

BROOKLYN COMMUNITY BOARD

9

The next regularly scheduled meeting of Brooklyn Community Board 9 will be held as follows:

DATE: Monday, June 24, 2024
TIME: 6:15 PM
PLACE: Middle School 61
400 Empire Boulevard (corner of New York Avenue)
Brooklyn, New York 11225
Livestream available at the CB9 YouTube page:
https://www.youtube.com/channel/UCciPIIJ01pLvrG0xod1_LvQ

AGENDA

PUBLIC SESSION:

1. **Call to Order** – Announce Rules of Order for the Meeting
2. **Presentation**
 - a. **Land Use/ULURP Committee Chair**
 - b. **Parks, Recreation and Culture Committee Chair**
 - c. **Transportation Committee Chair**
3. **Application to the New York State Liquor Authority**
 - a. **Bomberino LLC**, 392 Rogers Avenue (Empire Blvd/Sterling Street), Brooklyn, New York 11225; Application for a new Wine, Beer, and Cider License
 - b. **New Era Restaurant** – 366 Utica Avenue (Carroll/Crown Streets), Brooklyn, New York 11225; Application for a new Wine, Beer, and Cider License and Retail Permit
 - c. **Masatunde** – 708 Parkside Avenue (Nostrand/New York Avenues), Brooklyn, New York 11225; Application for a new Wine, Beer, and Cider License and Retail Permit
 - d. **665 Flatbush Bar LLC d/b/a Ruth** - 665 Flatbush Avenue, Brooklyn, New York 11225; Application for the renewal a Liquor, Wine, Beer, and Cider License
 - e. **Cupcakes by Brenda Grill Corp. d/b/a Taqueria El Patron Mexican Grill** 49-51 Lincon Road, Brooklyn, New York 11225

****PUBLIC COMMENT PERIOD – Exactly Thirty (30) Minutes Duration****

ACKNOWLEDGEMENTS: Elected Officials (2 minutes), Elected Officials Representatives and Agencies Representatives (1 minutes)

Antonio Reynoso
Borough President

Dante B. Arnwine
District Manager

Fred P. Baptiste
Chair

Vacant
1st Vice Chair

Francisca Leopold
2nd Vice Chair

Linda Watson-Lorde
Executive Secretary

Mayna Legoute
Treasurer

Nicolas Almonor
Member-at-Large

Vacant
Member-at-Large

BUSINESS SESSION:

1. Roll Call
2. Approval of Agenda
3. Approval of the April 2024 and May 2024 General Board Meeting Minutes
4. Special Orders
 - a. Officer Elections
5. Committee Reports
6. District Manager's Report
7. Treasurer's Report
8. Chairman's Report
9. Voting Items
 - a. 962-972 – Franklin Avenue Rezoning Application
 - b. City of Yes for Housing Opportunity
 - c. Zoning Framework
 - d. SLA Applicants
 - e. OCM Applicants
 - f. Parks Resolution
 - g. Transportation Resolution (Stand Guidelines)
10. New Business
11. Adjournment

Agenda – Brooklyn Community Board 9 General Meeting – Monday, June 24, 2024, Page 2

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- A. * Persons wishing to speak on the agenda item(s) should contact the Community Board at (718) 778-9279 or Bk09-1@cb.nyc.gov prior to noon Monday, June 24, 2024. Speaking time is limited to three (3) minutes. The order is determined by the time of receipt of the request and the agenda item.
- B. ** Persons wishing to speak during the **Public Comment Period** may pre-register by contacting the Community Board office via (718) 778-9279 or may sign up before the 30-minute period has elapsed. Speakers must be in the room before the 30-minute period closes. Each speaker will be permitted to speak for up to three (3) minutes and may NOT receive additional time from another speaker. Speakers are directed to address the assembly from the front of the room. At the conclusion of the three (3) minute period, each speaker must leave and return to his or her seat.

**Community Board 9
890 Nostrand Avenue
Brooklyn, New York 11225**

2024-2025 Nominations Committee Report

Attendance

Committee Members Present: Debbie Timothy, Nicolas Almonor, Bishop Sylveta Hamilton Gonzales; Courtenay Loiselle

Committee Members Absent: Twyla Ware

Guests: None

1. Committee Meetings/Work

- a. **April 29, 2024** – Five CB 9 members were appointed to be a part of the 2024 Nominations Committee: (Debbie Timothy; Bishop Sylveta Hamilton-Gonzales; Twila Ware; Nicholas Almonor; Courtenay Loiselle)
- b. **May 8, 2024** – Nominations Committee Meeting with Chairman Fred Baptiste to discuss the protocol for the 2024 - CB9 Nominations of Officers for CB9.
 - The Nominations Committee elected chairperson Debbie Timothy to chair the committee meetings.
 - Committee members coordinated the contents of an email message with the Chair and District manager of CB9 to be sent to all CB9 9 members about the upcoming nominations of officers and their interest in applying for one of the (7) open positions.
 - An email message pertaining to nominations for officers was sent out by CB9 staff on May 8, 2024, to all Community Board Old/new members. CB9 members were asked to respond by May 17, 2024, before the May 2024 General Board Meeting.
 - The Chair of the Nominations Committee created an excel spreadsheet to keep up to date records of the responses from CB9 members.
- c. **May 22, 2024** –There was a follow-up meeting for Nominations Committee Members to discuss the feedback received by CB9 members and proceed to the next steps with follow-up phone calls and another e-mail message to members who failed to respond to the first email message. Call lists were distributed evenly among Nom-Comm. Members, information was updated on the excel spreadsheet after all calls were made. Each committee member received a copy of the updated spreadsheet. CB9 staff updated the spreadsheet as they received any feedback from members.

2. Nominations

- a. **May 28, 2024** – Community Board 9 General Board Meeting was held @ MS 61 School. Nominations were open on the floor for additional nominations for each position. According to CB9 Bylaws, new members were informed that they must serve at least one year on the board and that is following the Bylaws regarding regular attendance.
 - i. The following was the outcome of the Floor Nominations:
 - 1. Chairperson – Fred Baptiste
 - 2. 1st Vice Chair – Ethan Norville
 - 3. 2nd Vice Chair – Felice Robertson
 - 4. Treasurer – Mayna Legoute
 - 5. Secretary: Linda Watson-Lorde
 - 6. Member at Large (2) – Binyomin Rosenberger; Theresa Westerdahl; and Nicholas Almonor
- 3. Election**
- a. Paper ballots for the June 2024 Election of Officers will be coordinated by CB9 staff.
 - b. June 24, 2024 – Elections for CB9 Officers will take place during the General Board Meeting.

Respectfully submitted,
By Debbie Timothy, Chair
CB9 Environmental Protection Committee

Community District 9 Zoning Principles

CD9 blocks are extremely diverse, ranging from one story commercial strips to 2 story 19th century single family detached homes or attached townhouses, to 6 story rent stabilized 1920's apartment buildings, to tower in the park style 1960's – 1980's NYCHA and Mitchell Lama developments. All have their own unique character defined by many aspects of the built environment that often go beyond height and density, such as front yards, setbacks, open space, streetscapes, and beloved businesses and essential retail. **Zoning plans must consider each block and each community individually and in detail.**

Height limits should be calibrated to the context of the community.

- For blocks characterized by a consistent street scape and similar height buildings, this means infill buildings should be the same height.
- For blocks with a mixed context that includes some taller apartment buildings as well as small homes, infill developments should not exceed the 50 ft height of the majority of buildings in CD9
- Where viable buildings of historic interest were purchased and demolished within the last 20 years, new housing should match the heights & densities of demolished housing.
- In all instances, but particularly for large full block developments or blocks without an established context because they consist mostly of vacant lots expected to be redeveloped, shadow and visual impacts and light, air and privacy for nearby private properties and sunlight sensitive public resources should be considered in determining the appropriate heights and densities of new buildings. That means the height and bulk of buildings, the width of the street, and the positioning relative to other sites must be considered. Even if no such impacts are caused, buildings taller than 90 ft. may be too tall given the district wide context.

