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COMBINED PUBLIC HEARING AND BOARD MEETING SEPTEMBER 12, 2012 211 AINSLIE STREET

CONTINUED PUBLIC HEARING (from September 5, 2012)

Ms. Roslund spoke about the continued public hearing. She said that because of the ULURP clock for these two items, the Land Use, ULURP & Landmarks (subcommittee) Committee held its meeting last week instead of after the usual public session. This is considered to be an extension of the meeting from last Wednesday, that was held at 203 Diamond Street, regarding the McGuinness Blvd., and 910 Manhattan Avenue. These items have to be closed out before they can move on to the rest of the agenda. There are two presenters this evening on these items.

CITY PLANNING: MCGUINNESS BLVD. (ULURP # 100218ZMK, N100219ZRY): This is an application filed by McGuinness Realty Corp., the owner of property located at 209/231 McGuinness Blvd., (Block 2576, Lots 20 & 23, Borough of Brooklyn). The applicant proposes the following land use sections affecting the Premises [Block 2576, Lots 5 (part), 7, 20, 23, 24, 25, 26, 27 and 42 (part)] *Maps showing location are on the reverse side of notice.*

- An amendment to Zoning Map, Section 13a, changing property, bounded by Greenpoint Avenue, McGuinness Blvd., Calyer Street and a line 100 feet westerly of McGuinness Blvd. (the "Rezoning Area"), from an M1-1 district to an R7A district with a C2-4 district overlay (the "R7A/C2-4" district)(the "Rezoning").

- An amendment to the text of the Zoning Resolution of the City of New York ("Zoning Resolution" or "ZR"), Appendix F, to indicate, on Map 1 of Brooklyn Community District 1, that the Rezoning Area is an inclusionary housing designated area (the "Text Change").

The purpose of the Application is to facilitate redevelopment of the Premises with an approximately eight-story mixed use building (the "Proposed Building") with approximately 155,000 square feet of floor area including approximately 141 dwelling units and 23,000 square feet of ground floor commercial space. (applicant- representative/Stuart Beckerman LLP) (Presentation limited to 5 minutes) – Continued from September 5, 2012 committee held public hearing.

The representative, Mr. Neil Weisbard, from the law firm of Stuart Beckerman LLP, spoke on behalf of the McGuinness Realty Corporation. They have filed a rezoning application with the City Planning Commission. He noted that he had handed out a package that contains information about the proposal. The package included more than just the board he displayed for the presentation (there is a summary and a map). He noted in his presentation:

- The application seeks to rezone the Eastern half of block 2576 (located on the westside of McGuinness Blvd., between Calyer St. and Greenpoint Ave.)
- The proposed rezoning will extend an R7A district (located south of Calyer Street, to Driggs Ave.)
- The R7A district will extend over the property up to Greenpoint Ave.

The proposed rezoning will do a couple of things: 1.) It will facilitate the construction of an eight-story mixed use building, approximately 155,000 square feet with 140 dwelling. 23,000 square ft. will be commercial space, which will be located entirely

on the ground floor. There will be approximately 90 accessory spaces to go with the residential units and the commercial space. The garage will be located underground at the foot of the building.

- 20% of the units will be dedicated for affordable housing.
- There are a number of residential buildings on the block. Currently, under the M1-1 zoning, a manufacturing district, residential uses are not permitted. Buildings are only allowed to be built at a FAR 1. The rezoning will change the FAR from 1.0 to 3.5, as well as make the residential uses conforming.
- It will allow owners to be able to rebuild their buildings, as well as, enlarge them.
- There is no land use justification to maintaining the M1-1 manufacturing district. This block is actually the only block on the west side of McGuinness Blvd - between Box Street and the BQE - that does not permit residential use.

Mr. Weisbard said that City Planning has also determined that since this property is located on the east side of McGuinness Blvd., an R7A district is appropriate, since McGuinness Blvd is a heavily traffic area. He said that he would answer any questions that people may have, and also Mr. Paul Pullo, who is a member of the corporation, was present.

