



# BROOKLYN COMMUNITY BOARD

## 9

**Antonio Reynoso**  
*Borough President*

**Dante B. Arnwine**  
*District Manager*

**Fred P. Baptiste**  
*Chair*

**Primo Lasana**  
*1<sup>st</sup> Vice Chair*

**Francisca Leopold**  
*2<sup>nd</sup> Vice Chair*

**Linda Watson-Lorde**  
*Executive Secretary*

**Mayna Legoute**  
*Treasurer*

**Dexter Roberts**  
*Member-at-Large*

**Nicolas Almonor**  
*Member-at-Large*

The next regularly scheduled meeting of Brooklyn Community Board 9 will be held as follows:

**DATE:** Thursday, April 18, 2024

**TIME:** 7:00 PM

**PLACE:** Major R. Owens Wellness Center  
1561 Bedford Avenue (President/Union Streets)  
Brooklyn, New York 11225

Livestream available at the CB9 YouTube page:

[https://www.youtube.com/channel/UCciPIIJ01pLvrG0xod1\\_LvQ](https://www.youtube.com/channel/UCciPIIJ01pLvrG0xod1_LvQ)

### AGENDA

#### PUBLIC SESSION:

1. **Call to Order** – Announce Rules of Order for the Meeting
2. **Presentation**
  - a. Board of Standards and Appeals Application 2022-78-BZ – 1512 Union Street (Corner of Albany Avenue)
3. **Applications to the New York State Liquor Authority**
  - a. Lefrak Center at Lakeside – 171 East Drive, Brooklyn, New York 11225 (Prospect Park); Application for the renewal a Liquor, Wine, Beer, and Cider License
  - b. El Huasteco Authentic Mexican Restaurant Corp. – 347A-347B Empire Boulevard, Brooklyn, New York 11225; Application for a new Wine, Beer, and Cider License
  - c. Union Street Pub – 835 Franklin Ave (Union/Eastern Pkwy), Brooklyn, New York, 11225; Application for new Beer, Cider License and Temporary Retail Permit
  - d. Antojitos Del Patron Mexican Snacks – 52 Lincoln Road (Ocean/Flatbush Avenues); Application for the renewal a Liquor, Wine, Beer, and Cider License
  - e. Alladin Village, Inc. – 1034 Nostrand Avenue (Sterling Street/Lefferts Avenue) Brooklyn, New York 11225; Application for a new Liquor, Wine, Beer, and Cider License

**\*\*PUBLIC COMMENT PERIOD – Exactly Thirty (30) Minutes Duration\*\***

**ACKNOWLEDGEMENTS:** Elected Officials (2 minutes), Elected Officials Representatives and Agencies Representatives (1 minutes)

**BUSINESS SESSION:**

1. Roll Call
2. Approval of the March 2024 General Board Meeting Minutes
3. Committee Reports
4. District Manager's Report
5. Chairman's Report
6. Voting Items
  - a. BSA application
  - b. SLA applications
  - c. Economic Development Committee breakfast
  - d. Empire Boulevard bike lane resolution
  - e. Community fair budget
  - f. Nominations Committee
  - g. CB9 Cannabis subcommittee
7. Unfinished business
8. Adjournment

**Agenda – Brooklyn Community Board 9 General Meeting – Thursday, April 18, 2024,  
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- A. \* Persons wishing to speak on the agenda item(s) should contact the Community Board at (718) 778-9279 or Bk09-1@cb.nyc.gov prior to noon Wednesday, April 17, 2024. Speaking time is limited to three (3) minutes. The order is determined by the time of receipt of the request and the agenda item.
  - B. \*\* Persons wishing to speak during the **Public Comment Period** may pre-register by contacting the Community Board office via (718) 778-9279 or may sign up before the 30-minute period has elapsed. Speakers must be in the room before the 30-minute period closes. Each speaker will be permitted to speak for up to three (3) minutes and may NOT receive additional time from another speaker. Speakers are directed to address the assembly from the front of the room. At the conclusion of the three (3) minute period, each speaker must leave and return to his or her seat.

**Community Board  
890 Nostrand Avenue  
Brooklyn, NY 11225**

**Rules of Order for Community Board Meetings  
NYC Community Board 9, Brooklyn**

This meeting of the New York City Community Board 9, Brooklyn, is called to order on April 18, 2024, at Major R. Owens Wellness Center, 1561 Bedford Avenue, Brooklyn, New York 11225 on the under the applicable statutes of New York State, the New York City Charter, the Bylaws of Community Board 9, and Robert's Rules of Order.

1. All Community Board Meetings shall be conducted pursuant to New York State Public Officers Law, the New York City Charter, the Open Meetings Law, and any other applicable laws. The Community Board's By-Laws shall govern meetings where they do not conflict with applicable laws. Robert's Rules of Order shall govern meetings where they do not conflict with applicable laws and the By-Laws.
2. All Community Board Members shall be provided a reasonable opportunity to address the Community Board (the "Board") on any matter of the Board or any matter that pertains to the Board's mission.
3. During General Board Meetings, members of the public may be allowed to speak during the portion of the meeting designated as "Public Comment Session." Subject to any modifications and guidelines established by the Chair of the Community Board (the "Chair"), or his or her designee, each public speaker shall sign in and give a brief description of what he/she will comment upon prior to speaking. Public speakers will be allotted a time limit of three (3) minutes each commencing from the beginning of the speaker's remarks. Time cannot be shared or allotted to other speakers. If the Chair, or his or her designee, determines that there is not sufficient time at the meeting, the "Public Comment Session" period may be deferred to either the end of the General Board meeting or the beginning of the next General Board meeting. Public Comment Period shall be thirty (30) minutes duration.
4. During General Board Meetings and Committee Meetings (collectively, "Board Meetings") and outside of "Public Comment Session" portions of meetings, members of the public may ask questions and comment upon agenda items only when recognized by the Chair, Committee Chair, or their designee.
5. All Board members and members of the public shall conduct themselves in a courteous, professional and orderly manner. Obscene, threatening or harassing language, slander, threats of violence, personal attacks of any kind or offensive comments that target or disparage any ethnic, racial, age, or religious group, gender, sexual orientation or disability status are prohibited at all Board Meetings.
6. No members of the public shall display signs or placards in a disruptive manner, disruptively applaud participants in debate, or engage in disorderly conversation or other disorderly behavior which may disrupt the proceedings of the meeting.
7. Audio and video recording of Board Meetings are permitted unless they interfere with the meetings, in accordance with the Open Meetings Law. The recording must be conducted from a fixed location and in a manner which does not interfere with the meeting. The Chair, or his or her designee shall have the discretion to prohibit video or audio recording that interferes with a meeting. Recording is not permitted during Executive Session.

8. Any Board member or member of the public who uses obscene, threatening or harassing language, slander, threats of violence, personal attacks of any kind or offensive comments that target or disparage any ethnic, racial, age, or religious group, gender, sexual orientation or disability status or who otherwise becomes disorderly while at a Board Meeting shall be removed from the Board Meeting at the discretion of the Chair, or his or her designee.

9. No Board member or member of the public shall be permitted to speak on a cellular telephone during a Community Board Meeting while the meeting is in progress other than for emergency reasons. All cellular telephones are required to be turned off or on “vibrate” mode.

10. During General Board Meetings, the enforcement of this Code of Conduct shall be conducted under the direction of the Chair, or his or her designee. During Committee Meetings, the enforcement of this Code of Conduct shall be conducted by the Committee Chair or his or her designee. The New York City Police Department and building security may assist with the ejection of any individual from a Board Meeting or Committee Meeting for violating this Code of Conduct.

**Brooklyn Community Board 9  
General Board Meeting Minutes**

**Tuesday, March 26, 2024 - starting at 7:00 PM  
Middle School 61  
400 Empire Boulevard (Corner of New York Ave)  
Brooklyn New York 11225  
Livestream – CB 9 YouTube  
<https://www.youtube.com/watch?v=n561Rj1Z1V8>**

**PUBLIC SESSION:**

**1. Call to Order – Announce Rules of Order for the Meeting**

Fred Baptiste, Chairman of the Brooklyn Community Board 9, called the meeting to order at 7:09 p.m.

**2. Presentation.**

- a) Street Co-Naming request for Montgomery Street and Utica Ave. – Saheed Vassell. The father of Saheed Vassel, Mr. Eric Vassell represented the application for the street co-naming on behalf of his son, who was killed on April 4, 2018

**3. Application to the New York State Liquor Authority:**

- a) Brooklyn Flea DC, LLC (Smorgasborg) – 153 East Drive, Brooklyn, New York 11225 (Prospect Park); Application for the renewal a Liquor, Wine, Beer, and Cider License
- b) Antojitos Del Patron Mexican Snacks – 52 Lincoln Road (Ocean/Flatbush Avenues); Application for the renewal a Liquor, Wine, Beer, and Cider License
- c) Bleu Nuk BK LLC – 1150 Nostrand Avenue (Midwood Street/Rutland Road), Brooklyn, New York 11225; Application for a new Liquor, Wine, Beer, and Cider License
- d) Gino’s Pizza – 548-550 Flatbush Avenue (Lincoln Road/Maple Street) Brooklyn, New York, 11225; Application for new Liquor, Wine Beer, Cider License and Temporary Retail Permit
- e) Alladin Village, Inc. – 1034 Nostrand Avenue (Sterling Street/Lefferts Avenue) Brooklyn, New York 11225; Application for a new Liquor, Wine, Beer, and Cider License

**4. Committee Presentation**

- a) Housing Resolution – Chair Erin Mazursky,
- b) Transportation Resolutions - Chair Ethan Norville
- c) Environmental Protection Resolution- Chair Debbie Timothy

d)

**PUBLIC COMMENT SESSION: (30 minutes maximum)**

**ACKNOWLEDGEMENTS: Elected Officials & NYC Agency Representatives**

Eli Slavin – Congresswoman Yvette Clarke office  
Bianca Stephenson – BBP Office – Community Boards Coordinator  
Camille Barbin – State Senator Myrie’s Office  
Nic Marcotriglano – Assemblyman Brian Cunningham’s Office – AD 43 Andre Robinson -  
Councilwoman Crystal Hudson’s Office- District 35 Jammel Thompson - Councilwoman  
Darlene Mealy’s office District 41  
Anna Lipkind – IDCC Connect  
Mike Schnall – NYC Runs  
Representative from CAMBA

**BUSINESS SESSION:**

Fred Baptiste, Chair of Brooklyn Community Board 9, called the Business Session of the meeting to order with the Roll Call.

**1. Roll Call of Board Members**

		X = Present	A=Absent	EXC= Excused	
1	Nicolas Almonor	X	24	Jean Rene Mbeng Nguema	X
2	Fred P. Baptiste	X	25	Natoya McGhie	X
3	Jenelle Bazil- Charles	A	23	Erin Mazursky	X
4	Rabbi Yaacov Behrman	X	26	Zlati Mochkin	A
5	Alethea Best	X	27	Patricia Moses	A
6	Augustine Blackwell	X	28	Beverly Newsome	X
7	Celeste Chase	X	29	Ethan Norville	X
8	Suwen “Suki” Cheong	X	30	Paul Pascale	A
9	Max Coen	A	31	Yankee Pearson	A
10	Eve Chavi Cohen	X	32	Vanessa Raptopoulos	X

11	Soul Creary	X	33	Unella Rhone-Perry	X
12	Candace Edwards	A	34	Dexter Roberts	X
13	Bishop Sylveta Hamilton Gonzales	X	35	Felice Robertson	X
14	Rod Herbert	A	36	Binyomin Rosenberger	X
15	Yosef Hershkop	X	37	Dionne Saab	AC
16	Ronisha LaBarrie	X	38	Debbie Timothy	X
17	Primo Lasana	X	39	Twyla Ware	A
18	Mayna Legoute	X	40	Linda Watson-Lorde	X
19	Yisroel Lehrer	A	41	Theresa Westerdahl	X
20	Francisca Leopold	A	42	John Woefling	X
21	Courtenay Loiselle	X	43	Lorianne Wolseley	A
22	Letwine Mavima	X	44	Shmuel Zfatman	A

Totals: Present: 31 Absent: 13 Excused: 0

**2. Approval of the February 2024 General Board Meeting Minutes.**

By Common Consent the minutes of the February 2024 Board Meeting were accepted with any necessary corrections, with no objections.

**3. Committee Chair Reports:**

Minutes and reports of the following committees were submitted by the Committee Chairs, and distributed to the Board Members.

*Environmental –Protection  
Park, Recreation and Culture  
Economic Development  
ULURP Land Use*

*Health and Social Services  
Public Safety  
Youth and Education  
Transportation*

The Youth Services & Education Committee will be hosting a “Clean-up Day” on April 27, 2024.

### **District Office/ Administrative Report**

- a) CB9, in partnership Grandma’s Hands, will be providing services for older adults and seniors at the Board Office on the 1st and 3rd Thursdays of the month. To schedule an appointment please call 917-410-1193 to schedule an appointment.
- b) Public Hearing Notice: DSNY is proposing to amend its rule relating to commercial recycling and commercial organics in accordance with the Mayor’s Small Business Forward initiative. DSNY will hold a public hearing on the proposed rule. The public hearing will take place via Microsoft Teams at 9:30 AM on April 5, 2024.
- c) The Conflicts of Interest Board is proposing to amend its rule concerning the definition of “substantial policy discretion” as used in City Charter. The Conflicts of Interest Board will hold a public hearing on the proposed rule. The public hearing will take place at 4:00 p.m. on Wednesday, April 17, 2024. The hearing will be at Spector Hall, 22 Reade Street, New York, New York 10007.
- d) DOB is proposing to amend its rule regarding the tax abatements a property owner can receive for the installation of solar electric generation systems and electric storage equipment. DOB will hold the online public hearing on April 22, 2024, at 11am.
- e) Committee on Aging, led by CM Hudson, will be holding a hearing on April 4th at 1PM at city hall. Hearing is to discuss the bill that would codify a Cabinet of Older New Yorkers, made up of the commissioners of city agencies or their designees and chair by the Aging Commissioner. Cabinet would facilitate inter-agency collaboration to improve services for older New Yorkers.
- f) SUNY DOWNSTATE Community survey is still live.
- g) SUNY Downstate Town Hall recap
- h) Fire Report – Fire occurred on 3/16/2024 around 4PM at 219 Sullivan Pl. Two (2) fatalities were reported at the scene.
- i) Update on the Washington Avenue Improvement Project (DOT presented before the Board in Nov. 2021) DDC has commenced the preliminary design for the Plaza and will complete the project design by Summer 2025.

### **5. Chair’s Report**

- a) Chairman Fred Baptiste, showered words of admiration and thanks to the Community Board 9’s community and board members, for their strong support in attendance, at the recently held Town Hall Meeting.
- b) Highlighted the need for a conversation with the Office of Cannabis Management (OCM) on the number of cannabis retailers in our community, and the protocol for SLAs.



- c) The function of board members and the issue of new items such as restricting as necessary; improvement on areas that are not working as best as others.
- d) Shared the idea of the creation of a Veterans Committee.
- e) All meetings of CB9 will be held in person from the month of April 2024. Live streaming (Youtube) will be included.
- f) Encouraged that all complaints should be logged with 311 but should be shared with the CB 9 office as well.
- g) The Community Boards election cycle is scheduled for April.
- h) Note that the meeting dates for the month of April can be changed.
- i) Stressed on the importance of meeting attendance – two members will be removed by the end of this meeting.

## 6. Treasurer's Report

Treasurer Mayna Legoute presented the Treasurer's report which was accepted by all present.

## 7. Voting Items

*Street Co-Naming applications:* Vote by Common Consent, **27 FOR and 3 NO.**

*SLA applications:*

- a) Brooklyn Flea DC, LL: **No Voting**
- b) Antojitos Del Patron Mexican Snacks: **No Voting**
- c) Bleu Nuk BK LLC: Vote by Common Consent, **29 FOR and 1 NO**
- d) Gino's Pizza: Vote by Common Consent, **29 FOR and 1 NO**
- e) Alladin Village, Inc: **No Voting**

*Committee resolutions:*

- a) Housing Resolution: A resolution on *the State of Housing in Brooklyn Community District 9*, was accepted/approved with no objection by Common Consent.
- b) Environmental Resolution: A resolution for *the implementation of NYS Audit recommendation by New York City Department of Sanitation* was accepted/approved with no objection by Common Consent.
- c) Transportation Resolution 1: A resolution *calling for the MTA to consider and address accessibility improvements as stations in our district*, was accepted/approved with no objection by Common Consent.
- d) Transportation Resolution 2: A resolution to *the Department of Transportation to add traffic regulating elements and/or elements to improve streetscape quality of life on Washington Avenue between Empire Boulevard and Eastern Parkway* was approved by a vote of Common Consent with no objections.

e) *Board Members Removal*: the following members were removed from the CB9 Board on a motion moved by Nicholas Almonor and seconded by Primo Lasana. The vote was accepted by Common Consent with no objection.

8. Unfinished Business: There was no unfinished business from this meeting.

9. Adjournment.

Fred Baptiste, Chair of Brooklyn Community Board 9, adjourned at approximately 9:33 p.m.

**Linda Watson-Lorde Executive Secretary CB 9 April 2024**

## **1512 Union Street \*BSA Cal. No. 2022-78-BZ**

### **Summary of Proposed Development and Variance Application**

The application for 1512 Union Street seeks a variance to permit development of a four-story synagogue that would exceed permitted floor area and front wall height but would comply and conform with all other zoning requirements.

The variance would allow development of a synagogue for Beis Shmuel Chabad, a Chasidic Orthodox Jewish congregation that was founded in the winter of 2001. Since founding, the congregation has not had a dedicated space to call their own, renting rooms and meeting places in the community for over 20 years. The lack of a permanent home has severely impacted the congregation, and the proposed variance would allow Beis Shmuel Chabad to meet the programmatic needs of the congregation and its members in a synagogue of their own.

The site is a vacant corner lot within a C2-3(R4) zoning district at the southeast corner of the intersection of Albany Avenue and Union Street. The site has been vacant since 2014 when an unsafe four-story residential building originally constructed prior to 1920 was demolished by the City.

It is proposed to construct a new synagogue with a cellar and four stories (partial) at the site. The cellar would contain a social hall, a warming kitchen, and accessory and storage areas. The first through third floors would contain prayer rooms, study rooms, and worship spaces. The partial fourth floor – which would not be visible from the street – would contain a multi-purpose women's social hall and supplemental synagogue gallery to be used during holidays. The current design represents a slight revision from an earlier design reviewed by the community board's land use committee – previously, additional space in a cellar vault was proposed for use as program areas, but the Department of Transportation restricted use of vault space for storage and mechanical use only. Correspondingly, the new design reflects a "shift" of below grade area to above grade and results in the partial fourth floor (approximately 1400 square feet).

Relief is sought as the proposed community facility building would exceed the permitted floor area (*2.0 FAR permitted, 2.73 FAR proposed*) and exceed the permitted maximum front wall height pursuant (*35 feet permitted, 45 feet proposed*). It would be permitted to have a greater floor area and height, but the designs that allow this require yards and a smaller floor plate – these designs would not meet the programmatic needs of the congregation due to the smaller floor plate. The proposed synagogue would be in scale with the demolished building previously at the site, and at a lower height than the one immediately adjacent building and the religious facility across Albany Avenue. Other than the two waivers requested, the new building would meet all other zoning requirements.

