



COMMUNITY BOARD No. 1

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HON. MARTY MARKOWITZ
BROOKLYN BOROUGH PRESIDENT



RABBI JOSEPH WEBER
FIRST VICE-CHAIRMAN

CHRISTOPHER H. OLECHOWSKI
CHAIRMAN

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COUNCILMEMBER, 33rd CD

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SECOND VICE-CHAIRPERSON

GERALD A. ESPOSITO
DISTRICT MANAGER

HON. DIANA REYNA
COUNCILMEMBER, 34th CD

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THIRD VICE-CHAIRPERSON

DEALICE FULLER
FINANCIAL SECRETARY

ISRAEL ROSARIO
RECORDING SECRETARY

PHILIP A. CAPONEGRO
MEMBER-AT-LARGE

REVISED
November 13, 2013

COMBINED PUBLIC HEARING AND BOARD MEETING NOTICE

TO: Community Board Members and Residents
FROM: Christopher H. Olechowski, Chairman
RE: Upcoming Combined Public Hearing & Board Meeting

Please be advised that a Combined Public Hearing and Board Meeting on the listed agenda items will be held as follows:

WHEN: *** WEDNESDAY *** NOVEMBER 13, 2013
TIME: 6:30 PM
WHERE: 211 Ainslie Street
Brooklyn, NY 11211
(Corner of Manhattan Avenue)

NOTE TO ALL SPEAKERS: All those who wish to speak during Public Session must sign and submit their speaker's form on or before 6:15 PM.

PUBLIC HEARING AGENDA

1. NYC DEPARTMENT OF CITY PLANNING: DOMINO SUGAR

(# C 140132 ZSK) IN THE MATTER OF an application submitted by Two Trees Management, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to the following sections of the Zoning Resolution:

1. Section 74-743 (a) (1) - to allow the distribution of total allowable floor area and lot coverage under the applicable district regulations without regard for zoning lot lines; and
2. Section 74-743(a)(2) - to modify the yard requirements of Sections 62-332 (Rear yards and waterfront yards) and 33-23 (Permitted Obstructions in Required Yards or Rear Yard or Rear Yard Equivalents), and to modify the height and setback requirements of 62-341 (Developments on land and platforms);

in connection with a proposed mixed use development on property generally bounded by Grand Street and its northwesterly prolongation, Kent Avenue, South 3rd Street, a line 100 feet northwesterly of Wythe Avenue, South 4th Street, Kent Avenue, South 5th Street and its northwesterly prolongation, and the U.S. Pierhead line (Block 2414, Lot 1; and Block 2428, Lot 1), in R6/C2-4, R8/C2-4 and C6-2 Districts, within a large-scale general development, Borough of Brooklyn, Community District 1.

(# C 140133 ZSK) IN THE MATTER OF an application submitted by Two Trees Management, LLC pursuant to Section 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-744(b) of the Zoning Resolution to allow residential and non-residential uses to be arranged within a building without regard for the regulations set forth in Section 32-42. (Location within Buildings), in connection with a proposed mixed use development on property generally bounded by Grand Street and its northwesterly prolongation, Kent Avenue, South 3rd Street, a line 100 feet northwesterly of Wythe Avenue, South 4th Street, Kent Avenue, South 5th Street and its northwesterly prolongation, and the U.S. Pierhead line (Block 2414, Lot 1; and Block 2428, Lot 1), in R6/C2-4, R8/C2-4 and C6-2 Districts, within a large-scale general development, Borough of Brooklyn, Community District 1.

(# C 140134 ZSK) IN THE MATTER OF an application submitted by Two Trees Management, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-745(a)* of the Zoning Resolution to allow the distribution of required or permitted accessory off-street parking spaces without regard for zoning lot lines, in connections with a proposed mixed use development on property generally bounded by Grand Street and its northwesterly prolongation, Kent Avenue, South 3rd Street, a line 100 feet northwesterly of Wythe Avenue, South 4th Street, Kent Avenue, South 5th Street and its northwesterly prolongation, and the U.S. Pierhead line (Block 2414, Lot 1; and Block 2428, Lot 1), in R6/C2-4, R8/C2-4 and C6-2 Districts, within a large scale general development, Borough of Brooklyn, Community District 1. * Note: A zoning text amendment to modify Section 74-745 is proposed under a concurrent related application N 140131 ZRK.