Mr. Weisbard responded to a request to locate the property on the map. He pointed out the project on the map. Mr. Burrows asked if 8-story buildings were allowed. Ms. Roslund said that there were R7A districts in the community already. Mr. Pullo noted that the area below the project site is R7A. Ms. Roslund spoke about the rezoning in 2005 and the follow up in 2009. The rest of the neighborhood was included in a contextual rezoning, pretty much everything from GMDC down to Grand Street that was already R6, was rezoned either an R6A or R6B in reaction to the Finger building that was going up. During that time they also up-zoned along Grand Street, Metropolitan Avenue, the upper portion of Manhattan Avenue and the upper portion of McGuinness Blvd to R7A. Their thought process was that these wider streets, with heavy traffic and public transportation would be an appropriate place for additional density. They are larger buildings; they are 8 stories. She noted that with the higher density, the City is able to bump up the zoning for inclusionary housing. Anywhere along McGuinness Blvd an 8 story building could be built where there is an R7A designation. She added that she has information in her report. Mr. Kalita asked about the gas station and the other buildings that are on Calyer Street. Mr. Pullo said that it would include these areas. The gas station would remain - as it is the current use. The members discussed the item. Ms. Teague related that some of the residents had concerns about how the rezoning would affect their buildings. Concern was also raised about their properties being damaged during the construction. Mr. Pullo related that the construction would be 30 feet away from the other properties' building lines. He said that he has been a neighbor since 1981 to these other properties, on Eckford Street. These properties are not part of the rezoning. The ground floor would still be commercial. Mr. Burrows asked about the auto parts store. It was noted that it has been gone for months.

Ms. Roslund noted a few points about the project:

- The building is eight stories, 7 floors of residential units over ground floor retail with parking in the cellar.
- An FAR of 4.6; they are taking advantage of the inclusionary housing provision.
- There is 155,000 sq. ft. in total; approximately 141 residential units with 20% being low income.
- There is a mix of studios; 1, 2 and 3 bedroom rental units.
- The low income units would be for persons/households of 80% of AMI.
- The developer has partnered with the North Brooklyn Development Corp. as a local sponsor.
- There is 23,000 sq. ft. of commercial space which they predict will yield 5-6 units of about 5,000 sq. ft. apiece.
- There are 68 residential parking spaces and 23 commercial parking spaces. They are not asking for a parking waiver.

Ms. Roslund asked for questions from the public:

- How many stories down does the building go? Mr. Pullo said that it is projected to go down one story. There is a water level problem.
- Houses are over 100 years old, how will properties be protected. Mr. Weisbard related that if underpinning is required it will be done. He said that Mr. Pullo is their neighbor and he would not want anything to happen to the buildings. He will be responsible for damage. Mr. Pullo said that the building would not go down more than 1-story and is set back 30 ft. from other properties, with the except of one that touches a property line.

Chairman Olechowski noted that there were two members of the public who signed up to speak:

Ms. Christine Hollowacz, resident, related that she had spoken before the committee at the previous meeting. She said that she supports the rezoning. The reason she supports it is because the street is already rezoned the other way through; to leave a couple of blocks out was totally inappropriate. Manufacturing zoning does not fit at all across the street, where they have KeyFood supermarket. This area should have been rezoned from the beginning. She noted that the rezoning is how the neighborhood is

changing. She related that the infrastructure (i.e. sewers) will be all updated and not affected.

Mr. Richard Mazur, Executive Director, North Brooklyn Development Corp, related that ever since the rezoning, his bigger fear is that City Planning does rezoning (as economic development tool) they create a lot of displacement/a lot of dislocation. The community has lost more affordable housing here in the past. Ten years or 20 years – it has been exacerbated. There has not been much recovery of it. For him, he is partnering with Mr. Pull strictly for the 28 units of affordable housing which they will target towards the community's population. They have gotten at least 500 people who need housing, with over 1,000 on a waiting list. He is sure that there are other housing groups in the community who are agree with him. He is targeting for at least 80% of AMI (adjusted median income)...a family of 4 making about \$56,000. His goal is to make it even lower and closer to 60% AMI (there are a lot of families with children of school age). He would want to target the units for people in the community who need the housing and can't afford them. He is all for it. He lives in the community since 1950 and a few blocks away from the site. He shops in KeyFood. He knows what was there before. He has seen a lot of parents moving out.

