



COMMUNITY BOARD No. 1

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HON. MARTY MARKOWITZ
BROOKLYN BOROUGH PRESIDENT



RABBI JOSEPH WEBER
FIRST VICE-CHAIRMAN

CHRISTOPHER H. OLECHOWSKI
CHAIRMAN

HON. STEPHEN T. LEVIN
COUNCILMEMBER, 33rd CD

HEATHER ROSLUND
SECOND VICE-CHAIRPERSON

GERALD A. ESPOSITO
DISTRICT MANAGER

HON. DIANA REYNA
COUNCILMEMBER, 34th CD

DEL TEAGUE
THIRD VICE-CHAIRPERSON

COMBINED PUBLIC HEARING AND BOARD MEETING

MARCH 12, 2013

211 AINSLIE STREET

DEALICE FULLER
FINANCIAL SECRETARY

PUBLIC HEARING

ISRAEL ROSARIO
RECORDING SECRETARY

PHILIP A. CAPONEGRO
MEMBER-AT-LARGE

ROLL CALL

Chairman Christopher H. Olechowski requested District Manager Mr. Gerald A. Esposito to call the roll. He informed the Chairman that there were 24 board members present, a sufficient number to conduct the public hearing.

AGENDA

Chairman Olechowski noted the agenda. Mr. Perlstein made a motion to approve the agenda as written. Ms. Nieves seconded the motion. The motion was unanimously carried.

ANNOUNCEMENT

Lieutenant Savano and Firefighter Gorman spoke about the importance of having a working smoke detector. Lt. Savano noted that in Community Board No. 1, from January until two weeks ago, there were two deaths and 12 injuries because of fires. The common denominator in all of these fires was that the smoke detectors were not working (batteries were removed, or hardwired detectors were removed from the ceilings). He said that they brought some batteries and literature for distribution in the back of the room. They urged all to replace their batteries and have their smoke detectors/carbon monoxide detectors working.

DCA – UNENCLOSED SIDEWALK CAFÉ APPLICATIONS

Chairman Olechowski noted that there were a few applications that were submitted for review. He asked for the applicants to come forward and present.

- **Ashi Global, Inc., 623 Grand Street, Brooklyn, NY 11211** (License # 1345598) – renewal application for an unenclosed sidewalk café with 19 tables and 38 seats. The owner of the cafe was present and noted that they have had the sidewalk cafe for two years. There were no changes. No questions were raised on the item.
- **51 Kent Café Inc., dba Kent Ale House, 51 Kent Avenue, Brooklyn, NY 11249** (License # 1456625) – new application for an unenclosed sidewalk café with 24 tables and 50 seats. The applicant was not present and the item was referred to the Public Safety for further review.
- **ABV Unlimited LLC, dba TUTU's, 25 Bogart Street, Brooklyn, NY 11206** (License # 1455725) – new application for an unenclosed sidewalk café with 18 tables and 36 seats. Mr. Carabello represented the owners and discussed the application. He noted that the sidewalk cafe would be only on the Varet Street side, not on Bogart. He noted that patrons were asking for brunch on Saturdays and Sundays. They would not open the sidewalk cafe on Sunday until 12 Noon. They would be closing during the hours noted in the stipulations. He related that the Board Head's factory and parking lot were across the street.

Chairman Olechowski noted that this completed portion of the hearing was completed. The items would be reviewed by the Public Safety Committee on Thursday, April 4, 2013 at 6:30PM. The meeting will be held at the CB #1's District Office (435 Graham Avenue).

UPDATE ON THE EAST RIVER PARK – Presentation on East River State Park to Become Weekend Home of Brooklyn Flea and Smorgasburg - by Ms. Karen Phillips, Regional Director, NYS Office of Parks, Recreation and Historic Preservation.