# 1512 Union Street, Brooklyn

## Radius Diagram / Land Use Map

Block: 1400, Lot: 6  
 Zoning District: R4/C2-3, R4  
 Zoning Map: 17b  
 Special District: n/a

- ### Zoning Districts and Commercial Overlays
- C1-1
  - C1-2
  - C1-3
  - C2-1
  - C2-2
  - C2-3
  - C2-4
  - C2-5
  - R7A
- Zoning District Boundary  
 Special District Boundary  
 Zoning District Labels

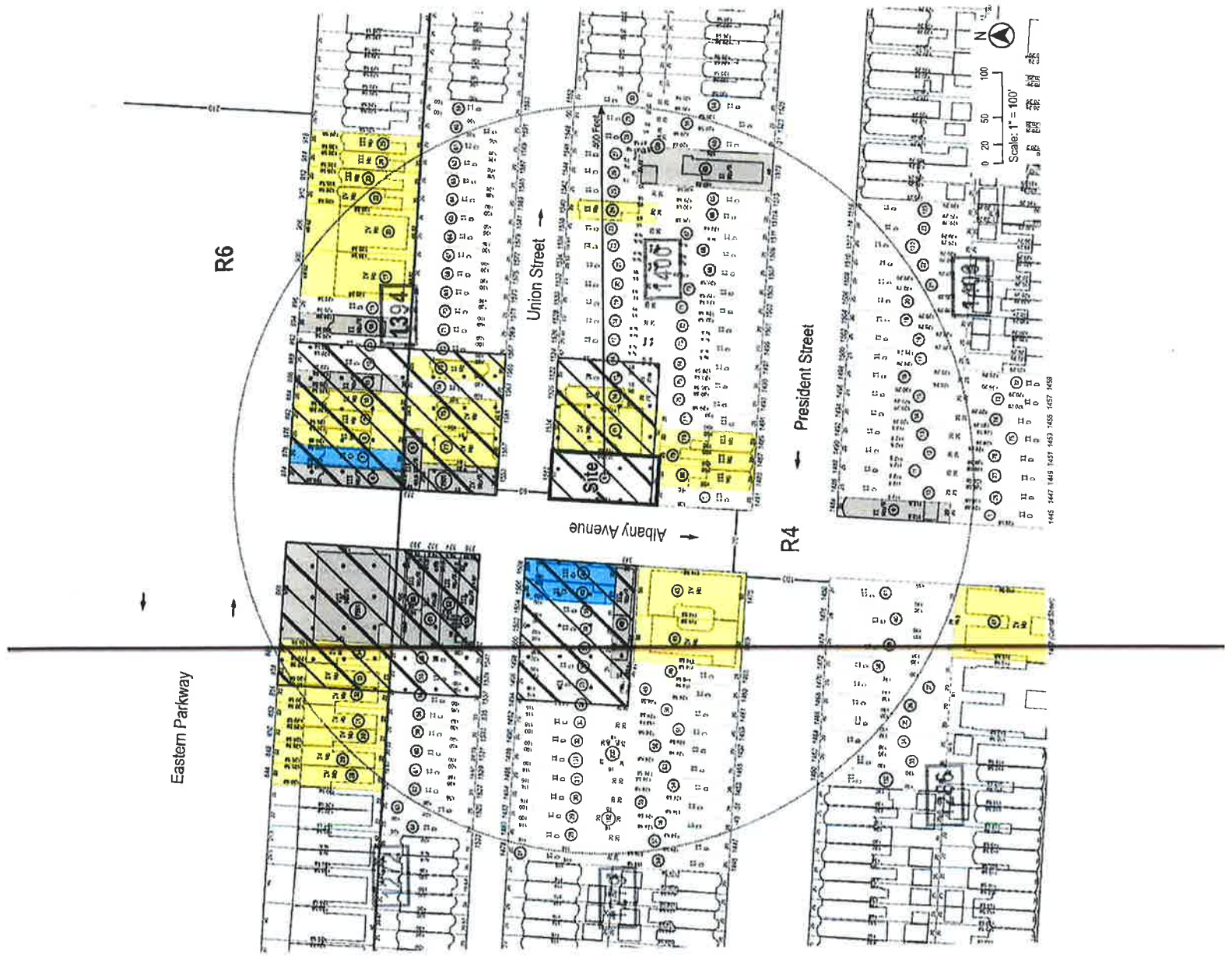
- ### Land Uses
- Manufacturing
  - Open Space / Park Land
  - Institutional / Community Facility
  - Parking / Automobile
  - Vacant

- ### Lot and Building Information
- Lot Numbers (within radius)
  - Block Numbers
  - Story Height
  - Multiple Dwelling
  - Dwelling
  - Retail
  - Garage
- C Commercial  
 I Industrial  
 M Manufacturing  
 W Warehouse  
 A Auto  
 C- Community Facility

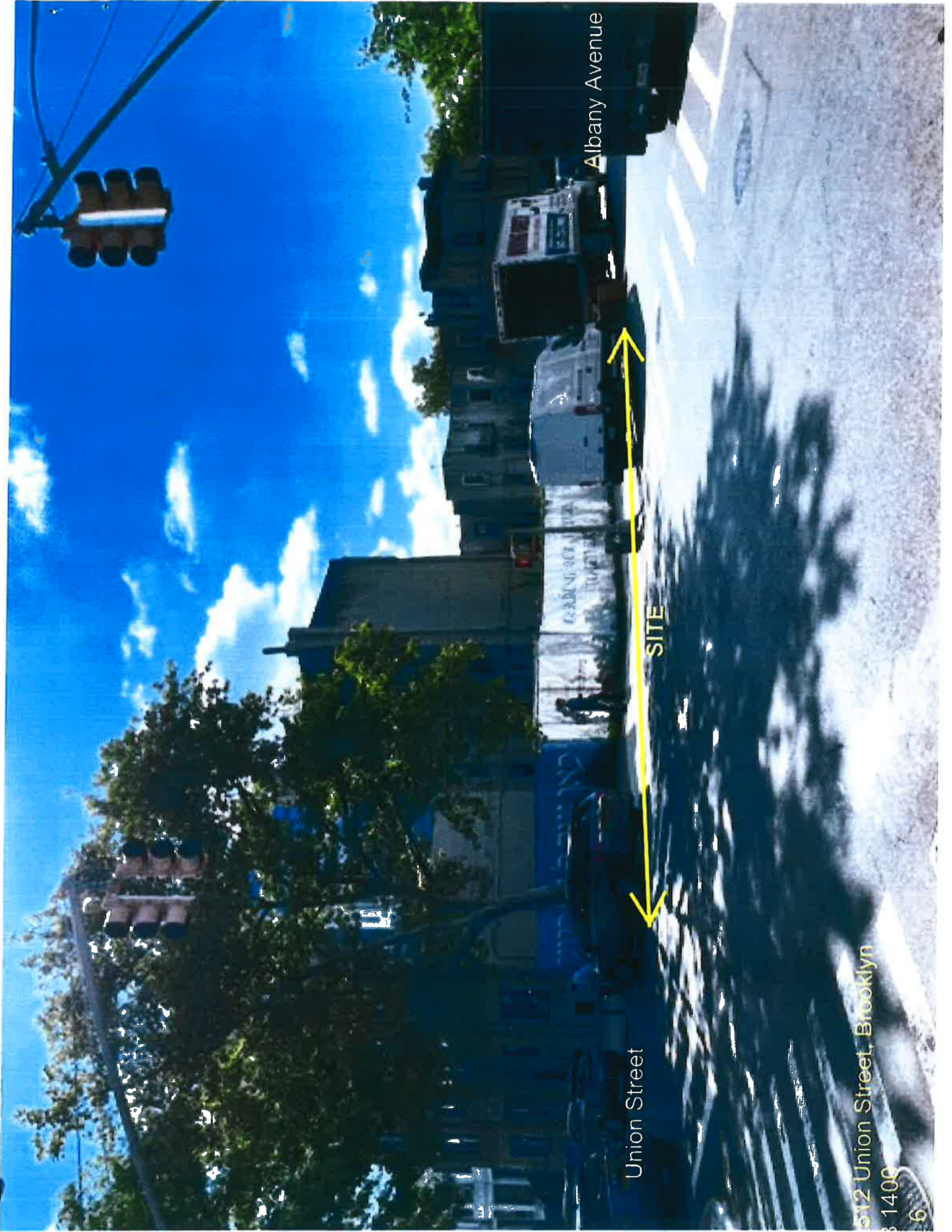
### Data Sources

Land Use and Building Information: MapPLUTO 2021v2 from NYC DCP  
 Zoning Districts: NYC DCP, file dated 6/1/21  
 Digital Tax Map: NYC DOF, file dated 8/2/2021  
 Building Footprints: NYC DoITT, file dated 8/2/2021  
 Street Widths: NYC DCP, Technical Review Division, file dated 6/20/2021

Urban Cartographics







Albany Avenue

Union Street

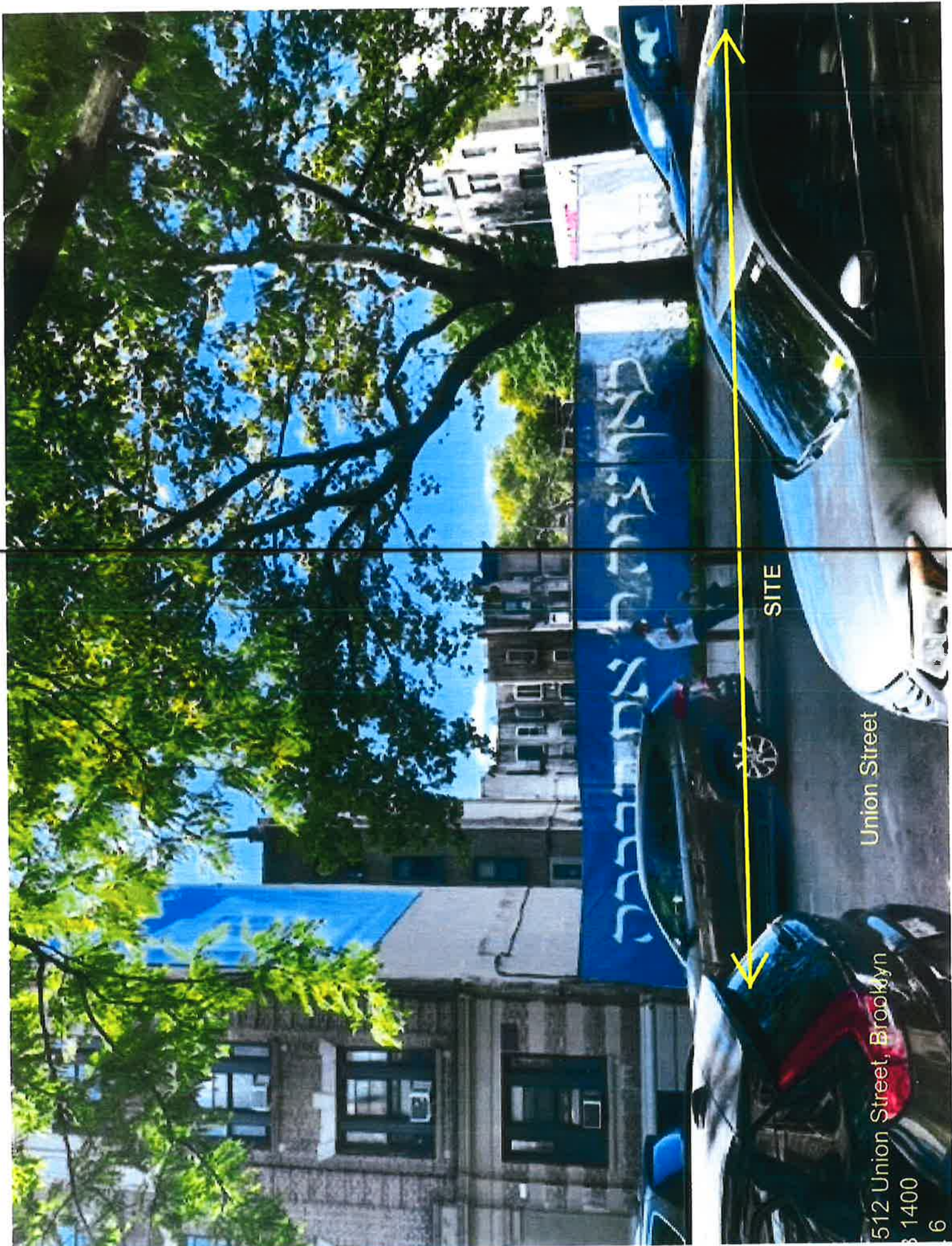
SITE

12 Union Street, Brooklyn

1400

6





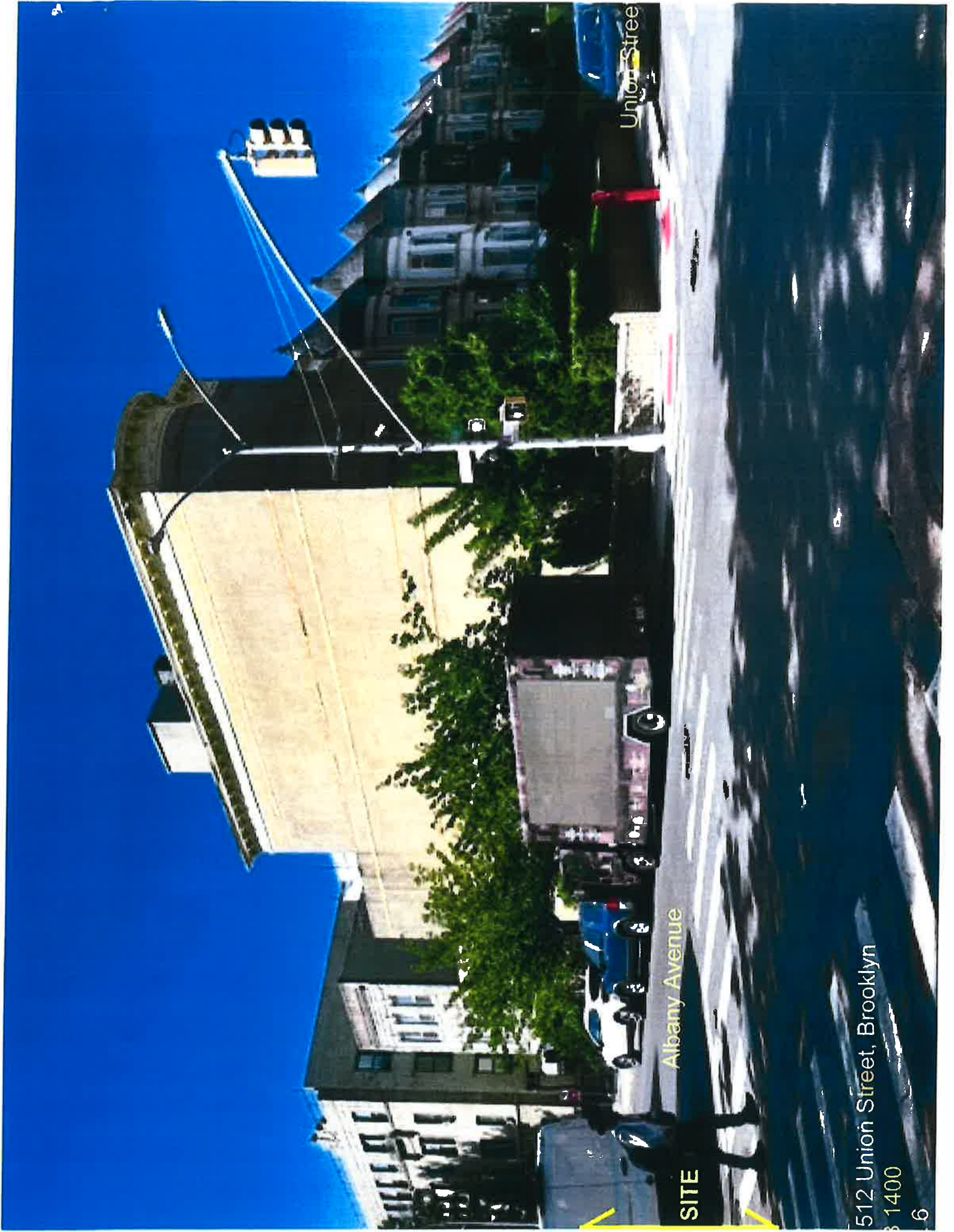
Union Street

512 Union Street, Brooklyn

1400

6





SITE

Albany Avenue

Union Street

512 Union Street, Brooklyn

3 1400

6









### Standardized NOTICE FORM for Providing 30-Day Advance Notice to a Local Municipality or Community Board

1. Date Notice Sent: March 28, 2024 1a. Delivered by: Certified Mail Return Receipt Requested

2. Select the type of Application that will be filed with the Authority for an On-Premises Alcoholic Beverage License:

For premises outside the City of New York:

New Application  Removal  Class Change

For premises in the City of New York:

New Application  New Application and Temporary Retail Permit  Renewal  Alteration  Removal  
 Class Change  Method of Operation  Corporate Change

For **New** and Temporary Retail Permit applicants, answer each question below using all information known to date  
For **Renewal** applicants, answer all questions

For **Alteration** applicants, attach a complete written description and diagrams depicting the proposed alteration(s)

For **Corporate Change** applicants, attach a list of the current and proposed corporate principals

For **Removal** applicants, attach a statement of your current and proposed addresses with the reason(s) for the relocation

For **Class Change** applicants, attach a statement detailing your current license type and your proposed license type

For **Method of Operation Change** applicants, although not required, if you choose to submit, attach an explanation detailing those changes

**Please include all documents as noted above. Failure to do so may result in disapproval of the application.**

**This 30-Day Advance Notice is Being Provided to the Clerk of the Following Local Municipality or Community Board:**

3. Name of Municipality or Community Board: Brooklyn Community Board 9

**Applicant/Licensee Information:**

4. Licensee Serial Number (if applicable): 1278045 & 1278046 Expiration Date (if applicable): 04/30/2024

5. Applicant or Licensee Name: Lakeside Brooklyn LLC

6. Trade Name (if any): LeFrak Center at Lakeside, Prospect Park

7. Street Address of Establishment: 171 East Drive - Prospect Park

8. City, Town or Village: Brooklyn, NY Zip Code: 11225

9. Business Telephone Number of applicant/ Licensee: \_\_\_\_\_

10. Business E-mail of Applicant/Licensee: \_\_\_\_\_

11. Type(s) of alcohol sold or to be sold:  Beer & cider  Wine, Beer & Cider  Liquor, Wine, Beer & Cider

12. Extent of Food Service:  Full Food menu; full kitchen run by a chef/cook  Menu meets legal minimum food requirements; food prep area required

13. Type of Establishment: Restaurant (full kitchen and full menu required)

Seasonal Establishment  Juke Box  Disc Jockey  Recorded Music  Karaoke

14. Method of Operation:  Live Music (give details i.e., rock bands, acoustic, jazz, etc.): N/A

Patron Dancing  Employee Dancing  Exotic Dancing  Topless Entertainment

Video/Arcade Games  Third Party Promoters  Security Personnel

Other (specify): \_\_\_\_\_

15. Licensed Outdoor Area:  None  Patio or Deck  Rooftop  Garden/Grounds  Freestanding Covered Structure  
(check all that apply)  Sidewalk Cafe  Other (specify): \_\_\_\_\_

- 16. List the floor(s) of the building that the establishment is located on:
- 17. List the room number(s) the establishment is located in within the building, if appropriate:
- 18. Is the premises located within 500 feet of three or more on-premises liquor establishments?  Yes  No
- 19. Will the license holder or a manager be physically present within the establishment during all hours of operation?  Yes  No
- 20. If this is a transfer application (an existing licensed business is being purchased) provide the name and serial number of the licensee:  

<input type="text" value="N/A"/>	<input type="text" value="N/A"/>
Name	Serial Number
- 21. Does the applicant or licensee own the building in which the establishment is located?  Yes (if YES, SKIP 23-26)  No

**Owner of the Building in Which the Licensed Establishment is Located**

- 22. Building Owner's Full Name:
- 23. Building Owner's Street Address:
- 24. City, Town or Village:  State:  Zip Code:
- 25. Business Telephone Number of Building Owner:

**Representative or Attorney Representing the Applicant in Connection with the Application for a License to Traffic in Alcohol at the Establishment Identified in this Notice**

- 26. Representative/Attorney's Full Name:
- 27. Representative/Attorney's Street Address:
- 28. City, Town or Village:  State:  Zip Code:
- 29. Business Telephone Number of Representative/Attorney:
- 30. Business E-mail Address of Representative/Attorney:

I am the applicant or licensee holder or a principal of the legal entity that holds or is applying for the license. Representations in this form are in conformity with representations made in submitted documents relied upon by the Authority when granting the license. I understand that representations made in this form will also be relied upon, and that false representations may result in disapproval of the application or revocation of the license.

By my signature, I affirm - under **Penalty of Perjury** - that the representations made in this form are true.

31. Printed Principal Name:  Title:

Principal Signature: 

# Community Board 9 SLA Liquor License Application Questionnaire

Check for which you are applying:

- New liquor license       Alteration of an existing liquor license       License renewal

Check either that apply:

- Sale of assets       Alteration (change of class) of an existing liquor license

Today's Date: 4-2-2024

# 1278045  
1278046

Is location currently licensed?  Yes  No    Type of license: On - Premises

If alteration, describe nature of alteration: N/A

Previous or current use of the location: Cafe + Event space @ LeFrak center @ Lakeside

Corporation and trade name of current license: Lakeside Brooklyn, LLC

### APPLICANT:

Name of applicant and all principals: Itai Shoffman

Trade name (DBA): The LeFrak Center @ Lakeside, Prospect Park

Premises address: 171 East Drive, Prospect Park, Brooklyn NY 11225

Cross streets: Ocean Avenue and Lincoln Road

### PREMISES:

Establishment square footage: 1,200 SQFT    Maximum Occupancy: 300

Are residential units within the building?  Yes  No If Yes, have all residents within the building been notified of the pending license?  Yes  No If Yes, explain how notice was provided to residents: \_\_\_\_\_

Will any outside area or sidewalk cafe be used for the sale or consumption of alcoholic beverages? (includes roof & yard)  Yes  No If Yes, describe: Outdoor Cafe + Rooftop

Does premise have a valid Certificate of Occupancy and all appropriate permits, including for any back or side yard use?  Yes  No What is maximum NUMBER of people permitted?