Ms. Roslund asked for a motion to close this item. Ms. Nieves made the motion. It was seconded by Mr. Dennis, and carried unanimously.

BSA SPECIAL PERMIT (CAL. NO.: 209-12-BZ) 910 MANHATTAN AVENUE, BROOKLYN, NY 11222, (BLOCK 2559, LOT 4): An application submitted on behalf of the 910 Manhattan Avenue Realty Corp., the Owner of the above referenced property, for a special permit under § 73-36 of the NYC Zoning Resolution for the operation of the proposed Physical Culture Establishment (“PCE”) on the second and third floor of the building located at 910 Manhattan Avenue in Kings County. Physical culture or health establishment, including gymnasiums (not permitted under Use Group 9) will require a special permit by the BSA. The proposed facility will occupy a small portion of the first floor and the entire second and third floor of the subject premises. The “PCE” proposes to provide group exercise classes such as Dance, Aerobics, Body Conditioning, Spin, Yoga and Pilates Classes, in addition to the cardiovascular exercise machines and weight training equipment throughout the general gym floors. (applicant-representative/Stuart A. Klein, Esq.) (Presentation limited to 5 minutes) – Continued from September 5, 2012 committee held public hearing.

Ms. Roslund asked for the representative for the item to come forward and present. Mr. Jay Goldstein, from Stuart A. Klein's office, spoke on the item for 910 Manhattan Avenue. He noted that the subject property was located at the corner of Manhattan Avenue and Greenpoint Avenue. It is the building where there is a Starbucks, and on the corner is a McDonald's. They are proposing to convert the second and third floor of that property into a health, like a “Crunch Fitness”, gym of that nature. According to the City, you are not allowed to open a gym unless you apply for a special permit, called a physical culture & health establishment. As per zoning, they are allowed as of right to apply for this. They are proposing to enlarge the building. There will be a build out on the Manhattan Avenue side of approximately eight feet at the 2nd & 3rd floor. There will be a setback. They will not be touching the envelope of the building at any other portion of the property. The gym will measure approximately 13,700 square feet. The proposed hours of operation: from 5AM-Midnight (M-F) and on the weekends 8AM-9PM. They are looking at concerns raised by the board at the hours and will address the matter as it goes before the BSA. Additionally there were concerns regarding bike traffic to the gym. Mr. Goldstein noted that most of the clientele that they are proposing the gym for are in the immediate area. They are anticipating that people will be walking or taking mass transit. They will work with Starbucks to see if a bike rack could go there (there is a bus stop) and with the Greenpoint Avenue side, if it is feasible. It is narrow, but they will see. Additionally, any other requirements by DOB will be met. Ms. Roslund asked if there was a rendering of the building. Mr. Goldstein said that they did not have one yet. The building is proposed to make it a little more modern with a change of the facade, add a couple of windows on the Greenpoint Ave. side. They are going to work with the facade to see how to restore and modernize it. Mr. Goldstein responded to a question from Mr. Wilfredo about the gym's operation. He said that they are proposing to use the floors for a gym. The ground floor tenants, they are hoping to work with them. They plan to hire a team that is experienced in running health clubs. They do not have a catchy name yet. Mr. Dennis related that they do not have an operator of the gym? Mr. Goldstein said that they are planning to hire a team. Mr. Dennis said that the client doesn't have a team. The purpose of the law is to make sure that the health clubs are operated as a health club. Mr. Goldstein said that operations with an approved permit are to ensure that there are licensed persons who would be doing training or services there (i.e. massages). They are required to go through a Department of Investigation to determine that they are suitable. They have gone through that process and have been approved to run a gym. They will bring on consultants to help them run the gym. Other gyms, when they first started had this jump-start with consultants. Ms. Roslund asked if the client was the owner and would be hiring another company to actually run the operations, or is the client going to hire people to work for him that has gym experience? Mr. Goldstein said that it will be a local gym and provide a service. Ms. Roslund said that it was not clear if there would be an outside entity hired to be the operator. Mr. Goldstein said that his client plans now to not hire an outside company. Mr. Dennis said that right now there is no information about who is going to run this gym. Ms. Roslund said that the entity has to be somebody (they say who they are, what there background is and their business plan). Mr. Goldstein related that right now we have an owner, who wants to build a gym. His plan is to build a first rate gym. Whether he will down the road, switch entities, or hire people to run his gym under his brand, that will be determined over the next few months when they get the approval. They have to get the right to open a gym first. Mr. Dennis