Demolition and Redevelopment

Zoning in CD9 should encourage preservation and productive use of existing housing and businesses, and residential and commercial stability, rather than redevelopment, longterm warehousing of space, and high rates of population and business turnover .

- Allowable density limits should match built densities (and other land use restrictions such as landmarking and deed restrictions) as closely as possible on most blocks.
- As many blocks have a mixed context of some higher density apartment buildings and some lower density homes, zoning districts should be calibrated as finely as possible to groups of buildings, but if necessary should favor preservation of all residential buildings rather than “compliance”.
- Based on discussions with property owners and tenants on individual blocks, density limits should allow for limited expansion of homes on certain blocks; however built density of most lots should not be less than 50% of allowable density in order to prevent demolitions.
- CD9 should encourage individual building owners to seek zoning variances for bulk relief if the broader zoning scheme causes hardship.

Shared Transportation and Network Design Guidelines

SUMMARY: This proposal creates guidelines aiming to prioritize CitiBike placement on sidewalks instead of roadbeds, adjust CitiBike dock size based on usage, minimize the impact of Carshare and bike share programs on street-parking loss, and encourage Carshare programs to serve people all across Brooklyn Community District 9 instead of concentrating placement in small pockets of the District.

At the [DATE] Board meeting of Brooklyn Community Board 9, the Board adopted the following resolution:

WHEREAS

1. Brooklyn Community District 9 contains diverse neighborhoods connected by our shared values for family safety and active street life; recognizing that residents and visitors to Prospect Park, Brooklyn Botanic Garden, and other esteemed public spaces have a right to safety, accessibility, and ease of access. Improved and sustained connections to our prized local features will increase the quality of life experienced by both residents and visitors;
2. Many residents of Community District 9 use a mixture of transportation methods, including cars, rideshares, taxis, bicycles, and public transportation from buses and trains to CitiBikes;
3. DOT Carshare is presented as a helpful program to help residents obtain convenient access to cars;
4. The location of Carshare-reserved parking spots are concentrated in the northwestern portion of the District;
5. Residents have expressed concern that the painted and reserved spots for Carshare programs change without notice;
6. Fines for parking even at abandoned or unused Carshare spots are a significant financial burden;
7. Some carshare spots are not adequately cleaned, leading to an accumulation of debris at these locations;
8. CitiBike's bike share numbers continue to grow steadily, seeing the busiest usage in the program's history in the third quarter of 2023; and CitiBike's equity and expansion area discounts greatly benefit residents of the District and enable them to achieve steps toward mobility parity;
9. CitiBike has rolled out unevenly over time but has been well used by residents. It is unclear if future pilot rollouts are planned;
10. Bike docking stations are located in a variety of environments in our District, including on wide and narrow sidewalks, on non-travel street lanes, and on Parks rights of way;
11. CitiBike operates as a private partnership between Citibank and Lyft, giving it limited accountability and avoiding many requirements that a governmental entity may have for transparency and accommodations;
12. CitiBike can be open to making mistakes in bike dock placement that could have been avoided with community input, due to its reduced accountability;

THEREFORE, BE IT RESOLVED that Brooklyn Community Board 9 urges DOT, CitiBike, and all other responsible bodies to implement the following guidelines on currently installed and planned installations of infrastructure in Brooklyn Community District 9:

Regarding CitiBike stations:

1. Ensure that new and existing CitiBike stations are placed on sidewalks rather than the roadbed when there is enough space, and consistently prioritize sidewalk locations over roadbed locations.
 - a. Ideally, 70% or more of our CitiBike stations should be on sidewalks instead of roadbeds.
 - b. Consider relocating or modifying Citibike station placement from street non-travel lanes (parking lanes) to wide sidewalks (typical at avenues)
2. Brooklyn Community Board 9 requests CitiBike, or its representatives in the Department of Transportation to produce and share their short- and long-term goals for central Brooklyn; their criteria for successful use and uptake in our community, and future expansions or modifications to the network. We strongly encourage, especially at the invitation of the board, attendance by CitiBike and its representatives in NYC-DOT.
3. Include a provision to adjust dock sizes or location presence based on historic ridership use and present that data to the city via a publicly accessible (OpenData) exchange.

Regarding DOT Carshare Locations:

1. Ensure no more than three streetside reserved carshare parking locations are concentrated within a ¼ mile radius (or 400m), roughly equivalent to a 5-minute walk.
 - a. No more than 3 carshare locations, assuming each location consists of two parking spots, should be placed within a ¼ mile (400m) radius except when directly approved by Community Board 9 during outreach.
2. Prioritize locating Carshare-reserved parking locations in underutilized commercial or public parking lots and parking lots belonging to city institutions instead of directly in front of single-family or low-density private homes.
3. Review new DOT Carshare spot placement proposals—especially those concerning locations in residential areas or areas not mainly utilized for business in the district with Community Board 9, allowing the community to determine whether the placement improves or decreases the quality of life and convenience for users and residents.
4. Produce a planning document, in collaboration between DOT, Zipcar, and other private Carshare participants, stating the long-term goals for neighborhood rollout and address the following questions:
 - a. Whether this program is in its pilot stage or not;
 - b. Have any city- or state-owned parking spaces in the district been considered for co-location, and;
 - c. Whether participating Carshare entities will consider a private, negotiated arrangement to locate Carshare parking sites within existing large or underutilized parking lots.
5. Only perform changes to the current network of Carshare locations after:
 - a. Public notice — including required community board communication of intent.
 - b. Proper removal of outdated signs and return of any unused striped or painted streetway to normal travel or parking use. If the DOT continues to violate its requirement of notice, this board or the members within it may exercise their right to seek penalty (for violation of Section 2903(a) of the New York City Charter, based on failure to update Equity & Community Outreach Plans

BE IT FURTHER RESOLVED that for each item listed above, Community Board 9 respectfully requests that for any study conducted according to the policies and protocols of NYC-DOT, such results

be shared with the Board, regardless of the outcome of NYC-DOT's decision. Such documents requested include, but are not limited to, traffic control studies, intersection control data, transportation and mobility analyses, and correspondence with other agency stakeholders such as the Metropolitan Transportation Agency (MTA), and the Department of Parks and Recreation (Parks) if applicable.

BE IT FURTHER RESOLVED the Brooklyn Community Board 9 supports collaboration with DOT, CitiBike, City Council, and State Lawmakers on consolidated measures to:

1. Create a legally enforceable timeline to follow the investment tiers described in the NYC Streets Plan to ensure equitable roll-out of these improvements to the curb, prioritizing underserved communities first.
2. Make Citibike a more fully integrated public transit service by cross-honoring MetroCards, OMNY, or by increasing the City's subsidy for NYCHA and student users.
3. Create a public, updated, online timeline that shows which Carshare and CitiBike locations are upcoming, so the public can view these developments and offer potential support or alternative ideas.

VOTE: ☐ **In Favor** ☐ **Opposed** ☐ **Abstention**

CB9 City of Yes for Housing Opportunity Draft Resolution

Whereas CB9's median annual household income is \$77,000, the median wage is \$42,000 and 30% of our households make less than \$50,000 a year and

Whereas the City of Yes has stated that the justification for zoning density increases is the .39% vacancy rate for units renting for less than \$1100 per month

Yet, the UAP affordability level is at 60% of AMI which is \$83,880 for a family of 3 as of 2024 and \$65,000 for a single person for 2024 (studio rent \$1630 per month)

Therefore, CB9 does not consider the Universal Affordability units to be affordable for the households in our district or our city who most need affordable housing.

