



# COMMUNITY BOARD NO. 1

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HON. ERIC L. ADAMS  
BROOKLYN BOROUGH PRESIDENT



RABBI ABRAHAM PERLSTEIN  
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SECOND VICE-CHAIRPERSON

STEPHEN J. WEIDBERG  
THIRD VICE-CHAIRMAN

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FINANCIAL SECRETARY

SONIA IGLESIAS  
RECORDING SECRETARY

PHILIP A. CAPONEGRO  
MEMBER-AT-LARGE

DEALICE FULLER  
CHAIRPERSON

GERALD A. ESPOSITO  
DISTRICT MANAGER

HON. STEPHEN T. LEVIN  
COUNCILMEMBER, 33<sup>rd</sup> CD

HON. ANTONIO REYNOSO  
COUNCILMEMBER, 34<sup>th</sup> CD

## COMBINED PUBLIC HEARING AND BOARD MEETING MAY 9, 2017 211 AINSLIE STREET

### PUBLIC HEARING

#### ROLL CALL

Ms. Wilson made a motion to dispense with the roll call as a record existed from the previous meeting. The motion was seconded by Ms. Kaminski and was carried unanimously.

It is noted to all speakers that all those who wish to speak during the Public Session must sign and submit their speaker's form on or before 6:15 PM.

#### APPROVAL OF THE AGENDA

Ms. Teague made motion to approve the agenda as written. The motion was seconded by Ms. Kaminski. The motion was unanimously carried.

Chairperson Ms. Fuller noted that nominations for the Executive Committee and the Attendance Committee would be taken at 8 PM. She appointed Mr. Weiser, Mr. Gross and Ms. Barros to the Elections Committee.

**DCA – UNENCLOSED SIDEWALK CAFÉ APPLICATION:** 12 Chairs BYN LLC, dba 12 Chairs Café, 342 Wythe Avenue (#2019767 – DCA) RENEWAL. A presentation was received on the renewal application. There were no comments at this time raised.

**DCA – UNENCLOSED SIDEWALK CAFÉ APPLICATION:** Zuppanyc LLC, dba Re Union, 544 Union Avenue, Application# 2024391-DCA RENEWAL, 10 Tables and 22 Chairs. A presentation was received on the application. This application is for a reduced sidewalk café to 4 tables with 11 seats. There were no comments raised at this time.

**DCA – UNENCLOSED SIDEWALK CAFÉ APPLICATION:** Bearcat NYC INC, dba Bearcat NYC, 150 Manhattan Avenue. #5416-2017-ASWC NEW, 13 Tables, 29 Chairs. A presentation was received on this application. There were no comments raised at this time.

**DCA – UNENCLOSED SIDEWALK CAFÉ APPLICATION:** Application for an Unenclosed Sidewalk Café, Wythe Hospitality, dba GOTAN, 258 Wythe Avenue, #2026-2017- ASWC NEW, 6 Tables; 15 Chairs. A presentation was received on this application. There were no comments raised at this time.

**BSA Cal.#2017-131-BZ, BSA PROPOSED VARIANCE APPLICATION,** (Block 2266, Lots 46, 47, 48, and 49); 77-85 Gerry Street, variance application seeks a bulk variance to facilitate the development of a new seven-story residential and community facility building in an R7A zoning district. This application is filed pursuant to section 72-21 of the Zoning Resolution of the City of New York as amended to seek a bulk variance to facilitate the development of a new seven story residential and community facility building in an R7A zoning district. The proposed building would contain a 12,075 sq. ft. synagogue on the cellar through third floors and eight dwelling units on the upper floors. The proposed development would require waivers of the maximum lot coverage and the required rear yard pursuant to the zoning resolution. The use variance sought reasonably and minimally meets the needs of the Congregation and requests that CB #1 approve the application.

**BSA Cal. #31-91, 173 KINGSLAND AVENUE AKA 635 MEEKER AVENUE, SPECIAL ORDER CALENDAR (SOC) APPLICATION:** To amend the previous Board approval and request a waiver of RPPS 1-07.3(b)(3)(II) – to extend the variance for the one (1) story enlargement to the existing non-complying eating and drinking establishment that was granted on July 28, 1992. Mr. Alfonso Duarte, P.E. presented on this application which would allow the restaurant to operate for another 10 years at the location.

