			
4	LISA BAMONTE	X	X			
5	GINA BARROS	X	X			
6	ERIC BRUZAITIS		X			
7	IRIS CABRERA	X	X			
8	PHILIP CAPONEGRO		X			
9	FRANK CARBONE		X			
10	STEPHEN CHESLER	X	X			
11	MICHAEL CHIRICHELLA					
12	KEVIN COSTA					
13	GIOVANNI D’AMATO					
14	ERIN DRINKWATER					
15	MIGUELINA DURAN		X			
16	ARTHUR DYBANOWSKI		X			
17	ROSEMARY ESPINAL	X	X			
18	LLOYD FENG	X	X			
19	JULIA AMANDA FOSTER	X	X			
20	RIFKA FRIEDMAN	X	X			
21	DEALICE FULLER	X	X			
22	JOEL GOLDSTEIN		X			
23	JOEL GROSS					
24	DAVID HEIMLICH	X	X			
25	LARISSA HO	X	X			
26	KATIE DENNY HOROWITZ	X	X			
27	SONIA IGLESIAS	X	X			
28	MOISHE INDIG		X			
29	JACOB ITZKOWITZ					
30	ROBERT JEFFERY					
31	BOZENA KAMINSKI	X	X			
32	PAUL KELTERBORN	X	X			
33	WILLIAM KLAGSBALD	X				
34	MERYL LABORDE		X			
35	MARIE LEANZA	X	X			
36	YAMILLETTE LEBRON	X	X			
37	MICHELLE LOPEZ	X	X			
38	CLEMENTINE McCOY	X	X			
39	TOBY MOSKOVITS					
40	MICHAL MROWIEC	X	X			
41	RABBI DAVID NIEDERMAN					
42	JANICE PETERSON					
43	AUSTIN PFERD	X	X			
44	BELLA SABEL					
45	ISAAC SOFER					
46	SAMEER TALATI	X	X			
47	DEL TEAGUE	X	X			
48	RAFFAELLO VAN COUTEN					
49	WILLIAM VEGA	X	X			
50	SIMON WEISER	X	X			
	TOTAL:	27	36			
	TIME:	6:10 PM	7:47 PM			



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EXECUTIVE BOARD MOTION: TO APPROVE PROPOSED CALENDAR 2025 - 2026 FOR COMBINED  
PUBLIC HEARING & BOARD MEETINGS

Motion made by: Ms. Teague

Seconded by: Ms. Iglesias

DATE: 12/10/2024

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

TIME: 7:59 PM TALLY: 34 YES 0 NO 0 ABS 0 RECUSAL



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SLA REVIEW & DCA COMMITTEE MOTION: to approve report as written

Motion made by: Ms. Kaminski  
Seconded by: Mr. Bachorowski

DATE: 12/10/2024

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

TIME: 8:44 PM TALLY: 32 YES 0 NO 0 ABS 0 RECUSAL



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**CANNABIS REVIEW COMMITTEE MOTION:** to approve report as written

Motion made by: Ms. Kaminski

Seconded by: Mr. Dybanowski

DATE: 12/10/2024

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

TIME: 9:14 PM TALLY: 31 YES 0 NO 1 ABS 0 RECUSAL



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**ENVIRONMENTAL PROTECTION COMMITTEE MOTION:** to recommend the board submit the four mentioned mitigation strategy ideas to the Brooklyn Community Monitoring Initiative CAG

Motion made by: Mr. Bruzaitis  
Seconded by: Ms. Teague

DATE: 12/10/2024

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

TIME: 8:17 PM TALLY: 32 YES 0 NO 1 ABS 0 RECUSAL



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**ENVIRONMENTAL PROTECTION COMMITTEE MOTION:** to recommend the board submit a letter to NYS DEC Commissioner citing the severe adverse conditions being created by DKN’s concrete operation at 270 Green Street and subsequent violations they have incurred for their operations, and demanding the commissioner revoke DKN’s permit to operate

Motion made by: Mr. Bruzaitis  
Seconded by: Ms. Teague

DATE: 12/10/2024

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

TIME: 8:17 PM TALLY: 32 YES 0 NO 1 ABS 0 RECUSAL



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ENVIRONMENTAL PROTECTION COMMITTEE MOTION: to recommend the board office ask  
NYSDEC the two questions state above

Motion made by: Mr. Bruzaitis  
Seconded by: Ms. Teague

DATE: 12/10/2024

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

TIME: 8:17 PM TALLY: 32 YES 0 NO 1 ABS 0 RECUSAL



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TRANSPORTATION COMMITTEE MOTION: COMMUNITY BOARD 1 TO DRAFT A LETTER TO COUNCILMEMBER JENNIFER GUTIERREZ IN SUPPORT OF THE CO-NAMING OF THE CORNER OF SOUTH 4TH STREET AND HOOPER STREET IN HONOR OF MR. AUGUSTINE “AUGIE” AYALA JR.

Motion made by: Ms. Cabrera

Seconded by: Mr. Vega

DATE: 12/10/2024

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

TIME: 9:29 PM TALLY: 32 YES 0 NO 0 ABS 0 RECUSAL





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



**TRANSPORTATION COMMITTEE MOTION: COMMUNITY BOARD 1 TO DRAFT A LETTER OF NO OBJECTION TO TLC REGARDING LOCATION CHANGE FOR A&S LIMOUSINE SERVIC (B02103)**

Motion made by: Ms. Cabrera  
Seconded by: Mr. Vega

DATE: 12/10/2024

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

TIME: 9:29 PM TALLY: 32 YES 0 NO 0 ABS 0 RECUSAL



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



BY LAWS COMMITTEE MOTION: To approve update published By Laws for accessibility

Motion made by: Mr. Dybanowski  
Seconded by: Mr. Feng

DATE: 12/10/2024

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

TIME: 9:40 PM TALLY: 31 YES 1 NO 0 ABS 0 RECUSAL





# 19 MASPETH AVENUE

December 2024







### Proposed Actions

- Rezoning, from C8-2 to R7D/C2-4
  - Existing C8-2 zoning does not permit residential use
  - R7D zoning will permit residential development
- Zoning Text Amendment, to map a Mandatory Inclusionary Housing Area over the project site

### Prior BSA Actions

- BSA Variance to permit similar 6-story, ~5.8 FAR mixed use building with 15 market rate apartments above ground floor retail.
  - Formally Withdrawn from the BSA's Calendar in early 2022.
- Community Board 1 feedback focused on lack of affordable housing component that would be required if building developed pursuant to MIH rezoning.

### Existing Conditions

- Community District 1
- City Council District 34 - Jennifer Gutiérrez
- Development Site: Block 2893, Lots 1 & 59
- Lot Area: 2,966 sf
- Existing Zoning: C8-2
- Existing Use: Vacant

### Proposed Development

- 6-story (approx. 65'), 5.6 FAR mixed use building with 15 total apartments above ground floor retail.
- 4 affordable apartments per MIH Option 1; 11 market rate apartments.