Whereas, City of Yes aims to build 100,000 units across the city by 2040 by "adding a little more housing everywhere" and

Whereas, CB9 has already built 4,000 units of housing from 2010-2023

Whereas there are over 2500 permitted units in the district, of which 800 are income restricted

Whereas CB9 has 55% non-white residents and the racial equity impact analysis failed to predict the impacts of this proposal on communities of color, the number of affordable housing units or where they would be built, and the effects of displacement on communities of color

Whereas CB9 zoning already permits 25,000 new units to be built;

Whereas CB9 opposes the demolition of existing housing and strongly supports the preservation of existing affordable housing, especially existing rent stabilized and NYCHA housing;

Whereas the City of Yes UAP zoning increases are highest in R6 zones on narrow streets, increasing zoning density from 2.2 to 3.9 and second highest in R7 zones from 3.44 to 5.0, compared with the zoning increases in contextually zoned communities which are as low as 10%;

Whereas the majority of the land area of District 9 is covered by R6 and R7 zoning;

Whereas the City of Yes proposal would do nothing to stop as of right demolitions of small buildings for luxury apartments that raise rents and cause primary and secondary displacement;

And whereas the city of yes Universal Affordability Proposal would nearly double the already high as of right development potential in our community, resulting in

- demolitions of thousands more homes and the direct displacement of tens of thousands of residents, the majority people of color.
- Massive impacts on traffic, parking, sewers, sanitation, schools and other infrastructure for which no mitigation is promised

And Whereas all parts of the city including CB9 already have the ability, with the approval of the community board and the local council member to map voluntary and mandatory inclusionary housing on specific sites where they believe density increases are appropriate and will be the best option to facilitate new affordable housing,

Therefore, CB9 strongly opposes the City of Yes Universal Affordability Proposal zoning density increases and its destroy and rebuild model, which would trigger significant adverse environmental impacts, significant racial equity impacts, and fair housing violations;

And CB9 demands to be exempted entirely from the UAP program unless and until our as of right zoning is changed to more closely align with our built density and height, like other mixed density Brooklyn Districts.

Whereas CB9 has a great need for housing for our families;

Therefore we absolutely **oppose the removal of the dwelling unit factor** which would allow the creation of buildings with mostly studios and 1 bedroom.

Whereas a substantial number of CB9 residents drive and need parking,

And whereas the zoning code already allows reduced parking requirements for affordable units and buildings under ten units, meaning the City of Yes proposal to eliminate parking mandates would only benefit larger market rate buildings;

We are therefore **opposed to the removal or reduction of parking mandates** but can still consider parking waivers as per the current rules, on a case-by-case basis, based on a detailed area and building parking needs analysis that demonstrates lack of need for additional off-street parking as well as demonstrated financial hardship, supported by documentation of construction costs, in creating the mandated number of parking spots.

While CB9 supports the grandfathering and legalization of existing ADU's, the majority of CD9 1-3 family homes are on lots too small to accommodate a separate 800 sf, 2 story dwelling without impacting both the owners and the neighbors light and air.

Therefore CB9 would only **support new ADU's on lots larger than 5000 sf**, no taller than the typical one-story garage, i.e. **15 ft tall** and **no more than 400 sf** in total size.

For the same reasons, CB 9 **opposes the across-the-board reduction of backyards from 30 ft to 20 ft and side yards in R1-R5 districts from 8 ft to 5 ft**, but we will still consider variances for hardship for individual homeowners.

Whereas the “missing middle” and “tod” density increases for R1-R5 zones would lead to significant density increases primarily on a single block of our district which already has extremely large single-family houses;

And whereas we would prefer to work with single family blocks that need to expand their homes for the use of their families to map more appropriately sized increases or allow for an expedited variance for single family homes similar to CD 14.

Therefore **CB9 opposes the “missing middle” and “tod” increases for our district.**

Draft resolution to preserve green space in Mount Prospect Park and oppose building a paved skate complex on urban green park space

Whereas Mayor Eric Adams, with the support of Council Member Crystal Hudson and Brooklyn Borough President Reynoso (“Elected Supporters”), in January 2024 announced a plan to construct a 40,000-square-foot, regional-scale, mostly paved skateboarding complex on urban green park space in Mount Prospect Park (“The MPP Skate Facility”), and

Whereas the Elected Supporters have provided only limited and insufficient opportunities for Community Board 9 to weigh in on the MPP Skate Facility and its impact in Mount Prospect Park despite an outpouring of community concern about its location, design and impacts, and

Whereas the MPP Skate Facility originated with participatory budgeting centered in Park Slope and District 39 (now represented by Council Member Shahana Hanif) – and not in Crown Heights or Prospect Heights or District 35, such that Council Member Hanif is supporting construction of this project outside her district.

Whereas the MPP Skate Facility is championed by California-based celebrity skateboarder Tony Hawk whose foundation, The Skatepark Project, is donating in-kind design services, but would be financed entirely by public money

Whereas Mount Prospect Park’s inherent features violate the Skatepark Project foundation’s own, published, “best practices” guidelines, in that the steep grade and raised plateau of Mount Prospect Park mean there are no sightlines from street level, which Hawk’s foundation says are necessary to deter potential problematic activity in a skate facility, and

Whereas The MPP Skate Facility would pose a serious danger to those who access Mount Prospect Park via the ramp entrance including people pushing strollers, elderly and frail people, small children accessing the playground, people walking pets, people who use mobility aids or who have disabilities and skateboarders themselves from skaters “hill-bombing” down that crowded access ramp, which empties into the Brooklyn Botanic Garden’s entrance and Eastern Parkway’s busy pedestrian and car traffic.

Whereas the Parks Department, Tony Hawk and the Skatepark Project are pushing for a novel skate facility design which they refer to as a “skate garden” that would incorporate skate elements under trees and within greenery at grade with the rest of Mount Prospect and without any barriers to the Park’s other uses, but which has never been built or tested before,

Whereas Many Parks Department skate sites nearby draw skaters’ complaints over their design and degraded condition, and

Whereas Park debris like twigs and pebbles, which create dangerous conditions for skaters, naturally falls and scatters in the park and will create a constant peril of falls and injuries, and

Whereas The Parks Department Operating Expense budget is subject to significant cuts in the 2024 budgeting cycle and neither the Elected Supporters, the City, the Parks Department, Tony Hawk nor his Skatepark Project have articulated a plan or allocated a budget to maintain or monitor the success of this experimental project, and

Whereas The second Mount Prospect Park entrance, features a steep railed stone stairway and extended raised banister that also empties into Eastern Parkway's crowded sidewalk next to the Central Library's children's wing, which based on online comments from skaters, would be an attractive feature to skate, and

Whereas Particular groups in Community Board 9 rely on and thrive by having access to Mount Prospect Park, including but not limited to local daycares, schools, and camps; families with dogs; and children who enjoy pickup games of soccer and frisbee, celebrating birthdays in the park, etc., and

Whereas Mount Prospect Park is a thriving and well used park in which locals build community and visitors flock to, especially given how little shade there is to spare on Prospect Park's sprawling lawns, and

Whereas Elderly people, people with physical disabilities, and people with high sensitivity to stimuli seek refuge in Mount Prospect Park, people with small children make special use of Mount Prospect Park because although, vibrant and busy, it is easy-to-navigate, more easily accessible and enclosed in contrast to Prospect Park and its loop (i.e. it serves a different purpose than Prospect Park), and