300 indoor

**PROPOSED METHOD OF OPERATION:**

Will any other business besides food or alcohol service be conducted at premise?  Yes  No

If yes, please describe what type: Ice + Roller Skating Rink, Splash Pad

Proposed hours of operation:

	Monday-Thursday	Friday-Saturday	Sunday
From / To	10:30am / 7pm	10:30am / 10pm	10:30am / 7pm
Outdoor Hours (If Applicable)	/	/	/

Number of tables? 25 Number of seats? 150

Will food be served?  Yes  No If yes, describe cuisine and submit a menu: \_\_\_\_\_

Cafe Menu - Concessions

How many employees will there be? 20-25

Do you plan to hire residents from the immediate neighborhood?  Yes  No

Will music be played on the premises?  Yes  No

If Yes, what type of music?  Live musician  DJ  Juke box/CDs/iPad/Bluetooth device

If other types, please describe \_\_\_\_\_

What will be the music volume?  Background (quiet)  Entertainment level

Will there be security personnel?  Yes  No If Yes, how many, and when: Full time

On site, in house security personnel, 1-2 guards

How do you plan to manage noise and crowds inside and outside your business so neighbors will not be affected? Only ambient sound background for interior cafe space

**APPLICANT HISTORY:**

Has this corporation or any principal been licensed previously?  Yes  No

If yes, please indicate name(s) of establishment(s): Lakeside Brooklyn, LLC

Address: 171 East Ave, Prospect Park, Brooklyn NY Community Board # 9

Dates of operation: Since 2013 If a

principal of licensed business within another Community Board, please provide a letter from the community board indicating history of complaints or other comments.



Has any principal had work experience similar to the proposed business?  Yes  No If Yes, please attach explanation of experience or resume. *Opened the LeFond Center @ Lakeude in 2013 and helped establish Sunne in Bryant Park in 2001*

Does any principal have other businesses in this area?  Yes  No If Yes, please give trade name and describe type of business \_\_\_\_\_

Has any principal had SLA reports or action within the past 3 years?  Yes  No If Yes, attach list of violations and dates of violations and outcomes, if any.

**LOCATION:**

How many SLA-licensed establishments are within 2 blocks? *0*

Is premises within 200 feet of any school or place of worship?  Yes  No If so, has the school or place of worship been notified of the pending application:  Yes  No

Are you aware of any community opposition to your application?  Yes  No If Yes, please explain in detail:  
\_\_\_\_\_  
\_\_\_\_\_

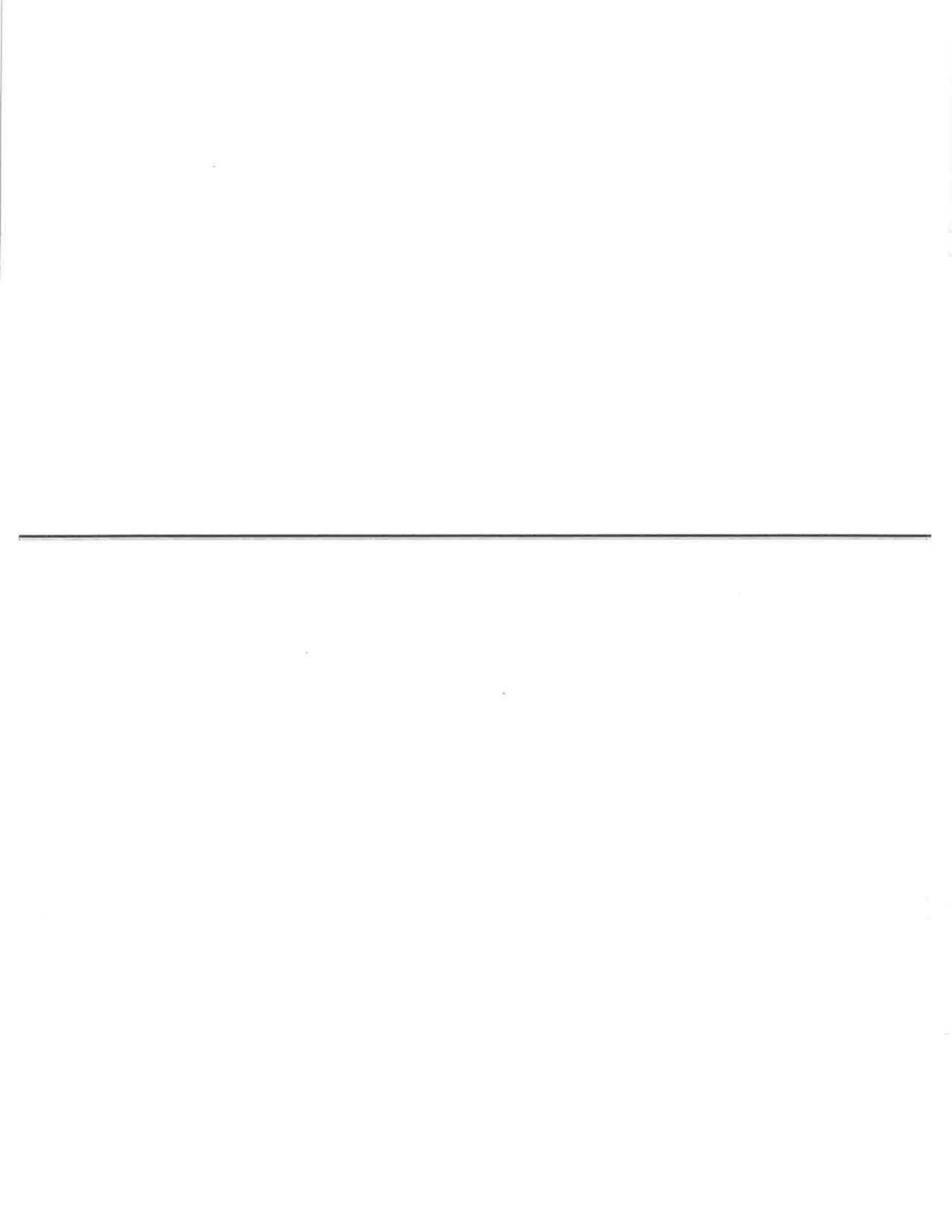
**Community Outreach:** Applicants are encouraged to reach out to community groups. Please use the attached petition to reflect community support for the application. Also, you are encouraged to reach out to local organizations to obtain support and feedback regarding how community interests may be affected by the applicant's proposed operation.

**Affirmation:** I, an authorized agent of the above stated applicant, affirm that all statements within this questionnaire are true to the best of my knowledge and that I have made all reasonable efforts to obtain accurate and up to date information. If material information changes before the Public Safety Committee, Community Board 9 General Board or the New York State Liquor Authority make final determinations regarding my license application, I will notify Community Board 9 as soon as practicable. If, at any time, a dispute arises between members of the community and the establishment for which this application was submitted, I agree to work with Community Board 9 to resolve such disputes quickly and fairly. I understand that Community Board 9's ongoing support of my license is contingent on my ongoing compliance with the law and respect for the community. I affirm that I conspicuously posted the public notice for 7 days prior to submitting this form.

Name: *Itai Shoffman* Title: *Partner*

Telephone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_ *es.com*

Signature: *[Handwritten Signature]*







# GRUB & GAMES FOOD MENU



## Mega Munch Mains \$14

**MAKE IT A COMBO**

INCLUDES FRIES AND CHOICE OF A FOUNTAIN DRINK OR BOTTLE OF WATER

**\$18**

(\$24 value)



**JENGA CHICKEN TENDERS (3)**  
GOLDEN FRIED CHICKEN TENDERS

**TETRIS SOFT SHELL TACOS (2)**  
(CHICKEN, BEEF, OR VEGGIE)  
SERVED WITH PICO DE GALLO & CHEDDAR CHEESE

**GALAGA GRILLED CHICKEN WRAP**  
SERVED WITH RED ONION, LETTUCE, AND SLICED TOMATO



**GAME DAY SLIDERS (2)**  
(BEEF OR VEGGIE)  
SERVED WITH ONION MARMALADE, PICKLE & CHEDDAR CHEESE



**CRISPY WIZARD WINGS (3)**  
(CHOICE OF HOT - BBQ - MANGO HABANERO - SWEET CHILI)



**PAC-MAN CHEESE PANINI**  
WITH FRIES OR SOUP OF CHOICE  
MELTED AMERICAN & CHEDDAR CHEESE  
ON TOASTED PANINI BREAD

**MR. HOT DOG (1)**  
ALL BEEF HOT DOG



**EAT  
DRINK  
SKATE  
CELEBRATE**

ALL PRICES ARE INCLUSIVE OF SALES TAX.

# Bluestone

BLUESTONE RESTAURANT & BAR



# GRUB & GAMES FOOD MENU



## Side Bytes \$6

## Sim Soups & Salads

**MAKE IT A COMBO**

**\$14**  
(\$16 value)

INCLUDES TWO SIDES AND CHOICE OF A FOUNTAIN DRINK OR BOTTLE OF WATER

**SORCERER SOUPS** \$9  
**CHAMPION CHILI**  
**SOUP OF THE DAY**

**LEGENDS OF THE GREENS** \$13  
**(ADD CHICKEN) + \$3**  
**ZELDA CAESAR SALAD**  
**LINK'S SEASONAL GARDEN SALAD**

- FROGGER FRIES
- MARIO MOZZARELLA STICKS (3)
- PAC MAC & CHEESE BITES (4)
- POWER-UP PIZZA BITES (5)
- SONIC ONION RINGS
- NPC CHICKEN NUGGETS (4)
- SUPER CHEESE NACHOS BROTHERS

## Snack n Score

- CRAFTER'S COOKIES \$3
- 8 BALL BROWNIE \$4
- QUEST CANDY
- PIXEL CHIPS
- PAC DOTS POPCORN \$5
- WARPED WARM PRETZEL
- HOCKEY CHURRO STICKS \$6

EAT  
DRINK  
SKATE  
CELEBRATE

ALL PRICES ARE INCLUSIVE OF SALES TAX.

# Bluestone





# DAILY DEALS



## Mozzi Monday

**MARIO MOZZARELLA STICKS**

**\$6**



## Taco Tuesday

**TETRIS TACOS**

**\$10**



## Wrap Wednesday

**GALAGA GRILLED CHICKEN WRAP**

**\$8**



## Tender Thursday

**JENGA CHICKEN TENDERS**

**\$10**



## Fry Day

**FROGGER FRIES  
BOWSER'S BUFFALO TENDER FRIES**

**\$5  
\$10**



## Slider Saturday

**GAME DAY SLIDERS**

**\$10**



## Side Sunday

**PICK ANY SIDE OF YOUR CHOICE**

**\$5**

**EAT  
DRINK  
SKATE  
CELEBRATE**

**ALL PRICES ARE INCLUSIVE OF SALES TAX.**

**Bluestone**  
WALKER HUNTER TEXAS COUNTRY





# GRUB & GAMES DRINK MENU

## Koopa Cold Drinks

## Level-Up Energy Drinks

**\$4**

- COKE
- DIET COKE
- SPRITE
- FANTA ORANGE
- HI-C
- ICED TEA
- LEMONADE
- BINGER ALE
- BOTTLED WATER
- WATERLOO SELTZER



**\$4**

- GATORADE
- RED BULL
- VITAMIN WATER
- CELSIUS



## Peach's Hot Beverages

**\$5**

- HOT CHOCOLATE
- SIGNATURE HOT CHOCOLATE +\$1
- WITH WHIPPED CREAM & MARGHALLOWS
- HOT COFFEE
- HOT TEA (ASSORTED FLAVORS)
- HOT APPLE CIDER

EAT  
DRINK  
SKATE  
CELEBRATE

ALL PRICES ARE INCLUSIVE OF SALES TAX.

# Bluestone





# GRUB & GAMES DRINK MENU



## Kingdom Cocktails

### SLAM DUNK STANDARD COCKTAILS

**RUM & COKE**  
VODKA & CLUB SODA  
TEQUILA & PINEAPPLE JUICE  
GIN & TONIC **\$14**

### WALUIGI'S WARM WINTER COCKTAILS

**SPIKE BALL HOT CHOCOLATE**  
KAHLUA & BAILEYS TOPPED WITH  
WHIPPED CREAM **\$15**  
**MARIO'S MOCHACHINO**  
COFFEE WITH WHISKEY & BAILEYS  
**PUCK DROP PEPPERMINT STICK**  
HOT CHOCOLATE & COFFEE WITH PEPPERMINT  
SCHNAPPS & KAHLUA, TOPPED WITH  
WHIPPED CREAM  
**LAKE-CIDER**  
HOT APPLE CIDER WITH BOURBON

### SIP & PLAY PREMIUM COCKTAILS

**MARIO KART WINTER MULE**  
WHISKEY, GINGER BEER,  
LIME JUICE **\$16**  
**ANGRY BIRDS WATERMELON WINGS**  
VODKA, HONEY SYRUP, & WATERMELON  
RED BULL  
**LAKESIDE SUNSET**  
TEQUILA, PINEAPPLE JUICE, GRENADINE  
**PEACH'S PASSION FRUIT MARGARITA**  
TEQUILA, PASSION FRUIT SYRUP, AGAVE, & LIME  
**SUPER SMASH STRAWBERRY MARGARITA**  
TEQUILA, STRAWBERRY PUREE, AGAVE, & LIME

## Bowser Beers

**ALLAGASH**  
BROOKLYN LAGER **\$10**  
BROOKLYN PULP ART  
MODELO  
HARRABANSETT  
CONEY ISLAND MERMEN IPA  
CONEY ISLAND MERMAID PILSNER  
SIXPOINT PILZ  
SIXPOINT SWEET ACTION  
MILLER LITE  
EBBS KOLSCH  
EBBS IPA  
CORONA  
HEINEKEN  
GUINNESS

## Sega Hard Seltzers

**BUD LIGHT**  
WILD BASIN **\$8**  
(ASSORTED FLAVORS)

## Wario Wine

**CABERNET SAUVIGNON**  
SAUVIGNON BLANC **\$13**  
PINOT GRIGIO  
SPARKLING ROSE

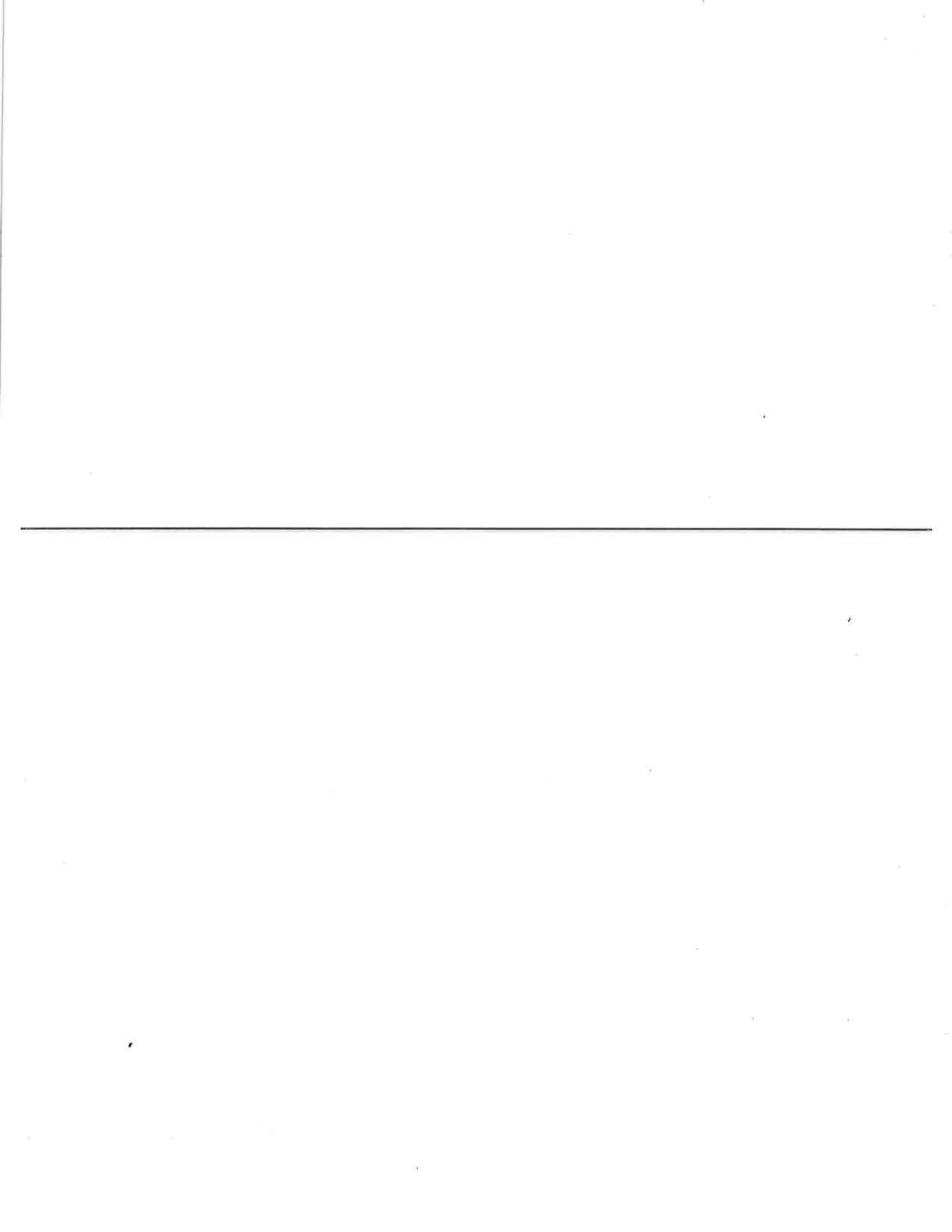


EAT  
DRINK  
SKATE  
CELEBRATE

ALL PRICES ARE INCLUSIVE OF SALES TAX.