asked about the size of the gym. Mr. Goldstein said 13,000 sq. ft.; it will have bathrooms, spaces. Ms. Roslund said that it was not clear what the space would be in this L shaped building. Mr. Goldstein said that he had floor plans with him and a set was sent to the board's office. He would be glad to go over them. The owner was also present. Ms. Roslund said that the PCE was on the 2nd & 3rd floors of 910 Manhattan Avenue. The PCE proposes to provide group exercise classes (i.e. yoga, Pilates, conditioning) as well as cardiovascular exercise machine and weight training equipment through out the facility...this is their application. Mr. Chirichella asked about the committee's review? The committee voted on the item (0 "against")...why are we going through the process again. The owner is trying to open a gym in the area. It is not a bar. They could elaborate a little more on the business plan. Ms. Roslund related that Mr. Dennis was looking at the plans. Ms. Teague asked if it was the board's role to question who would be managing. Ms. Dennis related that this was the point of the law, to make sure that the people are operating a PCE that is not out of line. Ms. Teague questioned about the role to ask about the hiring...was this part of the application? Ms. Roslund elaborated on the zoning resolution and read the findings. She said that she understood that there is the letter of the law, but the spirit of the law to keep out untoward establishments from the neighborhood. Mr. Perlstein spoke on the matter and asked that when they make a change, that they come back to the board. Mr. Kalita related that the space is the former Club Exit. It was noted by Mr. Goldstein that they will turn the whole venue into the gym and not sub divide it. A member of the public spoke about the need for another gym as there were others in the area...that there are troubles with maintaining the memberships because of seasonal changes. Mr. Goldstein said that statistically there is a need for the gym. The owner noted that they have a full plan at the DOB. They put a stop on it because they have to go to the BSA for the PCE approval. This is why they cannot answer all of the management questions as they do not know if they will get the approval for the concept. The concept started about 18 months ago. There is another 3 months before they go before the BSA. They have to go through construction. He said that if he doesn't decide to operate the gym, whoever that person is, will have to go through the same process. The special permit is for the property, the vetting process for the operator has to go through the process again.

Ms. Roslund asked for a motion to close this portion of the hearing. Mr. Perlstein made a motion to close the item. The motion was seconded by Mr. Leon. The motion was unanimously carried.

Chairman Olechowski thanked Ms. Roslund for conducting the continued public hearing on these items. He returned the meeting to hear the other items on the agenda for the regularly scheduled combined public hearing and board meeting.

ROLL CALL

Chairman Christopher H. Olechowski requested District Manager Mr. Esposito to call the roll. He informed the Chairman that there were 21 members present, a sufficient number to call the combined public hearing and board meeting to order.

AGENDA

Chairman Olechowski noted the agenda. Motion was made by Ms. Teague to approve the agenda. The motion was seconded by Ms. Roslund. The motion was carried unanimously.

APPROVAL OF THE MINUTES

Mr. Florentino made a motion to approve the minutes from the June 12, 2012 Combined Public Hearing and Board Meeting. The motion was seconded by Mr. Caponegro. The motion was carried unanimously.