Whereas Our neighborhoods are set to expand substantially with the City's proposed Atlantic Avenue Mixed-Use Plan and it is important to preserve greenspaces for our new neighbors to enjoy, and

Whereas Paving green spaces worsens dangerous heat effects and heat islands, and

Whereas the Brooklyn Public Library, which is directly next door to Mount Prospect Park, runs a crucial cooling center, and a community member analyzed satellite data from August 2023 that showed temperatures about 13 degrees higher in NYC skate facilities (even where some shade was present) as compared to adjacent green space, and

Whereas MPP Skate Facility's construction could endanger the tree canopy, which is vital to combating harmful heat even if trees are not cut down, and

Whereas Paving green space exacerbates stormwater impacts, flooding, and sewer overflow, which will compound Mount Prospect Park's well-known drainage and flooding problems;

Whereas Converting green space to concrete is contrary to and flies in the face of climate resiliency design guidance; and any new drainage and flooding interventions should be added to address the existing and growing problem – not added to offset new paving, and

Whereas Other environmental impacts of a skate complex in Mount Prospect Park include increased noise from skating and events, and increased local sidewalk and street traffic on a block already jammed with tourist attractions and frequent events, and

Whereas Community Board 9, local organizations and community members are deeply concerned about these environmental, climate, access, and safety concerns of constructing a paved structure in Mount Prospect Park's precious green space welcome the construction of a skate facility in our neighborhood with open arms and also welcome skateboarders into our communities, and

Whereas The Parks Department and the Elected Supporters have produced no analysis of the economic, environmental and health impacts of substituting a single use paved complex for multi-use free public green space, and

Whereas the City and the Parks Department have run an opaque site selection process whereby they have not solicited public input into choosing Mount Prospect Park as the location for a skate facility nor have they explained why there are no already-paved alternative locations available in Crown Heights, Prospect Heights or Park Slope, and

Whereas while Community Board 9 believes it is bad public policy to convert green space to concrete skate space, Community Board 9 believes it is great public policy to build facilities (including skate facilities) in our backyard for children and people of all backgrounds

Therefore:

Be it resolved that Brooklyn Community Board 9 opposes the construction of a paved skateboarding facility on precious urban green space in Mount Prospect Park, and

Be it resolved that we call upon the Elected Supporters to heed community input on the proposed MPP Skate Facility, and

Be it resolved that we call upon the City and the Parks Department to seriously consider alternative locations for this ambitious project right here in Prospect Heights and Crown Heights.

Brooklyn Community Board 9
890 Nostrand Avenue
Brooklyn, New York 11225
Economic Development Committee Meeting Minutes

June 3, 2024

Attendance (Board Members): Vanessa Raptopoulos, Jean Rene Mbeng Nguema

Attendance (Community Resident Members): Regina Clarke, Kristin Thomas

Absent (Board Members): Max Coen

Absent (Community Resident Members): Allison Samuels

Guests: Jacques David, Legal Aid Society; Lisa Etienne, CB9; Ethan Norville, CB9

CB9 Staff: Dante B. Arnwine, District Manager

Order **1. Call to**

- a. Meeting began at 7:15pm

2. Business Owner's Breakfast

- a. Checklist
 - i. Food - Ready for pickup at 8am from Brooklyn Perk. He donated 4 boxes of coffee, and we purchased 40 pieces of pastries.
 - 1. Hasenstuble has water and cups
- b. **Run of Show**
 - i. 9am - 9:15 arrive
 - ii. 9:15 let people know we will be starting in 5 minutes
 - iii. CB9 introduce ourselves
 - iv. 9:30 - 10:15 Businesses introduce themselves
 - v. 10:15 - 10:40 - Elected Officials and Speakers
 - vi. 10:40 - 11 Mingle and leave
- c. **What do we want to know from our guests?**
 - i. Your name
 - ii. Your business name and type
 - iii. Your location - including cross streets
 - iv. How long you have been in business
 - v. What is your biggest issue?
- d. **Review RSVP List**
 - i. Connor from Bridge Street
 - ii. Jacque from Legal Aid
 - iii. Sarana
 - iv. Rita Joseph

- v. Possibly Crystal Hudson

3. Discussed email for after the event

4. Adjournment

- a. Meeting adjourned at 7:45pm

Brooklyn Community Board 9
890 Nostrand Ave
Brooklyn, New York 11225
Environmental Protection Committee Meeting

June 6, 2024

Attendance (Board Members): Debbie Timothy, Committee Chair; Rod S. Herbert, Sylveta Hamiton-Gonzales, Theresa Westerdahl

Attendance (Community Resident Members): N/A

Absent (Board Members): Rod S. Herbert

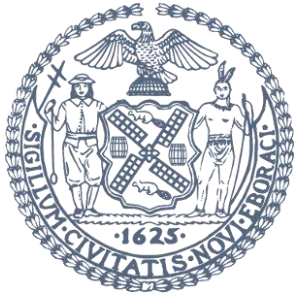
Absent (Community Resident Members): N/A

Guests: Debbie Sheintoch, DSNY Representative

Agency Representatives: Khalid J. Jemmott, Community Associate

- I. Call to order:**
 - a. Meeting called to order at 7:15 pm by Chair Debbie Timothy
- II. Words of Encouragement**
 - a. Bishop Hamilton-Gonzales
- III. Acceptance of the Minutes of March 1, 2024 & Meeting Agenda for June 6, 2024**
 - a. Chair Debbie Timothy motion to have minutes accepted
 - b. . The EP Committee did not have a quorum to meet in April & May 2024 therefore; there were no minutes for acceptance. Agenda for June 6, 2024, meeting was accepted.
- IV. Introductions/ Roll Call**
 - a. Committee members and guest
- V. New Business**
 - a. Presentation
 - i. Debbie Sheintoch , Department of Sanitation
 - Curbside Composting in NYC
 - NYC Sanitation (Curbside Composting in NYC)
<https://www.youtube.com/watch?v=rguc7A7Jcl4>
 - Brooklyn and Queens are active in DSNY Composting program. Bronx, Staten Island, and Manhattan will be rolling out in October 2024. Ms. Sheintoch presentation provided information on the importance of separating compost from other garbage. The compost collected is transported to Newtown Creek Wast water Treatment Plant or one of several compost processing facilities, depending on where it was collected.
- VI. Old Business**
 - a. N/A
- VII. Adjournment**
 - a. Meeting was adjournment at 8:14 PM
 - i. Chair Debbie Timothy motioned to adjourn the meeting
 - ii. Theresa Westerdahl seconded the motion

Submitted by Khalid J. Jemmott



BROOKLYN COMMUNITY BOARD

9

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 - c. **Masatunde** – 708 Parkside Avenue (Nostrand/New York Avenues), Brooklyn, New York 11225; Application for a new Wine, Beer, and Cider License and Retail Permit
 - d. **665 Flatbush Bar LLC d/b/a Ruth** - 665 Flatbush Avenue, Brooklyn, New York 11225; Application for the renewal a Liquor, Wine, Beer, and Cider License
 - e. **Cupcakes by Brenda Grill Corp. d/b/a Taqueria El Patron Mexican Grill** 49-51 Lincon Road, Brooklyn, New York 11225

****PUBLIC COMMENT PERIOD – Exactly Thirty (30) Minutes Duration****

ACKNOWLEDGEMENTS: Elected Officials (2 minutes), Elected Officials Representatives and Agencies Representatives (1 minutes)

Antonio Reynoso
Borough President

Dante B. Arnwine
District Manager

Fred P. Baptiste
Chair

Vacant
1st Vice Chair

Francisca Leopold
2nd Vice Chair

Linda Watson-Lorde
Executive Secretary

Mayna Legoute
Treasurer

Nicolas Almonor
Member-at-Large

Vacant
Member-at-Large

BUSINESS SESSION:

