



COMMUNITY BOARD No. 1

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HON. ERIC L. ADAMS
BROOKLYN BOROUGH PRESIDENT



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HON. STEPHEN T. LEVIN
COUNCILMEMBER, 33rd CD

HON. ANTONIO REYNOSO
COUNCILMEMBER, 34th CD

December 23, 2021

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
(25 Members Constitute a Quorum for the Board)

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

WHEN: TUESDAY --- JANUARY 11, 2022
TIME: * 6:00 PM *
WHERE: VIA WEBEX

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

Event Address for Attendees:

<https://nyccb.webex.com/nyccb/onstage/g.php?MTID=e612f6401bfc6b617d3afa75563a41bf8>

Event Number: 2341 196 7133

Event Password: ErjcJPr263

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

Access code: 2341 196 7133

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

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

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

PUBLIC HEARING

AGENDA

1.) PRESENTATION: City Planning (C 210299 ZMK, 210300ZRK) 840 Lorimer Street, Brooklyn, NY 11222 - The Project Area consists of the southern most tax lots of tax block 2679, bounded by Driggs Avenue to the south, Lorimer Street to the west and Manhattan Avenue to the east. The lots in the Project Area are lots 32, 34, 42 and 43. Lot 43 is the Development Site. (Applicant/Presenter: Mr. Richard Lobel, Sheldon Lobel PC and Mr. David Rosenberg, Sheldon Lobel PC)

(* TO BE VOTED ON THIS EVENING ***)**

IN THE MATTER OF an application submitted by Zucker Enterprises, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 13a:,

1) eliminating from within an existing R6A District a C2-4 District bounded by a line perpendicular to the northeasterly street line of Lorimer Street distant 135 feet northwesterly (a measured along the street line) from the point of intersection of the northeasterly street line of Lorimer Street and the northwesterly street line of Driggs Avenue, Manhattan Avenue, Driggs Avenue, and a line midway between Lorimer Street and Manhattan Avenue;

2) eliminating a Special Mixed Use District (MX-8) bounded by a line perpendicular to the northeasterly street line of Lorimer Street distant 135 feet northwesterly (a measured along the street line) from the point of intersection of the northeasterly street line of Lorimer Street and the northwesterly street line of Driggs Avenue, a line midway between Lorimer Street and Manhattan Avenue, Driggs Avenue, and Lorimer Street;

3) changing from an R6A District to a C4-5D District property bounded by a line perpendicular to the northeasterly street line of Lorimer Street distant 135 feet northwesterly (a measured along the street line) from the point of intersection of the northeasterly street line of Lorimer Street and the northwesterly street line of Driggs Avenue, Manhattan Avenue, Driggs Avenue, and a line midway between Lorimer Street and Manhattan Avenue; and

4) changing from an M1-2/R6 District to a C4-5D District property bounded by a line perpendicular to the northeasterly street line of Lorimer Street distant 135 feet northwesterly (a measured along the street line) from the point of intersection of the northeasterly street line of Lorimer Street and the northwesterly street line of Driggs Avenue, a line midway between Lorimer Street and Manhattan Avenue, Driggs Avenue, and Lorimer Street; as shown on a diagram (for illustrative purposes only) dated November 29, 2021, and subject to the conditions of CEQR Declaration E-650.

(* TO BE VOTED ON THIS EVENING ***)**

2. LIQUOR LICENSES

NEW

- 1) 270 Meserole Rest Corp., dba TBD, 272 Meserole Street (New, liquor, wine, beer, cider, bar, tavern)
- 2) Berry Golf Club LLC, dba Cinderella Story, 8 Berry Street, (Corporate Change, liquor, wine, beer, cider, rest)
- 3) Corp to be Formed, 232 Varet Street, (New, liquor, wine, beer, cider, bar, tavern)
- 4) Don Pancho Villa Restaurant LTD, 189 Borinquen Place, (All night Permit)
- 5) Edith's Eatery LLC, dba Edith's Eatery and Grocery, Expansion onto Municipal Property New York Events Inc., dba The Garden Carver (plant based cafe), 187 Grand Street, (New, wine, beer, cider, rest)
- 6) Plant Based Pizza Williamsburg LLC, dba TBD, 235 Kent Avenue, (New, liquor, wine, beer, cider, rest)
- 7) Room and Boards LLC, dba TBD, 132 Havemeyer Street, Store #2, (New, liquor, wine, beer, cider, bar)
- 8) Samuel Neely Entity TBA, dba Super Burrito, 320, Bedford Avenue, (New, liquor, wine, beer, cider, rest)
- 9) Silo Brooklyn LLC, dba Silo, 90 Scott Avenue, (New, liquor, wine, beer, cider, bar, tavern)