**PRESENTATION: “YOU CAN’T CARRY YOUR LANDSCAPE WITH YOU”:** Artist, residing in Greenpoint, is requesting a letter of support for her project - a public art event which includes a series of exhibitions and a video wall in Greenpoint – by Asia Sztencel, Social Practice Artist. Ms. Asia Sztencel gave a brief presentation with visuals on the project. She related that she was seeking a letter of support for the project. She has been working with Polish immigrants, collecting their memories of the landscapes found in Poland. The project would include a presentation of a video mural on a building on Manhattan Avenue (towards the northern portion of Manhattan Avenue).

**PRESENTATION:** Discussion on the ballot question asking whether a convention should be called to revise the constitution of the State of New York. The Citizen’s Union supports voting yes and have developed a position paper – by Dick Dadey, Executive Director, Citizens Union of the City of New York, 288 Broadway, Suite 700, NY, NY 10007. Mr. Dick Dadey was not present but he was represent by Mr. Lopez. He spoke about the NYS constitution, noting that it was 120 years old. Every 20 years, people get to question the constitution and seek changes. The organization has a position paper on this.

**PRESENTATION: HEALTH AND FOOD BENEFITS FOR OLDER ADULTS OUTREACH PROGRAM** – by Jennifer Brown, MPA, Director of Community Engagement & Outreach, LiveOn NY. There was no presentation made at this time.

**DCA - CABARET LICENSE APPLICATION FOR:**

AVANT GARDNER LLC  
dba AVANT GARDNER  
111 Gardner Avenue aka 140 Stewart Avenue, Brooklyn, NY 11237  
Mon. – Sun. (based on event & SLA License)  
Room 1: 2,800  
Room 2: 2,800  
Room 3: 500

Mr. Alexander Victor and Benjamin Rochia represented the application. They spoke about the plans and that they were getting all of the permits. The plan to have a job fair. There were no questions raised at this time.

**LIQUOR LICENSES**

**NEW**

An Entity to be Formed By Aristole Hatzigeorgiou, 470 Driggs Avenue, (New, liquor, wine/beer, cider, rest)  
Amitufo Vegan Cuisine Inc., 19 Bogart Street Store 2, (New, Wine/beer, cider, rest)  
Bier Wax LLC, 201 Moore Street, (New, wine/beer, cider, craft beer, tavern, lounge)  
Bulbap1 Inc., dba Bulbap Grill, 646 Manhattan Avenue, (New, wine/beer, cider, rest)  
Caribbean Catch LLC, dba Pearls Bake & Shake, 178 North 8<sup>th</sup> Street (Alteration, liquor, wine/beer, cider, rest)  
Little Choc Inc., dba Little Choc Apothecary, 141 Havemeyer Street, (Change of Method of Operation \* Seeks Change in Operating Hours)  
Oregano LLC, dba Oregano, 102 Berry Street, (Corporate Change, wine/beer, cider, rest)  
Sunday in Brooklyn LLC, dba Sunday in Brooklyn, 348 Wythe Avenue, (Alteration, liquor, wine/beer, cider)  
Tabemen Inc., dba TBD, 621 Manhattan Avenue, (New, liquor, wine/beer, cider, rest)  
Uncle Thien Hospitality LLC, 68 Greenpoint Avenue, (New, liquor, wine/beer, cider, rest with customer bar)  
Vigo Enterprises Inc., 483 Grand Street, (New, Liquor, wine/beer, cider, rest)  
Zuppanyc LLC, dba Reunion Cafe, 544 Union Avenue, (New, wine/beer, cider, rest)

**RENEWAL**

89 Conselyea Realty LLC, dba Destefano, 89 Conselyea Street, (Renewal, liquor, wine/beer, cider, Steakhouse)  
170 Bedford Restaurant LLC, dba The Meatball Shop, 170 Bedford Avenue, (Renewal, liquor, wine/beer, cider, rest)  
225 Wythe Restaurant Associates LLC, dba The Corner Deli, 225 Wythe Avenue, (Renewal, liquor, wine/beer, cider, rest)

