



COMMUNITY BOARD No. 1

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HON. ANTONIO REYNOSO
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER
FIRST VICE-CHAIRMAN

DEL TEAGUE
SECOND VICE-CHAIRPERSON

GINA BARROS
THIRD VICE-CHAIRPERSON

VACANT
FINANCIAL SECRETARY

SONIA IGLESIAS
RECORDING SECRETARY

PHILIP A. CAPONEGRO
MEMBER-AT-LARGE

DEALICE FULLER
CHAIRPERSON

JOHANA PULGARIN
DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

June 5, 2023

COMBINED PUBLIC HEARING AND BOARD MEETING NOTICE

TO: Community Board Members and Residents
FROM: Dealice Fuller, Chairperson
RE: Scheduled Combined Public Hearing and Board Meeting
(25 Members Constitute a Quorum for the Board)

Please be advised that a Combined Public Hearing and Board Meeting of Brooklyn Community Board No. 1 will be held as follows:

WHEN: TUESDAY --- June 13, 2023
TIME: * 6:00 PM *
WHERE: VIA WEBEX

(While we cannot meet in person, we will be meeting virtually. Below are options for you to connect)

Event Address for Attendees:

<https://nycb1.webex.com/nycb1/j.php?MTID=m9fd41197304a5553797a26b2856253a1>

Event Number: 2340 755 4470

Event Password: 0472018 (0472018 from phones and video systems)

Audio conference: +1-646-992-2010 [New York City]

Access code: 2340 755 4470

NOTE --- All persons who wish to speak during Public Session, please see the form (submission deadline - 2:00 PM):

<https://www1.nyc.gov/site/brooklyn1/meetings/speaker-request-form.page>

NOTE --- Elected Officials who wish to speak, please send an email to: Bk01@cb.nyc.gov

PUBLIC HEARING

AGENDA

1. **PRESENTATION: 94 WYTHE AVENUE F & B LLC DBA DESERT FIVE SPOT- (New Application and Temporary Retail Permit, liquor, wine, beer, bar, tavern)** This new venue will have 250 or more patrons' capacity. We asked them to postpone and present in front of the full board. Referred by Mr. Arthur Dybanowski, Chair of the SLA Review & DCA Committee. Presenters: Phil Dorn; Pesetsky & Bookman PC, Dan Daley and Sebastian Puga, (10 Minutes)
2. **PRESENTATION: J & A EVENTS LLC, 78 KINGSLAND AVENUE — (New Application, and Temporary Retail permit, liquor, wine, beer, cider, catering facility)** This new venue will have 250 or more patrons' capacity. We asked them to postpone and present in front of the full board. Referred by Mr. Arthur Dybanowski, Chair of the SLA Review & DCA Committee. Presenters: Robert S. Lewis, Attorney and Counselors at Law. (10 Minutes) **APPLICANT WITHDREW APPLICATION.**
3. **PRESENTATION: PALM SUNRISE 53 LLC, 53 SCOTT AVENUE, (New Application, liquor, wine, beer, cider)** This new venue will have 250 or more patrons' capacity. We asked them to postpone and present in front of the full board. Referred by Mr. Arthur Dybanowski, Chair of the SLA Review & DCA Committee. Presenter: Terrence Flynn Jr, Flynn & Flynn PLLC. (10 Minutes)
4. **PRESENTATION: CORP TO BE FORMED BY BRICE JONES, DBA TBD, 240 BROADWAY, (New Application, and Temporary Retail Permit, liquor, wine, beer, cider, tavern)** This new venue will have 250 or more patrons' capacity. We asked them to postpone and present in front of the full board. Referred by Mr. Arthur Dybanowski, Chair of the SLA Review & DCA Committee. Presenter: Frank Palillo. (10 Minutes)
5. **PRESENTATION: NYC ENVIRONMENTAL PROTECTION (DEP)- Gateway to Greenpoint** Construction of a .42-acre public open space on Kingsland Avenue and Greenpoint Avenue adjacent to the Newtown Creek Wastewater Resource Recovery Facility (WRRF). The project will include green infrastructure to capture nearly 1 million gallons of stormwater runoff a year. This project is a recipient of District 33 Participatory Budgeting. Partners: Council Member Lincoln Restler and Newtown Creek Alliance. The project will be submitted to the Public Design Commission for review bills. Presenter: Denise Hubbard, DEP, Bureau of Public Affairs, Office of Community Affairs and Communications. (15 Minutes)
6. **ELECTIONS OF OFFICERS AT 8:00 PM**
7. **PRESENTATION: JENNINGS HALL** -has been a critical source of housing for elderly residents in North Brooklyn since its completion in 1980. The addition will create over 200 new low-income apartments for elderly residents on the corner of Bushwick Avenue and Grand Street. The new building will connect to Jennings Hall, and the existing 150 elderly apartments on the ground floor and provide amenities for all the