# Bluestone

BLUESTONE BREWERY & DISTILLERS



<b>OFFICE USE ONLY</b>		
<input type="radio"/> Original	<input type="radio"/> Amended	Date _____

## Standardized NOTICE FORM for Providing 30-Day Advance Notice to a Local Municipality or Community Board

1. Date Notice Sent:

1a. Delivered by:

2. Select the type of Application that will be filed with the Authority for an On-Premises Alcoholic Beverage License:

For premises outside the City of New York:

New Application    Removal    Class Change

For premises in the City of New York:

New Application    New Application and Temporary Retail Permit    Renewal    Alteration    Removal

Class Change    Method of Operation    Corporate Change

For New and Temporary Retail Permit applicants, answer each question below using all information known to date

For Renewal applicants, answer all questions

For Alteration applicants, attach a complete written description and diagrams depicting the proposed alteration(s)

For Corporate Change applicants, attach a list of the current and proposed corporate principals

For Removal applicants, attach a statement of your current and proposed addresses with the reason(s) for the relocation

For Class Change applicants, attach a statement detailing your current license type and your proposed license type

For Method of Operation Change applicants, although not required, if you choose to submit, attach an explanation detailing those changes

**Please include all documents as noted above. Failure to do so may result in disapproval of the application.**

**This 30-Day Advance Notice is Being Provided to the Clerk of the Following Local Municipality or Community Board:**

3. Name of Municipality or Community Board:

**Applicant/Licensee Information:**

4. Licensee Serial Number (if applicable):       Expiration Date (if applicable):

5. Applicant or Licensee Name:

6. Trade Name (if any):

7. Street Address of Establishment:

8. City, Town or Village:  , NY      Zip Code:

9. Business Telephone Number of applicant/ Licensee:

10. Business E-mail of Applicant/Licensee:

11. Type(s) of alcohol sold or to be sold:    Beer & cider    Wine, Beer & Cider    Liquor, Wine, Beer & Cider

12. Extent of Food Service:    Full Food menu; full kitchen run by a chef/cook    Menu meets legal minimum food requirements; food prep area required

13. Type of Establishment:

Seasonal Establishment    Juke Box    Disc Jockey    Recorded Music    Karaoke

14. Method of Operation: (check all that apply)    Live Music (give details i.e., rock bands, acoustic, jazz, etc.):

Patron Dancing    Employee Dancing    Exotic Dancing    Topless Entertainment

Video/Arcade Games    Third Party Promoters    Security Personnel

Other (specify):

15. Licensed Outdoor Area: (check all that apply)    None    Patio or Deck    Rooftop    Garden/Grounds    Freestanding Covered Structure  
 Sidewalk Cafe    Other (specify): \_\_\_\_\_

OFFICE USE ONLY		
<input type="radio"/> Original	<input type="radio"/> Amended	Date _____

16. List the floor(s) of the building that the establishment is located on: **GROUND FLOOR AND BASEMENT**

17. List the room number(s) the establishment is located in within the building, if appropriate: **N/A**

18. Is the premises located within 500 feet of three or more on-premises liquor establishments?  Yes  No

19. Will the license holder or a manager be physically present within the establishment during all hours of operation?  Yes  No

20. If this is a transfer application (an existing licensed business is being purchased) provide the name and serial number of the licensee:  

_____	_____
Name	Serial Number

21. Does the applicant or licensee own the building in which the establishment is located?  Yes (if YES, SKIP 23-26)  No

**Owner of the Building in Which the Licensed Establishment is Located**

22. Building Owner's Full Name: **NOSTRAND AND EMPIRE HOLDINGS LLC**

23. Building Owner's Street Address: **1314 FULTON STREET**

24. City, Town or Village: **BROOKLYN** State: **NY** Zip Code: **11216**

25. Business Telephone Number of Building Owner: \_\_\_\_\_

**Representative or Attorney Representing the Applicant in Connection with the Application for a License to Traffic in Alcohol at the Establishment Identified in this Notice**

26. Representative/Attorney's Full Name: **METRO II SERVICES CORP/BLANDIE MEDINA**

27. Representative/Attorney's Street Address: **5519 4TH AVENUE, BASEMENT**

28. City, Town or Village: **BROOKLYN** State: **NY** Zip Code: **11220**

29. Business Telephone Number of Representative/Attorney: \_\_\_\_\_

30. Business E-mail Address of Representative/Attorney: \_\_\_\_\_

I am the applicant or licensee holder or a principal of the legal entity that holds or is applying for the license. Representations in this form are in conformity with representations made in submitted documents relied upon by the Authority when granting the license. I understand that representations made in this form will also be relied upon, and that false representations may result in disapproval of the application or revocation of the license.

By my signature, I affirm - under **Penalty of Perjury** - that the representations made in this form are true.

31. Printed Principal Name: **JAKELYN MONROY** Title: **PRESIDENT**

Principal Signature: *Jakelyn Monroy*



# Community Board 9 SLA Liquor License Application Questionnaire

Check for which you are applying:

New liquor license       Alteration of an existing liquor license       License renewal

Check either that apply:

Sale of assets       Alteration (change of class) of an existing liquor license

Today's Date: 03/15/2024

Is location currently licensed?  Yes  No    Type of license: RESTAURANT WINE LICENSE

If alteration, describe nature of alteration: N/A

Previous or current use of the location: CURRENTLY OPERATING AS A RESTAURANT

Corporation and trade name of current license: N/A

## APPLICANT:

Name of applicant and all principals: EL HUASTECO AUTHENTIC MEXICAN RESTAURANT CORP  
PRINCIPAL: JAKELYN MONROY

Trade name (DBA): N/A

Premises address: 347A-347B EMPIRE BLVD, BROOKLYN NY 11225

Cross streets: NOSTRAND AVE

## PREMISES:

Establishment square footage: 2400 SQ FT    Maximum Occupancy: 35

Are residential units within the building?  Yes  No If Yes, have all residents within the building been notified of the pending license?  Yes  No If Yes, explain how notice was provided to residents: Via mailer flyer

Will any outside area or sidewalk cafe be used for the sale or consumption of alcoholic beverages? (includes roof & yard)  Yes  No If Yes, describe: \_\_\_\_\_

Does premise have a valid Certificate of Occupancy and all appropriate permits, including for any back or side yard use?  Yes  No What is maximum NUMBER of people permitted?

**PROPOSED METHOD OF OPERATION:**

Will any other business besides food or alcohol service be conducted at premise?  Yes  No

If yes, please describe what type: \_\_\_\_\_

Proposed hours of operation:

	Monday-Thursday	Friday-Saturday	Sunday
From / To	10:00 AM / 10:00 PM	10:00 AM / 12:00 AM	10:00 AM / 10:00 PM
Outdoor Hours (If Applicable)	N/A /	N/A /	N/A /

Number of tables? 10 Number of seats? 22

Will food be served?  Yes  No If yes, describe cuisine and submit a menu: \_\_\_\_\_

MEXICAN CUISINE

How many employees will there be? 4

Do you plan to hire residents from the immediate neighborhood?  Yes  No

Will music be played on the premises?  Yes  No

If Yes, what type of music?  Live musician  DJ  Juke box/CDs/iPad/Bluetooth device

If other types, please describe \_\_\_\_\_

What will be the music volume?  Background (quiet)  Entertainment level

Will there be security personnel?  Yes  No If Yes, how many, and when: \_\_\_\_\_

How do you plan to manage noise and crowds inside and outside your business so neighbors will not be affected? we will help mitigate noise and crowd-related issues by maintaining the door closed at all times, recommend patrons to reserve seats in advance to reduce crowding inside and outside, and keeping the background music at a quiet level to enhance the atmosphere without causing disturbances.

**APPLICANT HISTORY:**

Has this corporation or any principal been licensed previously?  Yes  No

If yes, please indicate name(s) of establishment(s): \_\_\_\_\_

Address: \_\_\_\_\_ Community Board # \_\_\_\_\_

Dates of operation: \_\_\_\_\_ If a

**principal of licensed business within another Community Board, please provide a letter from the community board indicating history of complaints or other comments.**

Has any principal had work experience similar to the proposed business?  Yes  No If Yes, please attach explanation of experience or resume.

Does any principal have other businesses in this area?  Yes  No If Yes, please give trade name and describe type of business \_\_\_\_\_

Has any principal had SLA reports or action within the past 3 years?  Yes  No If Yes, attach list of violations and dates of violations and outcomes, if any.

**LOCATION:**

How many SLA-licensed establishments are within 2 blocks? One

Is premises within 200 feet of any school or place of worship?  Yes  No If so, has the school or place of worship been notified of the pending application:  Yes  No

Are you aware of any community opposition to your application?  Yes  No If Yes, please explain in detail:  
\_\_\_\_\_  
\_\_\_\_\_

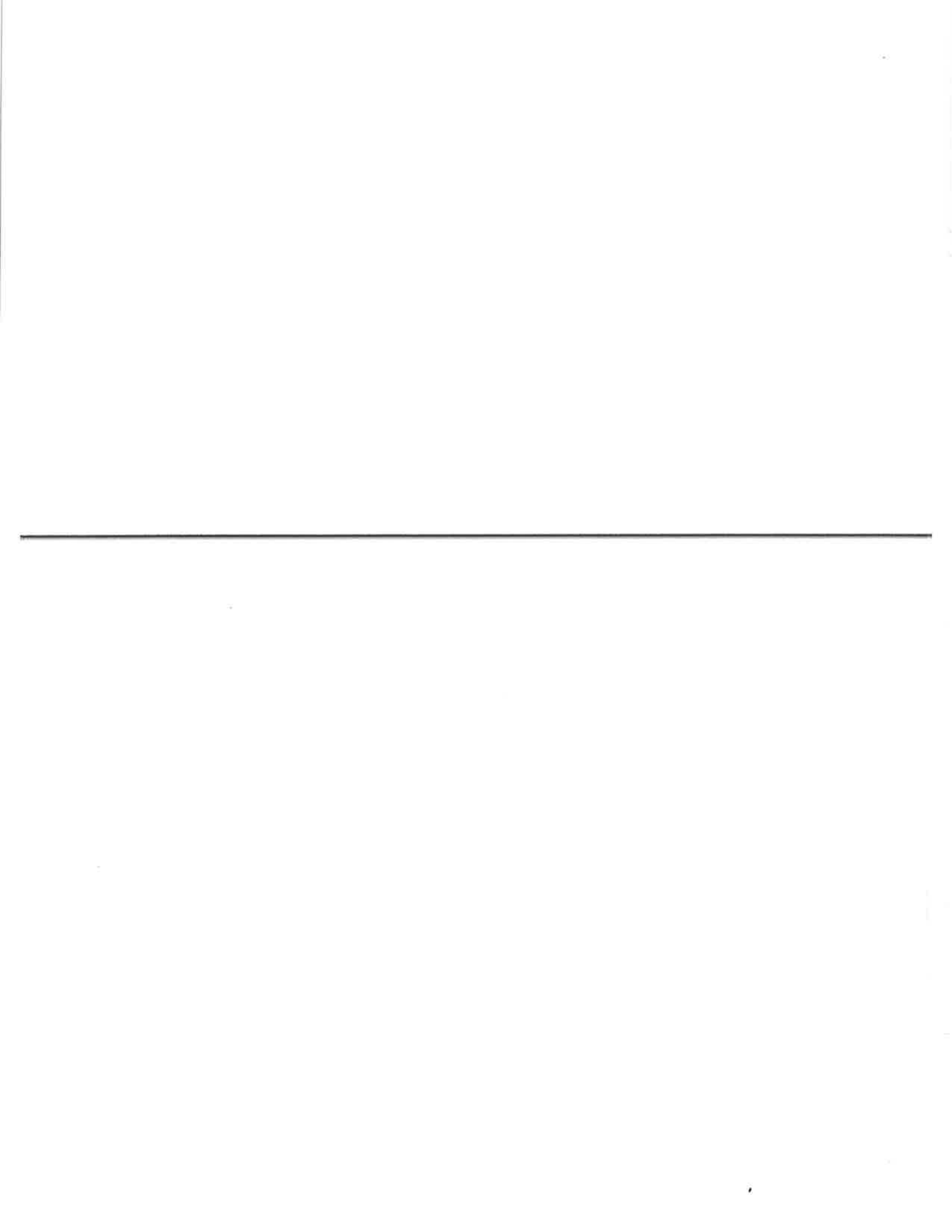
**Community Outreach:** Applicants are encouraged to reach out to community groups. Please use the attached petition to reflect community support for the application. Also, you are encouraged to reach out to local organizations to obtain support and feedback regarding how community interests may be affected by the applicant's proposed operation.

**Affirmation:** I, an authorized agent of the above stated applicant, affirm that all statements within this questionnaire are true to the best of my knowledge and that I have made all reasonable efforts to obtain accurate and up to date information. If material information changes before the Public Safety Committee, Community Board 9 General Board or the New York State Liquor Authority make final determinations regarding my license application, I will notify Community Board 9 as soon as practicable. If, at any time, a dispute arises between members of the community and the establishment for which this application was submitted, I agree to work with Community Board 9 to resolve such disputes quickly and fairly. I understand that Community Board 9's ongoing support of my license is contingent on my ongoing compliance with the law and respect for the community. I affirm that I conspicuously posted the public notice for 7 days prior to submitting this form.

Name: Jakelyn Monroy Title: \_\_\_\_\_

Telephone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_

Signature: J Monroy



# Petition to Support Proposed Liquor License

Date: 03/06/2024

The following undersigned residents of the area **SUPPORT** the issuance of the following (indicate full-liquor or beer-wine-cider) BEER-WINE-CIDER liquor license to the following applicant/

establishment (company and/or trade name) EL HUASTECO AUTHENTIC MEXICAN RESTAURANT CORP

Address of premises: 347A-347B EMPIRE BLVD, BROOKLYN NY 11225

This business will be a: (circle) Bar  **Restaurant**  Other: \_\_\_\_\_

The hours of operation will be: SUNDAY- THURSDAY 10 AM TO 10 PM,

FRIDAY-SATURDAY 10 AM TO 12 AM

**NOTE:** Signatures should be from residents of building & adjoining buildings, within 2-block area.

Other information regarding the license: N/A

Name	Signature	Address
Gonzalo Martinez		4 ... Apt 3
Gabriel Priego		...
Jennyfer Hernandez		...
Diego Alvarez		...
Tom Sachero		...
Edwin Lainez		...
Yadira Abrego		2 ... B
Estelany Bautista		... D
Maricel Rodriguez		... 3B/
Gonzalo Santos		...
Samuel Luna		...
Yecaldean Rodriguez		... 1A
Afonso Lopez		... 5B/
Kazmer Wikus		...
Nguyen Hue		... 1A
Lequell		...
Carlos Perez		...
Uriel Mendoza Hdez		...
Gustavo Mendoza Hdez		... 5B/
Jaky Mendoza		...
ANA Jimenez		... 1A
N. Paul		...

Use additional pages as necessary

## Petition to Support Proposed Liquor License

Date: 03/06/2024

The following undersigned residents of the area SUPPORT the issuance of the following (indicate full-liquor or beer-wine-cider) BEER-WINE-CIDER liquor license to the following applicant/

establishment (company and/or trade name) EL HUASTECO AUTHENTIC MEXICAN RESTAURANT CORP

Address of premises: 347A-347B EMPIRE BLVD, BROOKLYN NY 11226

This business will be a: (circle) Bar Restaurant Other: \_\_\_\_\_

The hours of operation will be: SUNDAY- THURSDAY 10 AM TO 10 PM,

FRIDAY-SATURDAY 10 AM TO 12 AM

**NOTE:** Signatures should be from residents of building & adjoining buildings, within 2-block area.

Other information regarding the license: N/A

Name	Signature	Address
WILL FRAWLEY		<u>111th St PI</u>
Yolo Kochifl		<u>111th St PI</u>
Alejandro Hernandez		
Lorenzo Millon		
Josang Lopez		
Mia Perez		<u>St</u>
Drew Johnston		<u>St</u>
Jernard Lopez		<u>St</u>
Daniel Harris		<u>St</u>
Ria Stevens		
Caroline Glicker		
Greg Ramecker		
Cristobal Martinez		<u>V</u>
NORA REY JAIMES		
Donna Torres		
Ely Gomez		
Marino Mendoza		
Jose Serrano		
Rodrigo Hernandez		

Use additional pages as necessary

## DESAYUNOS / BREAKFAST

### Chilaquiles

12.00  
 2 huevos fritos con tomate, cebolla jalapeno, frijolitos, queso y salsa verde. (Vegetariano) / 2 huevos fritos con tomate, queso y salsa verde.

### Escondidos

12.00  
 2 escondidos con queso y salsa verde.

### Papas con Chicharrón

12.00  
 Papas con chicharrón, queso y salsa verde.

### Yogurt Intelectual

12.00  
 Yogurt con frutas y miel.

### México Intelectual

12.00  
 Miel, frutas y queso.

### México Intelectual

12.00  
 Miel, frutas y queso.

## MEXICAN FAST FOOD

### Hotdog

14.00  
 Hotdog con queso y salsa verde.

### Tostadas X2

14.00  
 2 tostadas con queso y salsa verde.

### Chilaquiles

18.00  
 Chilaquiles con queso y salsa verde.

### Huevos

14.00  
 2 huevos fritos con queso y salsa verde.

### Sopas X3

14.00  
 3 sopas con queso y salsa verde.

### Flautas

14.00  
 3 flautas con queso y salsa verde.

### Chilaquiles

14.00  
 Chilaquiles con queso y salsa verde.

## TACOS

4 tacos con queso / 4 tacos con queso y salsa verde.

### Ejers Taco

5.25  
 2 ejers con queso y salsa verde.

### Steak Taco

4.50  
 2 steak tacos con queso y salsa verde.

### Chilaquiles Taco

4.50  
 2 chilaquiles con queso y salsa verde.

## Carne asada

4.50  
 Carne asada con queso y salsa verde.

## Leche

5.25  
 Leche con queso y salsa verde.

## Taco

6.00  
 Taco con queso y salsa verde.

## Carne asada

5.25  
 Carne asada con queso y salsa verde.

## Recado - Fish

5.25  
 Recado con pescado y salsa verde.

## ANTOJITOS

2.00  
 2 antojitos con queso y salsa verde.

5.00  
 5 antojitos con queso y salsa verde.

6.00  
 6 antojitos con queso y salsa verde.

5.00  
 5 antojitos con queso y salsa verde.

5.00  
 5 antojitos con queso y salsa verde.

4.00  
 4 antojitos con queso y salsa verde.

5.00  
 5 antojitos con queso y salsa verde.

5.00  
 5 antojitos con queso y salsa verde.

10.00  
 10 antojitos con queso y salsa verde.

11.00  
 11 antojitos con queso y salsa verde.

6.00  
 6 antojitos con queso y salsa verde.

## BIRRIA

18.00  
 Birria con queso y salsa verde.

20.00  
 Birria con queso y salsa verde.

18.00  
 Birria con queso y salsa verde.

## BURRITOS

4.50  
 Burrito con queso y salsa verde.

13.00

15.80

15.00

15.00

15.00

15.00

15.00

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**POLLOS**

Surget whit ribz. bones and unfilla.

Pollo en salsa verde

Pollo al horno

Pollo en calipash

Pollo relleno

Pollo frito con tajarin

**QUESADILLA HARINA**

Mercedita cheese-queso. 4.00oz. each. plus de 5.00oz. each. plus de 6.00oz. each. plus de 7.00oz. each. plus de 8.00oz. each.

Quesadilla harina

Quesadilla maiz



### Standardized NOTICE FORM for Providing 30-Day Advance Notice to a Local Municipality or Community Board

1. Date Notice Sent: 12/14/23

1a. Delivered by: Personal Service

2. Select the type of Application that will be filed with the Authority for an On-Premises Alcoholic Beverage License:  
For premises outside the City of New York:

- New Application  Removal  Class Change

For premises in the City of New York:

- New Application  New Application and Temporary Retail Permit  Renewal  Alteration  Removal  
 Class Change  Method of Operation  Corporate Change



For **New** and Temporary Retail Permit applicants, answer each question below using all information known to date  
For **Renewal** applicants, answer all questions  
For **Alteration** applicants, attach a complete written description and diagrams depicting the proposed alteration(s)  
For **Corporate Change** applicants, attach a list of the current and proposed corporate principals  
For **Removal** applicants, attach a statement of your current and proposed addresses with the reason(s) for the relocation  
For **Class Change** applicants, attach a statement detailing your current license type and your proposed license type  
For **Method of Operation Change** applicants, although not required, if you choose to submit, attach an explanation detailing those changes

Please include all documents as noted above. Failure to do so may result in disapproval of the application.

This 30-Day Advance Notice is Being Provided to the Clerk of the Following Local Municipality or Community Board:

3. Name of Municipality or Community Board: COMMUNITY BOARD 9 BROOKLYN

Applicant/Licensee Information: 129 0823

4. Licensee Serial Number (if applicable): 1290823 Expiration Date (if applicable): 1/31/24

5. Applicant or Licensee Name: UNION FRANKLIN ONE INC.

6. Trade Name (if any): UNION STREET PUB

7. Street Address of Establishment: P29-35 FRANKLIN AVE

8. City, Town or Village: BROOKLYN, NY Zip Code: 11225

9. Business Telephone Number of applicant/ Licensee: \_\_\_\_\_

10. Business E-mail of Applicant/Licensee: \_\_\_\_\_

11. Type(s) of alcohol sold or to be sold:  Beer & cider  Wine, Beer & Cider  Liquor, Wine, Beer & Cider

12. Extent of Food Service:  Full Food menu; full kitchen run by a chef/cook  Menu meets legal minimum food requirements; food prep area required

13. Type of Establishment: \_\_\_\_\_

- Seasonal Establishment  Juke Box  Disc Jockey  Recorded Music  Karaoke

14. Method of Operation: (check all that apply)  Live Music (give details i.e., rock bands, acoustic, jazz, etc.): \_\_\_\_\_

- Patron Dancing  Employee Dancing  Exotic Dancing  Topless Entertainment

- Video/Arcade Games  Third Party Promoters  Security Personnel

Other (specify): \_\_\_\_\_

15. Licensed Outdoor Area: (check all that apply)  None  Sidewalk Cafe  Patio or Deck  Rooftop  Garden/Grounds  Freestanding Covered Structure  Other (specify): \_\_\_\_\_

DEC 12 2009

16. List the floor(s) of the building that the establishment is located on: GROUND FLOOR BASEMENT
17. List the room number(s) the establishment is located in within the building, if appropriate: STORE
18. Is the premises located within 500 feet of three or more on-premises liquor establishments?  Yes  No
19. Will the license holder or a manager be physically present within the establishment during all hours of operation?  Yes  No
20. If this is a transfer application (an existing licensed business is being purchased) provide the name and serial number of the licensee:  
Name: \_\_\_\_\_ Serial Number: \_\_\_\_\_
21. Does the applicant or licensee own the building in which the establishment is located?  Yes (if YES, SKIP 23-26)  No

**Owner of the Building in Which the Licensed Establishment is Located**

22. Building Owner's Full Name: STERLING EQUITIES
23. Building Owner's Street Address: 111 GREAT NECK ROAD
24. City, Town or Village: GREAT NECK State: NY Zip Code: 11021
25. Business Telephone Number of Building Owner: \_\_\_\_\_

**Representative or Attorney Representing the Applicant in Connection with the Application for a License to Traffic in Alcohol at the Establishment Identified in this Notice**

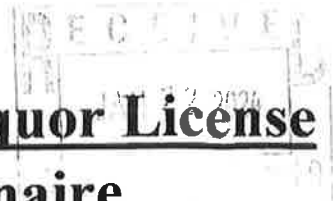
26. Representative/Attorney's Full Name: \_\_\_\_\_
27. Representative/Attorney's Street Address: \_\_\_\_\_
28. City, Town or Village: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_
29. Business Telephone Number of Representative/Attorney: \_\_\_\_\_
30. Business E-mail Address of Representative/Attorney: \_\_\_\_\_

I am the applicant or licensee holder or a principal of the legal entity that holds or is applying for the license. Representations in this form are in conformity with representations made in submitted documents relied upon by the Authority when granting the license. I understand that representations made in this form will also be relied upon, and that false representations may result in disapproval of the application or revocation of the license.