- The site at 19 Maspeth Avenue is a vacant lot of approximately 2,966 square feet in area.
- The lot is currently enclosed by metal fencing, and is used as commercial vehicle parking by New York Heating, the site's owner.
- The existing use of the site is precisely what is intended by the current C8-2 zoning, which aims to accommodate automotive and manufacturing uses, but prohibits residential use, the predominant use that characterizes the neighborhood.
- The site is owned by the principals of New York Heating – a full service heating and cooling contractor that has been based in the neighborhood for over 30 years.















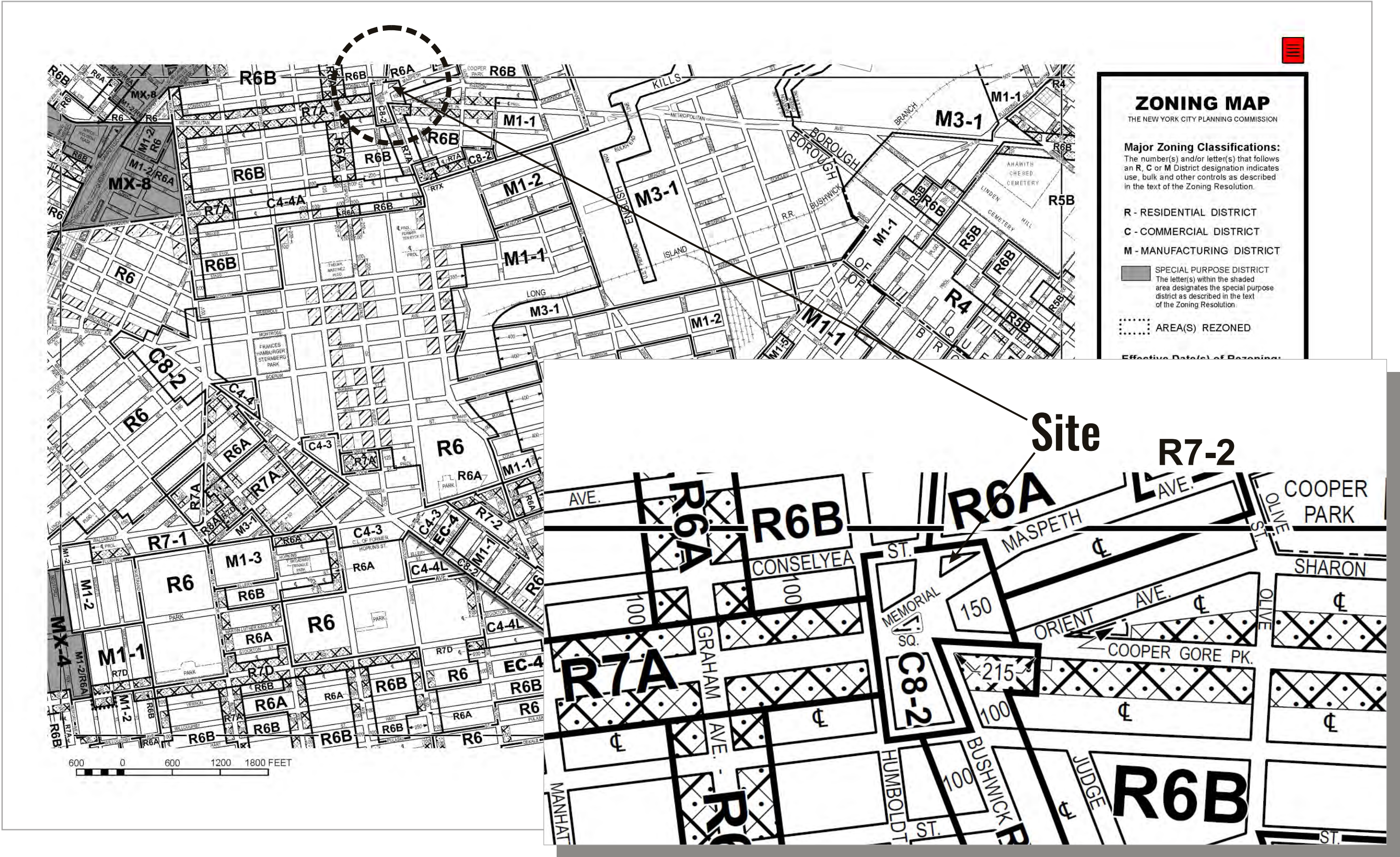








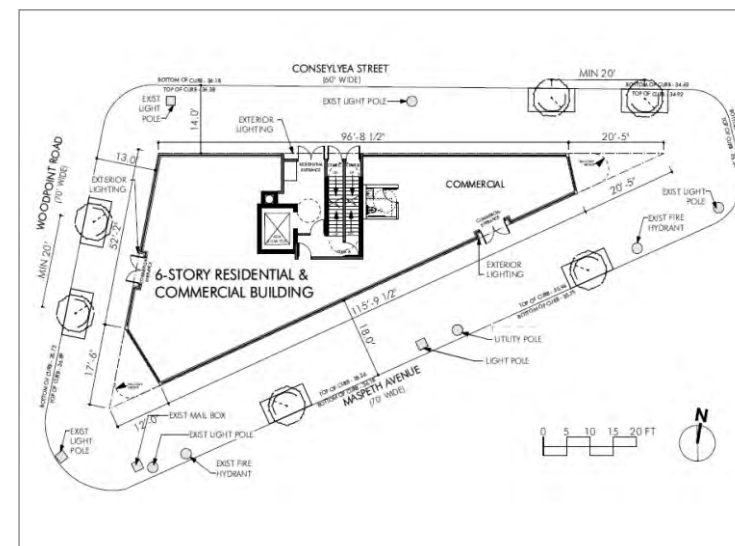
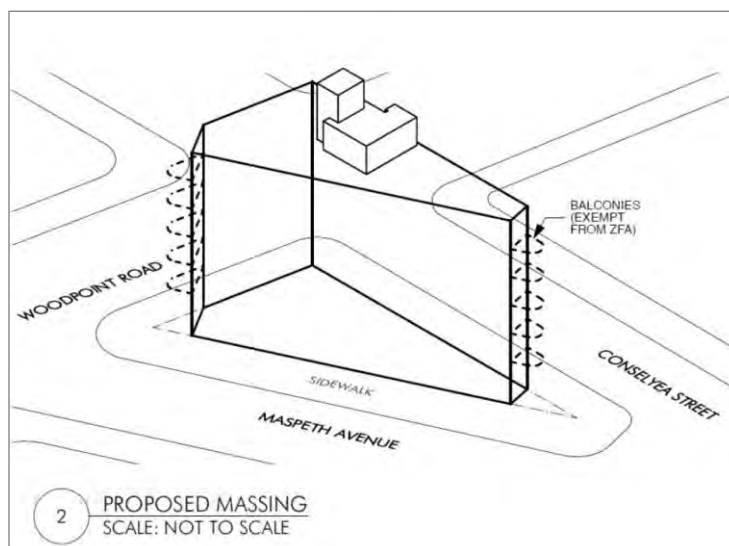












- **Floor Area:** 16,607 square feet.
- **Floor Area Ratio (FAR):** 5.6 (4.81 resi. / 0.79 comm.)
- **Building Height:** Six Stories (65 feet)
- **Residential Units:** 15 apartments in total:
  - *Affordable Units:* Both MIH Option 1 and Option 2 will be mapped, with a final determination of option subject to community stakeholder feedback.
  - MIH Option 1 - 4 income-restricted units, 11 market-rate units.
  - MIH Option 2 - 5 income-restricted units, 10 market-rate units.
- **Unit Types:** A mix of one- and two-bedroom apartments, designed to accommodate varied household sizes.
- **Commercial Space:** Approximately 2,342 square feet on the ground floor for retail or local businesses.
- **Parking:** No parking spaces are proposed. The site is located in the Transit Zone.
- **Accessibility:** ADA-compliant design.



