



COMMUNITY BOARD NO. 1

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COMBINED PUBLIC HEARING AND BOARD MEETING DECEMBER 1, 2015 (continued on DECEMBER 15, 2015) 211 AINSLIE STREET

PUBLIC HEARING

(The public hearing began after the continued meeting from November 10, 2015 ended)

ROLL CALL

Chairperson Ms. Dealice Fuller requested District Manager Mr. Esposito to call the roll. He informed the Chairperson that there were 26 members present from the roll call, a sufficient number. (Ms. McKeever was on board business and deemed present.)

BSA: SPECIAL PERMIT (# 237-15-BZ): 109 Metropolitan Avenue aka 80 North 3rd Street, Brooklyn, NY 11249 (Block 2358, Lot 4) - Special Permit to allow the operation of a physical cultural establishment/yoga studio at the subject premises (Representative/Frederick A. Becker).

Mr. Becker presented on the application, which was a special permit. He noted that it was to allow for physical cultural establishment (yoga studio) located at 109 Metropolitan Avenue, between Wythe Avenue & Berry Street. The BSA and City Planning many years ago introduced the "special permit" to provide that the entities that were going to provide a physical cultural establishment were legitimate and not a massage parlor. This is an existing company that was located in Manhattan (approved by the BSA) that was expanding. This is a new yoga studio. There will be two yoga studios in a manufacturing class commercial building. It is a one and half/two story building. There is no residential use. Yoga is a very quiet use. It is approximately 5,000 sq. feet. He related that this was not a destination type facility like most health club but rather one that attracts people from the community. This is something that they do not expect a lot of traffic. There were no questions raised and Chairperson Ms. Fuller moved to the next item on the agenda.

BSA: VARIANCE REQUEST (#168-15-BZ): 58 Grattan Street, Brooklyn, NY 11237 (Block 3008, Lot 15) - Variance Request to allow the development of a four-story commercial building at the premises located within an M1-1 zoning district where the proposed bulk, height/setback and parking are not permitted as-of right pursuant to ZR Sections 43-10, 43-40, and 44-20 (Representative/Sheldon Lobel PC).

The owner(s) of the property (Bushwack LLC) and their attorney (Frank St. Jacques) were present at the meeting and discussed their plans for the site. It was noted that they felt that the project would contribute to the culture and economy of the neighborhood. They have formed a relationship with people from the neighborhood and business people. They have been very productive relationships and have secured letters of support. These are included with the application. Mr. St. Jacques presented on the application. The property is at 58 Grattan Street, on the south side of the street. It is an interior lot, between Morgan Avenue and Knickerbocker Avenue. It is currently vacant. It have been vacant for approximately 25 years. It is in an M1-1 zoning district. The variance is for a bulk variance. It seeking to develop a 4 story building with a cellar with conforming commercial uses. Ground floor will be retail, with six smallish commercial studios on the upper floors and cellar. They are seeking to have commercial tenants with small local businesses (i.e. creative industries).

PRESENTATION: NYC DCA - New Commuter Benefits Law that goes into effect on January 1, 2016 - by Tanjila Rahman, New York City Department of Consumer Affairs.

Ms. Rahman, representative from DCA, discussed the new law which would be a win-win for employers and their employees. On October 20, 2014, Mayor de Blasio signed Intro 295-A into law, expanding the right to pre-tax transit benefits to more New Yorkers. NYC's Commuter Benefits Law takes effect January 1, 2016. DCA enforces the law and coordinates the City's public education and outreach campaign to help employers and employees know their responsibilities and rights. The new law helps employers and employees to save:

- **Benefits for Employers:** Employers can save by reducing their payroll taxes. The more employees who sign up for transportation benefits, the more the employer can save. Employers can also attract and retain employees by offering transportation benefits.
- **Benefits for Employees:** Employees can lower their monthly expenses by using pre-tax income to pay for their commute.
- **January 1, 2016: NYC's Commuter Benefits Law takes effect.** - Beginning January 1, for-profit and nonprofit employers with 20 or more full-time non-union employees in New York City must offer their full-time employees the opportunity to use pre-tax income to pay for their commute. Under federal tax law, employees can currently deduct up to \$255 a month from pre-tax income to pay for qualified transportation.
- **July 1, 2016: DCA will be authorized to issue violations to businesses that do not comply with the law.** The law gives employers a six-month grace period—from January 1 to July 1—to begin offering a commuter benefits program. *Employers will not be subject to*

penalties for violations that take place before July 1. The law also gives employers 90 days to cure (correct) a violation before DCA is authorized to seek penalties.