By my signature, I affirm - under **Penalty of Perjury** - that the representations made in this form are true.

31. Printed Principal Name: JACOB RYBNIKOWITZ Title: President

Principal Signature: \_\_\_\_\_



# Community Board 9 SLA Liquor License Application Questionnaire

Check for which you are applying:

- New liquor license       Alteration of an existing liquor license       License renewal

Check either that apply:

- Sale of assets       Alteration (change of class) of an existing liquor license

Today's Date: 11/12/21

Is location currently licensed?  Yes  No      Type of license: ON PREMISE LIQUOR LICENSE

If alteration, describe nature of alteration: \_\_\_\_\_

Previous or current use of the location: \_\_\_\_\_

Corporation and trade name of current license: \_\_\_\_\_

**APPLICANT:**

Name of applicant and all principals: UNION STREET PUB  
JACOB PASHKOWITZ

Trade name (DBA): UNION STREET PUB

Premises address: 829-35 FRANKLIN AVE

Cross streets: UNION STREET

**PREMISES:**

Establishment square footage: \_\_\_\_\_ Maximum Occupancy: \_\_\_\_\_

Are residential units within the building?  Yes  No If Yes, have all residents within the building been notified of the pending license?  Yes  No If Yes, explain how notice was provided to residents: \_\_\_\_\_

Will any outside area or sidewalk cafe be used for the sale or consumption of alcoholic beverages? (includes roof & yard)  Yes  No If Yes, describe: OUT DOOR CAFE

Has any principal had work experience similar to the proposed business?  Yes  No If Yes, please attach explanation of experience or resume. IT'S A RENEWAL & HAVE BEEN RUNNING THIS BUSINESS FOR 6 YEARS

Does any principal have other businesses in this area?  Yes  No If Yes, please give trade name and describe type of business \_\_\_\_\_

Has any principal had SLA reports or action within the past 3 years?  Yes  No If Yes, attach list of violations and dates of violations and outcomes, if any.

**LOCATION:**

How many SLA-licensed establishments are within 2 blocks? 3

Is premises within 200 feet of any school or place of worship?  Yes  No If so, has the school or place of worship been notified of the pending application:  Yes  No

Are you aware of any community opposition to your application?  Yes  No If Yes, please explain in detail:  
\_\_\_\_\_  
\_\_\_\_\_

**Community Outreach:** Applicants are encouraged to reach out to community groups. Please use the attached petition to reflect community support for the application. Also, you are encouraged to reach out to local organizations to obtain support and feedback regarding how community interests may be affected by the applicant's proposed operation.

**Affirmation:** I, an authorized agent of the above stated applicant, affirm that all statements within this questionnaire are true to the best of my knowledge and that I have made all reasonable efforts to obtain accurate and up to date information. If material information changes before the Public Safety Committee, Community Board 9 General Board or the New York State Liquor Authority make final determinations regarding my license application, I will notify Community Board 9 as soon as practicable. If, at any time, a dispute arises between members of the community and the establishment for which this application was submitted, I agree to work with Community Board 9 to resolve such disputes quickly and fairly. I understand that Community Board 9's ongoing support of my license is contingent on my ongoing compliance with the law and respect for the community. I affirm that I conspicuously posted the public notice for 7 days prior to submitting this form.

Name: LUIS CORPES Title: PARTNER

Telephone Number: 1111 Address: 1111

Signature: [Handwritten Signature]

@gmail

Does premise have a valid Certificate of Occupancy and all appropriate permits, including for any back or side yard use?  Yes  No What is maximum NUMBER of people permitted?

**PROPOSED METHOD OF OPERATION:**

Will any other business besides food or alcohol service be conducted at premise?  Yes  No  
If yes, please describe what type: \_\_\_\_\_

Proposed hours of operation:

	Monday-Thursday	Friday-Saturday	Sunday
From / To	5   2	5   3	5   2
Outdoor Hours (If Applicable)	5   10	5   10	5   10

Number of tables? 4 Number of seats? 12

Will food be served?  Yes  No If yes, describe cuisine and submit a menu: \_\_\_\_\_

How many employees will there be? 4

Do you plan to hire residents from the immediate neighborhood?  Yes  No

Will music be played on the premises?  Yes  No

If Yes, what type of music?  Live musician  DJ  Juke box/CDs/iPad/Bluetooth device

If other types, please describe \_\_\_\_\_

What will be the music volume?  Background (quiet)  Entertainment level  $\rightarrow$  BOTH

Will there be security personnel?  Yes  No If Yes, how many, and when: \_\_\_\_\_

How do you plan to manage noise and crowds inside and outside your business so neighbors will not be affected? MUSIC WILL BE LOWERED AT 11PM MON-THURS  
& AT 10AM FRI & SAT

**APPLICANT HISTORY:**

Has this corporation or any principal been licensed previously?  Yes  No

If yes, please indicate name(s) of establishment(s): \_\_\_\_\_

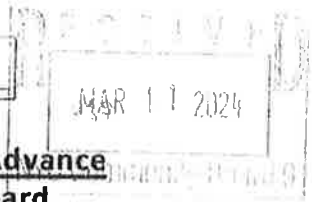
Address: \_\_\_\_\_ Community Board # \_\_\_\_\_

Dates of operation: \_\_\_\_\_ If a

**principal of licensed business within another Community Board, please provide a letter from the community board indicating history of complaints or other comments.**

OFFICE USE ONLY

Original    Amended   Date \_\_\_\_\_



## Standardized NOTICE FORM for Providing 30-Day Advance Notice to a Local Municipality or Community Board

1. Date Notice Sent:

1a. Delivered by:

2. Select the type of Application that will be filed with the Authority for an On-Premises Alcoholic Beverage License:

For premises outside the City of New York:

- New Application    Removal    Class Change

For premises in the City of New York:

- New Application    New Application and Temporary Retail Permit    Temporary Retail Permit    Removal  
 Class Change    Method of Operation    Corporate Change    Renewal    Alteration

For **New** and **Temporary Retail Permit** applicants, answer each question below using all information known to date  
 For **Renewal** applicants, answer all questions

For **Alteration** applicants, attach a complete written description and diagrams depicting the proposed alteration(s)

For **Corporate Change** applicants, attach a list of the current and proposed corporate principals

For **Removal** applicants, attach a statement of your current and proposed addresses with the reason(s) for the relocation

For **Class Change** applicants, attach a statement detailing your current license type and your proposed license type

For **Method of Operation Change** applicants, although not required, if you choose to submit, attach an explanation detailing those changes

**Please include all documents as noted above. Failure to do so may result in disapproval of the application.**

**This 30-Day Advance Notice is Being Provided to the Clerk of the Following Local Municipality or Community Board:**

3. Name of Municipality or Community Board:

**Applicant/Licensee Information:**   LEGACY SERIAL # 1325976

4. Licensee Serial Number (if applicable):    Expiration Date (if applicable):

5. Applicant or Licensee Name:

6. Trade Name (if any):

7. Street Address of Establishment:

8. City, Town or Village:  , NY   Zip Code:

9. Business Telephone Number of applicant/ Licensee:

10. Business E-mail of Applicant/Licensee:

11. Type(s) of alcohol sold or to be sold:    Beer & cider    Wine, Beer & Cider    Liquor, Wine, Beer & Cider

12. Extent of Food Service:    Full Food menu; full kitchen run by a chef/cook    Menu meets legal minimum food requirements; food prep area required

13. Type of Establishment:

- Seasonal Establishment    Juke Box    Disc Jockey    Recorded Music    Karaoke

14. Method of Operation: (check all that apply)    Live Music (give details i.e., rock bands, acoustic, jazz, etc.):

- Patron Dancing    Employee Dancing    Exotic Dancing    Topless Entertainment

- Video/Arcade Games    Third Party Promoters    Security Personnel

Other (specify):

15. Licensed Outdoor Area:    None    Patio or Deck    Rooftop    Garden/Grounds    Freestanding Covered Structure  
 (check all that apply)    Sidewalk Cafe    Other (specify): \_\_\_\_\_

OFFICE USE ONLY		
<input type="radio"/> Original	<input type="radio"/> Amended	Date _____

16. List the floor(s) of the building that the establishment is located on: **GROUND FLOOR AND BASEMENT**

17. List the room number(s) the establishment is located in within the building, if appropriate: **N/A**

18. Is the premises located within 500 feet of three or more on-premises liquor establishments?  Yes  No

19. Will the license holder or a manager be physically present within the establishment during all hours of operation?  Yes  No

20. If this is a transfer application (an existing licensed business is being purchased) provide the name and serial number of the licensee:  

_____	_____
Name	Serial Number

21. Does the applicant or licensee own the building in which the establishment is located?  Yes (if YES, SKIP 23-26)  No

**Owner of the Building in Which the Licensed Establishment Is Located**

22. Building Owner's Full Name: **LINCOLN 54 LLC**

23. Building Owner's Street Address: **1205 47TH STREET**

24. City, Town or Village: **BROOKLYN** State: **NY** Zip Code: **11219**

25. Business Telephone Number of Building Owner: **212-689-8833**

**Representative or Attorney Representing the Applicant in Connection with the Application for a License to Traffic in Alcohol at the Establishment Identified in this Notice**

26. Representative/Attorney's Full Name: **SANDRA HUNG FONG**

27. Representative/Attorney's Street Address: **1115 BROADWAY, STE #1040**

28. City, Town or Village: **NEW YORK** State: **NY** Zip Code: **10010**

29. Business Telephone Number of Representative/Attorney: \_\_\_\_\_

30. Business E-mail Address of Representative/Attorney: \_\_\_\_\_

I am the applicant or licensee holder or a principal of the legal entity that holds or is applying for the license. Representations in this form are in conformity with representations made in submitted documents relied upon by the Authority when granting the license. I understand that representations made in this form will also be relied upon, and that false representations may result in disapproval of the application or revocation of the license.

By my signature, I affirm - under **Penalty of Perjury** - that the representations made in this form are true.

31. Printed Principal Name: **ANA PRINCE** Title: **OWNER**

Principal Signature: 

# Community Board 9 SLA Liquor License Application Questionnaire

Check for which you are applying:

new liquor license       alteration of an existing liquor license       license renewal

Check either that apply:

sale of assets       alteration (change of class) of an existing liquor license

Today's Date: 03/12/2024

Is location currently licensed?  Yes  No    Type of license:

If alteration, describe nature of alteration:

Previous or current use of the location:

Corporation and trade name of current license:

**APPLICANT:**

Name of applicant and all principals: ISAIAH 45 CORP

Trade name (DBA): ANTOJITOS DEL PATRON MEXICAN SNACKS

Premises address: 52 LINCOLN RD, BROOKLYN NY 11225

Cross streets: OCEAN AVE & CHESTER CT.

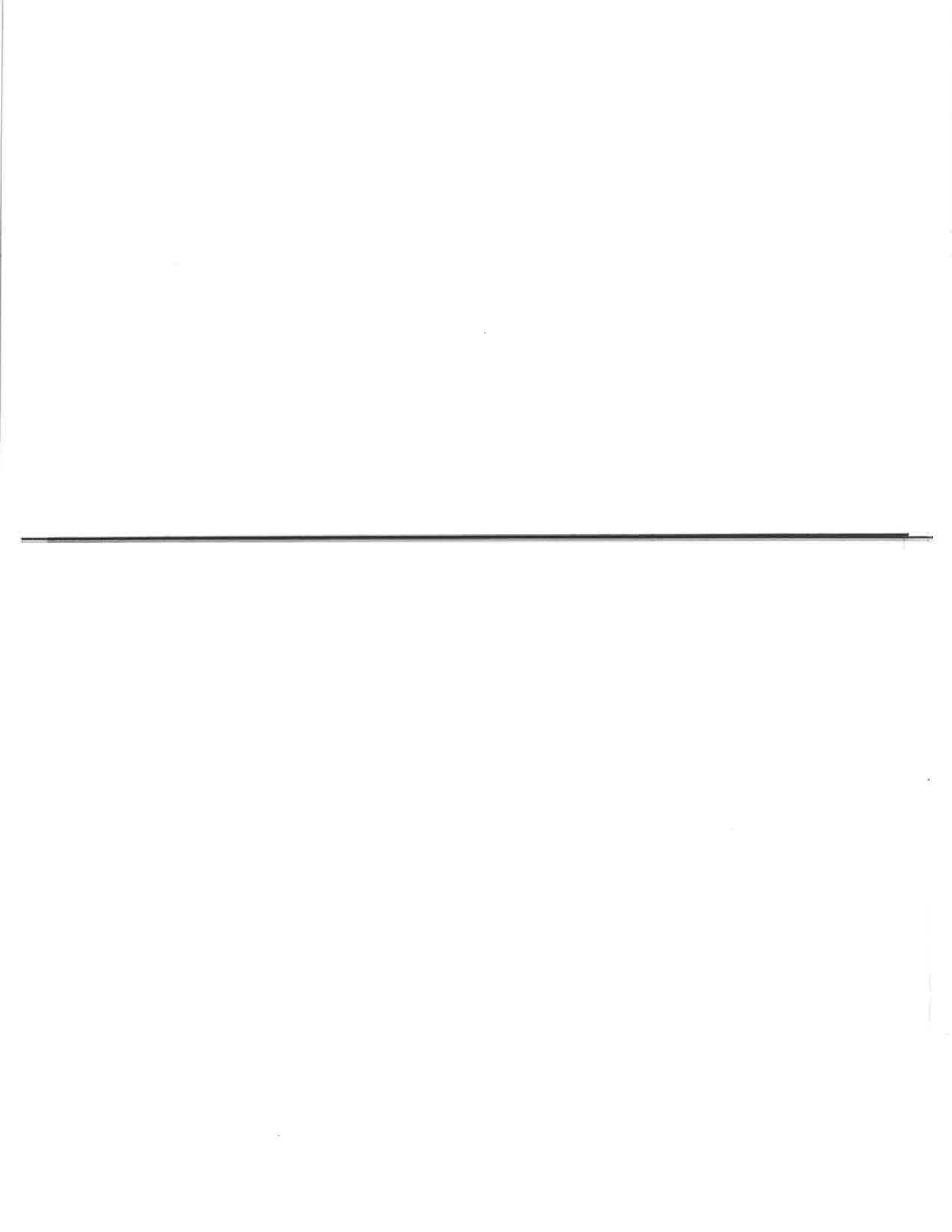
**PREMISES:**

Establishment square footage: 500    Maximum Occupancy: 12

Are residential units within the building?  Yes  No If Yes, have all residents within the building been notified of the pending license?  Yes  No If Yes, explain how notice was provided to residents: I POSTED THE NOTICE ON THE WINDOW, SO THE RESIDENTS CAN SEE.

Will any outside area or sidewalk cafe be used for the sale or consumption of alcoholic beverages? (includes roof & yard)  Yes  No If Yes, describe: \_\_\_\_\_





Does premise have a valid Certificate of Occupancy and all appropriate permits, including for any back or side yard use?  Yes  No What is maximum NUMBER of people permitted? 20

**PROPOSED METHOD OF OPERATION:**

Will any other business besides food or alcohol service be conducted at premise?  Yes  No  
If yes, please describe what type: \_\_\_\_\_

Proposed hours of operation:

	Monday-Thursday	Friday-Saturday	Sunday
From / To	10AM / 10PM	10AM / 12AM	10AM / 10PM
Outdoor Hours (If Applicable)	10AM / 10PM	10AM / 11PM	10AM / 10PM

Number of tables? 5 Number of seats? 10

Will food be served?  Yes  No If yes, describe cuisine and submit a menu: MEXICAN STREET STYLE

How many employees will there be? 4

Do you plan to hire residents from the immediate neighborhood?  Yes  No

Will music be played on the premises?  Yes  No

If Yes, what type of music?  Live musician  DJ  Juke box/CDs/iPod

If other types, please describe RECORDED MUSIC

What will be the music volume?  Background (quiet)  Entertainment level

Will there be security personnel?  Yes  No If Yes, how many and when: \_\_\_\_\_

How do you plan to manage noise and crowds inside and outside your business so neighbors will not be affected? NO MUSIC IS PLAYED OUTSIDE, ONLY INDOORS. THE MUSIC IS PLAYED LOW.

**APPLICANT HISTORY:**

Has this corporation or any principal been licensed previously?  Yes  No

If yes, please indicate name(s) of establishment(s): (BRENDA GRILL CORP) (ESTHER HADASSA CORP) (LAS LILYS CORP)

Address: (51 LINCOLN RD) (49 LINCOLN RD) (191 5TH AVE) BROOKLYN Community Board # 9

Dates of operation: 7 DAYS A WEEK **If a principal of licensed business within another Community Board, please provide a letter from the community board indicating history of complaints or other comments.**

---

Has any principal had work experience similar to the proposed business?  Yes  No If Yes, please attach explanation of experience or resume.

Does any principal have other businesses in this area?  Yes  No If Yes, please give trade name and describe type of business RESTAURANTS AND BARS

Has any principal had SLA reports or action within the past 3 years?  Yes  No If Yes, attach list of violations and dates of violations and outcomes, if any.

**LOCATION:**

How many SLA-licensed establishments are within 2 blocks? 5

Is premises within 200 feet of any school or place of worship?  Yes  No If so, has the school or place of worship been notified of the pending application:  Yes  No

Are you aware of any community opposition to your application?  Yes  No If Yes, please explain in detail: \_\_\_\_\_

**Community Outreach:** Applicants are encouraged to reach out to community groups. Please use the attached petition to reflect community support for the application. Also, you are encouraged to reach out to local organizations to obtain support and feedback regarding how community interests may be affected by the applicant's proposed operation.

**Affirmation:** I, an authorized agent of the above stated applicant, affirm that all statements within this questionnaire are true to the best of my knowledge and that I have made all reasonable efforts to obtain accurate and up to date information. If material information changes before the Public Safety Committee, Community Board 9 General Board or the New York State Liquor Authority make final determinations regarding my license application, I will notify Community Board 9 as soon as practicable. If, at any time, a dispute arises between members of the community and the establishment for which this application was submitted, I agree to work with Community Board 9 to resolve such disputes quickly and fairly. I understand that Community Board 9's ongoing support of my license is contingent on my ongoing compliance with the law and respect for the community. I affirm that I conspicuously posted the public notice for 7 days prior to submitting this form.