1. Roll Call
2. Approval of Agenda
3. Approval of the April 2024 and May 2024 General Board Meeting Minutes
4. Special Orders
 - a. Officer Elections
5. Committee Reports
6. District Manager's Report
7. Treasurer's Report
8. Chairman's Report
9. Voting Items
 - a. 962-972 – Franklin Avenue Rezoning Application
 - b. City of Yes for Housing Opportunity
 - c. Zoning Framework
 - d. SLA Applicants
 - e. OCM Applicants
 - f. Parks Resolution
 - g. Transportation Resolution (Stand Guidelines)
10. New Business
11. Adjournment

Agenda – Brooklyn Community Board 9 General Meeting – Monday, June 24, 2024, Page 2

- A. * Persons wishing to speak on the agenda item(s) should contact the Community Board at (718) 778-9279 or Bk09-1@cb.nyc.gov prior to noon Monday, June 24, 2024. Speaking time is limited to three (3) minutes. The order is determined by the time of receipt of the request and the agenda item.
- B. ** Persons wishing to speak during the **Public Comment Period** may pre-register by contacting the Community Board office via (718) 778-9279 or may sign up before the 30-minute period has elapsed. Speakers must be in the room before the 30-minute period closes. Each speaker will be permitted to speak for up to three (3) minutes and may NOT receive additional time from another speaker. Speakers are directed to address the assembly from the front of the room. At the conclusion of the three (3) minute period, each speaker must leave and return to his or her seat.

Brooklyn Community Board 9 General Board Meeting Minutes

Tuesday, April 18, 2024 - starting at 7:00 PM
Major R. Owens Wellness Center
1561 Bedford Avenue (President/Union Streets)
Brooklyn New York 11225
Livestream – CB 9 YouTube
<https://www.youtube.com/channel/UCciPIIJ01pLvrG0xod1LvQ>

PUBLIC SESSION:

1. Call to Order – Announce Rules of Order for the Meeting

Fred Baptiste, Chairman of the Brooklyn Community Board 9, called the meeting to order at 7:09 p.m.

2. Presentation.

- a) Board of Standards and Appeals Application 2022-78-BZ ¶ 1512 Union Street (Corner of Albany Avenue)

3. Application to the New York State Liquor Authority:

- a. Lefrak Center at Lakeside ¶ 171 East Drive, Brooklyn, New York 11225 (Prospect Park); Application for the renewal a Liquor, Wine, Beer, and Cider License.
- b. El Huasteco Authentic Mexican Restaurant Corp. ¶ 347A-347B Empire Boulevard, Brooklyn, New York 11225; Application for a new Wine, Beer, and Cider License
- c. Union Street Pub ¶ 835 Franklin Ave (Union/Eastern Pkwy), Brooklyn, New York, 11225; Application for new Beer, Cider License and Temporary Retail Permit
- d. Antojitos Del Patron Mexican Snacks ¶ 52 Lincoln Road (Ocean/Flatbush Avenues); Application for the renewal a Liquor, Wine, Beer, and Cider License
- e. Alladin Village, Inc. ¶ 1034 Nostrand Avenue (Sterling Street/Lefferts Avenue) Brooklyn, New York 11225; Application for a new Liquor, Wine, Beer, and Cider License

4. Committee Presentation

- a) Transportation Committee - Chair Ethan Norville -
“Proposed Empire Boulevard Bike Resolution

PUBLIC COMMENT SESSION: (30 minutes maximum)

Speakers were:

Cat B (Bodega Lounge) Alicia Boyd Paco Abraham (CB9 Transportation Committee)

ACKNOWLEDGEMENTS: Elected Officials & NYC Agency Representatives

Eli Slavin – Congresswoman Yvette Clarke office

Bianca Stephenson – BBP Office – Community Boards Coordinator

Paurcha Edwards – State Senator Myrie’s Office

Rosa Sanchez - Councilwoman Darlene Mealy’s office District 41

Venus Scantlebury - NYC Civilian Complaint Review Board

BUSINESS SESSION:

Fred Baptiste, Chair of Brooklyn Community Board 9, called the Business Session of the meeting to order with the Roll Call.

1. Roll Call of Board Members

		X = Present A=Absent EXC= Excused				
1	Nicolas Almonor	X	23	Erin Mazursky	A	
2	Fred P. Baptiste	X	24	Jean Rene Mbeng Nguema	A	
3	Jenelle Bazil- Charles	A	25	Natoya McGhie		
4	Rabbi Yaacov Behrman	X	26	Zlati Mochkin	X	
5	Alethea Best	A	27	Patricia Moses	A	
6	Augustine Blackwell	A	28	Beverly Newsome	X	
7	Celeste Chase	X	29	Ethan Norville	X	
8	Suwen “Suki” Cheong	X	30	Yankee Pearson	A	
9	Max Coen	A	31	Vanessa Raptopoulos	X	
10	Eve Chavi Cohen	X	32	Unella Rhone-Perry	X	
11	Soul Creary	A	33	Dexter Roberts	X	
12	Candace Edwards	A	34	Felice Robertson	X	
13	Bishop Sylveta Hamilton- Gonzales	X	35	Binyomin Rosenberger	X	
14	Rod Herbert	EXC	36	Dionne Saab	X	
15	Yosef Hershkop	A	37	Debbie Timothy	X	

16	Ronisha LaBarrie	A	38	Twyla Ware	X
17	Primo Lasana	X	39	Linda Watson-Lorde	X
18	Mayna Legoute	X	40	Theresa Westerdahl	X
19	Yisroel Lehrer	A	41	John Woefling	X
20	Francisca Leopold	X	42	Lorianne Wolseley	A
21	Courtenay Loiselle	X			
22	Letwine Mavima	X			

Totals: Present: 25 Absent: 16 Excused: 1

2. **Approval of the March 2024 General Board Meeting Minutes.**
With no mention of any corrections The minutes of the March 2024 Board Meeting were adopted by common consent.

3. **Committee Chair Reports:**
Minutes and reports of the following committees were submitted by the Committee Chairs, and distributed to the Board Members.

Public Safety

Economic Development

ULURP Land Use

Housing

Youth and Education

Transportation

4. **District Office/ Administrative Report**

- Update on the Washington Avenue Improvement Project (DOT presented before the Board in Nov. 2021) DDC has commenced the preliminary design for the Plaza and will complete the project design by Summer 2025.
- CB9 in partnership Grandma's Hands will be providing services for older adults and seniors at the Board Office on the 1st and 3rd Thursdays of the month. To schedule an appointment please call 917-410-1193 to schedule an appointment.
- The Conflicts of Interest Board is proposing to amend its rule concerning the definition of "substantial policy discretion" as used in City Charter. The Conflicts of Interest Board will hold a public hearing on the proposed rule. The public hearing will take place at 4:00 p.m. on Wednesday, April 17, 2024. The hearing will be at Spector Hall, 22 Reade Street, New York, New York 10007.
- DOB is proposing to amend its rule regarding the tax abatements a property owner can receive for the installation of solar electric generation system and electric storage equipment. DOB will hold the online public hearing on April 22, 2024, starting at 11AM online (comment now)
- The New York City Department of Transportation is proposing to authorize the Mayor's Office of Citywide Event Coordination and Management (CECM) to establish requirements and issue permits for events and activities held on open

streets. – Comment are due by date: April 22, 2024 and can be emailed to rules@dot.nyc.gov

- Amendment of Rules Relating to Property Tax Abatement for Installation of Solar Electric Generating System or Electric Energy Storage Equipment – April 22, 2024, from 11:00am - 12:00pm online (comment now)
- Newsstand Licenses – The Department of Consumer and Worker Protection is proposing to add rules to implement Local Law 128 of 2021 allowing businesses to hold newsstand licenses. April 29, 2024 from 11:00am - 12:00pm online Rulecomments@dcwp.nyc.gov (comment now)
- Please be advised that the New York City Council Committee on Small Business will hold a hearing on Wednesday, April 17, at 10:00AM in the Committee Room at New York City Hall and via Zoom web-conference, on the following oversight topic: Vital Corridors: Storefront Vacancy Rates and Trends
- OCM website – sign up for updates from OCM – when locations are approved, the agency will send out the locations.