What Are The Advantages Of A Commuter Benefits Program?

Advantages for Employers

- Employers save by reducing their payroll taxes. The more employees who sign up for transportation benefits, the more the employer can save.
- Employers can attract and retain employees by offering transportation benefits.

Advantages for Employees

- Employees can lower monthly expenses by using pre-tax income to pay for their commute.

Who Is Covered By The Law?

Employers

Covered

- For-profit and nonprofit employers with 20 or more full-time non-union employees* in New York City, including temporary help firms.

- *Under the Commuter Benefits Law, a full-time employee is an employee who works an average of 30 hours or more per week in the most recent four weeks, any portion of which was in New York City.

Not Covered

- United States, New York State, and New York City governments, including any office, department, independent agency, authority, institution, association, society, or other body of the state, including the legislature and the judiciary.
- Employers not required to pay federal, state, and City payroll taxes.

Employees

Covered

- Full-time* employees of covered employers.

Not Covered

- Employees who work less than an average of 30 hours per week in a four-week period.
- Full-time employees who are New York City residents but work outside of New York City.
- Full-time employees who are covered by a collective bargaining agreement.
- Independent contractors.
- Former employees.

Which Transit Is Covered By The Law?

Covered

- New York City regional mass transit services, including Metropolitan Transportation Authority (MTA) subway and bus; Long Island Rail Road; Amtrak;

Not Covered

- Parking expenses.
- Bicycling expenses, including CitiBikes.**
- **Under federal tax law, employees

- New Jersey Transit; and Metro-North.
- Eligible ferry and water taxi services.
- Eligible vanpool services.
- Eligible commuter bus services.
- Access-A-Ride and other area Paratransit Providers.

cannot use pre-tax income for the qualified bicycle commuting reimbursement benefit, and bicycle rental fees are not qualified transportation fringe benefits.

UNENCLOSED SIDEWALK CAFE: Queen Bear LLC, dba Post Office, 188 Havemeyer Street, Frnt, Brooklyn, NY 11211-5613 (#8375-2015 ASWC) - New unenclosed sidewalk cafe with 10 tables and 20 chairs. The owner attended the meeting and discussed the new application. She noted that they were there as a restaurant for almost 5 years. Mr. Burrows asked that she bring photos to the committee meeting shows views of the block and what is across the street.

UNENCLOSED SIDEWALK CAFE: Graham Restaurant LLC, dba Sage, 299 Graham Avenue, Brooklyn, NY 11211-4902 (#1395264 DCA) - Renewal of an unenclosed sidewalk cafe with 21 tables and 37 chairs. The owner attended the meeting and discussed the renewal application. There are no changes to the number of seats and chairs. He noted that the rear of the property is not part of the sidewalk cafe.

UNENCLOSED SIDEWALK CAFE: 170 Bedford Restaurant LLC, dba The Meatball Shop, 170 Bedford Avenue, Brooklyn, NY 11249-2906 (#1385278-DCA) - Renewal of an unenclosed sidewalk cafe with 3 tables and 6 chairs. There were no comments at this time.

UNENCLOSED SIDEWALK CAFE: Ten Eleven Holdings LLC., dba Pencil Factory. 142 Franklin Street, Brooklyn, NY 11222-3882 (#1133916-DCA) - Renewal of an unenclosed sidewalk cafe with 18 tables and 36 chairs. The owner attended the meeting and discussed the renewal application. She noted that they have had the sidewalk cafe for a number of years, fifteen years now. They have a nice wide sidewalk. There have been no issues.

PRESENTATION: NYC HPD - The results of the community workshops held in November regarding the Greenpoint Hospital site - by Ms. Lin Zeng, Director of Brooklyn Planning.

Ms. Zeng, who was joined by a team of representatives from HPD, presented on the recent workshops. The workshops were held in the community regarding the former Greenpoint Hospital Campus. It was noted that a report is being prepared. Ms. Zeng began the presentation and asked her colleagues to continue highlighting the outcome of the workshops. She thanked the board for having them report back on the community visioning workshops that were held. She said that they would cover the basics (why they facilitated the workshops, what activities they had, what they heard, etc.):

- The development site is about 146,000 sq. feet, about the size of 2 1/2 football fields. There is a lot of potential/possibilities for the site.
- They wanted to ensure that any potential development is informed by the residents. They wanted to gather their input, for the future development, enable their participation.
- Have a more meaningful and interactive way for input.