CHAIRMAN'S REPORT

Chairman Olechowski related items that were reviewed by the Executive Committee and voted on. It was a letter dated in July, sent to HPD, in support of St. Nick's Alliance to acquire 112 Seigel Street (city-owned vacant lot) for affordable housing. He read the letter in its entirety. He asked for a motion to approve the letter and ratify the action. Mr. Florentino made a motion to approve the letter. The motion was seconded by Ms. Cianciotta. Mr. Leon recused himself. The motion was carried.

Chairman Olechowski related that it was a very busy summer for him. He related the number of items that had to be addressed and some of the things that were happening:

- June 28th, Ribbon Cutting Ceremony for McCarren Park Pool (Grand Opening)
- Some problems, noted in press, about the pool and security. Although there were problems, they were addressed and security provided. He said that there are some more issues to be addressed (re: behavior in the pool).
- July 25th, a meeting held by Speaker Quinn and co-sponsored by CM Levin and Assemblyman Lentol, in which members of the NYPD, Park Dept., etc. to discuss what could be done to improve the security at the pool (signage for regulations, ID for patrons). It appears to be moving along well.

- In July, there was a concern from businesses for a traffic direction change for Nassau Avenue. It was being related that with traffic flowing westbound, businesses were being bypassed by customers in this busy section. Owners complained that they were losing 30-40% of their business. A petition was organized, meetings were held, and a push was made for the change that happened in mid-July. Although the construction continues, they have the access of the business traffic in the other direction.
- July 17th, meeting attended with Assemblyman Lentol regarding reducing some of the ASP in the Nassau Avenue Reconstruction area to provide relief during the various phases of the work. They are looking at a staggered schedule to provide relief/mitigation.
- September 5th, attended the Land Use Committee's meeting and public hearing.
- September 10th, ribbon cutting ceremony for WNYC Transmitter Park. He noted the history behind the park, that back in 1989 this property was almost auctioned off and thanks to the efforts of District Manager Mr. Esposito, former chairman Mr. Abate and the Parks Commissioner (Stern); they were able to preserve that piece of land for future use. It became part of the commitment for open space. It took years and it was a good effort. Parks Department is moving forward, combined with community effort, to have the park and other open spaces.

Chairman Olechowski said it was a busy summer, with some good things happening, but that there were still some serious challenges ahead.

DISTRICT MANAGER'S REPORT

A written report was submitted and distributed. A written update on park matters was provided by OSA. District Manager Mr. Esposito read the written statement from Mr. Cavanaugh, from OSA, who was out of town. Mr. Burrows asked if OSA could provide an update on the ice skating rink at the next meeting.

ANNOUNCEMENTS

Mr. Eugene Chow, liaison for the Brooklyn Borough President's Office, introduced himself. He noted that the Brooklyn Book Festival would be happening this month. Written information provided. Also on October 2nd, Brooklyn Borough President Markowitz was holding his annual "Take Your Man to the Doctor" event (to encourage womenfolk to get their men folk to go to the doctor).

Ms. Lisa Bloodgood, liaison from Council Member Levin's Office, introduced herself. She was the new liaison for Greenpoint-Williamsburg. She spoke about participatory budget funding. She was passing out fliers about the event. The Council Member is giving the community the opportunity to provide their input about a capital project for the area (a million dollars). They are still determining the date for the Greenpoint meeting. She can be reached at the office or by email. She will answer questions this evening. There is also an environmental film series that they are doing (the first film in regarding "Fracking", to be viewed on October 1st). She noted that a traffic light is to be installed by DOT on Diamond Street and Norman Avenue.

Chairman Olechowski thanked the new liaisons for their updates and announcements.

BSA – SPECIAL PERMIT (CAL. 165-91-BZ, VOLUME II) 45 WILLIAMSBURG STREET WEST (BLOCK 2203 LOT 20): Application submitted (on behalf of client, United Talmudical Academy, owners of the premises) to extend the term of the special permit granted by the BSA on September 15, 1992, for a term of twenty (20) years, for use as a school/Yeshiva. (applicant representative/Stuart A. Klein, Esq.) (Presentation limited to 5 minutes).