Ms. Karen Phillips, spoke on the item. She related that she was the regional director for NYS Office of Parks, Recreation and Historic Preservation. They were introduced to Brooklyn Flea and Smorgasburg when they found out that they would have to relocate. She said that they thought that since it was an activity in the neighborhood, and that they (State Parks) had (in the East River Park) concrete pads that are left over from the old industrial use that were being pretty much underutilized, except for special events...those pads could be used on Saturdays and Sundays. The operators of the Brooklyn Flea and Smorgasburg could use the pads and insure that they would not impact the rest of the park, which would remain open for public use. They are in partnership with the nonprofit arms of the NYS Parks, which is the Natural Heritage Trust. It is a not for profit group (a 501C3) that is operated out of Albany. Most of the funds that are generated will stay in the State Park. There is a fee that is charged for use of the parks. This is a not for profit that is setup to generate funds to improve and enhance parks. They will have an agreement with the operators to provide their own sanitation crews; they provide their own security as well as clean-up. They will also cover some park staff costs. Ms. Phillips said that she understood that there were additional questions about this use. She said that they paid attention to look at any special precautions. They listened to the comments that were made about prior uses at the park. They are working to ensure that those kinds of issues do not impact the park or use of the space by the public. They have always had activities in the park (BBQ's, parties) and they want to use the paved parts more, particularly, and get people into the park from both inside the community and outside of the neighborhood. Ms. Teague asked if both slabs are to be used. The slabs are areas that people can BBQ. Ms. Phillips related that the operators would be using one only. It is the southern slab close to North 7th Street. Parks is encouraging them to have their patrons come in on that side. The other slab will be available most of the time. There are a few days during the weekends where there are other uses on the other slab. They also have a paved area closer to the waterfront. Mr. Caponegro asked when the use would start and end. Ms. Phillips said that they would operate from mid April until Thanksgiving (10AM -6PM). There is a load-in time a couple of hours before. They are then allowed to also clean-up for about 2 hours. The park generally has a closing time of 9PM. If there is any overtime while the Park's staff is there then the operators pay overtime. Mr. Caponegro noted that the Parks and Waterfront Committee will be meeting on Monday at the Board's Office. Anyone who is interested in this issue should come to the meeting. Ms. Phillips had a map of the park. She noted that the upland area of the park is 7 acres. The events will take up less than half of an area. Mr. Burrows asked how the park was underutilized. Ms. Phillips related that it was not the park but the concrete slabs, two 40,000 sq. ft. areas that are underutilized. People BBQ there sometimes during the summer and use the picnic tables. But where most people use the park is to sit at the waterfront areas and grassy areas. The concrete slabs are very hot during the summer and are not used. Sometimes they have special events there. Mr. Burrows asked how they determined the fee, is there an RFP for it? Ms. Phillips said that it is a partnership with their non-profit. It is seen as something that they will try out for a year basically. They will then have to figure out what kind of selection process or determination they will use for the future. Mr. Burrows said that the group has applied to sell alcohol, what does that mean? Ms. Phillips said that under permitted uses within State Parks they can serve alcohol but they have to submit a pledge that the alcohol that they serve (or sell) will not go into the park. They have to have special security and a designated area. The security is to make sure that the alcohol does not get out of the area or sold to minors. They have to submit to State Parks and alcohol control plan. It will be pretty much the same operation that they had at their other site. Mr. Rosen asked for additional information on the Natural Heritage Trust is a not for profit, separate entity that was set up by the State to work with groups all over the State. They have accounts set-up under this umbrella for various parks. Brooklyn Flea made a proposal to this Trust. They negotiated a fee (\$1,500) a day. It was noted by Mr. Rosen that the Brooklyn Flea then rents out space. Does this money go to the State? Ms. Phillips said that operators have to invest in the infrastructure. This has to be approved by the State. The infrastructure improvements have to meet State Parks' standards. It also has to be something that can benefit the park and other users. That is a sizable investment that they have to put in. Almost like a down payment, more than \$25,000. She was not sure of the figure yet because the work has not been done. She also spoke about the permitting process. They could rent to events that are not open to the public. The Brooklyn Flea will be open to the public. Mr. Burrows asked if the Friends of East River State Park are involved. Ms. Phillips said that the negotiations were done with Brooklyn Flea with States Parks and the Natural Heritage Trust. They have met with the Friends group in advance to tell them about. It is the same as what was with OSA, for the enhancements of the park.

DISCUSSION ON STREET CLEANING REGULATIONS AND ALTERNATE SIDE OF THE STREET PARKING – Representatives from the NYC Department of Sanitation, the NYC Police Department and NYC Department of Transportation invited to the meeting to participate in a discussion with members of CB #1 regarding a policy that the members have observed in other community board areas. The members have viewed that motorists are allowed a courtesy of cueing/staging of vehicles in the center roadway during alternate side of the street sweeping to allow the mechanical broom to sweep the street. Chairman Olechowski requested that the agency representatives come forward. He said the issue has been raised on several occasions. There have been letters back and forth on the Board's end. The representatives are kind enough to be here today, from the

respective departments to address these regulations on cleaning and questions that were brought up on several occasions on the staging of vehicles.