## *A Thoughtful Design, for a Prominent Location*

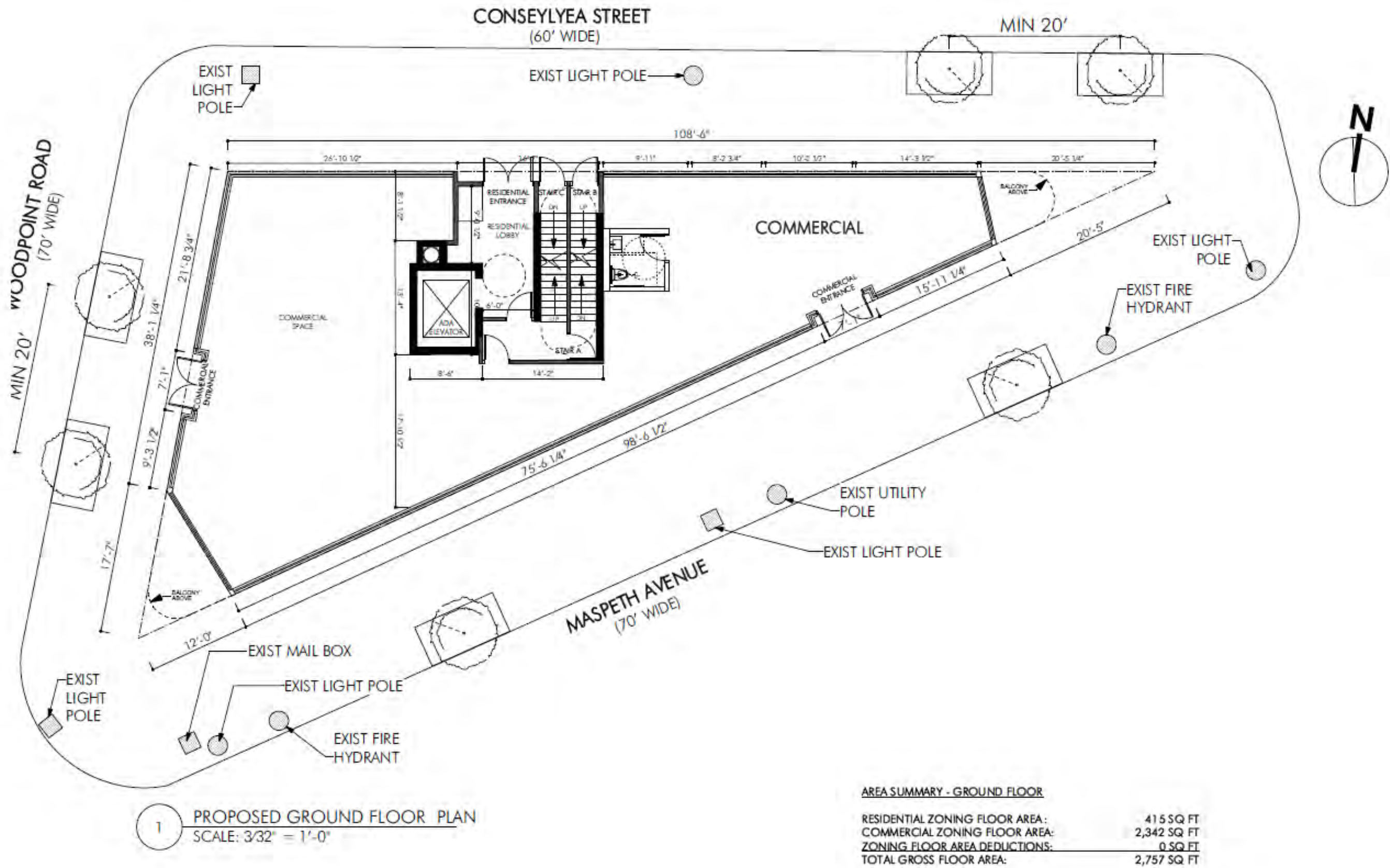
The proposed six-story, 65-foot building at 19 Maspeth Avenue reflects a thoughtful response to the area's shift toward mid-rise, mixed-use developments under recent rezonings.

Its size aligns with similar residential projects nearby, contributing to the neighborhood's evolving character and supporting the city's housing goals.