Chairman Olechowski noted the item on the agenda and introduced the application for a permit from the BSA to extend the term for the use to operate a Yeshiva (20 years). They were asking for an extension.

Mr. Jay Goldstein, from the firm of Stuart Klein, represented the application. In 1992 they had applied to the BSA to allow the use for a Yeshiva to operate in a manufacturing district. At the time that the BSA approved the application, there was a term of 20 years on it. Today, the term has expired and they are seeking an extension to continue the use - as a Yeshiva - to service the immediate area. There is no change for the way the facility has been run for the last 20 years. They are asking to continue to work with the community and have the Board's support.

Chairman Olechowski asked for any questions on the item. There were no questions and he moved to the next item on the agenda.

BSA - SPECIAL ORDER CALENDAR (SOC CAL. 211-00-BZ) 252 NORMAN AVENUE (BLOCK 2657 LOT 1): The application seeks (i.) an extension of time to complete construction; (ii) waiver of the BSA's Rules of Practice and Procedure to allow filing of this application after the permitted filing period; (iii) and an amendment to approve minor modifications to the BSA

approved plans. (applicant-representative/Nora Martins/Sheldon Lobel Attorneys At Law PC)(Presentation limited to 5 minutes)

Chairman Mr. Olechowski noted that the item was for an extension of time to complete construction; a waiver from the BSA's rule regarding filing period; and an amendment for minor modifications to the approved plans.

Ms. Nora Martins, representative from Sheldon Lobel's office, spoke on the applications. She provided some background:

- Variance originally granted to property at 252 Norman Avenue (corner of Monitor Street) in 2001.
- It is a four story former manufacturing building.
- The variance was for the conversion of the top three floors to residential use.
- The construction was completed and the C of O has not yet been obtained; the owner/manager at the time had experienced severe health problems and financial difficulty. They are now trying to move forward.

Ms. Martins said that they are back at the BSA, with some changes for the plans (some, layout differences for the units, window configurations). Ms. Roslund asked when the original plans were approved. Ms. Martin related that it was in 2001. It has been 11 years. There is no expiration on the variance, but in the time for construction (4 years). They are requesting a waiver for the filing in 30 days. They are trying to get everything squared away with the Department of Buildings and get the C of O. They have made all of the applications at the same time. Chairman Olechowski asked why they required the extension. It was noted that there were some financial delays and health problems. There are people living there. Mr. Dennis asked when the extension was filed. It was noted that the extension was filed for in August; it should have been filed within 30 days (in 2005). A resident, Mr. Napp, spoke about roof top events (music & parties) held there over the summer? Will these be stopped? They advertised and charged for admissions. Ms. Martins said that she was not aware of the complaint issue and will look into it. Ms. Nieves raised concern about having no C of O, and that people are living there illegally. Mr. Dennis asked that the original resolution be pulled and reviewed at the next committee meeting. Mr. Perlstein raised concern about the rooftop activities and charged for the events. Chairman Olechowski said that it would be looked into. Mr. Napp said that he would provide some information about the rooftop use. Chairman Olechowski thanked him for his input.

CITY PLANNING APPLICATION (N120196 ECK) & DEPARTMENT OF CONSUMER AFFAIRS APPLICATION – FOR AN ENCLOSED SIDEWALK CAFÉ - An application was filed for a new enclosed sidewalk café for the following location: **YOLA'S CAFÉ MEXICAN FOOD CORP., dba YOLA's CAFÉ, 524 Metropolitan Avenue, Brooklyn, NY 11211, (DCA License # 1419684) – 2 tables and 4 seats.** (Presentation limited to 5 minutes).