Captain Jim Ryan, the Commanding Officer of the 94th Precinct, greeted all. He said that he was glad to be here to hear CB #1's concerns about alternate side of the street parking to see what they can do, similar to what other parts of the City on alternate side days...cue up on the other side of the street so that the streets can be swept by the NYC Department of Sanitation. There isn't a standard policy through out the City, but individual communities have it going on. He said that what they need to do, if this is something that they want to do in CB #1, is work with the Department of Transportation and the Department of Sanitation to see if it could work here in CB #1. The area that he is responsible for is the 94th Precinct. He could speak on this for their area. He asked if the Board would vote on it. Chairman Olechowski said that they would get a resolution and some consensus on the item. There will be some questions about going forward. Are there any particular obstacles? Capt. Ryan said that he did not have that experience with the problem, but can only assume what possible problems could be if this policy is implemented. He could see a problem if someone parked their car, double parking it, and someone was blocked in. How do we address that and prevent it? It would have to be a team effort here. He thinks that his agency partner in Sanitation could have a little more to say on that. Will there be a time frame (like an hour and half)? Mr. Terranova (from the Department of Sanitation) spoke; he said that they would still have an hour and a half to do the cleaning (such as what is on the signs). This time would stay in place to allow the broom to come down the block. If the Police Department and the Department of Transportation choose to allow for this courtesy to go on, that is fine with them. They will not get involved or bother anybody. Capt. Ryan said that they would issue summonses if someone was violating alternate sign regulations this is the way it generally is; such as when a vehicle is parked and the street cleaner can't get there, a summons could be issued by both the Police and Sanitation. The true issue is going to be people on individual blocks being respectful. They will have to cross that bridge when they come to it. If it gets approved it will be a system eventually and people will get used to it. That was his best guess on this. Council Member Levin spoke on this issue. He noted that Mr. Bondo had photos of other neighborhoods that have this system in place (i.e. Sunset Park, Bed Sty). There are two other communities that he represents where this courtesy is recognized (Boerum Hill, Park Slope). This came up the last month at the CB #1's meeting. It is something that is recognized in other neighborhoods thorough out the City. He would greatly appreciate it if both the Police Department and Department of Sanitation look at this here. Capt. Ryan related that District Manager Mr. Esposito brought up a good point. There is a civilian component of our Traffic Enforcement. It falls under the NYPD. So, if this were to be approved, they would get it out to all their members, both uniform and civilian, about discretionary enforcement in this area. They would get the word out officially to all of the members of their department. It should work if that were the case. There will be a few issues that will probably come up, but they will cross that bridge when they come to it. There was a short discussion on how the cuing would work. Capt. Ryan said that the best is that someone be available to be there to move the car; be respectful of their neighbor by leaving contact information. Chairman Olechowski asked Council Member Levin how it worked elsewhere. Do they leave a telephone? Capt. Ryan said the best thing is to be there with the car or leave a contact number with the car. If the car is blocking someone from moving, then that is something that could be dealt with the NYPD. They will have to address. Sometimes there are people who will not abide by the rules. He would like to think that the majority of the people would be compliant. Council Member Levin said that the experience is that if some one who would park this way, it is usually someone who lives or works on the block. Rabbi Weber said that the 90th Precinct should be involved. It was noted that they were invited. Ms. Bamonte spoke about people parking here and then goes away on the subway. To implement this, what happens when they park their car and leave? She said that they block your car and your driveway. She related that her parents have a driveway and it gets blocked. They have to call the police to get out. Capt. Ryan said that the message gets out quick. Sometimes you have to tow the vehicle. Every situation is unique. Ms. Bamonte said that to call the police on this, sometimes you have to wait two hours. Ms. Roslund asked about cars that are double-parked and you can't get down the block, what happens? Mr. Terranova spoke about this happening, where the streets are narrow – you can't get the broom down the block and it can't turn around the vehicle. Chairman Olechowski said that in terms of where they can do this will have to be discussed. Mr. Perlstein spoke about streets being wide enough; will this be allowed on two way streets only?

Chairman Olechowski said that the question is - can this be done and where? Where is it viable? Capt. Ryan said that if this is something that the Board would vote on, the departments would have to look at it to see how it could work. It was noted that the 90th Pct was on its way to the meeting. Detective Bruno Vidal would be coming now. Ms. Teague asked about signs, is there a way to get signage? It was noted that none of the boards have these types of signs. Mr. Burrows asked why is this being discussed if double parking is illegal. Chairman Olechowski noted that some other boards have the courtesy and this is why it is being discussed; people are concerned about it. Mr. Solano asked if this could be sent to committee. Chairman Olechowski related that the matter will go to committee. Mr. Duran related problems with the signage for ASP that they are in some areas of the community, ASP starts are 8AM. This is a burden for people to move their vehicle so early in the morning. They are trying to get ready for work. Mr. Terranova related that the signage for one and a half hour ASP parking was implemented about 10 years ago. Every 10 years they look at making changes. Mr. Duran said the 8AM time is a burden. Ms. Havan said that she thought that the issue was how to keep the streets clean and work with the Department of Sanitation on how to do this. Double parking is an incorrect way about going about the issue. Chairman Olechowski said that the respective agencies should get

together to see about this. He said that this evening we have started the dialog. Rabbi Weber made a motion to close this portion of the hearing. The motion was seconded by Ms. Teague. The motion was carried.