462 Union Avenue Bar LLC, dba Macri Park, 462 Union Avenue, (Renewal, liquor, wine/beer, cider, bar, tavern)

600 Metropolitan Corp., dba The Alligator Lounge, 600 Metropolitan Avenue, (Renewal, liquor, wine/beer, cider, bar, tavern)

1025 Manhattan Avenue Corp, dba Barley, 1025 Manhattan Avenue, (Renewal, liquor, wine/beer, cider, rest)

Biblio Inc., dba Biblio, 149 North 6<sup>th</sup> Street, (Renewal, liquor, wine/beer, cider, rest )

Brooklyn Bar Partners LLC, dba Bar Matchless, 557 Manhattan Avenue, (Renewal, liquor, wine/beer, cider)

BWD LLC, dba The Topaz, 251 Bushwick Avenue,(Renewal, liquor, wine/beer, cider, tavern)

Caracas Cafe I, dba Caracas Arepa Bar, 291 Grand Street, (Renewal, liquor, wine/beer, cider, rest)

Cerveceria Havemeyer LLC, dba Cerveceria Havemeyer, 149 Havemeyer street/257 South 2<sup>nd</sup> Street, (Renewal, liquor, wine/beer, cider, rest)

Coco 66 Inc., 66-68 Greenpoint Avenue, (Renewal, liquor, wine/beer, cider, tavern)

Eddie JR.'S Sport Lounge Inc., dba Eddie JR.'S Sports Lounge , 40 Marcy Avenue, ( Renewal, liquor, wine/beer, cider, bar/tavern)

Enids Corporation, dba Enids, 560 Manhattan Avenue, (Renewal, liquor, wine/beer, cider, eating and drinking establishment)

GBMH LLC, dba Noorman's Kil, 609 Grand Street, (Renewal, liquor, wine/beer, cider, bar/tavern)

Grand Street Restaurant Inc., dba Williams and Bailey, 507 Grand Street, (Renewal,liquor, wine/beer,cider,rest)

Greenpoint Truck Stop Inc., 278 Greenpoint Avenue, (Renewal, beer only, gas station)

Knitting Factory Brooklyn Inc., dba Federal Bar, 367 Metropolitan Avenue, (Renewal, liquor, wine/beer, cider, rest)

Muchmore's Cafe LLC, dba Muchmore's, 2 Havemeyer Street, (Renewal, wine/beer, cider)

Nitehawks Brooklyn LLC, dba Nitehawk Cinema, 136 Metropolitan Avenue, (Renewal, liquor, wine/beer, rest)

Taco Chulo LLC, 318 Grand Street, (Renewal, liquor, wine/beer, cider, rest)

Table for Eight Inc., dba M Noodle Shop, 549 Metropolitan Avenue, ( Renewal, wine/beer, cider, rest)

Schamaltz Foods LLC, dba Shalom Japan, 310 South 4<sup>th</sup> Street, (Renewal, liquor, wine/beer, cider, rest)

Sterling Caterers Inc., dba Ateres Avrohom, 75 Ross Street ( Renewal, liquor, wine/beer, cider, catering)

Red House Bk LLC, dba Kings County Imperial, 20 Skillman Avenue, (Renewal, liquor, wine/beer, cider, rest)

Ramales Thai Food Corp., dba Lily Thai Restaurant, 615 Grand Street, (Renewal, wine/beer, cider, rest)

Woodfoot LLC., dba Pokito, 155 South 4<sup>th</sup> Street, (Renewal, liquor, wine/beer, cider, rest)

Chairperson Ms. Fuller asked all to review the list of new and renewal applications. Comments can be forwarded to the committee.

## **BOARD MEETING**

### **MOMENT OF SILENCE**

Chairperson Fuller called for a moment of silence to allow the members to reflect.

### **ROLL CALL**

Chairperson Fuller requested District Manager Mr. Esposito to call the roll. He informed the Chairperson that there were 31 members present, a sufficient number to call the board meeting to order.

### **APPROVAL OF THE AGENDA**

Ms. Teague made a motion to approve the agenda. The motion was seconded by Ms. Kaminski. The motion was unanimously carried.

### **APPROVAL OF THE MINUTES**

There were no minutes to approve at this time.