5. **Chair's Report**

The Chair highlighted the following:

- The soon to be appointed board members for CBP – new comings, old goings- asking members to stay on their committees until further information is shared.
- SLA/OSMs applications and protocol: A sub-committee could be created as necessary on what is needed.
- Land use: two issues are slated for the summer. Be aware that June may be a busy month for board members, co-operation will be paramount.
- Election: The Nomination Committee selected for the election of the Executive Committee for the year 2024-2025; Debbie Timothy; Bishop Sylveta Hamilton-Gonzales; Twyla Ware and Nicholas Almonor.

6. **Voting Items**

a) BSA Application

1.Board of Standards and Appeals Application 2022-78-BZ ☐ 1512 Union Street (Corner of Albany Avenue). Previously approved by the Land Use Committee, it was accepted on a vote of Common Consent by all.

b) Applications to the New York State Liquor Authority:

- I.** Lefrak Center at Lakeside ☐ 171 East Drive, Brooklyn, New York 11225 (Prospect Park); Application for the renewal a Liquor, Wine, Beer, and Cider License. *This item was approved by common consent with no objections.*

- II. El Huasteco Authentic Mexican Restaurant Corp. 7 347A-347B Empire Boulevard, Brooklyn, New York 11225; Application for a new Wine, Beer, and Cider License. *This item failed on a vote of three (8) against, twelve (12) abstentions and five (5) For.*
- III. Union Street Pub 7 835 Franklin Ave (Union/Eastern Pkwy), Brooklyn, New York, 11225; Application for new Beer, Cider License and Temporary Retail Permit. *Application was passes on a vote of All in Favor.*
- IV. Antojitos Del Patron Mexican Snacks 7 52 Lincoln Road (Ocean/Flatbush Avenues); Application for the renewal a Liquor, Wine, Beer, and Cider License. *With a vote of one (1) against and all others in favor this application was accepted.*
- V. Aladdin Village, Inc. 7 1034 Nostrand Avenue (Sterling Street/Lefferts Avenue) Brooklyn, New York 11225; Application for a new Liquor, Wine, Beer, and Cider License. On an amendment of timing as submitted on the application the board votes as follows: *With one voter against, this application was accepted.*
- c) **Economic Development Committee Breakfast:** *This event was ratified by common consent by all, with no votes against.*
- d) **Empire Boulevard Bike Lane Resolution:** *This resolution was passed by a vote of twenty (22) For - two (2) No - three (3) Abstentions.*
- e) **Community Fair Budget:** *The Budget was accepted on a vote by common consent with no abjections.*

Because of the time limit for the use of meeting space the below items were not able to be votes on.

f) Nomination Committee:

g) CB9 Cannabis Sub-Committee

7. Unfinished Business: There was no unfinished business from this meeting.
8. Adjournment.
Fred Baptiste, Chair of Brooklyn Community Board 9, adjourned at approximately 9:58 p.m.

Linda Watson-Lorde
Executive Secretary CB 9
April 2024

Brooklyn Community Board 9 General Board Meeting Minutes

**Tuesday, May 28, 2024 - starting at 7:00 PM
Middle School 61
400 Empire Boulevard (Corner of New York Avenue/Empire Boulevard)
Brooklyn New York 11225
Livestream – CB 9 YouTube**

PUBLIC SESSION:

- 1. Call to Order – Announce Rules of Order for the Meeting**
Fred Baptiste, Chairman of the Brooklyn Community Board 9, called the meeting to order at 7:14 p.m.
- 2. Presentation.**
 - a) STAND Guidelines (Transportation Committee - Chair Ethan Norville)
- 3. Application to the New York State Liquor Authority:**
 - a) Pluto Lounge – 1130 Nostrand Avenue, Brooklyn, New York 11225;
Application for a new Liquor, Wine, Beer, and Cider License and Temporary Retail Permit.
- 4. Application to the NYS Office of Cannabis Management**
 - a) Best NY Developments, LLC 560 Flatbush Avenue, Brooklyn New York 11225
 - b) The Growing Tree – 693 Flatbush Avenue, Brooklyn NY 11225.

PUBLIC COMMENT SESSION: (30 minutes maximum)

ACKNOWLEDGEMENTS: Elected Officials & NYC Agency Representatives

Eli Slavin – Congresswoman Yvette Clarke office
Bianca Stephenson – BBP Office – Community Boards Coordinator
Michael W. Nedwick – Assemblyman Brian Cunningham’s Office
Andre Robinson – Councilwoman Crystal Hudson’s Office
Paurcha Edwards – State Senator Myrie’s Office
Rosa Sanchez - Councilwoman Darlene Mealy’s office District 41
Arna lipkind - IDDC

BUSINESS SESSION:

Fred Baptiste, Chair of Brooklyn Community Board 9, called the Business Session of the meeting to order with the Roll Call.

1. Roll Call of Board Members

		X = Present A=Absent EXC= Excused				
1	Abdul Mutakabbir, Abdul	A	26	Mayna Legoute	X	
2	Nicolas Almonor	X	27	Yisroel Lehrer	A	
3	Fred P. Baptiste	X	28	Francisca Leopold	X	
4	Jenelle Bazil- Charles	A	29	Courtenay Loiselle	X	
5	Rabbi Yaacov Behrman	X	30	Letwine Mavima	X	
6	Alethea Best	A	31	Erin Mazursky	A	
7	Augustine Blackwell	X	32	Jean Rene Mbeng Nguema	X	
8	Catherine Buccello	X	33	Ethan Norville	X	
9	Suwen “Suki” Cheong	X	34	Danzel Oduro	X	
10	Kendall Christainsen	A	35	Yankee Pearson	A	
11	Jolee Cobb	X	36	Vanessa Raptopoulos	X	
12	Max Coen	A	37	Unella Rhone-Perry	X	
13	Eve Chavi Cohen	X	38	Felice Robertson	X	
14	Soul Creary	A	39	Binyomin Rosenberger	X	
15	Max Roland Davidson	X	40	Dionne Saab	X	
16	Candace Edwards	A	41	Melissa Sever	A	
17	Brittany Ellington	A	42	Lillian Swain	X	
18	Lisa Etienne	X	43	Bakary Tandia	X	
19	Raphaela Godoy	A	44	Kristin Thomas-Barrington	X	
20	Bishop Sylveta Hamilton-Gonzales	X	45	Joshua Thomas-Serrano	X	

21	Shaunya Hartley	X	46	Debbie Timothy	X
22	Rod Herbert	EX	47	Twyla Ware	A
23	Yosef Hershkop	A	48	Linda Watson-Lorde	X
24	Volney Joseph	X	49	Theresa Westerdahl	X
25	Ronisha LaBarrie	X	50	Lorianne Wolseley	A

Totals: Present: 33 Absent: 16 Excused: 1

2. Approval of the APRIL 2024 General Board Meeting Minutes.

On a motion made Ms. Westerdahl and accepted by all present, the minutes of the April 2024 meeting was tabled until the June 2024 meeting. This occurred on the declaration by Ms. Westerdahl that the minutes were not distributed in timely manner to the board members, which did not give the opportunity for reading and the acceptance by the board.

