

Brooklyn Community Board 4
Public Hearing and Regular Meeting Minutes
Wednesday, January 18th, 2024, 6pm

Hope Gardens Community Center
195 Linden Street
Zoom

Chairperson: Robert Camacho
District Manager: Celestina León

Meeting Start: 6:15pm

Celeste called the meeting to order and announced the first public hearing item.

Public Hearing:

1) New York State Liquor Authority Renewal Applications:

- i. Moonrise, 1329 Willoughby Avenue (between Wyckoff Avenue and St. Nicholas Avenue)

Rick Rosa, a representative of Moonrise, spoke on behalf of owner Lara Jacobs. He explained they are in a transitional phase, seeking to raise capital to make improvements and change to a lounge-style business model open 6 days a week with a kitchen. Moonrise has hired security and conducted soundproofing to address past noise issues. Intended hours are until 2am on Fridays and Saturdays.

A community member expressed that removing Moonrise won't solve the problem, as there are 5 other similar establishments at 1329 Willoughby. He noted the lack of police response to complaints.

A neighbor stated Moonrise opens doors when it should be closing. She shared negative experiences with patrons, noise and vibrations, and feels unsafe. She asked if Moonrise would commit to closing at 2am Fridays/Saturdays and midnight other nights.

Another community member stated this is not Moonrise's first appearance before the board. He believes Moonrise is not ready to be held accountable, as they claim to only be open 2 days but have operated until 10am. He suggested tightening requirements.

The board will submit testimony to the SLA in an attempt to address issues, though renewal applications do not have a formal SLA review process. They will follow up regarding other businesses at that address.

- ii. Risky Dice, Inc. d/b/a Kichin, 1264 Myrtle Avenue (corner of Myrtle Avenue and Cedar Street)

The owner, Mr. Ferrera, explained Kichin is a black-owned, minority-owned restaurant, bar, event and community space that does art projects and movie premieres. It is open 12pm-4am on weekends, until midnight Sundays, and delivers food. This is their 3rd renewal without prior issues.

Ferrera recently met with a neighbor to address minor sound from the back, which they are soundproofing. Kichin has never had visits from NYPD or FDNY and manages any drunk patrons. Ferrera welcomed any other feedback, as communication with neighbors is a priority.

- 2) **Lucia Marquez Reagan, Borough Planner, Kerensa Wood, Deputy Director, Brooklyn Office, and Matthew Waskiewicz, NYC Planning** – presenting the City of Yes Zoning for Economic Opportunity text amendment.

Ms. Reagan presented a summary of the City of Yes Zoning for Economic Opportunity text amendment. The proposal is intended to support small businesses across the city by updating zoning regulations to make rules simpler, more adaptable, and reflective of modern businesses and neighborhoods.

According to NYC Planning, City of Yes aims to make it easier for businesses to find space and grow, support growing industries, foster vibrant neighborhoods, and create new opportunities for businesses to open.

Board members were critical of the presentation and raised the following questions:

- Annette Spellin inquired about the types and sizes of businesses allowed in residential buildings, the owner/landlord's responsibility, and who will issue permits and conduct inspections.
- Desmonde Monroe asked about the affordability of the new stock of business spaces and subsidized commercial spaces on NYCHA properties.
- Zachary Hendrickson raised concerns about the grandfathering process for auto repair shops, transportation methods for micro-distribution centers, the impact on community services in NYCHA buildings, and the definition of local goods and services for corner stores.
- Christian Celeste Tate questioned the study of impacts on rent levels, the SLA application process, and resident feedback mechanisms for commercial spaces in large-scale residential developments.

- Jo-Ena Bennett expressed concern about the rushed timeline for community boards to review and provide recommendations on the complex, multi-faceted proposal.
- Jessica Tiburcio asked about the surveillance of home-based businesses and potential conflicts between residential and non-residential businesses in the same building.
- Felix Ceballos inquired about the prioritization of commercial interests over residential spaces.
- James Stuart asked how the community can change the process of receiving and vetting such proposals to allow for more time and input.