BSA – CAL. # 346-12-A, 179-181 WOODPOINT ROAD (BLOCK 2884 LOT 4) – Instant application filed under the common law theory of vested rights and seeks a determination that the owner has completed substantial construction and incurred considerable financial expenditures prior to a zoning amendment, and therefore should be permitted to complete construction in accordance with the previously approved plans and the validly issued building permits. (Applicant's Representative/Eric Palatnik, P.C.)

Mr. Palatnik noted that he was an attorney representing the owner of the property at 179 Woodpoint Road. It was between Jackson Street and Skillman Avenue. It is a five story building that was started to be constructed in 2008, before the rezoning of Williamsburg. It was zoned R6. The owner started to do construction pursuant to the R6 zoning. Of course the rezoning was done and the property was down-zoned to R6B. Consequently the owner was going to lose about 700 sq. ft. of floor area. The project was stalled at that time due to the economic downturn at that time (for about 4 years). They decided to restart the construction, in order to do so, they had to submit a vesting application to the Board of Standards and Appeals. The application is asking permission to allow the construction to continue once again, based upon the concept that the property owner has made substantial expenditures into the properties. In this case, it is \$2.7 million. The project in its entirety is \$3.2 million. This is the basis of the request to the BSA; it would be unfair to stop him now. He is pursuing a valid permit. The argument is based on equity. Nothing has changed with the building. The five stories in height are not going to change. Mr. Weiser asked when the investment was done. Mr. Palatnik said that it was done before the down-zoning. Mr. Solano asked if they rushed with the plans because of the down-zoning. Mr. Palatnik said no, because the work had begun 8 months before. They got caught in the economic down-turn. The building is built; it looks like it is completed. Ms. Peterson asked about the height? Mr. Palatnik said that it was 55 ft., compliant with the R6B zoning. It is just the floor area that is not compliant. Mr. Turner asked if the application would be turning the property to R6. Mr. Palatnik said no, it would just extend the permit to the property. It will allow the building to finish up with the permit it started with. Mr. Duran asked if they finished up the area and did they use any green technology. Mr. Palantik said that he did not believe that there was so much of it in the building. The presentation was completed and Chairman Olechowski moved to the next item on the agenda.

NYC DEPARTMENT OF HEALTH AND MENTAL HYGIENE – Presentation on rodent/pest control activities in CB #1's district. Item was postponed to a future date.

EDC – DISPOSITION AND DEVELOPMENT OF VACANT LOT AT 307 RUTLEDGE STREET, BROOKLYN, NY 11211 (BLOCK 2221 LOT 47) – Purchaser: Goldex Limited, a NYS corporation, Sam Wasserman, Owner, 315 Rutledge Street, Brooklyn, NY 11211. Project - Extension to adjacent existing business operations of Purchaser, a photographic equipment supply business plus community facilities. The site consists of approximately 8,600 square feet of vacant land currently leased to a local non-profit organization for surface parking. Presentation by - Mr. Hunter Goldman, Assistant Vice President, NYC EDC.

Mr. Goldman began the presentation on the item. He noted that the property's current use is for surface parking. They are selling the lot to Goldex Limited. The owners' representative and architect were also present. Mr. Chris Leung Smith spoke about the project. He noted that they responded to a RFP that was released by EDC for the property. It is an "as of right project" for the location. The site is 8,600 square feet. They will be building a 2.3 FAR sized building on the site. It will be used for commercial offices and a warehouse for Goldex and they will add on a community facility (a synagogue/house of worship). Mr. Laurence spoke about the site which was a vacant lot at the present time. The FAR is allowable as well as the uses for the site. The first floor will be some 23 feet height. There will be an 1800 sq. ft. storage area located within the warehouse section of the building. There are two floors of office space above the warehouse. And next to the warehouse on the second is a community facility of approximately 3200 square feet to be used as a house of worship. He showed plans for the site. The existing building on the corner is under renovation and there is a one story warehouse building on the side of the building. It is one story all the way down to Broadway. Ms. Roslund asked about the zoning. It was noted that it was C8-2. Ms. Roslund asked about the RFP and how they selected the developer? Ms. Lemore Kayvan, from EDC's Real Estate division answered questions regarding the RFP.