3. Committee Chair Reports:

Minutes and reports of the following committees were submitted by the Committee Chairs, and distributed to the Board Members.

Nomination Committee

Transportation

Parks and Recreation

Economic Development

ULURP Land Use

The Chair of the Nomination Committee – Ms. Debbie Timothy- gave the report of the upcoming elections as to who had be added to the slate to be elected to the Executive Board of CB 9(Brooklyn). It's as follows;

Mr. Fred Baptiste - Chairman

Ist Vice Chair - Ethan Norville

2nd Vice Chair - Felice Robertson

Secretary – Linda watson-Lorde

Treasurer – Mayna Lagoute

Members-at-Large – (1) Nicholas Almonor (2) Binyomin Rosenberger (3)

Theresa Westdahl.

4. District Office/ Administrative Report

- NYCHA will reopen their waitlist for in Housing Choice Voucher (Section 8) Program from Monday, June 3, 2024, to Sunday, June 9th, 2024, midnight. (E-blast)
- Franklin (S) - MTA will be performing a project which will replace the bridge over St. Marks Avenue along the Franklin Avenue Shuttle (FAS). This project will initially require some weekend signaling work, followed by a one-month closure of the FAS between the Park Place and Franklin Avenue stations. MTA is performing

this project in the summer, when ridership on the FAS is much lower than the rest of the year.

Phase 1: Weekends of June 15-16, June 22-23, June 29-30 and July 6-7: FAS service suspended and replaced by a fare-free shuttle bus, serving all four FAS stations. (E-blast)

- In accordance to Local Law 72, the board office received notice that during pre-construction activities for the Combined Sewer and Water Main Replacement on President Street between Kingston and Albany Avenues in Brooklyn, they conducted soil sampling pursuant to the regular agency protocol. During testing of seven soil samples, one sample was found to contain hazardous levels of lead exceeding USEPA standards. This soil is only harmful if ingested, and is located underground. Follow up with updates from the agency.
- The New York City Department of Sanitation (“DSNY” or “the Department”) is proposing to amend its rules to set forth additional reporting requirements deemed necessary to further the goals of Title 16-B (Commercial Waste Zones) of the New York City Administrative Code. Establishing new safety standards for workers in the commercial carting industry. When and where is the hearing? DSNY will hold a public hearing on the proposed rule. The public hearing will take place via Microsoft Teams at 9:30 AM on June 10, 2024 uXsing the following link: The deadline for submitting written comments is June 10X, 2024 at 5:00 PM.
- The Department of Health and Mental HyXgiene (“the Department”) is proposing to add a new Chapter 39 (Added Sugar Warning) to Title 24 of the Rules of the City of New York, requiring food service establishments to warn consumers about menu items containing high amounts of added sugar. While the Department invites comment regarding the entire proposal, the Department is particularly seeking comments on the health outcomes included in the proposed warning statement: “Eating too many added sugars can contribute to type 2 diabetes and weight gain”. Public Hearing is virtual and will be held Thursday, May 23rd at 10AM on Webex. Email ResolutionComments@health.nyc.gov by May 23, 2024
- The New York City Department of Transportation Art Program (NYC DOT Art) oversees the installation of public artworks on NYC DOT property throughout New York City in partnership with a diverse body of professional artists, galleries, business improvement districts and arts, community-based and other nonprofit organizations. Application deadline: Sunday, June 30, 2024. If you have any questions about program tracks or applications we encourage you to reach out to arts@dot.nyc.gov.
- New York City Rent Guidelines Board is proposing rent guidelines for October 1, 2024 through September 30, 2025. Send comments via email to ask@rgb.nyc.gov. Apartment leases and loft increase periods during the period of October 1, 2024 through September 30, 2025 and rent stabilized hotel units will be affected. Public Hearing will be held in Founder Auditorium at Medgar Evers College (1650 Bedford Ave) on June 5th, 2024 from 5PM to 8PM. View PH virtually via Rent Guidelines Board YouTube page.
- The NYC Health Department has put together a cannabis-focused survey, which will be administered by our epidemiology team to participants in the NYC Health Panel in September 2024. The Health Department is interested in recruiting approximately 20 community members to undergo "cognitive testing" of the survey (i.e., read through

the survey in a focus group of 5-6 individuals and provide feedback regarding readability).

- On 5/1/2024 at 5:58 p.m. a structural fire occurred at 156 Midwood St., a 3-Story occupied private dwelling. The fire was located on the 2nd floor. There were no reported civilian injuries and the fire was placed under control at 6:45 p.m.
- CB9 Community Fair is coming up on June 1st at Dr. Ronald McNair Park.
- June calendar – amended
- Sign up for our weekly e-blast

5. Chair's Report

The Chair highlighted the following:

- Upcoming events surrounding the City of YES – a hearing was set for the coming Thursday and he encouraged members to attend and to speak on the it, as well as ask questions.
- CB9 Community Fair set for June 1, 2024 at Ronald McNair Park and Eastern Parkway (next to the Brooklyn Museum).
- Land Use application for 962 Franklin Avenue – members were encouraged to attend the Committee meetings.
- Possibility of changes in the June meetings date, information would be share on this.
- CB9 Office has developed the OCM application for our district and would be doing same with the SLA's.
- The 2024-2026 committees would be selected ASAP.
- Members were reminded to sign up for the CB9 E-blast
- In welcoming the new board members, the Chair reminded them that they are ambassadors for the CB 9 board. To reach out if they are questions, as they will be an orientation session very soon in the future and to please share their email addresses with the District Office.
- The By-laws amendment was just that, no changes to the original documentation, but rather a clarification to the office of Members-at-Large, adding the number 2 (as in two Members- at-large)

6. Voting Items

- a. By-law Amendment: This item was pass by a unanimous majority.
- b. STAND: The resolution was defeated on a vote of 11(eleven); YES; 10 (ten); NO, and 12 (twelve) Abstentions

- c. SLA Application: *Pluto Lounge*: The application accepted on a majority vote, with two (2) against and one (1) abstention.
- d. OCM Application: *Best NY Development LLC*; The Application was accepted on a majority vote with three (3) against.

7. New Business: None.

8. Adjournment.

Fred Baptiste, Chair of Brooklyn Community Board 9, adjourned at 10:00 p.m.