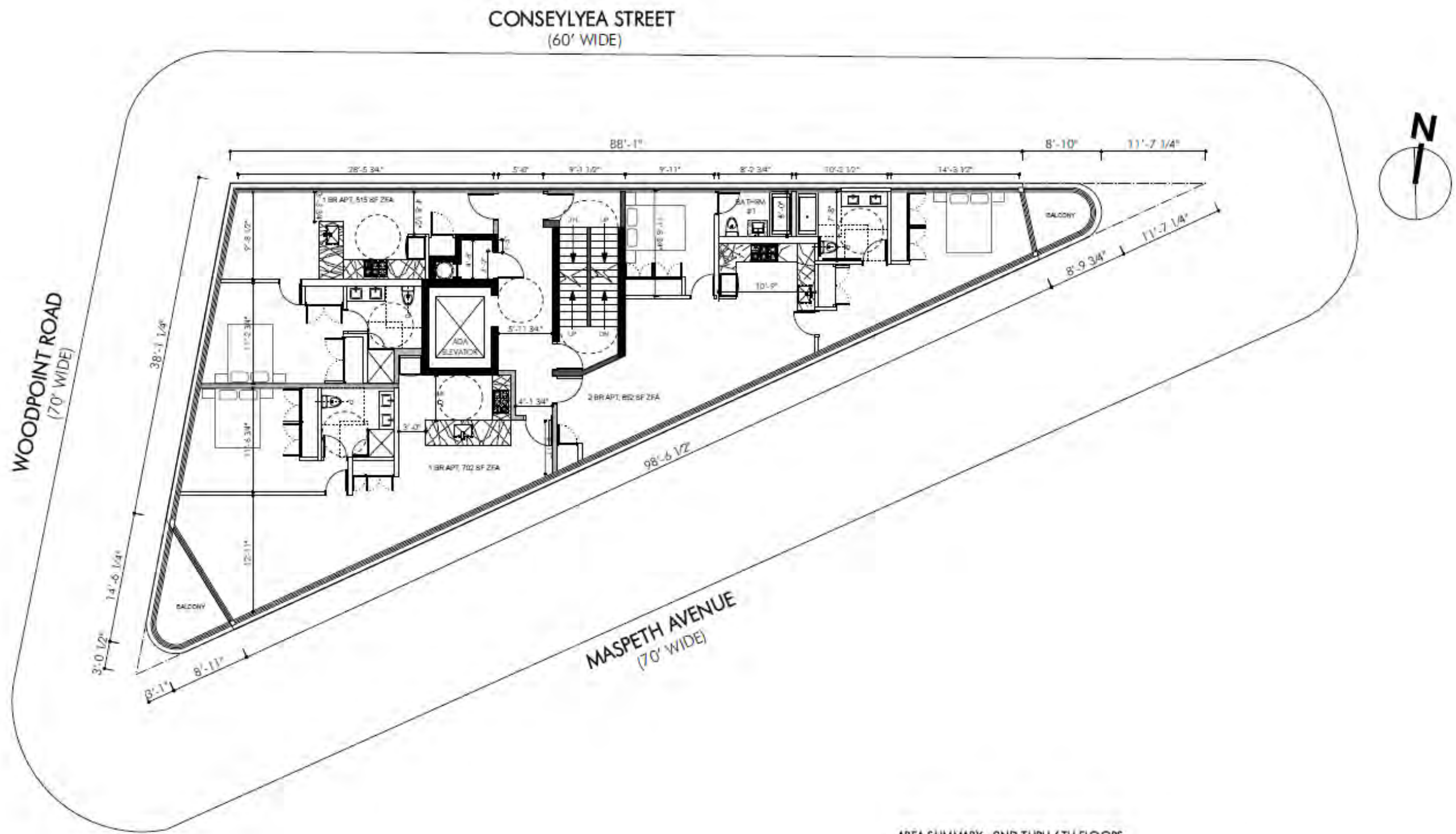
This development would transform a vacant site into one that contributes to local housing options in a transit-accessible area, with a design that complements the surrounding landscape.

The proposed development's street wall and ground floor retail use will define the public realm, activate the street, and bolster pedestrian activity.









1 PROPOSED SECOND THRU SIXTH FLOOR PLAN  
SCALE: 3/32" = 1'-0"

AREA SUMMARY - 2ND THRU 6TH FLOORS

RESIDENTIAL ZONING FLOOR AREA:	2,770 SQ. FT.
COMMERCIAL ZONING FLOOR AREA:	0 SQ. FT.
ZONING FLOOR AREA DEDUCTIONS:	23 SQ. FT.
TOTAL GROSS FLOOR AREA:	2,793 SQ. FT.





### 19 Maspeth Avenue, Brooklyn Building Height Study

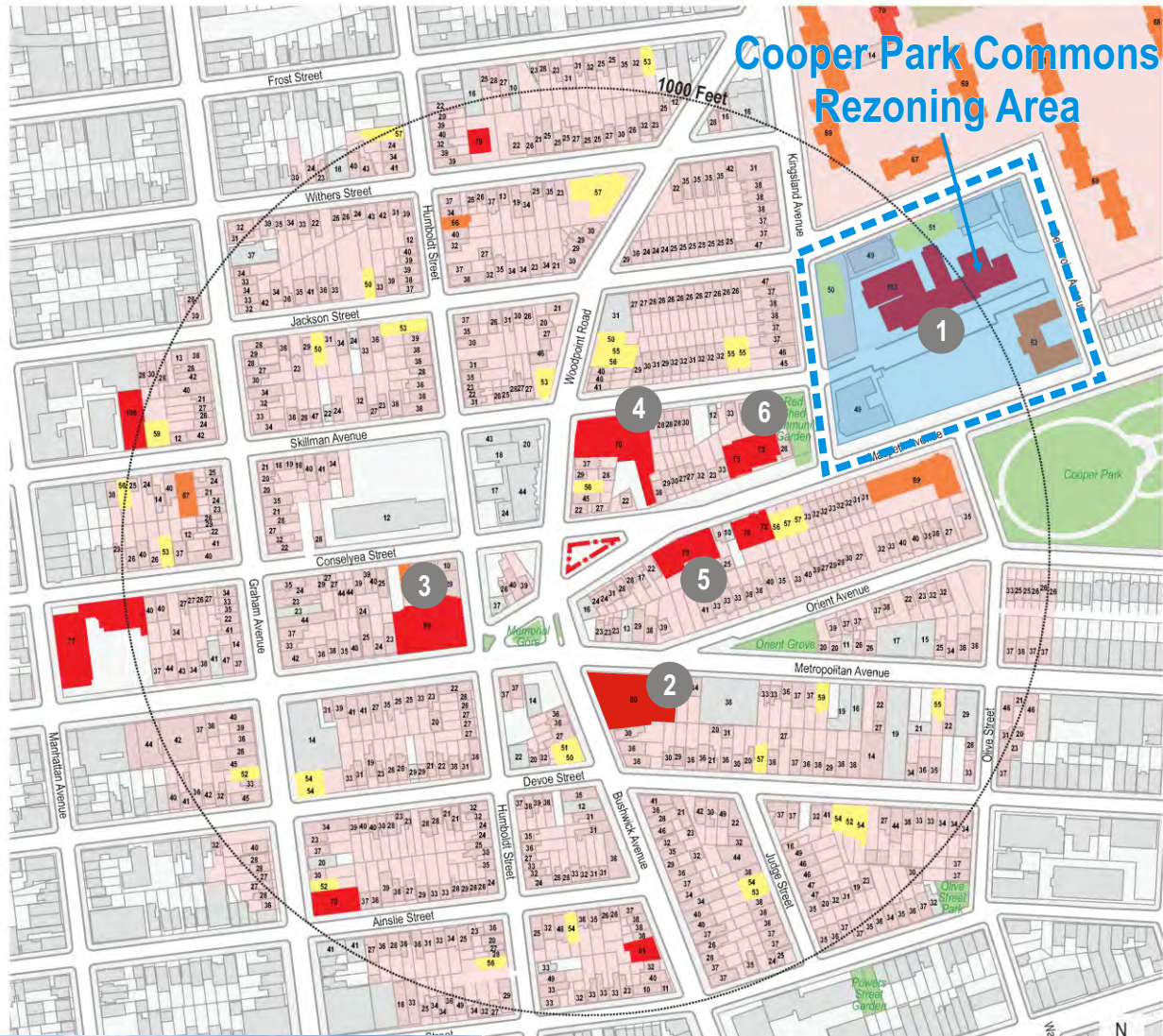
#### Project Information

-  Development Site
-  Building Height (In Feet)
-  Residential Use
-  50-59 Feet
-  60-69 Feet
-  70+ Feet

#### Data Sources

Land Use and Building Information: MapPLUTO 2018v2 from NYC DCP  
Digital Tax Map: NYC DOF, file dated 2/22/19  
Building Footprints: NYC DoITT, no version date, downloaded 2/28/19

0 200 400 600 800 Feet











The Site is roughly equidistant from the Graham Avenue L Station and Cooper Park Commons, and along the logical pedestrian route.