Chairman Olechowski noted the item and asked for the representative to come forward and present. Mr. Julio Leder-Luis presented on the item. He provided an overview of the application:

- It was for an enclosed sidewalk cafe, using metal and glass at 524 Metropolitan Avenue.
- It was on the south side of Metropolitan Avenue, before Union Avenue.
- It is a small sidewalk cafe, about 54 square feet.
- It will have 2 tables, 4 chairs and doesn't project pass the stoop of the existing residential building. It will increase the occupancy of the cafe a little bit. It will make it stand out on the block because of the enormous stoop.

Ms. Roslund asked if the cafe was expanding. Mr. Leder-Luis related that both are connected on the inside and the existing enclosed sidewalk cafe is being modified. Ms. Roslund asked about the size of the cafe, would it meet the requirements from the curb? Mr. Leder-Luis noted that it was built in the past and it is what exists today. They will fill in what they have to. Mr. Burrows related that it (the enclosed sidewalk café) has been there --built for years. It extends out three feet. Ms. Roslund said it was the other one that she was referring to. There is one that has been for there years and it is tiny. It really is just a glass covering so that you don't get rained on when you open the door. On the other side of the stoop, there is another one that is three times the size, but is about the size of one of these tables (at the senior center). It is there and kind of newer. The application is addressing both. There is no seating in the other one.

There were no other questions and the item was closed. Ms. Roslund noted that the next meeting of the Land Use Committee will be on September 20, 2012 at 6:30PM, in the CB #1's Office, 435 Graham Avenue. The last three items presented today will be reviewed then.

COMMENTS ON THE FISCAL YEAR 2014 BUDGET PRIORITIES -- comments to be received regarding expense/capital budget priorities for Fiscal Year 2014 and Service Program Priorities (PEG Form). Comments will be limited to three (3) minutes; written testimony requested.

Chairman Olechowski noted the item on the agenda and requested Ms. Teague to conduct this portion of the hearing. Ms. Teague announced that she will schedule a committee meeting to pull all of the information together and present a report at the next board

meeting. There were no speakers who signed up for the item. Ms. Teague made a motion to close this portion of the hearing. The motion was seconded by Mr. Bondo and was unanimously carried.

LIQUOR LICENSE APPLICATIONS

Chairman Olechowski noted the listing. He related that the SLA Review Committee had its work cutout for this month. Mr. Kalita, committee chair, noted that there would be a committee meeting held on September 27, 2012, at 6:30PM, in the CB #1's District Office.

PUBLIC SESSION

There were no speakers signed up for the public session.

COMMITTEE REPORTS

SLA REVIEW COMMITTEE

Mr. Kalita submitted a written report on behalf of the committee. He read the report and requested votes on the various items:

- **Cabaret License:**

Brooklyn Bowl LLC, dba Brooklyn Bowl, 61 Wythe Avenue.

The committee recommends approval. Mr. Kalita made a motion to support the recommendation. The motion was seconded by Mr. Dennis. The motion was carried unanimously.

- **Liquor Licenses – New Applications:**

Mr. Dennis noted a problem location, 174 Bedford Avenue Bar LLC, dba Charleston, 174 Bedford Avenue and asked that it be separated from the other locations at this time and voted separately. He asked that it be denied because of complaints about the sidewalk café. The sidewalk café was objected to by the board. It is an establishment that has ignored every stipulation that was tried to be negotiated with them. They have been operating for five years. The members discussed the licenses. Mr. Burrows noted problems with this application, as the same owner's other location at 600 Metropolitan Avenue had complaint issues. Mr. Dennis made a motion to approve all of the recommendations with the exception of 174 Bedford Avenue. The motion was seconded by Mr. Perlstein. The motion was unanimously carried.

Mr. Perlstein made a motion to deny the application made by 174 Bedford Avenue Bar LLC. The motion was seconded by Mr. Burrows and carried unanimously.

- **Liquor Licenses - Renewal Applications:** Mr. Kalita made a motion to accept the committee's recommendations regarding the renewals. The motion was seconded by Mr. Leon. The motion was carried unanimously.