Ms. Kayvan noted that the RFP was released in 2011. It required the developer to increase the economic development in the area, increase jobs, and provide as of right zoning. They received three responses. One was withdrawn. But they were all within zoning compliance. They negotiated with more than one responder and chose Goldex. Ms. Lawrence asked why they were not doing residential development. It was noted that the zoning was commercial and residential was prohibited. Mr. Burrows asked if the property was going to be a tax payer building. It was noted that it would be. Mr. Duran asked about the appraisal price, as properties have shot up in the last 6 months in Williamsburg. It was noted by Ms. Kayvan that it was higher than the appraised price. Mr. Duran said that they wanted to get the best price for City-owned property. Mr. Solano asked about the RFP. It was

noted by Mr. Goldman that it was 2011 when they issued the RFP. It was blasted out to the community, the council members and across the city. Ms. Nieves asked what Goldex was. Mr. Goldman noted that they were a wholesaler for photographic and media components. They would be adding about 60 jobs. They are being locally employed. There were no additional questions and the item was closed

ANNOUNCEMENTS

Council Member Levin spoke to make a few announcements. He said that they are helping to advertise, with the NYS Dept. of Transportation, a non-traditional job training fair for women regarding the Kosciusko Bridge construction project. It will be held on Tuesday, March 19th at the Cooper Park Houses. There is a capital project underway at McCarren Park. The pathways are being renovated right now. This is a project that his office funded through Capital Funding in 2010. Close to a \$1million in capital funds are going to the rehabilitation of McCarren Park's pathways. It is not the flashiest project of all. It was something that was requested when he came into office. It is something that should be done as soon as the weather gets a little nice. Prep-work is being done for work in the fall. He spoke about the participatory budgeting, a program that he and the community have been engaging in. It will allow residents to vote on where the tax payer's goes. He noted that the chicken slaughter house on Greenpoint Avenue has closed. They have moved out of the community. He spoke about 61 Franklin Street. This is a lot that is city owned. It is a small size and unable to get financing for development as housing. HPD has agreed that the site could be used as community garden temporarily. There is a community garden group that was formed. They had their meeting a couple of weeks ago. It will be very exciting and they should really be moving by the summer. If anyone is interested in it, they can reach out to Ms. Lisa Bloodgood of his office. He noted that Ms. Kuonen has been very helpful, as well as some community groups in the area. He thanked everyone for hearing his updates.

Chairman Olechowski moved to the next item on the agenda.

DCP – PROJECT: UNION AVENUE/McCARREN PARK – UNION AVENUE MAP CHANGE (Application # C 110254 MMK, CEQR # 11DPR014K) – IN THE MATTER OF an application submitted by the Department of Parks and Recreation and the Open Space Alliance for North Brooklyn pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 *et seq.* of the New York City Administrative Code for an amendment to the City Map involving:

- the discontinuance and closing of Union Avenue from North 12th Street to Driggs Avenue;
- the discontinuance and closing of a portion of Driggs Avenue at its former intersection with North 13th Street;
- the establishment of an addition to McCarren Park;
- the adjustment of grades necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in the Borough of Brooklyn, Community District 1, in accordance with Map Nos. X-2727 and X-2729 dated December 21, 2012 and signed by the Borough President. Presentation by: Ms. Colleen Alderson, Director of Parkland, NYC Department of Parks and Recreation.

Ms. Alderson, Director of Parkland, NYC Department of Parks & Recreation, was present to discuss the item. Joined with her was Ms. Mary Salig, from the Planning Unit, as well as the consultant on the application. She related that the Parks Department was the co-applicant with the Open Space Alliance (OSA) on the action. The idea is to change on the City Map the portion of Union Avenue, between Driggs Avenue and North 12th Street and to map it as parkland. This would extend McCarren Park and add about three acres to the park as a result of the mapping change. She discussed the area and the traffic directions of the site. She noted that the demapping project was to add more open space and parkland was directly derived from the Greenpoint-Williamsburg rezoning. She noted that the elected officials were involved in the project. A study was conducted by the City to look at the streets and add parkland to McCarren Park. It was determined that Union Avenue did not have any significant traffic impact. They were here today to proceed with the demapping of Union Avenue to add to the open space for the community. The property is of the City, under the jurisdiction of the Department of Transportation. A map was distributed with the information on the demapping as well as a completed questionnaire. Mr. Chirichella asked about the loss of parking spaces and impact on people who live in the area. He said there were over 30 spots that would be lost. Ms. Alderson said that there was an environmental assessment statement and a traffic analysis was done. They also had to do an assessment on the park end. An inventory of 34 spots was studied; and it was determined to that the loss would not have an impact because there was availability in the area to account for it. They followed the regulations. She remarked that on Saturdays, the street (Union Avenue) is closed for the farmer's market. There was a study done on the parking in the area and it was determined that there was no impact. Ms. Bamonte noted that you have to drive around to find a parking spot. She questioned who did the study. Ms. Peterson spoke about the need for public space and the need to solve the parking problem. Ms. Odomirok asked if they have reached out to the pastor of the church. Ms. Alderson said that he had come to one of the meetings and he didn't have an issue about the parking. Ms. Lawrence asked about the Farmer's Market. Ms. Alderson said that this does not change the market. It will continue to exist.

The item was completed and Chairman Olechowski moved to the next item on the agenda.