Name: ANA PRINCE Title: OWNER

Telephone Number: 646-498-8402 Email Address: \_\_\_\_\_

Signature: 



**Main Menu**

**TACOS**

\$ Small handmade tortillas, fresh onions, cilantro, mild sauce, meat or vegetable.  
Add cheese \$0.50

**Al Pastor**

Roasted Pork

**Tinga**

Shredded Chicken

**Steak**

Seasoned Steak

**Calabacitas**

Zucchini and Corn

**Nopal**

Grilled Cactus

\$6. Big handmade tortillas, lettuce, fresh onions, cilantro, and sour cream

**Shrimp**

**\$6.00**

**Fish**

**\$6.00**

**Arabe (Puebla Style)**

Traditional roasted pork

**MAIN**

**SPECIAL TACOS**

**Tortas** \$11.00 **Tostadas** \$6.00

Mexican sandwich made with refried beans, lettuce, tomato, avocado, mayo, jalapenos, queso, meat or vegetable. *mianesa / hain / al pastor.*

Crispy tortilla, refried beans, lettuce, avocado, sour cream, cotija cheese, mild sauce, meat or vegetable

**Picaditas** \$6.00

Fresh handmade tortilla, mild sauce, sour cream, cotija cheese, fresh onions, meat or vegetable

**Guaraches** \$11.00

Stuffed handmade tortilla, refried beans, lettuce, pico de gallo, sour cream, cotija cheese, mild sauce, meat or vegetable

**Tamales** \$4.50

Traditional Mexican dish. Steamed corn dough. Wrapped in Corn husk. *Rajas, Verde, Mole, Dulce*

**Tamal "El Patron Jaracho"** \$7.00

Wrapped in banana leaf. Oaxacan Style. Pork, special house salsa and melted cheese

**Pozole del Patron** \$13.00

**Ceviche de Camaron** \$14.00

**Quesadillas** \$12.00

Fresh handmade tortilla, queso, meat or vegetable, and a small mexican salad on the side

Spicy Shrimp ceviche

**Mexican Salad** \$8.00

Lettuce, cucumber, tomato, avocado  
Add Chicken \$4.00  
Add Nopal \$4.00

**Guac & Chips** \$13.00

8 Oz.

**BREAKFAST TORTAS**

\$8. Until noon. Make it a combo! Add an Atole \$3

**Atole** **Chitaquiles**

Roasted Pork Breadcr chicken, crispy tortilla chips, fresh onions, sour cream, cotija cheese and avocado

**Tamal**

Choose your favorite tamal, and make it a torta

**ATOLES**

-Hot Mexican beverage typically made from masa (corn dough) or masa harina (dough flour), water, and spices

**Arroz con Leche** **Champurrado**

Rice, Milk, and Cinnamon Chocolate

16 Oz. \$5.00 16 Oz. \$5.00

**Nuez** **Pan**

Walnut Mexican Bread

16 Oz. \$5.00 16 Oz. \$5.00

**DESSERTS**

\$6

Tres Leches Cake

Gelatinas

Chocoflan

**AGUAS FRESCAS**

\$3

Horchata

Mint Lemonade

\$3

Mexican Coke

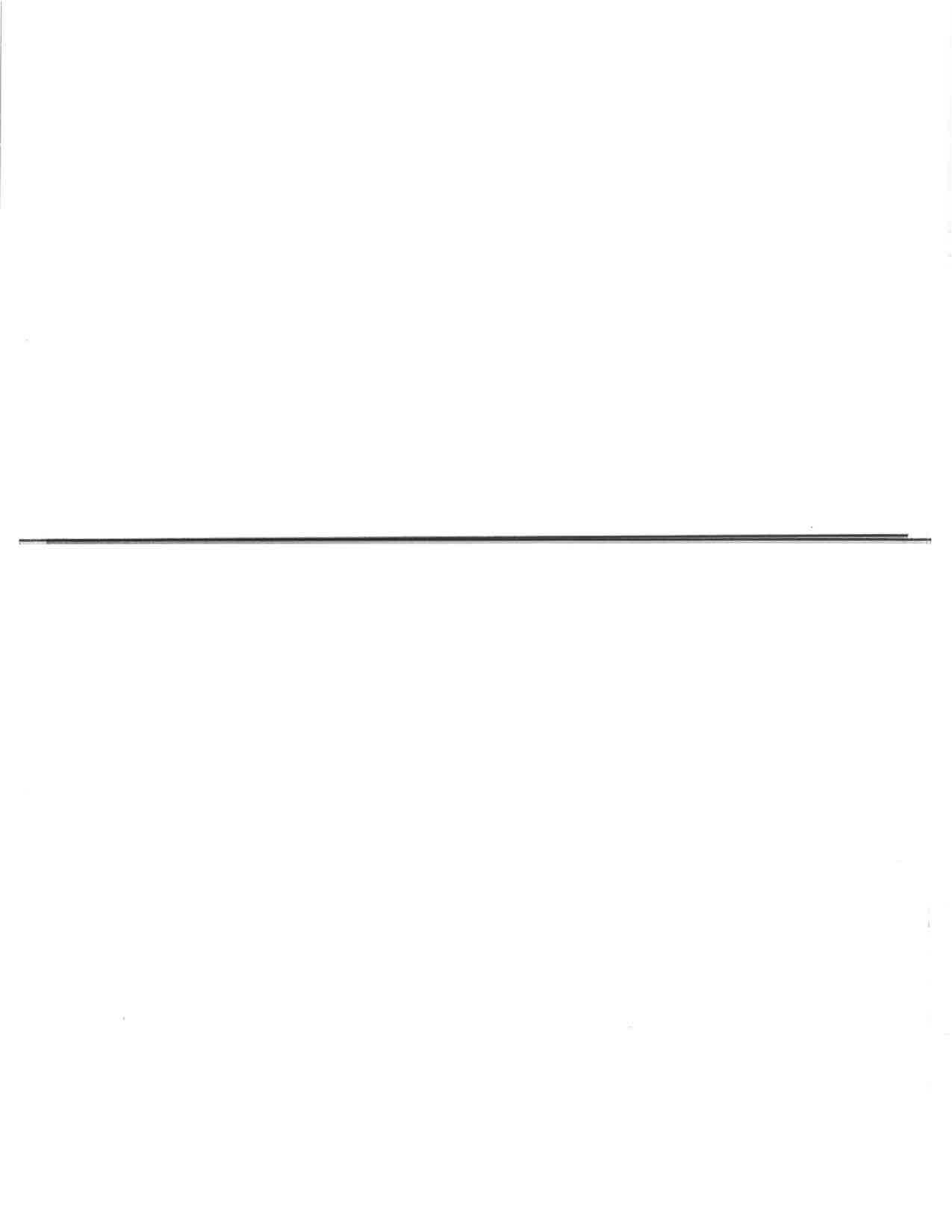
\$3.50

Sidral

Fanta

**SODAS**





OFFICE USE ONLY		
<input type="radio"/> Original	<input type="radio"/> Amended	Date _____

## Standardized NOTICE FORM for Providing 30-Day Advance Notice to a Local Municipality or Community Board

1. Date Notice Sent:

1a. Delivered by:

RECEIVED  
 FEB 28 2024  
 NYC Community Board 9

2. Select the type of Application that will be filed with the Authority for an On-Premises Alcoholic Beverage License:

For premises outside the City of New York:

- New Application  
  Removal  
  Class Change

For premises in the City of New York:

- New Application  
  New Application and Temporary Retail Permit  
  Renewal  
  Alteration  
  Removal  
 Class Change  
 Method of Operation  
 Corporate Change

For **New** and **Temporary Retail Permit** applicants, answer each question below using all information known to date  
For **Renewal** applicants, answer all questions

For **Alteration** applicants, attach a complete written description and diagrams depicting the proposed alteration(s)

For **Corporate Change** applicants, attach a list of the current and proposed corporate principals

For **Removal** applicants, attach a statement of your current and proposed addresses with the reason(s) for the relocation

For **Class Change** applicants, attach a statement detailing your current license type and your proposed license type

For **Method of Operation Change** applicants, although not required, if you choose to submit, attach an explanation detailing those changes

**Please include all documents as noted above. Failure to do so may result in disapproval of the application.**

**This 30-Day Advance Notice is Being Provided to the Clerk of the Following Local Municipality or Community Board:**

3. Name of Municipality or Community Board:

**Applicant/Licensee Information:**

4. Licensee Serial Number (if applicable):  Expiration Date (if applicable):

5. Applicant or Licensee Name:

6. Trade Name (if any):

7. Street Address of Establishment:

8. City, Town or Village:  , NY Zip Code:

9. Business Telephone Number of applicant/ Licensee:

10. Business E-mail of Applicant/Licensee:

11. Type(s) of alcohol sold or to be sold:  
 Beer & cider  
 Wine, Beer & Cider  
 Liquor, Wine, Beer & Cider

12. Extent of Food Service:  
 Full Food menu; full kitchen run by a chef/cook  
 Menu meets legal minimum food requirements; food prep area required

13. Type of Establishment:

- Seasonal Establishment  
 Juke Box  
 Disc Jockey  
 Recorded Music  
 Karaoke

14. Method of Operation: (check all that apply)  
 Live Music (give details i.e., rock bands, acoustic, jazz, etc.):

- Patron Dancing  
 Employee Dancing  
 Exotic Dancing  
 Topless Entertainment

- Video/Arcade Games  
 Third Party Promoters  
 Security Personnel

Other (specify):

15. Licensed Outdoor Area: (check all that apply)  
 None  
 Patio or Deck  
 Rooftop  
 Garden/Grounds  
 Freestanding Covered Structure  
 Sidewalk Cafe  
 Other (specify):

OFFICE USE ONLY		
<input type="radio"/> Original	<input type="radio"/> Amended	Date _____

16. List the floor(s) of the building that the establishment is located on:

17. List the room number(s) the establishment is located in within the building, if appropriate:

18. Is the premises located within 500 feet of three or more on-premises liquor establishments?  Yes  No

19. Will the license holder or a manager be physically present within the establishment during all hours of operation?  Yes  No

20. If this is a transfer application (an existing licensed business is being purchased) provide the name and serial number of the licensee:

21. Does the applicant or licensee own the building in which the establishment is located?  Yes (if YES, SKIP 23-26)  No

**Owner of the Building in Which the Licensed Establishment is Located**

22. Building Owner's Full Name:

23. Building Owner's Street Address:

24. City, Town or Village:  State:  Zip Code:

25. Business Telephone Number of Building Owner:

**Representative or Attorney Representing the Applicant in Connection with the Application for a License to Traffic in Alcohol at the Establishment Identified in this Notice**

26. Representative/Attorney's Full Name:

27. Representative/Attorney's Street Address:

28. City, Town or Village:  State:  Zip Code:


29. Business Telephone Number of Representative/Attorney:

30. Business E-mail Address of Representative/Attorney:

I am the applicant or licensee holder or a principal of the legal entity that holds or is applying for the license. Representations in this form are in conformity with representations made in submitted documents relied upon by the Authority when granting the license. I understand that representations made in this form will also be relied upon, and that false representations may result in disapproval of the application or revocation of the license.

By my signature, I affirm - under **Penalty of Perjury** - that the representations made in this form are true.

31. Printed Principal Name:  Title:

Principal Signature: 

# Community Board 9 SLA Liquor License Application Questionnaire

Check for which you are applying:

New liquor license       Alteration of an existing liquor license       License renewal

Check either that apply:

Sale of assets       Alteration (change of class) of an existing liquor license

Today's Date: 01/03/2024

Is location currently licensed?  Yes  No      Type of license: Full Liquor License

If alteration, describe nature of alteration: \_\_\_\_\_

Previous or current use of the location: \_\_\_\_\_

Corporation and trade name of current license: \_\_\_\_\_

**APPLICANT:**

Name of applicant and all principals: Alladin Village Inc / Yousef Shafei

Trade name (DBA): 1

Premises address: 1034 Nostrand Ave.

Cross streets: Sterling St & Lefferts Ave.

**PREMISES:**

Establishment square footage: 1,000 sqft      Maximum Occupancy: 74

Are residential units within the building?  Yes  No If Yes, have all residents within the building been notified of the pending license?  Yes  No If Yes, explain how notice was provided to residents: \_\_\_\_\_

Will any outside area or sidewalk cafe be used for the sale or consumption of alcoholic beverages? (includes roof & yard)  Yes  No If Yes, describe: \_\_\_\_\_

Does premise have a valid Certificate of Occupancy and all appropriate permits, including for any back or side yard use?  Yes  No What is maximum NUMBER of people permitted?  
74 by NYC LAW.

**PROPOSED METHOD OF OPERATION:**

Will any other business besides food or alcohol service be conducted at premise?  Yes  No  
If yes, please describe what type: \_\_\_\_\_

Proposed hours of operation: Monday closed  
Tuesday

	<del>Monday</del> -Thursday	Friday-Saturday	Sunday
From / To	10 AM / 11 PM	10 AM / 11 PM	10 AM / 11 PM
Outdoor Hours (If Applicable)	/	/	/

Number of tables? 7 Number of seats? 22

Will food be served?  Yes  No If yes, describe cuisine and submit a menu: \_\_\_\_\_

How many employees will there be? 5

Do you plan to hire residents from the immediate neighborhood?  Yes  No

Will music be played on the premises?  Yes  No

If Yes, what type of music?  Live musician  DJ  Juke box/CDs/iPad/Bluetooth device

If other types, please describe standard radio

What will be the music volume?  Background (quiet)  Entertainment level

Will there be security personnel?  Yes  No If Yes, how many, and when: \_\_\_\_\_

How do you plan to manage noise and crowds inside and outside your business so neighbors will not be affected? will close doors at 10pm every night and only play background music.

**APPLICANT HISTORY:**

Has this corporation or any principal been licensed previously?  Yes  No

If yes, please indicate name(s) of establishment(s): Chateau Seafood Inc  
Address: 2570 Coney Island Avenue Community Board # 15 Brooklyn.  
Dates of operation: ? If a

principal of licensed business within another Community Board, please provide a letter from the community board indicating history of complaints or other comments.



Has any principal had work experience similar to the proposed business?  Yes  No If Yes, please attach explanation of experience or resume.

Does any principal have other businesses in this area?  Yes  No If Yes, please give trade name and describe type of business Jerusalem Falafel House LLC.  
1026 Nostrand Avenue

Has any principal had SLA reports or action within the past 3 years?  Yes  No If Yes, attach list of violations and dates of violations and outcomes, if any.

**LOCATION:**

How many SLA-licensed establishments are within 2 blocks? 1

Is premises within 200 feet of any school or place of worship?  Yes  No If so, has the school or place of worship been notified of the pending application:  Yes  No

Are you aware of any community opposition to your application?  Yes  No If Yes, please explain in detail:

\_\_\_\_\_  
\_\_\_\_\_

**Community Outreach:** Applicants are encouraged to reach out to community groups. Please use the attached petition to reflect community support for the application. Also, you are encouraged to reach out to local organizations to obtain support and feedback regarding how community interests may be affected by the applicant's proposed operation.

**Affirmation:** I, an authorized agent of the above stated applicant, affirm that all statements within this questionnaire are true to the best of my knowledge and that I have made all reasonable efforts to obtain accurate and up to date information. If material information changes before the Public Safety Committee, Community Board 9 General Board or the New York State Liquor Authority make final determinations regarding my license application, I will notify Community Board 9 as soon as practicable. If, at any time, a dispute arises between members of the community and the establishment for which this application was submitted, I agree to work with Community Board 9 to resolve such disputes quickly and fairly. I understand that Community Board 9's ongoing support of my license is contingent on my ongoing compliance with the law and respect for the community. I affirm that I conspicuously posted the public notice for 7 days prior to submitting this form.

Name: Walter J. ... Title: President

Telephone: ... Email Address: ...@...com

Signature: [Handwritten Signature]

## Petition to Support Proposed Liquor License

Date: 02/05/2004

The following undersigned residents of the area SUPPORT the issuance of the following (indicate full-liquor or beer-wine-cider) FULL liquor license to the following applicant/

establishment (company and/or trade name) Alladin Village Inc.

Address of premises: 1024 Nostrand Ave.

This business will be a: (circle) Bar Restaurant Other: \_\_\_\_\_

The hours of operation will be: \_\_\_\_\_

NOTE: Signatures should be from residents of building & adjoining buildings, within 2-block area.

Other information regarding the license: \_\_\_\_\_

Name	Signature	Address
Basem Shafei		
Leena Amour		
ABDELHAMID HANNI		10117 ... N.A.
Igor Supitsky		Brooklyn NY 11225.
Malke Ali		10 ...
Ahmad mohammad		10 ...
CARLOS MARTIN		10 ...
Rach		1023 ...
melissa b		10431 ...
Staradams		1051 ...
Charles Lopez		1054 ...
Paul		1055 ...

Use additional pages as necessary

## Petition to Support Proposed Liquor License

Date: 03/05/2004

The following undersigned residents of the area SUPPORT the issuance of the following (indicate full-liquor or beer-wine-cider) FULL liquor license to the following applicant/

establishment (company and/or trade name) Alladin Village Inc.

Address of premises: 1034 Nostrand Ave.

This business will be a: (circle) Bar Restaurant Other: \_\_\_\_\_

The hours of operation will be: \_\_\_\_\_

NOTE: Signatures should be from residents of building & adjoining buildings, within 2-block area.

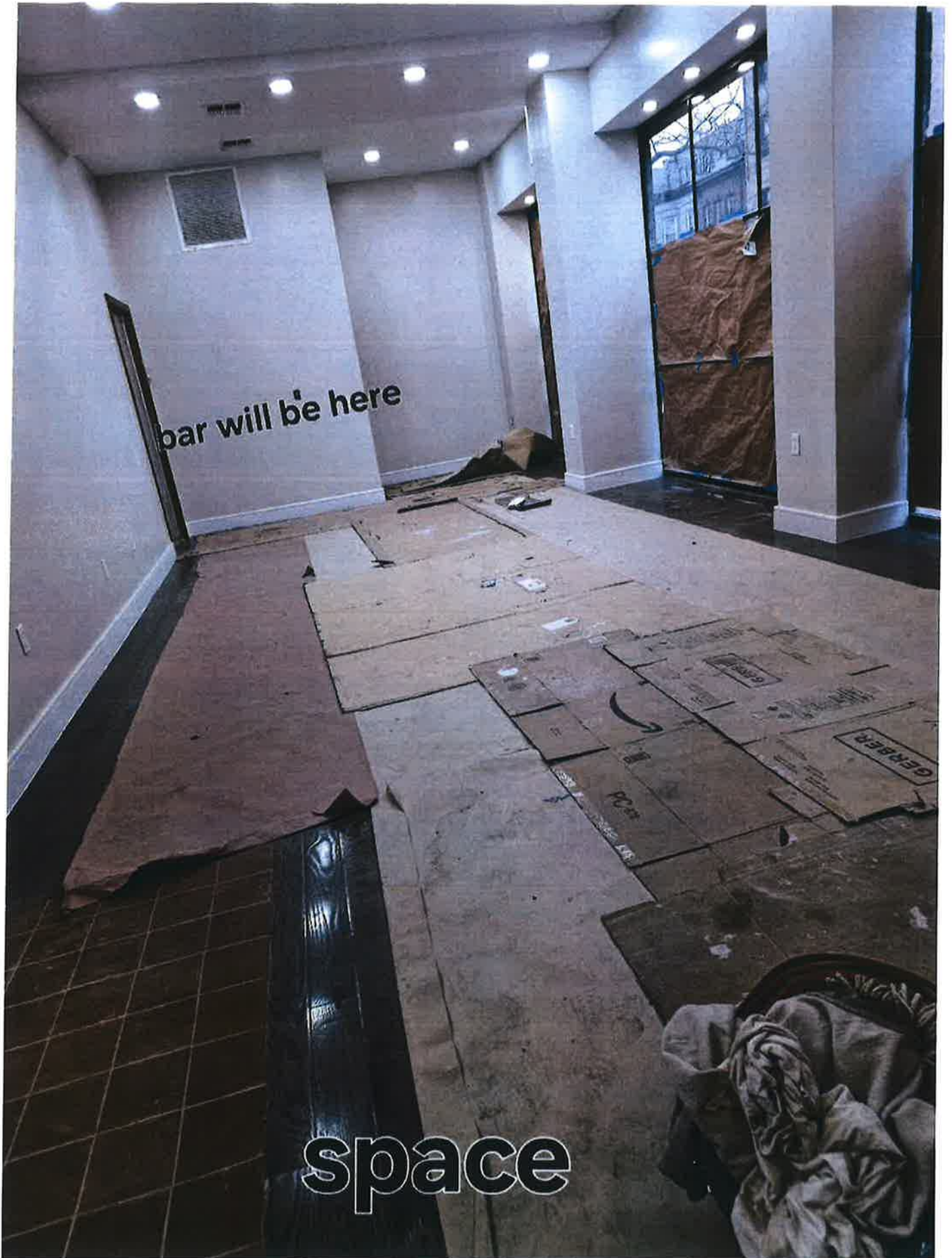
Other information regarding the license: \_\_\_\_\_