### **COMMITTEE REPORTS**

**SLA Review & DCA Committee** – Mr. Bachorowski read the committee’s report from the April 24<sup>th</sup> committee meeting. He asked for a vote on the first batch of applications. Mr. Gross made a motion to support the committee’s recommendations. Mr. Cohen seconded the motion. The motion was carried. The vote was: 30 “YES”; 1 “NO” (Kuonen); 0 “ABSTENTIONS”. Mr. Bachorowski asked all to review the report and vote on the New Licenses (all except those that were postponed.) Ms. Kaminski made a motion to support the committee’s recommendations (with an exception: Brooklyn Barge, which is being voted on separately). The motion was seconded by Rabbi Niederman and was carried. The vote was 31 “YES”; 0 “NO”; 0 “ABSTENTIONS”. Ms. Teague made a motion to support the committee’s recommendation to not approve the application for Brooklyn Barge. The vote was 30 “YES”; 0 “NO”; 1 “ABSTENTIONS” (Ms. Argento). The committee noted that it had opposed this license in the past, and would continue to oppose it. Mr. Cohen made a motion to approve the remainder of the recommendations in the report. The motion was seconded by Rabbi Niederman and was carried unanimously.

**PARKS AND WATERFRONT COMMITTEE** – Mr. Caponegro provided a brief presentation and asked for a motion to support the community and its opposition to the Parks Department’s RFP for Transmitter Park. Mr. Bruzaitis made a motion to send a letter to the Parks Department requesting that they have the RFP for a concession withdrawn. Mr. Stewart seconded the motion. The motion was unanimously carried. The vote was 31 “YES”; 0 “NO”; 0 “ABSTENTIONS”.

**LAND USE, ULURP & LANDMARKS (subcommittee) COMMITTEE** – Ms. Teague noted that she had a report, but there were no land use items to be voted on. She reported on presentations that were made to the committee. The report was submitted and distributed for

review. There was a Landmark (LPC) item for 202 Guernsey Street. About a year ago, the owners, who have owned the house for a decade, began an exterior renovation working with Landmarks (LPC) to restore the house to the 1940's tax photo – only to discover extensive structural damage requiring complete removal and replacement of the northern wall of the house. As they found proper replacement bricks, this part of the renovation need not concern the community board.

However, the owners discovered “historic brick mold” around the windows and have come before the committee looking for approval of the proposed replacement windows. The owner wishes to replace the single pane double hung windows with 4 over 4 Marvin Clad Ultimate Double hung windows on the parlor and 2<sup>nd</sup> floors. They also plan to restore the arched top to the window on the garden level with custom Marvin Clad windows. The proposed windows have been approved by Landmarks (LPC) for use in Historic Districts throughout the city. The committee recommends approval. Ms. McKeever made a motion to support the recommendation to support the LPC application. The motion was seconded by Ms. Kuonen. The motion was unanimously carried. The vote was 31 “YES”; 0 “NO”; 0 “ABSTENTIONS”.

Ms. Neves asked about the letter to LPC regarding the Williamsburg Library. Ms. Teague noted that it was strictly on the landmark.

**TRANSPORTATION COMMITTEE** – Mr. Gangone provided a brief report. The committee met last evening.

**South Williamsburg School Safety** The committee recommended approval of DOT's plans for School Safety Improvement in South Williamsburg. The committee additionally recommended that the proposed roadway/crosswalks be enhanced with writing such as “pedestrian crossing ahead” because the signage alone was not visible enough to alert drivers. The committee also recommends that DOT continues studying these intersections for signalization. The proposed improvements would increase the safety for children crossing at three locations (Union Avenue/Lorimer Street/Harrison Avenue; Wallabout Street/Middleton Street; Marcy Avenue and Division Avenue). Rabbi Niederman made a motion to support the recommendation. The motion was seconded by Ms. Nieves and unanimously carried. The vote was as follows: “31” YES; 0 “NO”; 0 “ABSTENTIONS”; 0 “RECUSALS”.

**Request For Renaming Of Milton Street Between Franklin Street And Manhattan Avenue** - In Honor of Christine Zounek. Request received from Council Member Levin's Office. Ms. McKeever made a motion to support the street dedication. The motion was seconded by Ms. Kuonen. The motion was unanimously carried. The vote was as follows: “31” YES; 0 “NO”; 0 “ABSTENTIONS”; 0 “RECUSALS”.