residents. To achieve the development plan, St. Nicks plans to rezone the Jennings Hall site and the adjacent three-story vacant bank building, acquired in November 2021, from R7A to R7X. Once the site is rezoned, St. Nicks will demolish the bank building and build a new 14-story affordable senior building in its place. The NYC Department of City Planning is still reviewing the rezoning information but we expect them to certify a rezoning review through ULURP in the coming month. We wanted to inform the board of the anticipated action and are happy to come and answer questions on the project ahead of the official ULURP. Presenter: Frank Lang, Deputy Executive Director for Housing, St. Nicks Alliance. (15 Minutes)

8. **PRESENTATION- NYC DEPARTMENT OF ENVIROMENTAL PROTECTION (DEP)- RESOURCE RECOVERY PROGRAM AT THE NEWTOWN CREEK WASTEWATER TREATMENT PLANT.** Beth DeFalco, Commissioner for Public Affairs & Communications and Jane Gajwani, Director of Energy and Resource Recovery, will present and discuss how in conjunction with National Grid, biogas at the plant is captured and converted into heating gas. (15 Minutes)

9. **PRESENTATION- 185 BEDFORD AVENUE, STORE FRONT- EDGAR Klyedman and Giorgio Matesi of dba RMAN Holdings, LLC DBA High of Brooklyn** Dispensary have obtained a provisional license from the Cannabis Control Board and intend to file an application for full license with the NYS Office of Cannabis Management to open Retail Dispensary, on -site consumption business. Presenter: Andrew Cooper, ESQ. Falcon Rappaport & Berkman. (20 Minutes)
*Community Board 1, has 30 Days to respond to the application by mail from the date the Notification is received.

10. **LIQUOR LICENSES**

NEW

- 1) 19 Greenpoint LLC, dba TBD, 19 Greenpoint Avenue, (New Application and Temporary Retail Permit, liquor, wine, beer, cider)
- 2) 661 Driggs Avenue LLC, dba Fish Cheeks, 661 Driggs Avenue, (New Application, liquor, wine, beer, cider, rest)
- 3) After 5 Exotics Corp, 994 Manhattan Avenue, (New Application, and Temporary Retail Permit, beer , cider)
- 4) Bait & Bow LLC, dba Bait & Bow, 21 India Street, (New Application, and Temporary Retail Permit, liquor, wine, beer, cider, rest)
- 5) El Poblado Corp, dba Limosneros, 366 Union Avenue, (New Application, and Temporary Retail Permit, wine, beer, cider, rest)
- 6) FMW LLC, dba Dennon's, 1041 Flushing Avenue, (New Application, liquor, wine, beer, cider, bar, tavern)
- 7) Kim & Hua Holding LLC, dba Nan Xiang Express, 167 Grand Street, (New Application and Temporary Retail Permit, wine, beer, cider, rest)
- 8) Mori restaurant Inc, dba TBD, 340 Grand Street, (New, Application, and Temporary Permit Retail Permit,, wine, beer, cider, rest)

- 9) Mr. Sushi Japanese Restaurant, 331 Graham Avenue, (New Application and Temporary Retail Permit, liquor, wine, beer, cider, rest)
- 10) OH Dumplings of Greenpoint Inc, 56 India Street, (New Application and Temporary Retail Permit, wine, beer, cider, rest)
- 11) Saint Jane LLC, dba TBD, 312 Leonard Street, (New Application and Temporary Retail Permit, liquor, wine, beer, cider, rest)
- 12) Schmaltz Foods LLC ,Shalom Japan, 310 South 4th Street, (Renewal, liquor, wine, beer, cider, rest)
- 13) Veselka Lorimer Restaurant LLC, dba Veselka Restaurant, 646 Lorimer Street, (New Application and Temporary Retail Permit, liquor, wine, beer, cider, rest)