LIQUOR LICENSES: The following have applied for renewals/licenses:

171 Grand Street, 171 Grand Street (new, liquor, rest)
258 Wythe Avenue, 258 Wythe Avenue (new, liquor, rest)
ABV Unlimited LLC dba TUTU's, 25 Bogart Street (alteration, liquor, rest)
Alien Café Grill Inc, 812B Grand Street (renewal & Corporate Change, beer/wine, rest)
Avic 245 Inc dba Bruar Falls, 245 Grand Street (renewal, liquor, bar)
Beer Glass Incorporated dba Satellite Lounge, 143 Havemeyer Street (renewal, liquor, bar)
Brooklyn Flee LLC, 90 Kent Avenue (new, liquor, bar)
Bushwick CC LLC dba Bushwick Country Club, 618 Grand Street (renewal, liquor, bar)
Chickenbone Ltd. dba Dram, 177 South 4th Street (renewal, liquor, bar/rest)
Crow and Chick LLC dba Lighthouse, 145 Borinquen Place (renewal, liquor, rest)
DOM Inc dba Polish National Home, 261-7 Driggs Avenue (renewal, liquor, rest)
Fidel Corp. dba Le Barriquou, 533 Grand Street (renewal, liquor, rest)
Floc LTD dba Bahia Restaurant & Café, 690 Grand Street (renewal, beer/wine, rest)
Hari Nathan Kalyan, 104 South 4th Street (new, liquor, rest)
Joaquin Velazquez dba Mesa Azteca, 91 Wyckoff Avenue (renewal, liquor, rest)
Karunvir Inc, 750 Manhattan Avenue (alteration, liquor, rest) (removal of first floor space)
Karunvir Inc, 750 Manhattan Avenue (renewal, liquor, rest)
L&D Gourmet Mini Market Corp., 316 McGuinness Blvd (new, beer/wine, rest)
Lorcan Precious dba Beer Street, 413 Graham Avenue (new, beer/wine, bar)
Met Food, 131 Driggs Avenue (renewal, beer/wine, supermarket)
Mymoon Corp. dba Mymoon, 184-96 North 10th Street (renewal, liquor, rest)
Nights & Weekends Inc dba Nights & Weekends, 627-631 Manhattan Avenue (new, liquor, bar)
OABB Inc, 45 South 3rd Street (new, liquor, bar)
Peck Sheb LLC dba Crif Dogs, 555 Driggs Avenue (renewal, beer/wine, rest)
Polonia Democratic Club, 140 Grand Street (renewal, Social Club)
Poy Laung Thai Restaurant Inc., 206 Bedford Avenue (renewal, liquor, rest)
Rita Burgos dba Pio Pio Riko 996 Corp, 996 Manhattan Avenue (renewal, beer/wine, rest)
St. Vidas Inc., 1120 Manhattan Avenue (renewal, liquor, bar)
Surma Food Inc. dba Bay Leaf, 135b N. 5t Street (new, beer/wine, rest)

Chairman Olechowski noted the list of licenses and related that there would be a joint meeting of the Public Safety Committee and the SLA Review Committee on April 4, 2013. The two committees will meet at 6:30PM I the Board's District Office.

Chairman Olechowski noted that Chief Wes Schelling was present from the Fire Department.

BOARD MEETING

ROLL CALL

Chairman Olechowski noted that Rabbi Weber made a motion to forgo the roll call. The motion was seconded by Mr. Bondo. The motion was not carried. Chairman Olechowski request District Manager Mr. Esposito to call the roll. He informed the Chairman that there were 30 members present; a sufficient quorum to begin the meeting.

NEW MEMBER SWORN IN

Chairman Olechowski administered the oath to new member, Mr. Samuel Franczoz.

APPROVAL OF THE AGENDA

Mr. Rosario made a motion to approve the agenda. The motion was seconded by Mr. Turner. The motion was unanimously carried.

APPROVAL OF THE MINUTES

Mr. Turner made a motion to approve the minutes of the February 12, 2013 Combined Public Hearing and Board Meeting. The motion was seconded by Mr. Rosario. The motion was unanimously carried.

CHAIRMAN'S REPORT

Chairman Olechowski noted that he had an individual meeting with members of Two Trees, regarding the Domino Sugar site. They discussed their new plans for building out that site. The concepts were interesting and challenging. They will make a presentation to Executive Committee and the Land Use Committee. They are getting the information out on the site and their plans. They have been meeting with various groups and organizations.

DISTRICT MANAGER'S REPORT

A written report was submitted and distributed for review.

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.

Ms. Penelope Coe, Resident, spoke in opposition to the proposed plans for the George B. Post Plaza on Broadway and Bedford Avenue. She related that the developer of the Williamsburg Savings Bank wants to beautify the neighborhood, eliminate parking, on the north side of Broadway, close one lane of traffic, set up tables and chairs in the street. She related that Broadway is a main artery in the neighborhood; it is a bus route and an emergency route.