(# C 140135 ZSK) IN THE MATTER OF an application submitted by Two Trees Management, LLC pursuant to Section 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-745 (b)* of the Zoning Resolution to waive the requirements for loading berth for retail or service uses listed in Use Group 6A, 6C, 7B, 8B, 9A, 10A, 12B & 14A, and where no single establishment exceeds 8,500 square feet for a zoning lot bounded by Grand Street and its northwesterly prolongation, Kent Avenue, South 3rd Street, a line 100 feet northwesterly of Wythe Avenue, South 4th Street, Kent Avenue, South 5th Street and its northwesterly prolongation, and the U.S. Pierhead line (Block 2414, Lot 1; and Block 2428, Lot 1), in R6/C2-4, R8/C2-4 and C6-2 Districts, within a large-scale general development, Borough of Brooklyn, Community District 1. * Note: A zoning text amendment is proposed to modify Section 74-745 under a concurrent related application N 140131 ZRK.

(CEQR Number: 07DCP094K. Related applications: N 140131 ZRK, N140136 ZAK, N 140137 ZAK, N 140137 ZAK, 140138 ZAK, N 140139 ZCK, 140140 ZCK, N 140141 ZCK)

CONTINUED TO:

WHEN: *** THURSDAY *** NOVEMBER 21, 2013
TIME: 6:30 PM
WHERE: PS 84
250 Berry Street
Brooklyn, NY 11249
(at Grand Street)

1A. LANDMARKS APPLICATION (LPC 14-6970) - The application is for a Certificate of Appropriateness for the adaptive reuse of the Refinery into a 440,000-SF commercial office building with ground floor retail. The Beyer Blinder Belle design includes preservation and restoration of the existing brick facade and important historic building elements along with a new rooftop addition and a plaza fronting the proposed new waterfront park.

CONTINUED TO:

WHEN: *** THURSDAY *** NOVEMBER 21, 2013
TIME: 6:30 PM
WHERE: PS 84
250 Berry Street
Brooklyn, NY 11249
(at Grand Street)

2. **NYC DEPARTMENT OF CITY PLANNING (# N 140099 ZRK, # N 140100 ZCK, # N 140101 ZCK, N 140102 ZCK) EAST RIVER FERRY TEXT AMENDMENT-** The New York City Economic Development Corporation (NYCEDC) is proposing a zoning text amendment to the New York City Zoning Resolution that would be applicable to Brooklyn Community District 1, and would support the continuation of East River Ferry service. NYCEDC launched the East River Ferry service pilot program in June 2011, which is currently operated by New York Waterway and offers frequent daily service to commuters and recreational users in Manhattan, Brooklyn, and Queens. The initial ferry service utilized provisions of the Zoning Resolution to operate water taxis with vessel capacity of up to 99 passengers, which are permitted as-of-right in all commercial and manufacturing districts, as well as residential districts within Waterfront Access Plan BK-1 (WAP BK-1), which covers much of the East River waterfront in the Brooklyn neighborhoods of Greenpoint and Williamsburg. The proposed text amendment to the Zoning Resolution would establish a non-discretionary certification process to increase the permitted as-of-right vessel capacity to allow the 399 passengers ferries currently used under the pilot programs in R6-R10 residence districts, as well as all commercial, and manufacturing districts of Brooklyn Community District 1.

(Full description of proposal is available at the CB #1's District Office, available upon request). - Presentation by Lydia Downing, Assistant Vice President, Government & Community Relations Division/EDC. (Presentation limited to 5 minutes).