RENEWAL

- 1) #1 PHO INC, dba Zen Yai, 208 Grand Street, (Renewal, liquor, wine, beer, cider, rest)
- 2) 76 Ainslie OPCO LLC, dba Ainslie, 76 Ainslie Street, (Renewal, liquor, wine, beer, cider, rest)
- 3) 120 Seconds LLC, dba Temkins 155 Greenpoint Avenue, (Renewal, wine, beer, cider, bar , tavern)
- 4) 89 Conselyea Realty LLC, dba Destefano's Dee Brooklyn Steakhouse, (Renewal, liquor, wine, beer, cider, rest)
- 5) 123 Gpoint LLC, 123 Greenpoint Avenue, (Renewal, liquor, wine, beer, cider, rest)
- 6) 146 Broadway Associate LLC, dba Baby's All Right, 146 150 Broadway, (Renewal, liquor, wine, beer, cider, rest)
- 7) ADMA LLC, dba Torst, 615 Manhattan Avenue, (Renewal, liquor, wine, beer, beer, cider, rest)
- 8) Bromaco Inc, dba Aurora, 70 Grand Street, (Renewal, liquor, wine, beer, cider, rest)
- 9) Greenpoint Truck Stop Inc, 278 Greenpoint Avenue, (Renewal, beer, cider)
- 10) Hinomaru Kitchen Inc, dba Ryuji Ramen, 513 Grand Street, (Renewal, wine, beer, cider, rest)
- 11) El Ketzalt Corp, dba HAAB, 202 Leonard Street A, (Renewal, wine, beer, cider, rest)
- 12) Life's A Pink Beach Corp, dba Fiction, 308 Hooper Street, (Renewal, liquor wine, beer, cider, bar, tavern)
- 13) LPH Two LLC, dba Nami Nori, 236 North 12th Street, (Renewal, wine, beer, cider, rest)
- 14) OB Hospitality Inc, 84 Havemeyer Street, Left Store, (Renewal, liquor, wine, beer, cider, rest)
- 15) Sterling Caterers Inc., 75 Ross Street, (Renewal, liquor, wine, beer, cider, catering Facility (private event only))
- 16) Studio 299 LLC, dba Polygon Brooklyn, 299 Vandervoort Avenue, (Renewal, liquor, wine, beer, cider, rest)

ELECTIONS FOR THE EXECUTIVE COMMITTEE AND THE ATTENDANCE COMMITTEE WILL TAKE PLACE PROMPTLY AT 8:00 P.M.

BOARD MEETING

1. **MOMENT OF SILENCE**
2. **ROLL CALL**
3. **APPROVAL OF THE AGENDA**
4. **APPROVAL OF THE MINUTES** – Combined Public Hearing & Board Meeting of May 16, 2023.

PUBLIC SESSION (Reserved for the Public’s expression. Board Members will not be allowed to speak.) **NOTE ---** All persons who wish to speak during this portion of the meeting **must: Register (by 2 P.M.) using the link:**

<https://www1.nyc.gov/site/brooklyn1/meetings/speaker-request-form.page>

Each scheduled participant for this session will have an allowance of two (2) minutes [time permitting.] (No questions will be entertained. Speakers are requested to submit their testimony in writing)

5. **COMMITTEE REPORTS**
6. **PARKS DEPARTMENT MINUTE** – As written.
7. **ANNOUNCEMENTS: ELECTED OFFICIALS** – Called in the order of signup.
8. **OLD BUSINESS**
9. **NEW BUSINESS**
10. **ADJOURNMENT**

Note: For further information on accessibility or to make a request for accommodations, such as sign language interpretation services, please contact Brooklyn Community Board No. 1, Tel. (718) 389- 0009; at least (5) business days in advance to ensure availability.

**Community Board No.1
Candidates for Elections
June 13, 2023**

(Names Appear Alphabetically for Each Position)

EXECUTIVE COMMITTEE

Chairperson

Dealice Fuller

First Vice Chairperson

Paul Kelterborn
William Vega- declined
Simon Weiser

Second Vice-Chairperson

Del Teague

Third Vice-Chairperson

Gina Barros

Financial Secretary

Kevin Costa
David Heimlich

Recording Secretary

Sonia Iglesias

Member At Large

Philip Caponegro

ATTENDANCE COMMITTEE:

(3) To be Selected
Iris Cabrera
Rabbi David Niederman
Eric Bruzaitis