Mr. Ryan Watson, Organizer, Williamsburg-Greenpoint Food Co-op, spoke to announce the start up of the co-op. They wanted to create an organization that would be responsive to the needs of the community. There would be a community presentation on March 18 at 7PM. The location is to be determined. They are planning a meeting for April 11 can be contacted through Facebook.

Ms. Pola Rapaport, resident, spoke about the need for a ferry stop at the end of Broadway. It would help to develop the Broadway Corridor and could be part of new parkland (Williamsburg Bridge Park) and relieve pollution and other problems with the current stop at Schaefer Landing.

Mr. Malcolm Alston, Stage Manager, Columbia Pictures, spoke about filming at the Marcy Avenue Armory. He was joined with a colleague at the meeting. The film project is called "London Calling" and will be the next Spiderman film. The armory is at 355 Marcy Avenue, between Lynch Street and Heyward Street. They are going to take some parking for the week of filming that will start on March 22 (next Friday). They will finish on March 27. They displayed the parking plan that was on the streets surrounding the armory. Mr. Kalita asked about the cars that would park there? It was replied that they were only going to use the side of the street where the armory is. Mr. Turner noted that on Heyward Street there was a school. The rest is residential. He noted that for two days of Passover, they do not use their cars and the vehicles are parked. It was noted that they were working with the school on Heyward Street. Chairman Olechowski asked that they meet in the back with the folks here from the area and discuss the item.

COMMITTEE REPORTS

LAND USE, ULURP & LANDMARKS (subcommittee) COMMITTEE

Ms. Roslund related that she could not make the meeting and Mr. Solano chaired it. She asked that he present the committee's written report. The report was distributed to the members and contained one item: an application filed by 306 Rutledge Street LLC:

BSA – VARIANCE APPLICATION# 342-12 BZ for: 227 Heyward Street, (a/k/a 310 Rutledge Street), Brooklyn, NY 11211 (Block 2228 Lot 11) – request for a variance to permit residential development of the referenced site, now zoned C8-2, to permit multiple dwellings. Proposed are two apartment buildings, with a total of 83 apartments and 42 below grade parking spaces. The owner was seeking a zoning variance and was represented by Mitchell S. Ross. He read the report noting that there would be 83 residential units with some condo spaces. At the committee meeting they discussed the reason why the variance was requested. After discussing the project in detail, the applicant agreed to do 100% affordable housing. The committee recommends approval with conditions. The recommendation was discussed. Ms. Roslund pointed out this location was across

the street from the Rutledge property that was presented earlier this evening by EDC. They are not the same project. She noted that "Five Findings" for the project. Mr. Solano noted that Rabbi Niederman was very helpful at the meeting in getting the affordable housing commitment. Mr. Bondo made a motion to support the committee's recommendation. The motion was seconded by Mr. Weiser. The vote was as follows: 37 "YES"; 2 "NO" (Ms. Roslund, Ms. Havan); 0 "ABSTENTION". The motion was carried.

EDUCATION AND YOUTH COMMITTEE

Mr. Duran, submitted a written report on behalf of the committee. He discussed the report which contained information regarding the Greenpoint Youth Court, a Principals Forum, an update of JHS 126 collocation update, elections for the Community Education Council Pre-K enrollment, new Domino Public Space for a School. The committee is discussing how to obtain youth input and is looking at hosting a youth forum in the fall.

ANNOUNCEMENTS

Mr. Antonio Reynoso, Chief of Staff for Council Member Reyna, spoke about the district having little park space compared to city wide counts. Although there are parking spaces to be removed with the McCarren Park expansion on Union Avenue, it would provide much needed parkland. He noted that he would soon be leaving the Council Member's office and he introduced Ms. Jennifer Gutierrez, who will be the representative. He said that they are working hard with the Conselyea Street Block Association to retain the facilities at 211 Ainslie Street.

Ms. Monica Fosset, from the Brooklyn Borough President's Office, spoke and noted that there were discount tickets for the circus on the table. On March 18th at 5:30PM there would be a women's business development workshop held at Borough Hall.

(Committee Reports Continue)

AD HOC COMMITTEE 211 AINSLIE STREET CENTER

Ms. Peterson spoke to provide an update on what is happening to save the center (Swinging 60's and the Small World Day Care Center). She related that they were on a very fast move here. The Conselyea Street Block Association Board made a partnership with the St. Nicks Alliance. They are looking at how they could save the center. The need for day care is extremely high in this area. And you can't put pieces here and there. They are looking at working with the landlord to purchase the building and how to support and develop the programs. They are also working closely with Council Member Reyna's office. They are negotiating. Ms. Peterson made a motion for a resolution that the Board vote on --- that this site be continued being used as community center, for day care and senior services and meetings. This is what the building has been used for the last 40 years. The resolution is to go to the Department for the Aging and the Administration for Children's Services. Chairman Olechowski noted that the Executive Committee determines where the board meets. The motion was seconded by Ms. Cianciotta. The motion was carried unanimously.