Cooper Park Commons Rezoning Area - Over 550 New Apartments

Site

Walk from Cooper Park Commons to the Graham Avenue L station = 1,350 Feet (5 minutes)

Entrance to Graham Avenue Subway Station





THANK YOU



# Uses & Key Partners

## 1. Vegan Food & Bar



## 1. Sustainable & Ethical Market



## 1. Urban Farming & Community Garden to support pollinators



## 4. Educational & Creative Workshops



## 5. Events



## Uses & Key Partners

1. Vegan Food & Bar
  - a. Culinary Director Peter Cervoni
  - b. Food truck concessionaires
  - c. Considering potential short term restaurant residencies under mezzanine
    - i. Ideal place to test new restaurant concepts with minimal risk
    - ii. Overthrow Hospitality (Avant Garden, Ladybird, Cadence, Soda Club, etc.)
  - d. Cooking classes/collaborations with vegan chefs, urban farmers, and community organizations
  - e. Food donations to St. Nick Fridge and One Love Community Fridge at Sure We Can
  - f. Bar
    - i. Only entity allowed to serve alcohol on the premises
    - ii. 3 Bars: in courtyard's converted shipping container, first floor and mezzanine
    - iii. Exclusively owned by Brooklyn Roots Collective
      1. Sharing revenue with co-licensee Eddie Dean when concerts occur
2. Sustainable & Ethical Market
3. Urban Farming & Garden
4. Educational & Creative Workshops
5. Events



## Food

### Sample Menu

*Toast Trio - avocado, tomato, pesto, baba ganoush,  
hummus, artichoke spread*

#### Snacks

*Olives*

*Pickles*

*Marinated Sesame Cucumber*

*Fries*

*Sweet Potato Fries*

*Popcorn*

*Popcorn with Nutritional Yeast*

*Dough Pretzel*

*Kale Caesar Salad*

*Fried Oyster Mushroom "Calamari"*

*Mediterranean Mezze Plate*

*Artichoke "Crab" Cakes*

*Grilled Eggplant w/ Roasted Cauliflower*

*Maitake Mushroom Medley*

*Roasted Japanese Sweet Potatoes, Squash & Farro*

*Fried "Chicken" Sandwich*

*Pasta Primavera Arrabbiata*

*Cannellini "Cacio e Pepe" Bucatini*

#### Non-alcoholic Drinks

*Espresso*

*Americano*

*Cold Brew*

*Coffee Slushie*

*Fresh Lemonade*

*Watermelon Basil Slushie*

*Organic Hot/Iced Tea*

*Organic Pressed Juices*

*Curious Elixirs*

## Concessionaire Sample Menu

# BETR BRGRS!

CRAFTED TO ORDER WITH IMPOSSIBLE HEAT™ PATTIES.

## LIL' BETR \$9

SINGLE BETR BRGR with all the toppings.



## O.G. BETR \$12

Our original DOUBLE BETR BRGR with all the toppings.

## SUPR BETR \$16

Our fully loaded DOUBLE BETR BRGR with bacon, chili, jalapeños and all the toppings.

EXTRA TOPPINGS!

- ✓ BACON \$2
- ✓ CHILI \$2
- ✓ JALAPEÑOS \$1

### ALL BETR BRGRS INCLUDE

- ✓ IMPOSSIBLE™ PATTY
- ✓ VEGAN CHEESE\*
- ✓ LETTUCE & TOMATO
- ✓ GRILLED ONIONS
- ✓ PICKLES
- ✓ SPECIAL SAUCE

\*contains cashews



## SIDES

CRISPY, VEGAN & SEASONED TO PERFECTION

### CRISPY WAFFLE FRIES \$4

### HEARTY CHILI BOWL \$8

Made with Impossible™ meat, beans, peppers, onions, and tomatoes.

### LOADED CHILI FRIES \$10

Crispy waffle fries topped with hearty vegan chili & cheese.

### DIPPIN' SAUCES

- |                           |                  |
|---------------------------|------------------|
| ✓ KETCHUP                 | ✓ CHIPOTLE AIOLI |
| ✓ JERRELL'S SPECIAL SAUCE | ✓ GARLIC AIOLI   |



## DESRTS

MADE TO ORDER & 100% DAIRY FREE

### OAT MILK SHAKES \$8

Made to order with real fruit

Vanilla - Strawberry - Chocolate  
Cookies & Cream - Pineapple

### OAT MILK SOFT SERVE \$5

Vanilla soft serve with choice of toppings!

### MOJI-MUG

Filled to the brim with vanilla soft serve & toppings!!!

\*All mug proceeds are donated to local NYC sustainable organizations

\$10

# Concessionaire Sample Menu

## vegan pizza

### IN RICOTTA DA VEGAN ..... 25

vegan tomato sauce, house-made vegan sausage, Follow Your Heart vegan parmesan, post-oven house-made cashew ricotta dollops, baby arugula, and extra virgin olive oil

### VEGAN REGINA ..... 21

vegan Tomato Sauce, NUMU vegan mozzarella, Follow Your Heart vegan parmesan, fresh Gotham Greens basil, and olive oil

### VEGAN DANIELA SPINACI ..... 22

Baby spinach, olive oil, NUMU vegan mozzarella, Follow Your Heart vegan parmesan, fresh sliced garlic, mild Aleppo chili oil, and sea salt

### VEGAN GREENPOINTER ..... 23

NUMU Vegan Mozzarella, baby arugula, olive oil, Follow Your Heart Vegan Parmesan, and Fresh Lemon Juice

### I GOT THE CHOP'T ..... 23

sliced cremini mushrooms, NUMU vegan mozzarella, and nut-free kale pesto

### SAUSAGE or BACON + EGG + CHEESE

Housemade garlic-confit aioli, everything seasoning served on a house BISCUIT OR CROISSANT.

14

### PEACHES 'N CREAM CREPE\*\*

Lemon crepe, compote, roasted peaches, maple pecans, caramel drizzle, whipped cream, and crushed pistachio.

13

### AVOCADO TOAST

Lemon-pepper oil, pickled crudite, cherry tomatoes, served on french sourdough bread.