Regular Meeting:

1) First Roll Call

Board members in attendance: Isa Abney, Jo-Ena Bennett, Rawle Brown, Robert Camacho, Melissa Carrera-Solano, Felix Ceballos, Christian C. Tate, Andrew Choi, Cecilia Fabian, Christopher Graham, Anne Guiney, Zachary Hendrickson, Barbara Jackson, Kyeshia Johnson, Virgie Jones, Luisa Jose, Edward Kopp, Kristine Malden, Desmonde Monroe, Katelin Penner, Raul Rubio, Eliseo Ruiz, Milagros Sandoval, Vernedeaner Shell, Dustin Sonneborn, Annette Spellin, James Steward, Jessica Tiburcio, Ben Tocker

Board Members in attendance via a remote waiver: Elvena Davis, Tanesha Honeygan, Barbara Smith (no sound issue), Jerry Valentin

Excused: Stephanie Anderson, Freddy Fowler, Nicolas Kaplan

Absent: Joshua Brown (Zoom – no waiver), Makeba S. Brown-Alleyne, Jazmin De Santiago Diaz, Joanna Fuentes (Zoom – no waiver), Tara Jones-Thomas, Raman Mama, Mary McClellan, Zulma Novoa, Levi Orenstein-Wolf, Maria Soler, Tashawna Wade

Resigned: Acire Polight

29 members in attendance constitutes quorum.

2) Acceptance of the Agenda

Katelin Penner made a motion to accept the agenda. It was seconded by Melissa Carrera-Solano. All were in favor, so moved.

3) Acceptance of the Previous Meeting Minutes

Melissa Carrera-Solano made a motion to table the previous meeting minutes. It was seconded by Katelin Penner. All were in favor, so moved.

4) Chairperson's Report

Mr. Camacho provided an overview of meetings and events he attended during the past month. He covered a wide range of meetings and activities, including December toy drives, a district walk-through, collaborative sessions for the People's Money, and cross-agency meetings.

Mr. Camacho also invited a Bushwick resident and the District Manager to read poems they had written.

Elected Officials and Representatives:

Council Member Sandy Nurse

56 Pennsylvania Ave, (718) 642-8664

Juan Mayancela, Council Member Jennifer Gutierrez

244 Union Ave, (718) 963-3141

Lacey Tauber, Brooklyn Borough President Antonio Reynoso

209 Joralemon Street, (718) 802-3700

Johnathan Betancourt, Congresswoman Nydia Velasquez

266 Broadway, Suite 201, (718) 599-3658

Maria Valdez, State Senator Julia Salazar

212 Evergreen Avenue, (718) 573-1726

Evette Lopez, Assemblymember Maritza Davila

249 Wilson Ave, (718) 443-1275

Noel Allain, Co-Founder / Artistic Director, Bushwick Starr Theater

917-620-8546, noel@thebushwickstarr.org

Sinthia Pena Ortiz, Program Director, Bushwick Community Partnership

718-497-6090 ext. 766, bushwickcpi@gmail.com

Modesto Flako Jimenez, Artistic Director, Oye Group

Adam Dobrzynski, Community Affairs, DSNY

212-291-1220

Jonathan Nieves, Wyckoff Hospital

16 Dekalb Ave, 718-508-4609

83rd Precinct Report

No report from the 83rd Precinct.

5) District Manager's Report

District Manager Celeste Leon forewent her monthly report due to time constraints.

6) Committee Reports

*Digital and/or hard copies are available upon request

[Permits and Licenses](#) - Melissa Carrera-Solano

[District Office](#) - Robert Camacho

7) Recommendations

Permits and Licenses:

Recommendation: Motion to vote in approval for Moonrise, 1329 Willoughby Avenue, full liquor license, with no vote due to past complaints and neighbor testimony about ongoing issues.

Motion: Robert Camacho

Second: Barbara Jackson

All in favor, so moved.

Recommendation: Motion to vote in approval for the establishments Maurice NYC Dining LLC at 195 Wyckoff Avenue, UG LLC at 159B Central Avenue, and Xavier's Venue LLC at 313 Grove Street, with amended hours and stipulations as stated in the committee report.

Motion: Zachary Hendrickson

Second: Felix Ceballos

Abstentions: Raul Rubio, Elvena Davis, Jo-Ena Bennett

Motion carried.

Recommendation: Motion to vote in approval for Uncle Nick's at 1444 DeKalb Avenue, adult-use retail dispensary, with hours as stated.

Motion: Edward Kopp

Second: Desmond Monroe

Abstentions: Elvina Davis, Jo-Ena Bennett, Raul Rubio

Motion carried.