Mr. Kalita noted that the next meeting of the SLA Review Committee will be held on September 27, 2012 at 6:30PM in the Board's Office at 435 Graham Avenue. There were 100 applications to be reviewed.

TRANSPORTATION COMMITTEE

Mr. Florentino presented a written report. He noted that the report contained an item to be voted on. It was for support of the proposed bike parking for Kinfolk Studios, 90 Wythe Avenue, to be located at the North 11th Street side of the building. He read the resolution regarding no objection to the placement of the proposed on street bicycle parking and made a motion to support it. The motion was seconded by Mr. Dennis. The motion was carried unanimously. Mr. Dennis noted that there are plans for the Williamsburg Bus Plaza asked if DDC could come to a committee meeting to present on the design. There was a letter in the District Manager's report. Mr. Florentino related that he would look into scheduling the item for a meeting.

LANDMARKS SUBCOMMITTEE

Ms. Chabrowski presented a verbal report regarding an application for a new building at 94 Greenpoint Avenue. This property is

currently a vacant lot where the owner proposes to build a new building within the Greenpoint Landmark District. The lot is located on the block of Greenpoint Avenue, between Franklin Street and Manhattan Avenue (south side of the street). The committee reviewed the plans with the property's representative and supports it. The new building will be set back (sloped) at the top floor, and have characteristics of the surrounding buildings. She discussed details of the construction. Ms. Chabrowski asked for the board's support of the committee's recommendation to approve the application being presented to the Landmarks Preservation Commission and made a motion. The motion was seconded by Ms. Nieves. Mr. Dennis abstained. The motion was carried.

PUBLIC SAFETY COMMITTEE

Mr. Burrows submitted a written report regarding two unenclosed sidewalk cafe applications. He made a motion to approve the recommendations. The motion was seconded by Mr. Caponegro. The motion was unanimously carried.

Mr. Burrows related the requirements for sidewalk cafes, including the posting of signs about the number of tables and chairs, including where to file complaints.

Mr. Burrows announced that Ms. Bamonte had a baby girl.

LAND USE, ULURP, LANDMARKS (subcommittee) COMMITTEE

Ms. Roslund submitted a written report regarding the committee's recommendations for the two items heard from the Public Hearing (held on September 5, 2012 and continued on September 12, 2012) She read the report and the recommendations for each item.

- **BSA Special Permit (CAL. NO.: 209-12-BZ) 910 Manhattan Avenue, Brooklyn, NY 11222, (Block 2559, Lot 4).** The committee recommends approval with conditions. Mr. Gangone made a motion to approve the recommendation. The motion was seconded by Mr. Chirichella. It was carried unanimously. The vote was as follows: 35 "YES"; 0 "NO"; 0 "ABSTENTIONS"; 1 "RECUSAL" (Mr. Pullo).
- **City Planning: McGuinness Blvd. (ULURP # 100218ZMK, N100219ZRY):** This is an application filed by McGuinness Realty Corp., the owner of property located at 209/231 McGuinness Blvd., (Block 2576, Lots 20 & 23, Borough of Brooklyn): The committee recommends approval with conditions. Mr. Dennis made a motion to support the committee's recommendation. The motion was seconded by Ms. Lawrence. The motion was carried. The vote was as follows: 32 "YES"; 2 "NO" (Ms. Havan, Ms. Roslund); 0 "ABSTENTIONS"; 1 "RECUSAL" (Mr. Pullo).

OLD BUSINESS

No old business was raised.

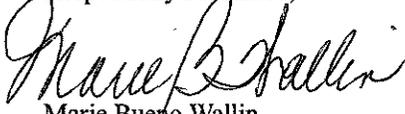
NEW BUSINESS

No new business was raised.

ADJOURNMENT

Mr. Perlstein made a motion to adjourn the meeting. The motion was seconded by Ms. Lawrence, and was carried unanimously.

Respectfully submitted,


Marie Bueno Wallin
Assistant District Manager

Reviewed by:


Israel Rosario
Recording Secretary