11

### *Plat d'accompagnement/ SIDES*

### ROASTED POTATOES (GF)

Purple potatoes seasoned with French herb oil

5

(add to sandwich 2.5)

### SIDE SALAD (GF)

Mixed greens with heirloom cherry tomatoes with Italian balsamic vinaigrette

4

(add to sandwich 2)

### BOL DE JARDIN

Choice of quinoa or farro, sauteed Tuscan kale, pickled red onion, roasted vegetables, avocado, pomegranate seeds, toasted pepitas, feta.  
(GLUTEN-FREE OPTION AVAILABLE)

14

### ARTICHOKE CAPRESE\*\*

Roasted artichokes, mozzarella, smokey heirloom tomatoes, mixed greens, crunchy olives + pistachio pesto on a toasted baguette.  
(GLUTEN-FREE OPTION AVAILABLE)

13

### CLASSIC BURGER

Impossible burger, cheddar, tempeh bacon, special sauce, pickled onion + cucumber, lettuce, tomato on a pretzel bun.  
(+2.00 on a Donut)

12

### MUSHROOM MELT

Portobellos + herbes de Provence oil, smoked gouda, onion jam + spinach on French sourdough

13

\*\* contains nuts

# Concessionaire Sample Menu

## MENU

VEGAN PASTRIES GLUTEN-FREE PASTRIES  
KITCHEN COFFEE + BEVERAGES

### GLUTEN-FREE PASTRIES

#### GF CREAM CHEESE BROWNIES

This gluten-free, vegan brownie is topped with vegan cream cheese before baking for a harmonious, covetable treat.

#### GF CHEESECAKE

Our vegan cheesecake selection varies daily but always features a nut-and-agave crust.

#### GF BREADS

Our specialty breads, featuring a muffin-like texture, are baked in a pan to ensure the optimal lower crust-to-soft center ratio.

~ SELECTION VARIES DAILY ~

GF BROWNIES / GF COOKIES / GF MUFFINS

## VEGAN PASTRIES

### CRIOSSANT

This flaky, golden-brown Viennoiserie-style vegan pastry is named for its crescent shape. Its dough is layered with vegan butter, rolled, and folded several times in succession before being rolled into a thin sheet and wrapped into its final curved form.

### KOUIGN AMANN

This round, flakey French pastry features croissant dough layered with vegan butter and sugar. Similar to a puff pastry, but with fewer layers, it is slowly baked until the butter perfectly puffs the dough and the sugar caramelizes.

### MACARON

This small, almond-flavored vegan meringue cookie marries a slightly crunchy exterior with a deliciously chewy interior.

### CANELE

This rum-and-vanilla flavored bite-sized pastry complements its tender custard center with a thick, caramelized crust.

## PAIN AUX CHOCOLATE

This cuboid-shaped vegan croissant boasts the added bonus of chocolate in its center.

### PALMIERS

Simple and delicious, this palm leaf-shaped pastry is made from vegan croissant dough rolled out, coated in sugar, and spired so that its two sides meet in the middle.

### FRUIT TARTS

This fresh, personal pastry tops a flaky crust with vegan pastry cream and assorted fruit.

### MINI QUICHE

Deliciously savory, this personal pastry features a flaky crust filled with JUST egg, vegan cheese, and a variety of vegetables.

### CINNAMON ROLL

This breakfast classic combines fluffy, soft dough with cinnamon and sugar—and tops it all with a light, vegan glaze.

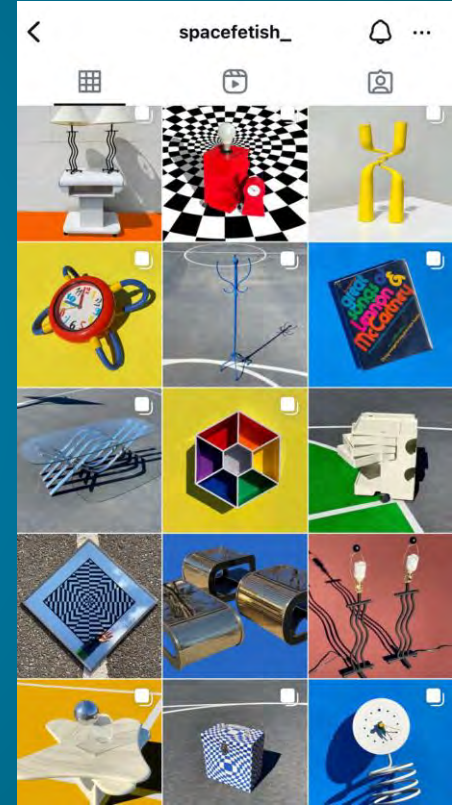
### DANISH



## Uses & Key Partners

1. Vegan Food & Bar
2. Sustainable & Ethical Market
  - a. Secondhand, upcycled, ethical clothing & furniture
  - b. Vegan & non-toxic beauty and skincare
  - c. Zero waste household essentials
  - d. Local artists displayed with QR codes linking to their websites
    - i. Brooklyn Roots Collective will sell some prints on site and grow into selling more online
  - e. Flea Market Logistics
    - i. Brooklyn Roots Collective will sell secondhand and vintage goods directly to customers, and host/consign other local vendors
3. Urban Farming & Garden
4. Educational & Creative Workshops
5. Events

Interested Market Vendor: Collier Sutter, Brooklyn based founder of Space Fetish  
“curated vintage home objects injecting fun into a motley of spaces”



## Uses & Key Partners

1. Vegan Food & Bar
2. Sustainable & Ethical Market
3. Urban Farming & Garden
  - a. Planters on top of shipping containers in courtyard, possibly mushroom greenhouse in container, and hydroponic farming inside
    - i. Currently planning collaboration and searching for farmer with Martha Williams of Black Farmers United of New York State & Green Futures
  - b. Rear courtyard will be used for community garden with native plants supporting local pollinators
    - i. Supporting Monarch butterflies: Common Milkweed, Butterfly Milkweed, New York Aster, New York Ironweed, Common Boneset
    - ii. Other natives: Goldenrod, Joe Pye Weed, Monarda, Native Violets, Mountain mints, Garden Phlox
4. Educational & Creative Workshops
5. Events

## Uses & Key Partners

1. Vegan Food & Bar
2. Sustainable & Ethical Market
3. Urban Farming & Garden
4. Educational & Creative Workshops
  - a. Brooklyn Roots Collective founder Jennifer Juliano
    - i. Certified in Plant-Based Nutrition and Medicinal Plants by Cornell University
    - ii. Concentrated in Environmental, Energy, and Resource Economics within Cornell University's Charles H. Dyson School of Applied Economics and Management
    - iii. Completed an urban farming course led by Farm.One and Agritecture
  - b. Collaborations with urban farmers and vegan chefs to teach Brooklyn residents of all ages about farming and plant-based cooking
    - i. Martha Williams and possibly Black Farmers United/Green Futures, Culinary Director Peter Cervoni
  - c. Environmental groups teaching about sustainable lifestyle choices, composting, local & global issues
    - i. Clean Bushwick Initiative and Sure We Can already contacted, CBI visited site and discussed collabs
  - d. Creative workshops
    - i. Drawing classes in the garden to connect with nature, mending workshops, upcycling clothing, natural dyes
    - ii. Wildflower by Nabiha
5. Events

# Wildflower by Nabiha

## Letter of Support

### WILDFLOWER BY NABIHA

To Whom It May Concern,

This letter is to show support for the application for Brooklyn Roots Collective obtaining an On-Premise Liquor License with a closing time of 4 AM.