Name	Signature	Address
Ke Jian Bee		1050
Jordan		1048
Kevin		1040
Arleand		222 E 37
Ogo		1025 N Avenue
Klineva Contrera		1018 N
Dynia Covington		1014 N
Elizabeth Green		1614 N
Michael Dyan		1012 N
Basten		951 Nostrand
Sarah Pino		992 N
Jay Wu		990 N Ave

Use additional pages as necessary

Direct Public Comments to Brooklyn Community Board 9: (718) 778-9279 • bk09-1@cb.nyc.gov

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bar will be here

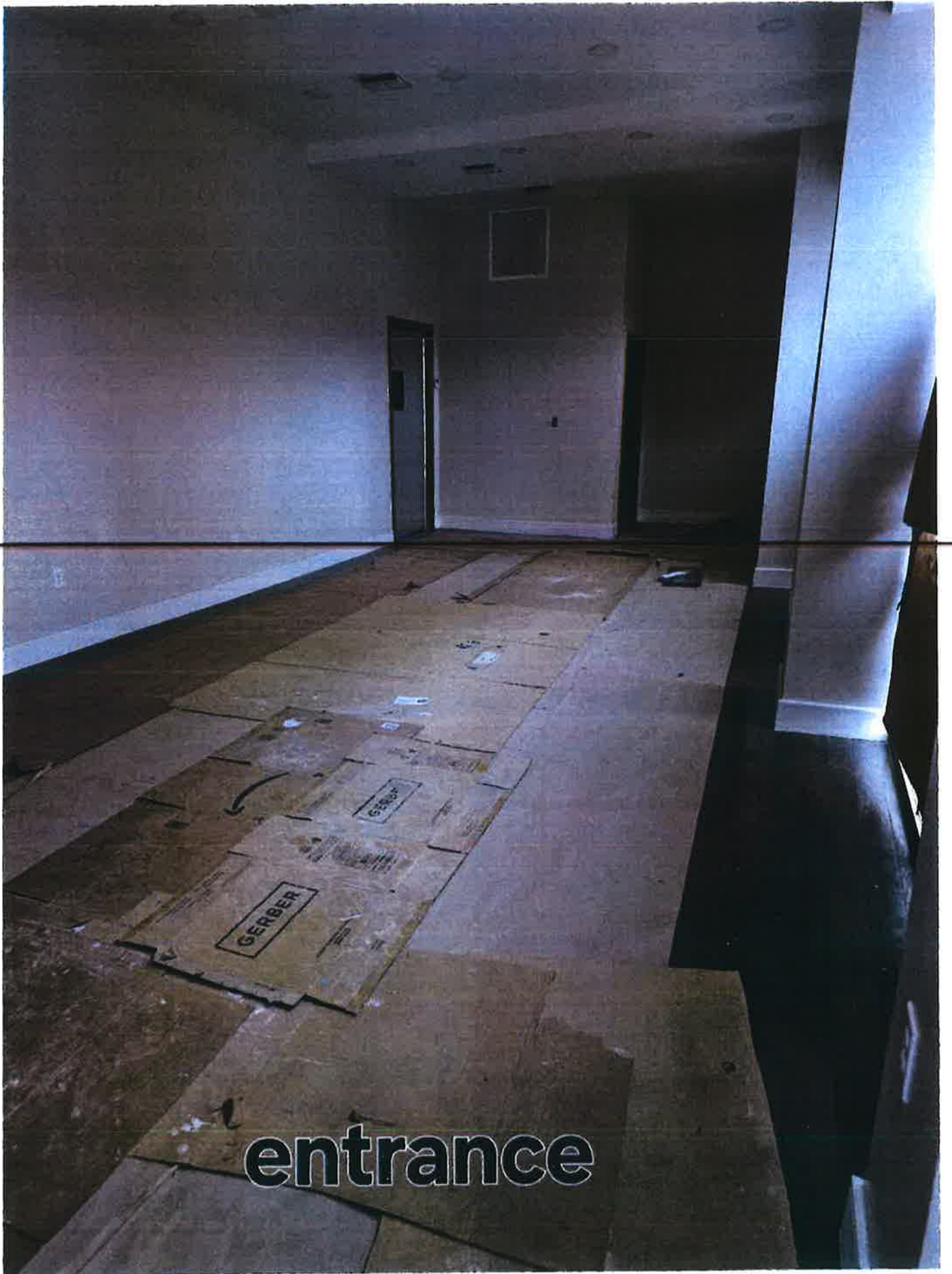
space

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**side windows**



entrance



# BROOKLYN COMMUNITY BOARD 9

**Antonio Reynoso**  
*Borough President*

**Dante B. Arnwine**  
*District Manager*

**Fred P. Baptiste**  
*Chair*

**Primo Lasana**  
*1<sup>st</sup> Vice Chair*

**Francisca Leopold**  
*2<sup>nd</sup> Vice Chair*

**Linda Watson-Lorde**  
*Executive Secretary*

**Mayna Legoute**  
*Treasurer*

**Nicolas Almonor**  
*Member-at-Large*

**Dexter Roberts**  
*Member-at-Large*

## Proposed Empire Boulevard Bike Resolution

**SUMMARY:** A proposal to extend and support the bike lane along Empire Boulevard and to connect the bike lane to the Flatbush Avenue protected bikeway and Parkside Circle via a protected Greenway along Ocean Avenue.

*Proposed by:* Dave (Paco) Abraham

At the [DATE] Board meeting of Brooklyn Community Board Nine, the Board adopted the following resolution:

### **WHEREAS**

1. Brooklyn Community District Nine contains diverse neighborhoods connected by our shared values for family safety and active street life; recognizing that residents and visitors to Prospect Park, Brooklyn Botanic Garden, and other esteemed public spaces have a right to safety, accessibility, and ease of access. Improved and sustained connections to our prized local features will increase the quality of life experienced by both residents and visitors;
2. A proposed 2018 bike lane along the route has not materialized, and the corridor has again been highlighted for bicycle infrastructure in the Mayor's Office proposal for "Five Boroughs of Greenways;"
3. There are limited bicycle lanes and paths in the district; and though well used, current lanes are only vehicle-protected or grade-separated along less than 4% of district streets, and non-protected lanes are frequently blocked by parked drivers, delivery vehicles, or other opportunistic traffic;
4. Citibike Bike Share numbers continue to grow steadily, seeing the busiest usage in the program's history in the third quarter of 2023; and Citi bike's equity and expansion area discounts greatly benefit residents of the District and enable them to achieve steps toward mobility parity;
5. Protected bike lanes reduce risk to cyclists by up to 60% and have been shown to double ridership along the highest-risk streets; along the corridor, there have been 439 traffic collisions in the last decade resulting in 610 serious injuries, and the proposed street limits are proximate to multiple DOT priority corridors;
6. protected bike lanes improve pedestrian safety. On streets with protected bike lanes, seniors saw a 39% drop in death and severe injuries and a 22% drop in overall injuries while non-senior adults saw a 24% drop in death and severe injuries and a 9% drop in overall injuries;
7. The current configuration of the Bike lane at Flatbush, Empire, and Ocean Avenues puts cyclists, motorists, and pedestrians at risk due to abrupt and unpredictable changes in traffic conditions.

**THEREFORE, BE IT RESOLVED** that Brooklyn Community Board Nine supports the Parks Department's and Mayor's Office plan to create a cycling greenway along Ocean Avenue, and would encourage these agencies to prioritize connections to Flatbush Avenue and Empire Boulevard





# BROOKLYN COMMUNITY BOARD 9

**BE IT FURTHER RESOLVED** that Brooklyn Community Board Nine urges the New York City Department of Transportation (NYC-DOT) and the New York City Department of Parks and Recreation (Parks) to consider the implementation of the following components, with alternatives given in priority order, based on the below locations and descriptions of their use:

1. Extend the Empire Boulevard bike lane west between Bedford Avenue and Flatbush Avenue / Ocean Avenue, and convert it to a protected lane. (Ref. DOT-598633-Z6Q2, DOT-613114-T7S4, DOT-605786-T3X8)
2. Upgrade the current bike lane on Empire Boulevard to a vehicle-protected lane; having bollards that prevent vehicles from entering unlawfully, Jersey barriers, and/or raising the bike lanes above the street grade. (Ref. DOT-598633-Z6Q2, DOT-577694-L7W6)
3. Adopt the proposed Ocean Ave Greenway, including safe connections to and from Ocean Avenue at the Parkside Bike Land at the South, and the Flatbush Bike Lane at the North, in such a way that minimizes (i) pedestrian and bicycle mingling, (ii) the reduction of street parking spots and (iii) does not disturb navigability by busses, access-a-ride, and other mass transit vehicles. (Ref. DOT-573025-S9Y5, DOT-577694-L7W6, DOT-617540-Q1D5, DOT-605682-H3B9)
4. The proposed bike lane should be equipped with appropriate bicycle parking and docking along the route, according to the NYC-DOT street design manual (Ref. DOT-608821-H6N6, DOT-623877-K8K4);
5. Intersection signals should be re-timed to assist the flow of pedestrian and bicycle traffic (Ref. DOT-544853-R8S2, DOT-503558-C3F0);

**BE IT FURTHER RESOLVED** that for each item listed above, Community Board Nine respectfully requests that for any study conducted according to the policies and protocols of NYC-DOT, such results be shared with the Board, regardless of the outcome of NYC-DOT's decision. Such documents requested include, but are not limited to, traffic control studies, intersection control data, transportation and mobility analyses, and correspondence with other agency stakeholders such as the Metropolitan Transportation Agency (MTA), and the Department of Parks and Recreation (Parks) if applicable.

**BE IT FURTHER RESOLVED** the Brooklyn Community Board Nine supports collaboration with DOT, City Council, and State Lawmakers on consolidated measures to:

1. Allow DOT the flexibility to conduct automated enforcement of bike lanes where necessary in the District;
2. encourage the NYPD to work with the community to identify areas with the highest need for visible enforcement of bike lanes.
3. Create a legally enforceable timeline to follow the investment tiers described in the NYC Streets Plan to ensure equitable roll-out of these improvements to the curb, prioritizing underserved communities first.

**VOTE:**  In Favor  Opposed  Abstention

CITY OF NEW YORK  
 BUDGET SUMMARY REPORT  
 AGENCY: 479  
 FISCAL YEAR: 2024  
 FUND: 001

FOR U OF A(S): ALL, FOR BUDGET CODES(S): ALL, FOR OBJECT CLASS(S): ALL  
 As of 4/17/2024

FY	Department	Appropriation Unit	Budget Code	Object Code Detail	Object Code	Current Modified Budget	Encumbered	Actual Expenditure	Uncommitted
2024	479	001	1000	Personnel Services (PS)	001	\$223,322.00	\$0.00	\$163,767.00	\$59,555.00
2024	479	001	1000	Personnel Services (PS)	009	\$0.00	\$0.00	\$0.00	\$0.00
2024	479	001	1000	Personnel Services (PS)	021	\$0.00	\$0.00	\$0.00	\$0.00
2024	479	001	1000	Personnel Services (PS)	009	\$0.00	\$0.00	\$0.00	\$0.00
2024	479	001	1000	Personnel Services (PS)	031	\$1,546.00	\$0.00	\$0.00	\$1,546.00
2024	479	001	1000	Personnel Services (PS) Longevity	042	\$0.00	\$0.00	\$521.26	-\$521.26
2024	479	001	1000	Personnel Services (PS)	043	\$0.00	\$0.00	\$0.00	\$0.00
2024	479	001	1000	Personnel Services (PS) Leave	046	\$0.00	\$0.00	\$0.00	\$0.00
2024	479	001	1000	Personnel Services (PS)	049	\$0.00	\$0.00	\$0.00	\$0.00
2024	479	001	1000	Personnel Services (PS)	051	\$0.00	\$0.00	\$0.00	\$0.00
2024	479	001	1000	Personnel Services (PS)	053	\$0.00	\$0.00	\$0.00	\$0.00
2024	479	001	1000	Personnel Services (PS)	055	\$0.00	\$0.00	\$0.00	\$0.00
2024	479	001	1000	Personnel Services (PS)	057	\$0.00	\$0.00	\$0.00	\$0.00
2024	479	001	1000	Personnel Services (PS) Supper	061	\$0.00	\$0.00	\$256.75	-\$256.75
2024	479	001	1000	Personnel Services (PS)	095	\$0.00	\$0.00	\$0.00	\$0.00
2024	479	001	1000	Personnel Services (PS)	X42	\$0.00	\$0.00	\$0.00	\$0.00
2024	479	001	1000	Personnel Services (PS)	X43	\$0.00	\$0.00	\$0.00	\$0.00
					<b>Total Current Modified Budget</b>	<b>\$224,868.00</b>	<b>\$0.00</b>	<b>\$164,545.01</b>	<b>\$60,322.99</b>
<b>Unit of Appropriation 002 (OTPS - Other Than Personnel Services)</b>									
2024	479	002	1000	Supplies & Materials	100	\$3,050.00	\$1,766.13	\$340.09	\$943.78
2024	479	002	1000	Printing Supplies	101	\$0.00	\$0.00	\$0.00	\$0.00
2024	479	002	1000		107	\$0.00	\$0.00	\$0.00	\$0.00
2024	479	002	1000	Food & Forage Supplies	110	\$600.00	\$47.88	\$273.80	\$278.32
2024	479	002	1000	Postage	117	\$0.00	\$0.00	\$0.00	\$0.00
2024	479	002	1000	Maintenance Supplies	169	\$200.00	\$0.00	\$0.00	\$200.00
2024	479	002	1000	Cleaning Supplies	170	\$1,000.00	\$285.27	\$642.65	\$72.08
2024	479	002	1000	Data Processing Supplies	199	\$2,700.00	\$0.00	\$2,460.40	\$239.60
2024	479	002	1000		300	\$0.00	\$0.00	\$0.00	\$0.00
2024	479	002	1000	Telecommunications Equipment	302	\$0.00	\$0.00	\$0.00	\$0.00
2024	479	002	1000	Office Furniture	314	\$0.00	\$0.00	\$0.00	\$0.00
2024	479	002	1000	Office Equipment	315	\$1,000.00	\$0.00	\$585.85	\$414.15
2024	479	002	1000	Security Equipment	319	\$1,650.00	\$227.70	\$1,140.72	\$281.58
2024	479	002	1000		330	\$0.00	\$0.00	\$0.00	\$0.00
2024	479	002	1000	Purchases of Data Processing Equipment	332	\$500.00	\$256.44	\$0.00	\$243.56
2024	479	002	1000	Books - Other	337	\$0.00	\$0.00	\$0.00	\$0.00
2024	479	002	1000		400	\$0.00	\$0.00	\$0.00	\$0.00
2024	479	002	1000	Telephone & Other Communications	402	\$0.00	\$0.00	\$0.00	\$0.00
2024	479	002	1000		403	\$0.00	\$0.00	\$0.00	\$0.00
2024	479	002	1000	Professional Services - Contractual	406	\$1,000.00	\$0.00	\$244.99	\$755.01
2024	479	002	1000	DOITT-Tech	408	\$3,363.00	\$0.00	\$3,331.00	\$32.00
2024	479	002	1000	Rentals - Miscellaneous	412	\$1,200.00	\$228.25	\$0.00	\$971.75
2024	479	002	1000	Rentals - Land, Building, & Structures	414	\$0.00	\$0.00	\$0.00	\$0.00
2024	479	002	1000		417	\$0.00	\$0.00	\$0.00	\$0.00
2024	479	002	1000		423	\$0.00	\$0.00	\$0.00	\$0.00
2024	479	002	1000		427	\$0.00	\$0.00	\$0.00	\$0.00
2024	479	002	1000	Leasing of Miscellaneous Equipment	431	\$6,212.00	\$1,079.90	\$4,152.02	\$980.08
2024	479	002	1000	Local Travel Expenditures	451	\$2,400.00	\$725.53	\$859.18	\$815.29
2024	479	002	1000		452	\$0.00	\$0.00	\$0.00	\$0.00
2024	479	002	1000	Other Expenditures - General	499	\$0.00	\$0.00	\$0.00	\$0.00
2024	479	002	1000		600	\$0.00	\$0.00	\$0.00	\$0.00
2024	479	002	1000	Telecommunication Maintenance - Contractual	602	\$1,500.00	\$291.00	\$876.41	\$332.59
2024	479	002	1000	Maintenance and Repairs - General - Contractual	608	\$0.00	\$0.00	\$0.00	\$0.00
2024	479	002	1000	Office Equipment Maintenance - Contractual	612	\$400.00	\$0.00	\$0.00	\$400.00
2024	479	002	1000	Data Processing Equipment Maintenance - Contractual	613	\$0.00	\$0.00	\$0.00	\$0.00
2024	479	002	1000	Printing Services - Contractual	615	\$0.00	\$0.00	\$0.00	\$0.00
2024	479	002	1000		619	\$0.00	\$0.00	\$0.00	\$0.00
2024	479	002	1000	Temporary Services - Contractual	622	\$0.00	\$0.00	\$0.00	\$0.00
2024	479	002	1000	Cleaning Services - Contractual	624	\$7,600.00	\$1,650.00	\$4,850.00	\$1,100.00
2024	479	002	1000	Maintenance & Operation of Infrastructure	676	\$9,000.00	\$0.00	\$9,000.00	\$0.00
2024	479	002	1000		683	\$0.00	\$0.00	\$0.00	\$0.00

CITY OF NEW YORK  
 BUDGET SUMMARY REPORT  
 AGENCY: 479  
 FISCAL YEAR: 2024  
 FUND: 001

FOR U OF A(S): ALL, FOR BUDGET CODE(S): ALL, FOR OBJECT CLASS(S): ALL  
 As of 4/17/2024

FY	Department	Appropriation Unit	Budget Code	Object Code Detail	Object Code	Current Modified Budget	Encumbered	Actual Expenditure	Uncommitted
2024	479	002	1000	Professional Services - Computer Services - Contractual	684	\$851.00	\$795.00	\$0.00	\$56.00
2024	479	002	1000	Professional Services - Computer Services - Contractual	686	\$0.00	\$0.00	\$0.00	\$0.00
2024	479	002	1000		700	\$0.00	\$0.00	\$0.00	\$0.00
2024	479	002	1000		706	\$0.00	\$0.00	\$0.00	\$0.00
2024	479	002	1001	Rentals - Miscellaneous Equipment	412	\$0.00	\$0.00	\$0.00	\$0.00
2024	479	002	1001	Local Travel Expenditure - General	451	\$0.00	\$0.00	\$0.00	\$0.00
2024	479	002	1001	Other Expenditure - General (holding account)	499	\$8,000.00	\$0.00	\$2,910.22	\$5,089.78
2024	479	002	1001		613	\$0.00	\$0.00	\$0.00	\$0.00
2024	479	002	1001	Printing Service - Contractual	615	\$0.00	\$0.00	\$0.00	\$0.00
2024	479	002	1001	Cleaning Services - Contractual	624	\$0.00	\$402.95	\$0.00	-\$402.95
2024	479	002	1001		684	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total (002)</b>						<b>\$52,226.00</b>	<b>\$7,756.05</b>	<b>\$31,667.33</b>	<b>\$12,802.62</b>
<b>Unit of Appropriation 003 (Rent - BH)</b>									
2024	479	003	4000	Contractual Expenditures	400	\$9,260.00	\$0.00	\$0.00	\$9,260.00
2024	479	003	4000	Rent	414	\$98,937.00	\$16,883.81	\$82,321.63	-\$268.44
2024	479	003	4000		41D	\$0.00	\$0.00	\$0.00	\$0.00
2024	479	003	4000	Intra City Heat, Light, & Power	42C	\$5,681.00	\$0.00	\$3,541.62	\$2,139.38
2024	479	003	4000		499	\$2.00	\$0.00	\$0.00	\$2.00
2024	479	003	4000		706	\$0.00	\$0.00	\$0.00	\$0.00
2024	479	003	4000		999	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total (003)</b>						<b>\$113,880.00</b>	<b>\$16,883.81</b>	<b>\$85,863.25</b>	<b>\$11,132.94</b>
<b>Current Modified Budget Total</b>						<b>\$390,974.00</b>	<b>\$24,639.86</b>	<b>\$282,075.59</b>	<b>\$84,258.55</b>
<p>Please note Actual Expenditure will continue to increase as the Board Office, the Office of Management and Budget, and Borough Hall continue to pay bills and satisfy contracts.</p> <p><b>Uncommitted Balance:</b> The allocation remaining and available for use in the account after deducting all outstanding encumbrances and expenditures from the authorized allocation.</p> <p><b>Encumbered Funds:</b> Funds that are contractually obligated, but have not yet been spent.</p> <p><b>Unit of Appropriation:</b> Represents the amount for a particular program, purpose, activity or institution in an agency's budget.</p> <p><b>Budget Modification:</b> A change in an amount in any budget</p>									



**Brooklyn Community Board 9**  
**890 Nostrand Avenue**  
**Brooklyn, New York 11225**  
**Economic Development Committee Meeting Minutes**

April 8, 2024

**Attendance (Board Members):** Vanessa Raptopoulos, Jean Rene Mbeng Nguema

**Attendance (Community Resident Members):** Regina Clarke

**Absent (Board Members):** Max Coen

**Absent (Community Resident Members):** Allison Samuels, Kristin Thomas

**Guests:** Jolee Cobb, Lisa Etienne

**CB9 Staff:** Dante B. Arnwine, District Manager

- 
- I. Welcome/Introduction**
    - a. Welcome subcommittee members and guest
  - II. Discuss Business Owner Breakfast in May**
    - a. Flyers
      - i. Community Resident Allison Samuels has not us an updated flyer so we will table this for later in the meeting
    - b. Location
      - i. HasenStuble located at 1184 Nostrand Ave. Hasenstuble volunteered their restaurant/bar with hopes of continuing the partnership with the committee
      - ii. Bodega Lounge potential volunteer
    - c. Distribution Strategy
      - i. Map outline of the designated walking path for distributing flyers in the district
    - d. New date for Business Owners Breakfast
      - i. June 4<sup>th</sup> – will give committee members more time for preparation
    - e. Dante to Funding for event
      - i. Expenses under \$300
      - ii. ‘Friends of CB9’ to cover costs
    - f. Invites recipients for the event
      - i. All business owners in the district (not including schools)
  - III. Action items**
    - a. Provide the District Manager Dante with a flyer by Friday, April 12, 2024, if Allison does not send the flyer to Committee Chair Vanessa Raptopoulos
    - b. 150 printed flyers- 5 people for Monday, April 15, 2024

**IV. Voting items**

a. Unanimous consent to bring the event to the executive committee meeting on April 16 to be proposed at the General Board Meeting on April 18<sup>th</sup>.