- They held three workshops (11/13, 11/17 & 11/19) at different times and locations.
- They conducted outreach for the workshops (i.e.: door-to-door canvassing, fliers, emails, telephone calls, etc.). She thanked all who had helped with the calls and fliers.
- They heard from 91 individuals who participated, also persons from the City agencies (HPD, City Planning) attended.
- They worked on a number of topics such as hypothetical buildings and activities for the site (such as what kinds of housing, facilities, retail businesses, etc.)
- Participants sat at tables, and together worked as groups to develop their visions.
- The participants filled out questionnaires.

The representatives continued their presentation and answered questions raised by the board members and persons from the public. A written report will be forwarded when it becomes available.

LIQUOR LICENSES

Chairperson Fuller noted the list applicants. She asked all to take their time to review the listing. The SLA Review & DCA Committee will meet on January 5, 2016, 6:30 P.M., at the CB #1's District Office.

NEW

Baoburg Inc., Baoburg, 614 Manhattan Avenue, (New, Wine/beer, rest)
 Baromar LLC, 188 Grand Street, (New, liquor, wine/beer, rest)
 Disruption Grain LLC, dba Interboro Spirits and Ales, 942 Grand Street, (New, liquor, wine/beer)
 James Scott Cameron, dba Charter Coffee, 309 Graham Avenue Suite1, (New, Wine/beer, rest)
 Paulie Gee LLC, 60 Greenpoint Avenue, (Alteration, liquor, wine/beer, rest)
 Samson Restaurant Group, LLC., dba Delilah's Steaks, 55 McGuinness Blvd, (Upgrade, liquor, wine/beer, rest)

RENEWAL

184 Kent Avenue Inc, dba La Nonna Ristorante Bar, 184 Kent Avenue, (Renewal, Liquor, wine/beer, rest)
 559 Lorimer Corp, dba Metropolitan, 559 Lorimer Street, (Renewal, liquor, wine/beer)
 Big Island Nene LLC, dba Onomea, 84 Havemeyer Street, (Renewal, Liquor, wine/beer, rest)
 Brooklyn Ball Factory Inc, 95 Montrose Avenue, (Renewal, wine/beer, rest)
 City Cafe Inc, dba Fushi Japanese Cuisine & Lounge, 475 Driggs Avenue Unit A, (Renewal, liquor, wine/beer, rest)
 Charlotte Patisserie Inc., 596 Manhattan Avenue, (Renewal, wine/beer, rest)
 Ichica Bachica Inc., dba 1 or 8, 66 South 2nd Street, (Renewal, liquor, wine/beer, rest)
 Knot Holding Corp, 12 Franklin Street, (Renewal, liquor, wine/beer)
 Matteo & Vida Inc. dba Scalino GP, 659 Manhattan Avenue, (Renewal, liquor, wine/beer rest)
 N Six Rest Inc., dba Tacu Tacu, 13 North 6th Street, (Renewal, liquor, wine/beer, rest)
 Nealtican Deli Grocery Corp., 1225 Flushing Avenue, (Renewal, Beer Only)

One Stop Beer Shop LLC, dba One Stop Beer Shop, 134 Kingsland Avenue, (Renewal, liquor, wine/beer, rest)
Place Bar and lounge Inc, 269 Norman avenue, (Renewal, liquor, wine/beer, rest)
Pudge Knuckles LLC, 184 Kent Avenue Unit 1, (Renewal, wine/beer, rest)
Quality Rockets Inc., dba Hotel Delmano, 82 Berry Street aka 120 North 9th Street, (Renewal, liquor, wine/beer, rest)
Selamat Pagi LLC, 152 Driggs Avenue, (Renewal, wine/beer, rest)
Sid Boys Corp., dba Kellogg's Diner, 514-518 Metropolitan Avenue, (Renewal, wine/beer, wine, Rest)
Tomo Japanese Restaurant Inc, 1077 Flushing Avenue, (Renewal, liquor, wine/beer, rest)
Vanessa's Dumpling House Inc, dba Vanessa Dumpling House, 310 Bedford Avenue (Renewal, wine/beer, rest)

BOARD MEETING

MOMENT OF SILENCE

Chairperson Ms. Fuller called for a moment of silence.

ROLL CALL

Chairperson Ms. Fuller requested District Manager Mr. Esposito to call the roll. He informed the Chair that there were 13 members present, not a sufficient number to call the board meeting to order. The board continued to meet as a "committee of the whole". Items that require a vote would be postponed to the continued portion of the meeting (scheduled for December 15, 2015).