As a New York native and the founder of Wildflower by Nabiha, an artistic venture based in Brooklyn, I have been an active member of the local creative scene. My business focuses on selling art, creating an art community, and hosting workshops. Through these activities, I've witnessed firsthand the positive impact that community-centered spaces can have on our neighborhood. I am also actively working on collaborations with several other Brooklyn-based members of the art and journaling community.

Brooklyn Roots Collective has consistently demonstrated a commitment to sustainability and community engagement, values that align closely with those of Wildflower by Nabiha. Their eagerness to learn and connect with other local businesses is evident in their participation in various community events and initiatives.

I believe Brooklyn Roots Collective will be a valuable addition to our community for several reasons:

1. **Supporting local small businesses:** Their model of collaboration aligns with our local economy's needs.
2. **Promoting sustainable practices:** This supports our neighborhood's efforts towards environmental responsibility.
3. **Creating job opportunities:** Their commitment to hiring Brooklyn residents will contribute to local economic growth.
4. **Fostering community connections:** As a potential workshop collaborator, I see great potential for cross-pollination of ideas and audiences.

Brooklyn Roots Collective's efforts will contribute to a more vibrant, environmentally friendly, and culturally rich neighborhood. Their focus on safety and community well-being aligns with the values we at Wildflower by Nabiha strive to uphold in our own spaces. I hope to partner with Brooklyn Roots Collective alongside other creators to host art workshops with elements of community development and sustainability.

I trust that Brooklyn Roots Collective will be a responsible and positive presence in our community, and I look forward to potential collaborations that will enhance the creative and social fabric of our neighborhood.

Thank you for your time and attention to this matter.

Nabiha Keshwani  
Founder, Wildflower by Nabiha



## Uses & Key Partners

1. Vegan Food & Bar
2. Sustainable & Ethical Market
3. Urban Farming & Garden
4. Educational & Creative Workshops
5. Events
  - a. Weddings, corporate events, immersive art installations, etc.
  - b. Concerts
    - i. Eddie Dean has established production company and venue ownership experience
      1. He will coordinate with artists/production companies and manage live entertainment calendar, working with Jennifer and contracted security company (American Protection Bureau) to ensure safety

Eddie Dean  
Schimanski, previously at 54 N 11th St



# SCHIMANSKI NEW YORK

Schimanski 54-60 North 11th st recently closed after 8 years.

Our loyal staff and management did such a great job over the years. Always pro active and always looking out for the safety of our patrons. We worked closely with our neighbors and precinct. Always in communication.

Schimanski hosted some of the biggest names in live music over this period.

Chance the Rapper

Charlie XCX

ZEDD

Deadmau5

Dom Dolla

Oliver Heldens

A\$AP Rocky

Masego

REMA

Rufos du Sol

Jaden Smith

Just to name a few.

Our capacity was 740 and we were open primarily on the weekends plus occasionally on Thursday and Sunday. 9pm to 4am.

We would also do Sunday Brunch as well as corporate and private events.

We would notify the precinct on a weekly basis with a schedule of events, hours of operation and expected attendance.

Other than COVID we enjoyed 8 years of uninterrupted operations. We had our SLA License renewed 3x during this period with no complaint or rejections.

Our next step will be opening a new location 255 Randolph. I'm very happy to say our full management team will be joining me here.

Eddie Dean

## 94th Precinct Letter of Support

September 4, 2024

LT Matthew Delaney  
094 Precinct, NYPD  
100 Meserole Avenue  
Brooklyn, NY

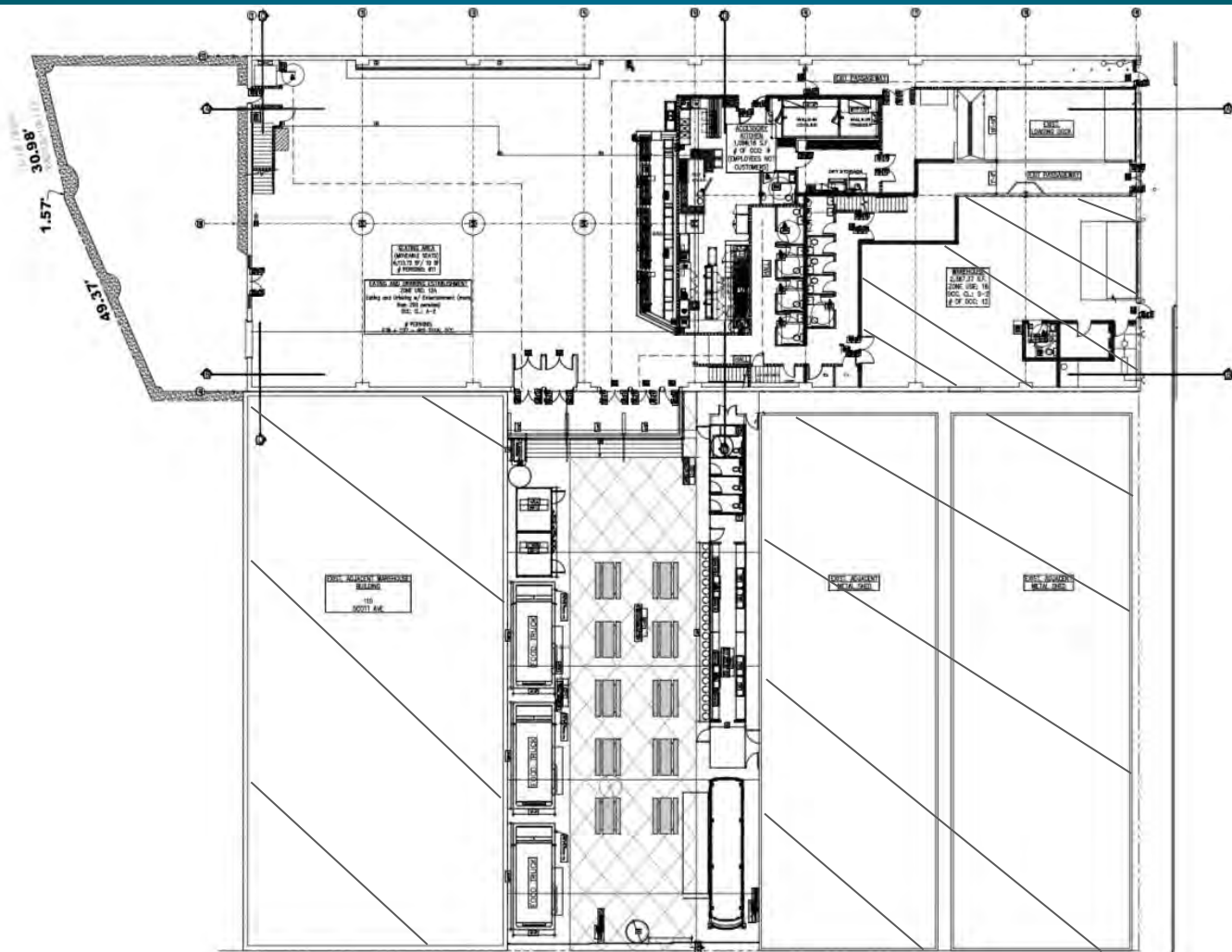
To Whom It May Concern:

As the Special Operations Lieutenant assigned to the precinct of concern for one of Eddie Dean's prior venues, I have found Mr. Dean to be communicative, cooperative, and to have operated his venue in a professional and responsible manner for numerous years. He works well with the Department to address any neighborhood issues or concerns and has been in constant communication regarding events and promotions to be held at his venue.