JOINT SLA REVIEW AND PUBLIC SAFETY COMMITTEE

Mr. Kalita presented the written report that was submitted regarding the joint meeting that the SLA Review Committee and the Public Safety Committee that was held last week. He related the various items and recommendations from the committee.

DCA – Unenclosed Sidewalk Café Application: Café Argentino, Inc., dba Café Argentino, 499 Grand Street (License # 1347538). A renewal application for an unenclosed sidewalk café with 13 tables and 26 seats. Mr. Kalita made a motion to support the committee's recommendation to support the application. The motion was seconded by Mr. Solano and carried unanimously.

DCA – Application for a Cabaret License: 74 Wythe Restaurant Company LLC, dba Output, 74 Wythe Avenue, Brooklyn, NY 11249. Capacity: Room 1 – 262; Room 2 -198. Hours of Operation: 12PM - 4AM, Monday to Sunday. Mr. Kalita made a motion to support the committee's recommendation to support the application. The motion was seconded by Mr. Burrows and carried unanimously.

DCA – Application for an Amusement Arcade Application: Barcade LLC, 388 Union Avenue, Brooklyn, NY 11211. Mr. Kalita made a motion to support the committee's recommendation to support the application. The motion was seconded by Ms. Nieves and carried unanimously.

New Liquor Licenses Applications and postponed applications: Mr. Kalita read the various recommendations made by the Committee and made a motion to support the committee's recommendations. The motion was seconded by Mr. Solano. The motion was carried with one "NO" vote (Ms. Teague).

Renewal Liquor License Applications: Mr. Kalita asked for vote. Ms. Teague made a motion to support the committee's recommendation to approve the renewal applications. The motion was seconded by Mr. Rosario and was carried unanimously.

Mr. Kalita announced that the next meeting of the two committees was scheduled for April 4, 2013, 6:30PM at the CB #1's Board Office. He also related that this was his last report. He was here for 12 years. It was time to move on, he was moving to Florida. He loved being here and thanked all for their friendship. He was proud that two members of his committee got their own committees (Mr. Burrows chairs Public Safety; Mr. Florentino chairs the Transportation Committee). He thanked all, including the staff at the board's office.

TRANSPORTATION COMMITTEE

Ms. Havan presented the Transportation Committee's report. She noted that they reviewed the renewal of a base license application for Northside Luxury Inc., 207 Bedford Avenue. They appeared and there were no objections raised at the meeting. Ms. Nieves made a motion to approve the application. The motion was seconded by Mr. Weiser and was carried unanimously.

ENVIRONMENTAL PROTECTION COMMITTEE

Ms. Kuonen presented a verbal report. She noted that there was no update on Super Fund project. She spoke about supporting the proposed Green Thumb Garden at 61 Franklin Street. They would need a letter of support from the Board. Chairman Olechowski referred the item to the Parks & Waterfront Committee. Ms. Roslund said that the board could vote for a conditional approval based upon the Parks & Waterfront's committee's further review. Mr. Otaño made a motion for the conditional support. The motion was seconded by Mr. Caponegro. The motion was unanimously carried.

HOUSING AND PUBLIC HOUSING COMMITTEE

Rabbi Niederman submitted a written report on the committee's meeting that was held on February 27, 2013 at the CB #1's District Office. The report was distributed.

OLD BUSINESS

No old business was raised.

NEW BUSINESS

Ms. Bamonte announced that there were new activities going on at the School Settlement. The activities can be viewed on their website.

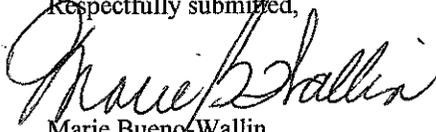
Ms. Nieves announced that the next meeting of OUTRAGE would be on April 4. The location is to be determined. She also related that NYC DOT was starting to take submissions for the "Slow Go" program.

Ms. Havan announced that the Grand Street BID would be having planned activities on St. Patrick's Day. One of them is a Pub Crawl, where themed food and drinks can be purchased at selected locations along Grand Street. Participants can visit these various establishments to partake in the festivities.

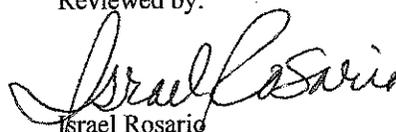
ADJOURNMENT

Mr. Solano made a motion to close the Board Meeting. The motion was seconded by Mr. Rosario and carried unanimously. The meeting was adjourned.

Respectfully submitted,


Marie Bueno-Wallin
Assistant District Manager

Reviewed by:


Israel Rosario
Recording Secretary