OPEN SPACE ALLIANCE FOR NORTH BROOKLYN (OSA) MINUTE

Ms. Mary Salig, representative from the NYC Parks Department, provided a brief update on parks in the district. She related that they were continuing to meet with NationalGrid on the work being performed at 50 Kent Avenue to remediate the site. Sgt. Doherty Park will be reconfigured. Mr. Torres noted that Lindsay Park's ball fields were in need of replacement. Ms. Peterson asked about the information sign for the park, that it needs to have the full name of Frances Hamburger Sternberg on it.

ANNOUNCEMENTS:

Mr. Baruch, from the Brooklyn Borough President's office provided an update. He noted that Borough President Adams was extremely busy. For Thanksgiving, they gave away 1,500 turkeys and trimmings. The office has begun a new project where they will have hosted

websites for various neighborhoods. A meeting is planned on this. They will be seeking community groups to participate in the neighborhood based website. He noted that they are also distributing community passes to see the Islanders on December 13th.

(continued Board Meeting from December 1, 2015)

ROLL CALL

Chairperson Ms. Fuller requested District Manager Mr. Esposito to call the roll. He informed the Chairperson that there were 26 members answering the call, a sufficient number to call the meeting to order.

APPROVAL OF THE MINUTES

Ms. Nieves's motion to approved the minutes of the November 10, 2015 Board Meeting (continued on December 1, 2015) was seconded by Ms. Teague and was carried unanimously.

COMMITTEE REPORTS

Attendance - A written report was distributed.

By-Laws, Attendance Procedure - A meeting is scheduled for February.

Capital Budget - No report at this time.

Economic Development - A meeting is scheduled.

Education and Youth - A meeting is scheduled.

Environmental Protection - Ms. Kuonen provided a verbal report to bring the Board Members up to date on various environmental efforts in the community.

Housing & Public Housing - The previous meeting was cancelled by NYCHA. The meeting is to be rescheduled.

Land Use, ULURP and Landmarks (subcommittee) Committee - A written report was previously distributed for review.

Parks & Waterfront - A meeting is scheduled for January 21, 2016.

Public Safety & Human Services - The scheduled meeting was cancelled and a new meeting is being planned for January.

SLA Review & DCA - a written report was distributed for review. Mr. Burrows made motion to support the committee's recommendations regarding the new licenses, renewals and postponed items. The motion was seconded by Mr. Bruzaitis. The motion was unanimously carried. A hand vote was taken of all members present. The vote was: 26 "YES"; 0 "NO"; 0 "ABSTENTIONS"; 0 "RECUSALS".

Transportation - A written report was distributed for review. There was discussion about the MTA/NYC Transit on site meeting at Maspeth Avenue and Humboldt Street. The work will be for about 4 years and would involve a portion of the memorial gore parkland. It was noted that there were concerns about the traffic in the area. It was also noted that another meeting would be scheduled that would include the DOT and Parks Department. Board members who wish to attend are welcome.

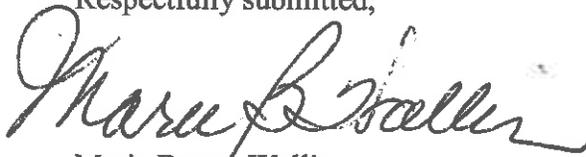
Women's Issues - Ms. Peterson submitted a written report that was distributed. The report discussed the committee's meeting and the results of the survey that was conducted.

Ad Hoc Swinging 60's & Small World Day Care Center - Ms. Peterson reported progress with the building. They were in negotiations. Mr. Caponegro noted that there were negotiations going on with the owner, the City, and the center. They expect to have an outcome in mid-March. There may be a settlement. The space was upgraded.

ADJOURNMENT

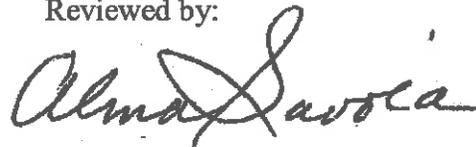
Rabbi Perlstein's motion to adjourn the Board Meeting was seconded by Rabbi Niederman and was carried unanimously. The meeting was adjourned.

Respectfully submitted,



Marie Bueno Wallin
Assistant District Manager

Reviewed by:



Alma Savoia
Recording Secretary

ERIC L. ADAMS
BROOKLYN BOROUGH PRESIDENT

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