Sincerely,



Matthew Delaney  
917 743 1686  
Lieutenant, 94<sup>th</sup> Precinct







255 Randolph St



255 Randolph St

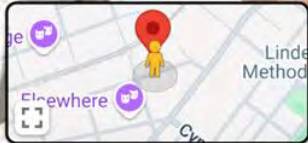
New York



Google Street View

Sep 2024

[See more dates](#)



Google



FRIDAY, NOVEMBER 29, 2024

## ATTENTION RESIDENTS & NEIGHBORS

**BROOKLYN ROOTS COLLECTIVE INC. (516) 477-2726**

Company/DBA and Contact Number for Questions

**PLANS TO OPEN A**

**BAR WITH OUTDOOR AREA**

(Please Indicate) Bar/Restaurant/Cafe/Grocery/Liquor Store/Wholesaler  
Please Indicate if there will be a Sidewalk Cafe or Backyard Garden

**AT THE FOLLOWING LOCATION**

**255 RANDOLPH STREET, BROOKLYN, NY 11237**

Street Number and Street Name

**THIS ESTABLISHMENT IS SEEKING  
A LICENSE TO SERVE**

**BEER/WINE AND LIQUOR**

Beer and Wine or Beer/Wine and Liquor

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

**Tuesday  
DATE: 12/10/2024  
at 6:00 PM**

**SWINGING 60's SENIOR CITIZEN CENTER  
211 AINSLIE STREET  
BROOKLYN, NY 11211  
(Corner of Manhattan Avenue)**

Date/Time/Location

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

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

**Written Comments Can Also Be Sent To:**

Community Board No. 1, Brooklyn

435 Graham Avenue

Brooklyn, NY 11211

or Email: [scopeseab91@cb1.nyc.gov](mailto:scopeseab91@cb1.nyc.gov)

The SLA Review & DCA Committee will meet at  
6:30PM on Monday, December 23, 2024 at the  
Swinging Sixties Senior Center  
211 Ainslie Street  
Brooklyn, NY 11211  
(Corner of Manhattan Avenue)

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

**NYC** Buildings  
Work Permit Department Of Buildings

Permit Number: 00000000000000000000

Permit Classification: 00000000000000000000

Permit Expiration: 00000000000000000000

Project: 00000000000000000000

Project: 00000000000000000000

Project: 00000000000000000000

**NYC** Buildings  
Work Permit Department Of Buildings

Permit Number: 00000000000000000000

Permit Classification: 00000000000000000000

Permit Expiration: 00000000000000000000

Project: 00000000000000000000

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**NYC** Buildings  
Work Permit Department Of Buildings

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Work Permit Department Of Buildings

**The New York Times**



**Brain? We Hardly Nodded.**

Brain? We Hardly Nodded.

Brain? We Hardly Nodded.

**GRAND, CHALK-PINK  
WITH HETEROCLIN  
EXPLAINS BANKS**

**A PIONEER CHORDS**

**Can't Miss! Strong**

**Who's Singing**

**in a 100-Year**

**in a 100-Year**

**in a 100-Year**

**in a 100-Year**

**in a 100-Year**

**in a 100-Year**

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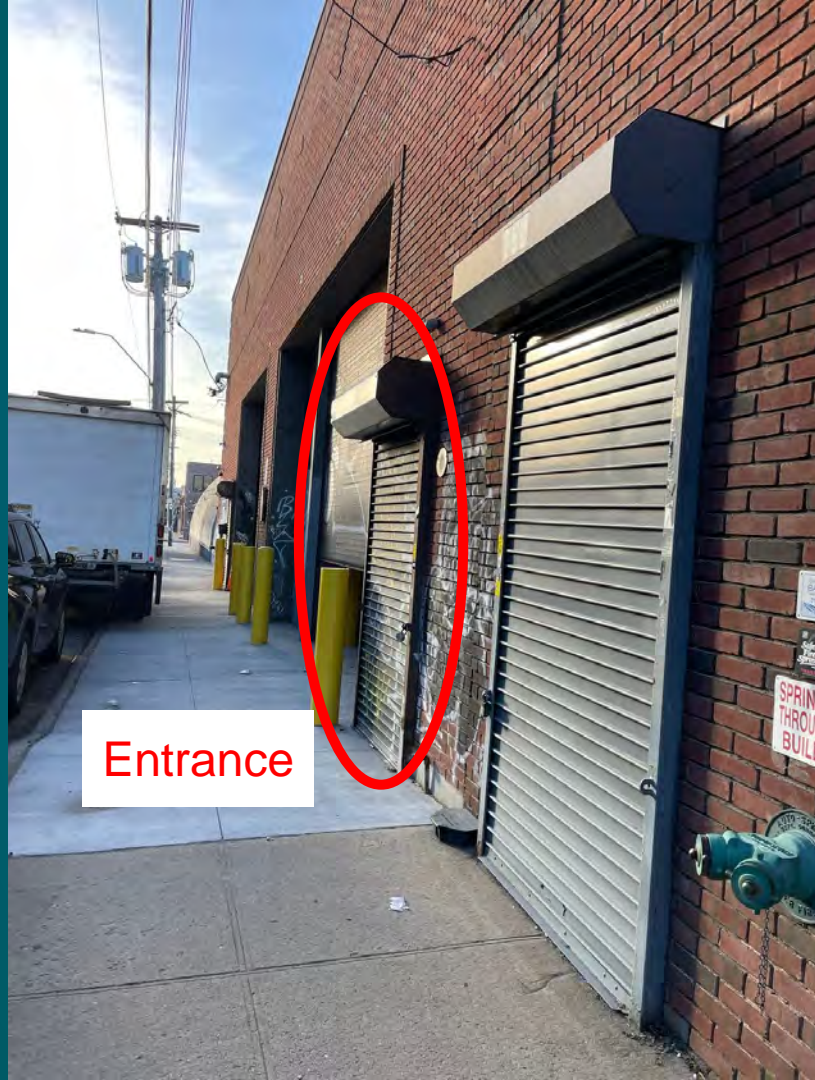
**in a 100-Year**

**in a 100-Year**

**in a 100-Year**

**in a 100-Year**





Entrance





