



COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

FAX: (718) 389-0098

Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyn1

HON. ANTONIO REYNOSO
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER
FIRST VICE-CHAIRMAN

DEL TEAGUE
SECOND VICE-CHAIRPERSON

GINA BARROS
THIRD VICE-CHAIRPERSON

DAVID HEIMLICH
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

REVISED

September 29, 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
(26 Members Constitute a Quorum for the Board)

**FOR YOUR SAFETY AND THE SAFETY OF OTHERS MASKS ARE ENCOURAGED
BEFORE ENTERING THE MEETING.**

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

WHEN: WEDNESDAY --- OCTOBER 11, 2023
TIME: *** 6:00 PM ***
WHERE: SWINGING SIXTIES SENIOR CENTER
211 AINSLIE STREET
CORNER OF MANHATTAN AVENUE
BROOKLYN, NY 11211

**NOTE TO ALL SPEAKERS: THOSE WHO WISH TO SPEAK DURING THE PUBLIC
SESSION MUST SIGN AND SUBMIT THEIR SPEAKER FORM FROM 5:45 PM-6:15 PM
NO LATER THAN 6:15 PM.**

PUBLIC HEARING

AGENDA

1. **PRESENTATION: JENNINGS HALL EXPANSION (C230255 ZMK) (CEQR # 23DCP133K)** – IN THE MATTER of a Zoning Map Amendment from R6B, R7A, and R7A/C2-4 to R7A, R7X, and R7X/C2-4 and a Zoning Text Amendment to include a new Mandatory Inclusionary Housing (MIH) Area to facilitate a new 14-story, 136,574 zoning square foot mixed-use development with 218 Affordable Independent Residences for Seniors (AIRS), is being sought by St. Nicks Alliance at 819 Grand Street in Williamsburg, Community District 1, Brooklyn. *Presenter: Frank Lang, Co-Presenter: Charlie Stewart*
2. **REQUEST FOR PROPOSALS FOR THE DEVELOPMENT, OPERATION, AND MAINTENANCE OF AN OUTDOOR CAFÉ IN WNYC TRANSMITTER PARK, BROOKLYN**- Parks intends to issue a significant request for proposals for the development, operation, and maintenance of an outdoor café in WNYC Transmitter Park, Brooklyn. This concession will include the addition of public restrooms. The RFP will provide for a term not to exceed twenty (20) years. Parks is taking questions or comments regarding the development of the scope of this RFP.
NYC Parks Concessions: Alexander Han (Chief of Concessions), Andrew Coppola (Senior Project Manager), Kat Cognata (Project Manager) *Questions and Comments by Community Board 1, are due by November 15, 2023.
3. **COMMENTS ON THE PRELIMINARY BUDGET FISCAL YEAR 2024** – Comments from the public regarding the Preliminary Budget for Fiscal Year 2024. Speakers are limited to one (1) minute each. **Written testimony is requested.**
4. **LIQUOR LICENSES**

NEW

1. 53 A.D. (NY Qualified Name for Empirical, Inc.), DBA TBD, 53 Scott Avenue Unit D (New Application, Liquor, Wine, Beer & Cider, Bar/Tavern)
2. 759 Richard's Corp, DBA TBD, 759 Grand Street (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern. Amended renotification. Previously Approved.
3. AI Sushi Inc, DBA Mizu Sushi, 311 Bedford Avenue (New Application and Temporary Retail Permit, Wine, Beer & Cider, Restaurant)
4. Apollo Bar LLC, DBA Heaven + Earth, 290 Nassau Avenue (New Application and Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern)
5. Chipotle Mexican Grill of Colorado, LLC, DBA Chipotle Mexican Grill #4927, 885 Manhattan Avenue (New Application, Wine, Beer & Cider, Restaurant)
6. Entity to be formed by Jared Solomon, DBA Pending, 25 Kent Avenue (New Application, Liquor, Wine, Beer & Cider, Restaurant [Indoor Golf Concept])

7. Maiz Restaurant Corp, DBA Tabu, 10 Hope Street (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Restaurant)
8. Propped NY LLC, DBA Hello Meadow BK, 20 Meadow Street (New Application and Temporary Retail Permit, Wine, Beer & Cider, Catering Facility [Private Events Only])
9. Redds Tavern INC, DBA TBD, 511 Grand Street (Corporate Change, Liquor, Wine, Beer & Cider, Bar/Tavern)

RENEWAL

1. 135 Studio N ADR Inc., DBA Juliette Restaurant, 135 North 5th Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
2. 221 North 4th Rest Corp, DBA Golden Years, 221 North 4th Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
3. 227 Grand Corp., DBA Beats Karaoke & Belly Korean Bacon Shop, 227 Grand Street (Renewal, Wine, Beer & Cider, Restaurant)
4. 622 Vanderbilt Restaurant LLC, DBA Rule of Thirds, 29 Norman Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
5. The 709 Lorimer St Rest Corp, DBA Pete's Candy Store, 709 Lorimer Street (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
6. ALUK 888 Inc, DBA Chinese Musician, 151 Greenpoint Avenue (Renewal, Wine, Beer & Cider, Restaurant)
7. Authentic Pierogi Inc, DBA Pierozek, 592 Manhattan Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
8. City Café Inc, DBA Fushimi Japanese Cuisine & Lounge, 475 Driggs Avenue Unit A (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
9. El Golpe LLC, DBA Llama Inn, 50 Withers Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
10. Eyval NYC LLC, DBA Eyval, 25 Bogart Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
11. Indigo Williamsburg HM LLC & Valor Beverage Management LLC as Mgr, DBA TBD, 500 Metropolitan Avenue (Renewal, Liquor, Wine, Beer & Cider, Hotel)
12. Jankyboyz LLC, DBA Jack's Wife Freda, 258 Wythe Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
13. Karczma Inc., DBA TBD, 136 Greenpoint Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
14. MFK Gentleman INC, DBA Antidote, 66 South 2nd Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
15. M Noodle, LLC, DBA M Noodle Shop, 549 Metropolitan Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
16. Motorino Broadway Inc., DBA Motorino Broadway, 139 Broadway (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
17. M Shanghai, LLC, DBA M Shanghai, 292 Grand Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)

18. Nealtican Deli Grocery Corp, DBA N/A, 1225 Flushing Avenue (Renewal, Wine, Beer & Cider, Restaurant)
19. OMHBROOKLYN LLC, DBA Old Man Hustle Bklyn Bar & Comedy Club, 308 Bedford Avenue (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
20. Painting Lounge LLC, DBA N/A, 309 Roebling Street (Renewal, Wine, Beer & Cider, Bar/Tavern)
21. Rhymin & Thievin LLC, DBA Thief, 595 Union Avenue (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
22. Vabeh First LLC, DBA Have & Meyer, 103 Havemeyer Street (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
23. Vera Cruz on Bedford Ave Corp, DBA Vera Cruz on Bedford Ave, 195 Bedford Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
24. W/G Hospitality Group Inc., DBA Jimbo Slims, 524 Graham Avenue (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)

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 September 12, 2023.
5. **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 in Person (Between 5:45 PM – 6:15 PM) (No later than 6:15 PM)**
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)
6. **COMMITTEE REPORTS**
7. **PARKS DEPARTMENT MINUTE** – As written.
8. **CHAIRPERSON’S REPORT**- As written.
9. **DISTRICT MANAGER’S REPORT** – As written.
10. **ANNOUNCEMENTS: ELECTED OFFICIALS**
11. **OLD BUSINESS**
12. **NEW BUSINESS**
13. **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.