#### **PARKS DEPARTMENT MINUTE**

Ms. Mary Salig, North Brooklyn Parks Manager, submitted a written report (attached).

## **PUBLIC SESSION**

Ms. Victoria Varney, from Williamsburg Walks/Weekend Walks program through DOT announced the 2017 Williamsburg Walk event taking place on Sat., June 10<sup>th</sup> and Sun. June 11<sup>th</sup>. This is the 8<sup>th</sup> year that they have been doing the event on Bedford Avenue in Williamsburg.

Mr. Tom Hameline, from the Greater Grand Street Association, spoke in opposition to the Pod Hotel and its liquor license for a rooftop bar.

Mr. Steve Chesler, Friends of Transmitter Park, spoke in opposition to the Parks Department RFP for a concession at the site.

Ms. Veena Rai, resident of Driggs Avenue, spoke in opposition to a liquor license at 470 Driggs Avenue and its sidewalk café.

Mr. Sante Miceli, Friends of Transmitter Park, spoke in opposition to the Parks Department RFP for a concession at the site.

Ms. Jane Clark, Milton Street Block Association, spoke in opposition to the Parks Department RFP for a concession at the site.

Ms. Katie Naplatarski, Friends of Transmitter Park, spoke in opposition to the Parks Department RFP for a concession at the site.

## **ANNOUNCEMENTS**

Elected Officials – representatives made announcements on behalf of various elected officials.

## **NOMINATIONS**

Chairperson Fuller noted that it was time for nominations. She read out the various positions and asked for nominations from the floor.

## **EXECUTIVE COMMITTEE**

MEMBER AT LARGE – Ms. McKeever nominated Mr. Caponegro. There were no other nominations.

RECORDING SECRETARY – Rabbi Perlstein nominated Ms. Iglesias. There were no other nominations.

FINANCIAL SECRETARY – Ms. Barros nominated Ms. Viera. There were no other nominations.

THIRD VICE CHAIRMAN – Mr. Weiser nominated Mr. Weidberg. There were no other nominations.

SECOND VICE CHAIRPERSON – Mr. Stewart nominated Ms. Teague. There were no other nominations.

FIRST VICE CHAIRPERSON – Mr. Gross nominated Rabbi Perlstein. There were no other nominations.

CHAIRPERSON – Rabbi Niederman nominated Ms. Fuller. There were no nominations.

### **ATTENDANCE COMMITTEE**

Mr. Caponegro nominated Rabbi Niederman.

Mr. Chirichella nominated Ms. Peterson.

Mr. Caponegro nominated Rabbi Perlstein.

There were no other nominations. Ms. Nieves made a motion to close the nominations.

### **CHAIRPERSON'S REPORT**

Chairperson Fuller reported on the recent event that was a ribbon cutting to the Kosciuszko Bridge. She noted that it was a great event and thanked NYS DOT for its work with building the bridge. Chairperson Fuller also spoke to the board members and reminded them to consider their duties.

### **DISTRICT MANAGER'S REPORT**

A written report was submitted and distributed for review. District Manager Mr. Esposito noted that the date of the September meeting falls on Primary Day, Rabbi Niederman made a motion to move the meeting to September 18, 2017. The motion was seconded by Mr. Indig and was unanimously carried. The meeting date was changed on the calendar to: September 18, 2017.

### **OLD BUSINESS**

There was no old business raised.

### **NEW BUSINESS**

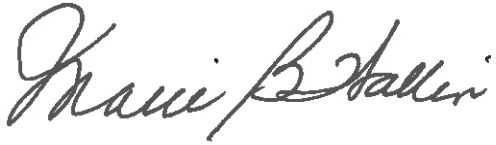
Ms. Nieves spoke about the opposition from the community about the POD Hotel. She made a motion to overturn the vote to approve the liquor license. The motion was seconded by Mr. Bruzaitis. The vote was as follows: 13 "YES"; 8 "NO"; 5 "ABSTENTIONS". The motion was carried.