3. **BOARD OF STANDARDS AND APPEAL (#20-12-BZ) 203 Berry Street, Brooklyn, NY 11249 (Block 2351 Lot 1087)** - Application requesting an extension of time to obtain Public Assembly Permit, for previously approved physical culture establishment. Presentation by Mr. Arthur C. Huh, Herrick, Feinstein LLP/Applicant Representative. (Presentation limited to 5 minutes). **(***DUE TO THE CONSTRAINTS OF THE CLOCK ON THE ITEM, IT WILL BE VOTED ON THIS EVENING***)**
4. **DEPARTMENT OF CITY PLANNING (N 140124 HCK) URBAN RENEWAL PLAN - Williamsburg II Urban Renewal Area Modification: Third Minor Change.** The Department of Housing Preservation and Development ("HPD") is seeking approval of a minor change to the Williamsburg II Urban Renewal Plan ("Plan"). The sole reason for the minor change is to revise language in the Plan pertaining to the Williamsburg Cross Subsidy Fund ("Cross Subsidy Fund"). A minor change to the Plan is proposed to modify the language in Section G, which currently states that proceeds from the sale of land identified in Exhibit A will be deposited in the Cross Subsidy Fund in order to help finance housing and housing-related projects for low and moderate income households located in the Williamsburg I and Williamsburg II Urban Renewal Areas. The revised language in Section G of the Plan States that the Cross Subsidy Fund will be used to help finance housing or housing-related projects for low and moderate income households located in Brooklyn Community District No. 1.

Boundary Area Description: The Williamsburg II Urban Renewal Area is located in Community District No. 1 in the borough of Brooklyn and is generally bounded by Broadway on the north, Roebling Street on the east, Division Avenue on the south, and Wythe Avenue on the west.

Williamsburg Cross Subsidy Fund: The Cross Subsidy Fund was established in the mid-1980's to collect proceeds generated from the sale of properties in the Williamsburg I Urban Renewal Area and Williamsburg II Urban Renewal Area that could be used to support the development of eligible projects located elsewhere within these urban renewal areas. At the time, there were a number of undeveloped urban renewal sites in both the Williamsburg II Urban Renewal Area, which was established in 1984, and the Williamsburg I Urban Renewal Area, which was established earlier, but there are currently very few undeveloped sites in either urban renewal area. (The Williamsburg I Urban Renewal Plan expired in 2007.) HPD is therefore proposing that the Cross Subsidy Fund language in the Williamsburg II Urban Renewal Plan be modified to permit the remaining proceeds to be used for any eligible projects located within Community District No. 1. This change will offer much greater flexibility in targeting potential project sites, which may be City-owned or privately owned, for use of the proceeds. At present, approximately \$3 million in sales proceeds is being held by HPD in a Trust and Agency account under the oversight of the Comptroller's Office. - Presentation by: Mr. Jack Hammer, Director, Brooklyn Planning, NYC Department of Housing Preservation and Development. (Presentation limited to 5 minutes). **(***DUE TO THE CONSTRAINTS OF THE CLOCK ON THE ITEM, IT WILL BE VOTED ON THIS EVENING***)**

5. **DCA – UNENCLOSED SIDEWALK CAFÉ APPLICATIONS:** An application was received for:
 - **NLAM Inc., dba Molé, 178 Kent Avenue, Brooklyn, NY 11211** (License # 1389004) - Renewal application for an unenclosed sidewalk café with 12 tables and 25 seats. (Presentation limited to 5 minutes).
 - **GRAHAM RESTAURANT LLC, dba Sage, 299-301 Graham Avenue, Brooklyn, NY 11211** (License # 1395264) - Renewal application for an unenclosed sidewalk café with 9 tables and 18 seats. (Presentation limited to 5 minutes).

6. **DCA - CABARET LICENSE:** An application was received for:

Brooklyn Winery LLC, dba Brooklyn Winery, 213 North 8th Street, Brooklyn, NY 11211.

Mon., Tues., Wed., Thurs. 5 P.M.-12 A.M.; Fri. 3 P.M.- 1 A.M.; Sat. 11:30 A.M.- 1 A.M.; Sun. 11:30 A.M.- 12 A.M.

Room: 1 Capacity: 300 (Presentation limited to 5 minutes).

7. **LIQUOR LICENSES:** The following have applied for new/renewals/licenses:

594 Union LLC dba Over the Eight, 3 Richardson St aka 592-594 Union Ave (renewal, liquor, rest)
Abdel Kareem Ali dba Berrys Deli Café Food Corp., 135A Metropolitan Avenue (renewal, beer, deli)
Amancays Diner Inc dba Amancay's Diner, 2 Knickerbocker Avenue (new, liquor, rest)
Anthony Petillo dba Brooklyn Safehouse, 120 Franklin Street (new, beer/wine, rest)
Arriba Arriba, 106 North 6th Street (new, liquor, rest)
Aubrey International Inc dba My Kitchen in Brooklyn, 359 Manhattan Avenue (new, beer/wine, rest)
Boiling Point, Inc., 65 North 7th Street (new, liquor, patio)
Brooklyn Dreams Inc dba Boulevard Tavern, 579 Meeker Avenue (renewal, liquor, bar)
Build Your Own Party, LLC dba Oak Wine Bar, 361 Graham Avenue (renewal, beer/wine, rest)