**V. Adjournment**

a. Meeting adjourned at 8:53 PM

**Brooklyn Community Board 9**  
**890 Nostrand Avenue Brooklyn, New York 11225**  
**Transportation Committee Meeting Minutes**  
**April 8, 2024**

**Attendance** (Board Members): Ethan Norville, Committee Chair; Felice Robertson; Benny Rosenberger;

**Attendance** (Community Resident Members): Paco Abraham; Andrew Magnus

**Absent** (Board Members): Lorianne Wolseley

**Absent** (Community Resident Members): Stanley Greenberg; Calista DeJesus; Valerie Fleming; Jeffrey Grannum;

**Guests:** Zach Youngren; Halycon Spooner

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**1. Welcome/Greetings**

- a. Committee Chair, Ethan Norville called this year's first in-person meeting to order at 7:20 pm
- b. Chair Norville noted that we did NOT have a quorum & will NOT be able to officially vote on any motions.

**2. Review of Previous Decisions**

a. Resolutions on Traffic Calming on Washington Avenue

- Chair Norville recapped that the previous committee resolution, as written, passed the CB9 full board without comment and has now been posted to the CB9 website. The CB9 board office will forward it to the respective agencies.
  - Committee continued discussion about the street safety issues along the Washington Avenue corridor.
  - Felice Roberston reiterated concerns for safety. Andrew Magnus noted many of the concerns mentioned were itemized in the already approved resolution.
  - Consensus agreement that the committee & board office can continue the advocacy by asking the 71st precinct to add a radar speed sign for drivers to see their speed, asking the Brooklyn Botanic Gardens to write a letter to DOT in support of our resolution, and asking the local PTA at PS 241 on Washington to write a letter to DOT in support of our resolution.

b. MTA Station Accessibility

- i. Franklin Avenue
- ii. Winthrop Street
- iii. Parkside Avenue

- Chair Norville recapped that the previous committee resolution, as written, passed the CB9 full board without comment and has now been posted to the CB9 website. The CB9 board office will forward it to the respective agencies.
  - Committee discussion about MTA outreach overall and how, as a state agency, it is different from the requirements of City agencies.
  - Andrew Magnus asked if we ever heard back from MTA about the previous B49 resolution made. No reply has been heard from the MTA on it.
  - General discussion that if we were to add more stations to our ADA Wishlist, Kingston would likely be the next one in priority order after the 3 already included in our resolution.

c. Outstanding Resolutions

- i. Lincoln Road
- ii. Empire Blvd
- iii. Brooklyn / Kingston

- Chair Norville recapped that the previous committee resolution has still NOT gone to the full board. He led us in reviewing the existing proposal in their draft forms and noted that committee member online comments had been incorporated into the text.
- Group discussion about the proposals. Benny Rosenberger noted his concern about the resolution to consider an extension of bike lanes on Kingston & Brooklyn Avenues. He wondered about other north/south corridors, potentially using the existing bus only lanes instead. Committee looked at a map and noted that this pair of avenues already has ridership north in CB8 and so this would be a very

reasonable extension of existing infrastructure and build upon DOT's previous work whereas directing cyclists to other avenues might be challenging or impractical.

- If further comments come up, Paco Abraham noted they can still be included via email discussion on the google doc versions of these resolutions, but that people have already had many weeks to offer input and we should not risk further delay in getting these to the full board.

### **3. Unfinished Business:**

#### **a. Community Fair Planning**

- Determination of cost, location, and other needs.
- Group discussion about the specifics. While there is not yet a set date or a firm budget, the committee agreed to order a small number of bicycle safety items to give away (reflective strips/ decals), as well as an easel, sticky notes & pins, and will look into plotter options to make a CB9 map for residents to note the spots in the area with they have transportation concerns or comments.
- Felice Robertson asked about ordering supplies and acknowledged the board office could reimburse.
- Paco Abraham asked if the work done during the community fair could perhaps continue online, in perpetuity, so that CB9 has a feedback map portal much like DOT has used to gather community input when evaluating corridor wide projects.

#### **b. Personal bike rack installation at Major Owens Community Center**

- Paco Abraham commented that he has noticed bike racks have now been installed.

#### **c. FDNY Sidewalk Parking 249/113 – Rogers Avenue**

- Committee continued the conversation about the ongoing issue of illegal sidewalk parking by the firehouse.
- Chairman Norville suggested we could remove parking elsewhere and give it to them or seek physical barriers that yields some sidewalk space & enables 'combat parking' but still allows for proper pedestrian clearance & reduces the chance the vehicles could injure someone when backing up.
- Andrew Magnus noted strong hesitation with formally approving a transfer of public sidewalk space to illegal sidewalk parking. He also noted that the pass these cars get for illegal parking also corresponds to other dangerous driving that is linked to many of the license plates parked there.
- Benny Rosenberger commented that he did not feel the firefighters' personal vehicles deserved more privilege than the average taxpayer.
- Chairman Norville said he has yet to talk to the firefighters themselves, but he and Paco would seek a way to meet them at the firehouse or have a representative come to committee meeting to discuss.

### **4. New Business:**

#### **a. Traffic Calming – Lefferts Avenue**

#### **b. Traffic study on Remsen Ave – East New York Avenue- Utica Avenue- Empire Blvd intersection including light**

- Lacking quorum and time this evening, Chair Norville said we'd push these agenda items to the May meeting of this committee.

### **5. Adjourn**

#### **a. Chair Norville makes a motion to adjourn at 8:55p.**

#### **b. Motion is seconded by Benny Rosenberger. Motion passes by unanimous consent.**

**Brooklyn Community Board 9**  
**890 Nostrand Avenue**  
**Brooklyn, New York 11225**  
**ULURP/Land Use Committee Meeting Minutes**

April 9, 2024  
Middle School 61  
400 Empire Boulevard

**Attendance (Board Members):** Suki Cheong, Committee Chair; Rabbi Yaacov Behrman; Beverly Newsome

**Attendance (Community Resident Members):** Nichola Cox; Tom Thomas

**Absent (Board Members):** Patricia Moses

**Absent (Committee Members):** John Craver; Esteban Giron

**Guests:** Dion Ashman; Karen Austin; Nathalie AvJoon; Yohance Barton; Fred Baptiste, CB9 Chair; Alicia Boyd; Renee Cassell; Karl Cohen; Todd Dale; Anthony Dixon; Robert Harris; Kwesi James; Wayne Lewis; Barbara Lindsay; Veronica Linton; Hila Lyons; Estelle Miles; Steven Nalvansky; Michelle Pesca; Mike Pesca; David Rosenberg; Curtis Quow; Noel Senior; T.V. Thomas; Daniel Volsky; William Wallace IV; Kian Wayman; Charles Williams; John Woefling; Jay Yamamoto

**CB9 Staff:** Mia N. Hilton, Assistant District Manager

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**I. Call to Order** at 7:16pm

**II. BSA Cal. No. 2022-78-BZ Application**

- a. Current vacant corner lot at 1512 Union Street (Corner of Albany Avenue)
- b. Prior structure demolished at the request of HPD due to derelict nature
- c. Current congregation seeking home space after renting in the neighborhood for multiple years - has 160 households, would not have enough room for all programmatic needs including separate prayer rooms for men and women under existing R4 zoning.
- d. Seeks increase in allowable maximum height from 35 ft to 45 ft; however proposed height is same as adjacent pre-war building
- e. Seeks increase in allowable max community facility space from FAR 2.0 to FAR 2.73; 11,558 sf to 15,765 sf
- f. Variance request to change current zoning rules on a single site usually based on
  - i. Unique site conditions resulting in hardship to applicant.
  - ii. BSA will grant only the minimum change required to give applicant relief
  - iii. Basis of this variance request is RLUIPA Federal statute – religious institutions that cannot meet programmatic needs under current zoning

- g. **CB9 votes to approve with condition** that BSA ask DOB to ensure that adjacent rent stabilized apartment building, 1516 Albany Avenue, has foundation and façade protected from damage during construction, especially since proposal includes significant cellar component. **6 in favor, 0 abstain, 0 oppose**

**III.962-972 Franklin Avenue Rezoning Application**

- a. Requesting a zoning amendment from R6A to R8A MIH/C2-4
- b. 14 story tower (970 Franklin Avenue)
  - i. Increase in maximum FAR for residential uses from 3.0 to 7.2 with Mandatory Inclusionary Housing.
  - ii. 475 rental units
    - 1. 75% market rate (356)
    - 2. 25% workforce/affordable (119)
    - 3. Financing from AFL-CIO housing trust fund, union construction promised, also supported by Local 32BJ

<b>Affordability Chart</b>			
<b>AMI</b>	<b>Income Limit</b>	<b>Rent Limit</b>	<b>Units Available</b>
40%	\$39,560 (Indv.) \$50,840 (Fam. Of 3)	\$848 (Studio) \$1,271 (2 Bedroom)	48
60%	\$59,340 (Indv.) \$76,260 (Fam. Of 3)	\$1,272 (Indv.) \$1,906 (2 Bedroom)	48
130%	\$128,570 (Indv.) \$165,230 (Fam. Of 3)	\$2,756 (Indv.) \$4,130 (2 Bedroom)	23

- c. Community is concerned that 130% AMI units are too expensive for current residents – what about units for those between \$77k - \$120k income
- d. Seeking special permit to reduce required parking spaces from 50% to 20% of non-income restricted apartments
  - i. Developer says area is well served by transit; no need for parking.
  - ii. Community concerned about residents from the building taking up street parking on surrounding blocks if there is insufficient parking
- e. Shadow massing
  - i. Jackie Robinson playground would be shadowed
    - 1. Developer offers to upgrade lighting and refurbish playground amenities as mitigation
    - 2. Handball court would be replaced by dog run
- f. Proposal to step back building massing to reduce shadows on BBG
  - i. New massing would result in over an hour of summer shadows on BBG
  - ii. BBG will conduct their own study on new massing
- g. Additional project information can be found at [www.970franklin.com](http://www.970franklin.com)



- h. Developers are not willing to include 60% AMI units in exchange for a smaller density and height increase; they only want to add below market rate units if they can increase the market rate floor area of the as of right building.

#### **IV. Other business**

- a. Hawthorne Street - Concerned residents from Hawthorne are seeking assistance with an as-of-right development
  - i. Proposed building is grossly out of character with current homes
  - ii. New owner has threatened to turn the building into shelter site if community opposes his design
  - iii. Seeking assistance from CB9 and Elected officials - why do we give developers the right to put up such buildings?
- b. Empire Boulevard
  - i. Community Member Alica Boyd, called for CB9 to call the local elected officials to meet with the community to ensure the preservation of Empire Boulevard from development. Noting that if the 73-99 Empire upzoning is eventually approved it will cause a ripple effect of redevelopment on the Blvd.
  - ii. Community members believe that tall buildings and shadows have no place in a low-rise community
  - iii. District office will draft correspondence to invite elected officials to the next ULURP meeting by the close of the business week

#### **V. Adjournment**

- a. Meeting adjourned at 9:30pm

**Brooklyn Community Board 9**  
**890 Nostrand Avenue**  
**Brooklyn, New York 11225**  
**Youth and Education Committee Meeting Minutes**

April 9, 2024

**Attendance (Board Members):** Soul Creary, Committee Chair; Candace Edwards, Letwine Mavima, Linda Watson-Lorde, Twyla Ware

**Attendance (Community Resident Members):** Cynthia Rose, Pamela Payne

**Absent (Board Members):** N/A

**Absent (Committee Members):** John Beckles Jr., Anna Lerner

**Guests:** Catherine Buccello, Melissa Severe

**CB9 Staff:** Khalid J. Jemmott, Community Associate

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**1. Welcome**

- a. Meeting convened at 7:05 pm

**2. Review the last meeting minutes**

**3. Presentation from The Alliance for Quality Education**

- a. N/A

**4. Upcoming events**

- a. Community Clean up – April 27<sup>th</sup>

- i. Meetup will be at 10 am on Eastern Parkway and Franklin Avenue in front of Wise Deli
- ii. Team Captain for Franklin Avenue – Soul Creary
- iii. Team Captain for Bedford Avenue – Linda Watson-Lorde
- iv. Team Captain for Rogers Avenue – Letwine Mavina
- v. Team Captain for Nostrand Avenue – Cat B
- vi. The first 30 people to register for clean up will receive CB9 T-shirts
- vii. Registration deadline is April 26<sup>th</sup>
- viii. CB9 will be donating supplies for cleanup, brooms, dustpans, gloves, grabbers, promotional supplies, water, trash bags
- ix. Reach out to schools and churches for volunteers for assistance with cleanup at Medgar Evers College, Erasmus HS Boys & Girls, Elite Learners
- x. Linda will contact sanitation in regard to cleanup for garbage pickup areas
- xi. Reach out to McDonald's and Billy's Pizza for food donations
- xii. After a cleanup day, have a pizza party for youth who attended the cleanup

- xiii. The meeting point after cleanup will be Jackie Robinson Park
- xiv. Combine skating with the September event

**5. Adjournment**

- a. Meeting adjourned at 8:26 PM

**Brooklyn Community Board 9**  
**890 Nostrand Avenue**  
**Brooklyn, New York 11225**  
**Public Safety Committee Meeting Minutes**

April 11, 2024  
7:00 p.m.

**Attendance (Board Members):** Primo Lasana (Interim Chair) Chavi Cohen; Yisroel Lehrer; Zlati Mochkin

**Attendance (Community Resident Members):** Ronald Banks; Carmen Martinez

**Absent (Board Members):** Yisroel Lehrer;

**Absent (Community Resident Members):** Zeng Jean-Jacques (Excused); Carmen Martinez

**Guests:** Lori Denman; Sophie Finn; Gabriel; Danny G.; Aron Herskop; Jakelyn M.; Melissa Severe; Itai Shoffman

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- I. Call to Order**
- a. Interim Chair, Primo Lasana, called the committee meeting to order at 7:04 p.m.
- II. Committee Introductions**
- III. Applications to the New York State Liquor Authority**
- a. Lefrak Center at Lakeside – 171 East Drive, Brooklyn, New York 11225 (Prospect Park); Application for the renewal a Liquor, Wine, Beer, and Cider License
    - i. Hours of operation
      - 1. Sunday-Thursday 10:30am – 7pm; Friday-Saturday 10:30-10pm;
      - 2. Fall/Winter season – ice skating
      - 3. Spring/Summer – roller skating
      - 4. No NYPD/FDNY issues
      - 5. Local and youth hires
      - 6. Committee members recommend application to the Full Board with a recommendation and abbreviating early morning services hours
  - b. El Huasteco Authentic Mexican Restaurant Corp. – 347A-347B Empire Boulevard, Brooklyn, New York 11225; Application for a new Wine, Beer, and Cider License
    - i. Hours of operation
      - 1. Sunday – Thursday 10am -10pm; Friday-Saturday 10am-12am
      - 2. Restaurant; Not a bar

3. No NYPD/FDNY issues
4. Unable to pursue a full liquor license due to its close proximity to Gethsemane 7th Day Adventist Church (357 Empire Boulevard)

**IV. Application to New York State Office of Cannabis Management**

- a. The committee will not be reviewing any OCM applications until further notice. CB9 is currently awaiting additional guidance from the Office of Cannabis Management
- b. Sub-committee creation will be addressed at general board meeting

**V. Adjournment**

- a. Meeting adjourned at 8:05pm

**Brooklyn Community Board 9**  
**890 Nostrand Avenue**  
**Brooklyn, New York 11225**

Housing Committee Meeting

April 10, 2024

**Attendance (Board Members):** Erin Mazursky, Committee Chair; Augustine Blackwell, CB9 Member; Ronisha La Barrie, CB9 Member; Unella Rhone-Perry, CB9 Member; Rod Herbert, CB9 Member

**Attendance (Community Resident Members):** Janice Grannum, Daine Wheelless-Sheppard

**Absent (Board Members):** Yankee Pearson, Rod Hebert

**Absent (Community Resident Members):** Menachem Mahpour

**Guests:** Catherine Buccello, Kavya Cherala, Lisa Etienne

**Agency Representatives:** Dante B. Arnwine, District Manager

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**I. Welcome and roll call**

- a. Board members and community resident members introductions
- b. Chair, Erin Mazursky, called the committee meeting to order at 7:13 PM

**II. Roll Call**

**III. Furthering housing agenda (Issues to pursue)**

- a. Affordable
  - i. The AMI equation needs to be reexamined. AMI should be CMI (community median index)
    - Include the number of years living in the zip code
    - Prevent transplants/ don't include people over a certain income
  - ii. Maintenance costs are based on wages in some coops
  - iii. People want to own but can't
  - iv. Go back to old rules and regulations. If you make more, pay more
  - v. Subsidy to acquire apartment based on income
  - vi. Sanction percentage of units for youth, single parents, etc.
  - vii. More considerations for seniors to age in place
- b. Holding landlords accountable
  - i. Conditions of buildings are being ignored by landlords/owners, leaving renters in untenable conditions
  - ii. Need investment in existing properties vs all new properties. Take care of the residents who live here
- c. Concerns about the amount of development in the neighborhood



- i. Concern about the way we are counting residents- new residents of new developments haven't been counted in the census
    - ii. Concerns about the ability of current services and infrastructure to accommodate the influx of residents
  - d. District ( and New York) less and less friendly to families; Need family-first housing policies
    - i. New developments can't fit families
    - ii. Rent is not affordable for families
    - iii. AMI is no representative of family constraints (i.e. additional childcare cost, etc)
    - iv. Need more diversity in types of properties being developed and available for families
  - e. The main question is – how we keep people in the district

**IV. New Business**

- a. Elected outreach
  - i. Prioritize reaching out to Zellnor Myrie's office
- b. Try for a joint UULURP committee meeting for May or June
- c. Try for a combined meeting of Housing Committees across Brooklyn for this fall

**V. Adjournment**

- a. Meeting was adjourned at 8:31 PM

Submitted by Erin Mazursky

**2024 CB9 Community Fair Budget**

<b>Equipment/ Item</b>	<b>Quantity</b>	
Tables and Chairs	Tables	\$1,000.00
Chairs	Chair	\$500.00
Water (24 in a case)		\$200.00
Portable Toilet (1-ADA, 1-general use)	2	\$1,000.00
Misc (Trash bags, tape, table cover, etc.)	1	\$500.00
Food for Staff (Vendors)	1	\$300.00
<b>Total</b>		<b>\$3,500.00</b>
<b>Requested Amount</b>		<b>\$5,000.00</b>
Additional \$1,500 is for taxes, shipping, delivery and pickup fees, and possible increase in tables and chairs		