**ADJOURNMENT**

Rabbi Niederman made a motion to adjourn. The motion was seconded by. The motion was unanimously carried. The meeting was adjourned.

Respectfully submitted,



Marie Bueno Wallin  
Assistant District Manager

Reviewed by:



Sonia Iglesias  
Recording Secretary



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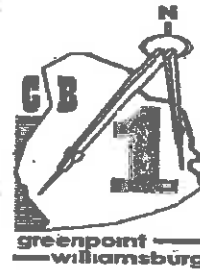
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COUNCILMEMBER, 34<sup>th</sup> CD

1<sup>st</sup> Roll Call P/H  
2<sup>nd</sup> roll Call Board Meeting

## ATTENDANCE SHEET

(25 Members Constitute a Quorum for the Board Meeting & Public Hearing) DATE: Tuesday May 9, 2017

### BOARD MEETING AND PUBLIC HEARING

1 <sup>st</sup> 2 <sup>nd</sup>		1 <sup>st</sup> 2 <sup>nd</sup>	
<input checked="" type="checkbox"/>	GINA ARGENTO	<input type="checkbox"/>	YOEL LANDAU
<input checked="" type="checkbox"/>	BOGDAN BACHOROWSKI	<input checked="" type="checkbox"/>	MARIE LEANZA
<input type="checkbox"/>	LISA BAMONTE	<input type="checkbox"/>	GIORGIO MAYER
<input checked="" type="checkbox"/>	GINA BARROS	<input checked="" type="checkbox"/>	AARON McCANN
<input type="checkbox"/>	MOSES BONDO	<input checked="" type="checkbox"/>	TRINA McKEEVER
<input checked="" type="checkbox"/>	ERIC BRUZAITIS	<input type="checkbox"/>	IRIS MINAYA
<input checked="" type="checkbox"/>	THOMAS J. BURROWS	<input checked="" type="checkbox"/>	TOBY MOSKOVITS
<input checked="" type="checkbox"/>	PHILIP CAPONEGRO	<input type="checkbox"/>	MARTIN NEEDELMAN
<input type="checkbox"/>	FRANK P. CARBONE	<input type="checkbox"/>	SIMON NEUSTEIN
<input checked="" type="checkbox"/>	MICHAEL CHIRICHELLA	<input checked="" type="checkbox"/>	RABBI DAVID NIEDERMAN
<input type="checkbox"/>	THERESA CIANCIOTTA	<input checked="" type="checkbox"/>	KAREN NIEVES
<input checked="" type="checkbox"/>	JOSHUA COHEN	<input checked="" type="checkbox"/>	MARY ODOMIROK
<input type="checkbox"/>	ARTHUR DYBANOWSKI	<input checked="" type="checkbox"/>	RABBI ABRAHAM PERLSTEIN
<input checked="" type="checkbox"/>	T. WILLIS ELKINS	<input type="checkbox"/>	JANICE PETERSON
<input type="checkbox"/>	JULIA AMANDA FOSTER	<input type="checkbox"/>	ISAAC SOFER
<input type="checkbox"/>	SAMUEL FRANCOZ	<input checked="" type="checkbox"/>	ROBERT SOLANO
<input checked="" type="checkbox"/>	DEALICE FULLER	<input checked="" type="checkbox"/>	JAMES STUART
<input checked="" type="checkbox"/>	VINCENT GANGONE	<input checked="" type="checkbox"/>	DEL TEAGUE
<input checked="" type="checkbox"/>	JOEL GROSS	<input type="checkbox"/>	TOMMY TORRES
<input type="checkbox"/>	ARTINEH HAVAN	<input checked="" type="checkbox"/>	MARIA VIERA
<input type="checkbox"/>	MARTIN HOFFMAN	<input checked="" type="checkbox"/>	STEPHEN WEIDBERG
<input checked="" type="checkbox"/>	SONIA IGLESIAS	<input checked="" type="checkbox"/>	SIMON WEISER
<input type="checkbox"/>	MOISHE INDIG	<input checked="" type="checkbox"/>	TESA WILSON
<input checked="" type="checkbox"/>	BOZENA KAMINSKI	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	RYAN KUONEN	<input type="checkbox"/>	

Council Member  
Stephen T. Levin

Council Member  
Antonio Reynoso