Café Argentino, 499 Grand Street (renewal, liquor, rest)
Chang Lee, 1059 Flushing Avenue (new, liquor, bar)
Copper Cap LLC, 327 Grand Street (new, liquor, rest)
Cup Cake & Boom Boom, 1031 Grand Street (new, liquor, bar)
Curatown Inc dba Lovin Cup, 93 North 6th Street (alteration, liquor, rest)
D. Eschenberg, 558 Driggs Avenue (new, beer/wine, rest)
Dario Wolos, 20 Grattan Street (new, liquor, rest)
DOC Wine Bar 1st Ave Inc dba DOC Wine Bar, 83 North 7th St (new, liquor, rest)
FroBo LLC dba Brooklyn Classic, 319 Frost Street (new, liquor, bar)
Hanger Partners LLC, 90 Scott Avenue (new, liquor, bar)
Hot Weight LLC, 495 Lorimer Street (new, beer, rest)
Howard Project LLC, 1103 Manhattan Avenue (new, liquor, rest)
Im Food LLC dba Zizi Lemona, 129 Havemeyer Street, Unit 1D (alteration, beer/wine, rest) (adding seats and Bar in basement)
Jeffrey Slagg Enterprises dba Sal De Mer, 374 Graham Avenue (renewal, beer/wine, rest)
Ki Dong Kim, 328 Nassau Avenue (renewal, beer, rest)
La Gringa Corp., 800 Grand Street (renewal, beer/wine, rest)
Lot No. 50 LLC dba Humboldt and Jackson, 434 Humboldt Street (new, beer/wine, bar)
Miyako Williamsburg, Inc., 143 Berry Street (renewal)
Momomilk LLC dba Momofuku Milk Bar, 382 Metropolitan Avenue (alteration, liquor, rest)
Nebuchadnezzar Brooklyn LLC dba Glasserie, 93-99 Commercial Street (alteration, liquor, rest)
Niran Restaurant Corp dba Thai Café, 925 Manhattan Avenue (new, beer/wine, rest)
One Stop Beer Shop LLC, 134 Kingsland Avenue (renewal, liquor, bar)
Pete's Candy Store, 709 Lorimer Street (renewal, liquor, bar)
Pig and Egg LLC dba Egg Restaurant, 135 North 5th Street (renewal, beer/wine, rest)
Project S1 LLC, 225 South 1st Street (new, liquor, rest)
Pudge Knuckles LLC dba Pudge Knuckles, 184 Kent Avenue (renewal, beer/wine, rest)
Quality Rockets Inc. dba Hotel Delmano, 82 Berry Street (renewal, liquor, bar)
Selamat Pagi LLC, 152 Driggs Avenue (renewal, beer/wine, rest)
Severed Heads LLC, 261 Moore Street (alteration, beer/wine, rest)
Spike Hill LLC, 184 Bedford Avenue (renewal, liquor, bar)
The Place Bar and Lounge, Inc., 269 Norman Avenue (renewal, liquor, bar)
Tomo Japanese Restaurant Inc., 1077 Flushing Avenue (renewal, liquor, rest)
Villain LLC dba Villain, 50 North 3rd Street (new, liquor, bar)
Weylin Seymour LLC dba Weylin B. Seymour's, 175 Broadway (new, liquor, bar)
Yori NYC Corp., 120 South 4th Street (new, liquor, rest)
Zamaan Bar & Restaurant Inc, 349 Broadway (renewal, liquor, rest)

BOARD MEETING

1. ROLL CALL

2. APPROVAL OF THE AGENDA

3. APPROVAL OF THE MINUTES

4. CHAIRMAN'S REPORT

5. DISTRICT MANAGER'S REPORT

(a.) OSA Minute

6. PUBLIC SESSION (Reserved for the Public's expression.

Board Members will not be allowed to speak.) Each scheduled participant for this session will have an allowance of two (2) minutes.

7. COMMITTEE REPORTS

8. OLD BUSINESS

9. NEW BUSINESS

10. ADJOURNMENT