RENEWAL

- 1) 161 Grand St. Rest. Inc., dba Fresh Kills Bar, 161 Grand Street, (Renewal, liquor, wine, beer, cider, bar/tavern)
- 2) 301 Tavern Corp. dba General Public, 301 Ainslie Street, (Renewal, liquor, wine, beer, cider, bar, tavern)
- 3) 451 Graham Avenue Corp, dba The Richardson, 451 Graham Avenue, (Renewal, liquor, wine, beer, cider, bar/tavern)
- 4) 559 Lorimer Corp., Db a Metropolitan, 559 Lorimer Street, (Renewal, liquor, wine, beer, cider, night club)
- 5) Aura Cocina & Bar Inc. dba Aura, 315 Meserole Street, (Renewal, liquor, wine, beer, cider, rest)
- 6) Bamonte Restaurant Corp., 32 Withers Street, (Renewal, liquor, wine, beer, cider, rest,)
- 7) Bogart House LLC, dba Bogart House, 230 Bogart Street, (Renewal, liquor, wine, beer, cider, catering facility)
- 8) Brooklyn Ball Factory Inc., dba Brooklyn Ball Factory, 95 Montrose Avenue, (Renewal, wine, beer, cider, rest)
- 9) Café Mogador LLC, 133 Wythe Avenue, (Renewal, liquor, wine, beer, cider, rest)
- 10) Casa Ora LLC, 148 Meserole Street, (Renewal, liquor, wine, beer, cider, rest)
- 11) Dow Young Group Inc., dba The Commodore, 366 Metropolitan Avenue, (Renewal, liquor,

wine, beer, cider, bar, tavern)

12) Graham Central Café LTD, 442 Graham Avenue, (Renewal, wine, beer, cider, rest)

13) HTL Greenpoint LLC, dba The Moonlight Mile, 200 Franklin Street, Unit C1, (Renewal, liquor, wine, beer, cider, bar, tavern)

14) King Luke Inc. dba Marlow & Sons, 81 Broadway, (Renewal, liquor, wine, beer, cider, rest)

15) Lama 222 Corp. dba Tradesman, 222 Bushwick Avenue -Store, (Renewal, liquor, wine, beer, cider, tavern, bar)

16) POD BK F & B LLC & Great Food, Beer & Games LLC as Manager, dba Clinton Hall, 247 Metropolitan Avenue AKA 626 Driggs Avenue, (Renewal, liquor, wine, beer, cider, hotel)

17) St. Stanislaus Memorial Assn., 519 Leonard Street, (Renewal, liquor wine, beer, cider, American Legion Post)

18) Stephen W. Ehresman, dba The Turkey's Nest Inc., 94 Bedford Avenue, (Renewal, liquor, wine, beer, cider, bar)

19) Tasso Restaurant LLC, dba Baco & Abbracci, 204 Grand Street, (Renewal, liquor, wine, beer, cider, rest)

BOARD MEETING

1. **MOMENT OF SILENCE**

2. **ROLL CALL**

3. **APPROVAL OF THE AGENDA**

4. **APPROVAL OF THE MINUTES** – Combined Public Hearing & Board Meeting of December 7, 2021.

5. **PUBLIC SESSION** (Reserved for the Public's expression. Board Members will not be allowed to speak.) **NOTE** --- All persons who wish to speak during this portion of the meeting **must: Register (by 2P.M.) using the link:**

<https://www1.nyc.gov/site/brooklyncb1/meetings/speaker-request-form.page>

Each scheduled participant for this session will have an allowance of two (2) minutes [time permitting.] (No questions will be entertained. Speakers are requested to submit their testimony in writing)

6. **COMMITTEE REPORTS**

7. **PARKS DEPARTMENT MINUTE** – As written.

8. **ANNOUNCEMENTS: ELECTED OFFICIALS** – Called in the order of signup.

9. **ADJOURNMENT**

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