Recommendation: Motion to vote in approval for At The Factory LLC at 424 Troutman Street, adult-use retail dispensary, with amended hours as stated.

Motion: Edward Kopp

Second: Felix Ceballos

Abstentions: Elvena Davis, Jo-Ena Bennett, Raul Rubio

Motion carried.

Recommendation: Motion to vote not in favor of Evergreen Convenience at 562 Evergreen Avenue, adult-use dispensary, due to illegal business operations and location within 200 feet of a church and 500 feet of a school.

Motion: Raul Rubio

Second: Robert Camacho

All in favor, so moved unanimously.

City of Yes Zoning for Economic Opportunity Text Amendment:

Recommendation: No vote based on lack of time for engagement, thorough review, and technical support. Stipulations and feedback to be provided by the Economic Development, Housing, and Land Use committees and District Office.

Motion: Katelin Penner

Second: James Stewart, Annette Spellman

All in favor, so moved.

8) Old Business

None

9) New Business

None

10) Announcements

Adam Dobrzynski, Community Affairs, DSNY

- Reminded residents and businesses about new trash set-out rules: 6pm in bins, 8pm in bags for residents; 8pm in bags or 1 hour before closing for businesses.
- Starting March 1st, 2024, all businesses must use bins with secure lids for trash (not recycling).

Juan Mayancela, Council Member Jennifer Gutierrez's Office:

- Announced applications for senior housing at 10 Monteith Street will be available through Housing Connect. Assistance available at their office on Thursdays from 11am-3pm.
- Mentioned ongoing conversations with HRA about constituent cases and encouraged anyone with issues to contact their office.
- Submitted 70 ideas for Participatory Budgeting, with a meeting on the 24th at 6pm at Pentecostal Church in Williamsburg. Invited interested budget delegates to attend.
- Mobile office hours are being planned, with dates to be shared once confirmed.
- Tax season begins February 21st, with constituents able to call starting February 14th for state tax assistance (for unemployed, Social Security, SSI, and welfare recipients).

Christopher Graham, Brooklyn Community Board 4 Member:

- Proposed renaming Eldert Street between Wilson Avenue and Knickerbocker Avenue to Oshaman Long Way in honor of a beloved community member who recently passed away.
- Shared a tribute from the block, highlighting Oshaman Long's contributions to the community, his construction business that employed local residents, and his commitment to unity and charity work.
- Noted the upcoming formal proposal with all necessary information for the street co-naming.

Christian Celeste Tate, Brooklyn Community Board 4 Member:

- Announced a Department of City Planning public hearing on the City of Yes Zoning for Economic Opportunity text amendment on January 24th at 120 Broadway, with the option to participate in person or via Zoom.
- Encouraged attendance and noted the importance of the Borough Board vote on February 6th at 6pm at Brooklyn Borough Hall.

11) Second Roll Call

Board members in attendance: Jessica Tiburcio, James Steward, Annette Spellen, Dustin Sonneborn, Vernedeaner Shell, Milagros Sandoval, Eliseo Ruiz, Raul Rubio, Katelin Penner, Desmond Monroe, Kristine Malden, Edward Kopp, Luisa Jose, Virgie Jones, Kyeshia Johnson, Barbara Jackson, Zachary Hendrickson, Anne Guiney, Christopher Graham, Cecilia Fabian, Andrew Choi, Christian Celeste Tate, Felix Ceballos, Melissa Carrera-Solano, Robert Camacho, Rawle Brown, Jo-Ena Bennett, Isa Abney

Board members in attendance via a remote waiver: Jerry Valentin, Barbara Smith (no sound issue), Zulma Novoa, Elvena Davis

Excused: Nicolas Kaplan, Freddy Fowler, Stephanie Anderson

Absent: Tashawna Wade, Ben Tocker, Maria Soler, Levi Orenstein-Wolf, Mary McClellan, Raman Mama, Tara Jones-Thomas, Tanesha Honeygan, Joanna Fuentes (Zoom – no waiver), Jasmin De Santiago Diaz, Makeba S. Brown-Alleyne, Joshua Brown (Zoom – no waiver)

12) Adjournment

Barbara Jackson made a motion to adjourn. The motion was seconded by Vernedeaner Shell. All were in favor, so moved.

Meeting Adjourned: 9:44pm