Linda Watson-Lorde
Executive Secretary CB 9
May 2024

CITY OF NEW YORK									
BUDGET SUMMARY REPORT									
AGENCY: 479									
FISCAL YEAR: 2024									
FUND: 001									
FOR U OF A(S): ALL, FOR BUDGET CODES(S): ALL, FOR OBJECT CLASS(S): ALL									
As of 6/21/2024									
FY	Department	Appropriation Unit	Budget Code	Object Code Detail	Object Code	Current Modified Budget	Encumbered	Actual Expenditure	Uncommitted
2024	479	001	1000	Personnel Services (PS)	001	\$231,042.00	\$0.00	\$212,611.70	\$18,430.00
2024	479	001	1000	Personnel Services (PS)	009	\$0.00	\$0.00	\$0.00	\$0.00
2024	479	001	1000	Personnel Services (PS)	021	\$0.00	\$0.00	\$0.00	\$0.00
2024	479	001	1000	Personnel Services (PS)	009	\$0.00	\$0.00	\$0.00	\$0.00
2024	479	001	1000	Personnel Services (PS)	031	\$1,546.00	\$0.00	\$0.00	\$1,546.00
2024	479	001	1000	Personnel Services (PS) Longevity	042	\$0.00	\$0.00	\$521.26	-\$521.26
2024	479	001	1000	Personnel Services (PS)	043	\$0.00	\$0.00	\$0.00	\$0.00
2024	479	001	1000	Personnel Services (PS) Leave	046	\$0.00	\$0.00	\$0.00	\$0.00
2024	479	001	1000	Personnel Services (PS)	049	\$0.00	\$0.00	\$8,547.66	-\$8,547.66
2024	479	001	1000	Personnel Services (PS)	051	\$0.00	\$0.00	\$0.00	\$0.00
2024	479	001	1000	Personnel Services (PS)	053	\$0.00	\$0.00	\$0.00	\$0.00
2024	479	001	1000	Personnel Services (PS)	055	\$0.00	\$0.00	\$3,000.00	-\$3,000.00
2024	479	001	1000	Personnel Services (PS)	057	\$0.00	\$0.00	\$0.00	\$0.00
2024	479	001	1000	Personnel Services (PS) Supper	061	\$0.00	\$0.00	\$314.50	-\$314.50
2024	479	001	1000	Personnel Services (PS)	095	\$0.00	\$0.00	\$0.00	\$0.00
2024	479	001	1000	Personnel Services (PS)	X42	\$0.00	\$0.00	\$0.00	\$0.00
2024	479	001	1000	Personnel Services (PS)	X43	\$0.00	\$0.00	\$0.00	\$0.00
					Total Current Modified Budget	\$232,588.00	\$0.00	\$224,995.12	\$7,592.88
Unit of Appropriation 002 (OTPS - Other Than Personnel Services)									
2024	479	002	1000	Supplies & Materials	100	\$2,750.00	\$1,766.13	\$973.38	\$10.49
2024	479	002	1000	Printing Supplies	101	\$0.00	\$0.00	\$0.00	\$0.00
2024	479	002	1000		107	\$0.00	\$0.00	\$0.00	\$0.00
2024	479	002	1000	Food & Forage Supplies	110	\$600.00	\$47.88	\$548.60	\$3.52
2024	479	002	1000	Postage	117	\$0.00	\$0.00	\$0.00	\$0.00
2024	479	002	1000	Maintenance Supplies	169	\$0.00	\$0.00	\$0.00	\$0.00
2024	479	002	1000	Cleaning Supplies	170	\$1,000.00	\$0.00	\$998.52	\$1.48
2024	479	002	1000	Data Processing Supplies	199	\$4,800.00	\$0.00	\$4,650.20	\$149.80
2024	479	002	1000		300	\$0.00	\$0.00	\$0.00	\$0.00
2024	479	002	1000	Telecommunications Equipment	302	\$0.00	\$0.00	\$0.00	\$0.00
2024	479	002	1000	Office Furniture	314	\$300.00	\$0.00	\$297.38	\$2.62
2024	479	002	1000	Office Equipment	315	\$900.00	\$0.00	\$585.85	\$314.15
2024	479	002	1000	Security Equipment	319	\$1,450.00	\$227.70	\$1,140.72	\$81.58
2024	479	002	1000		330	\$0.00	\$0.00	\$0.00	\$0.00
2024	479	002	1000	Purchases of Data Processing Equipment	332	\$300.00	\$256.44	\$0.00	\$43.56
2024	479	002	1000	Books - Other	337	\$0.00	\$0.00	\$0.00	\$0.00
2024	479	002	1000		400	\$0.00	\$0.00	\$0.00	\$0.00
2024	479	002	1000	Telephone & Other Communications	402	\$0.00	\$0.00	\$0.00	\$0.00
2024	479	002	1000		403	\$0.00	\$0.00	\$0.00	\$0.00
2024	479	002	1000	Professional Services - Contractual	406	\$300.00	\$0.00	\$244.99	\$55.01
2024	479	002	1000	DOITT-Tech	40B	\$3,363.00	\$0.00	\$3,331.00	\$32.00
2024	479	002	1000	Rentals - Miscellaneous	412	\$300.00	\$228.25	\$0.00	\$71.75
2024	479	002	1000	Rentals - Land, Building, & Structures	414	\$0.00	\$0.00	\$0.00	\$0.00
2024	479	002	1000		417	\$0.00	\$0.00	\$0.00	\$0.00
2024	479	002	1000		423	\$0.00	\$0.00	\$0.00	\$0.00
2024	479	002	1000		427	\$0.00	\$0.00	\$0.00	\$0.00
2024	479	002	1000	Leasing of Miscellaneous Equipment	431	\$6,112.00	\$145.19	\$5,886.73	\$80.08
2024	479	002	1000	Local Travel Expenditures	451	\$2,700.00	\$291.44	\$1,293.27	\$1,115.29
2024	479	002	1000		452	\$0.00	\$0.00	\$0.00	\$0.00
2024	479	002	1000	Other Expenditures - General	499	\$0.00	\$0.00	\$0.00	\$0.00
2024	479	002	1000		600	\$0.00	\$0.00	\$0.00	\$0.00
2024	479	002	1000	Telecommunication Maintenance - Contractual	602	\$1,200.00	\$97.10	\$1,070.31	\$32.59
2024	479	002	1000	Maintenance and Repairs - General - Contractual	608	\$0.00	\$0.00	\$0.00	\$0.00
2024	479	002	1000	Office Equipment Maintenance - Contractual	612	\$0.00	\$0.00	\$0.00	\$0.00
2024	479	002	1000	Data Processing Equipment Maintenance - Contractual	613	\$0.00	\$0.00	\$0.00	\$0.00
2024	479	002	1000	Printing Services - Contractual	615	\$0.00	\$0.00	\$0.00	\$0.00
2024	479	002	1000		619	\$0.00	\$0.00	\$0.00	\$0.00
2024	479	002	1000	Temporary Services - Contractual	622	\$0.00	\$0.00	\$0.00	\$0.00
2024	479	002	1000	Cleaning Services - Contractual	624	\$6,700.00	\$600.00	\$6,050.00	\$50.00
2024	479	002	1000	Maintenance & Operation of Infrastructure	676	\$9,000.00	\$0.00	\$9,000.00	\$0.00
2024	479	002	1000		683	\$0.00	\$0.00	\$0.00	\$0.00



BROOKLYN COMMUNITY BOARD 9

Antonio Reynoso
Borough President

Dante B. Arnwine
District Manager

Fred P. Baptiste
Chair

Vacant
1st Vice Chair

Francisca Leopold
2nd Vice Chair

Linda Watson-Lorde
Executive Secretary

Mayna Legoute
Treasurer

Nicolas Almonor
Member-at-Large

Vacant
Member-at-Large

DATE TO BE DETERMINED

New York State Office of Cannabis Management
P.O. Box 2071
Albany, New York 12220

Attention: Licensing Unit

Re: 552 ENY LLC
546 East New York Avenue
Brooklyn, New York 11225
OCMRETL-2023-001850

Dear Sir or Madam:

Our office was notified by the above-referenced applicant of their intent to apply for a retail dispensary license at the above-referenced premises, located within the confines of Community District 9.

The applicant appeared at our May 9, 2024, Public Safety Committee meeting and it was determined that the proposed location is in within 500 feet of two educational institutions serving children. The applicant has not demonstrated the capacity to locate a more appropriate location for their business. Therefore, Community Board 9 is recommending that this location not be approved for licensing.

Should you have any questions as to the above, please feel free to contact the Brooklyn Community Board 09 office at (718) 778 - 9279, or via email at bk09-1@cb.nyc.gov; or darnwine@cb.nyc.gov.

Sincerely,

Dante B. Arnwine
District Manager

Cc: Aron Hershkop, Applicant



RE: Notification of adult-use retail dispensary license application

License Type: New Establishment

Previous DBA: _____

License Number (if applicable): _____

Applicant Name: Aron Hershkop

Phone Number: _____

Email Address: _____

Dear Municipal Clerk/NYC Community Board:

This serves as notification that I (name) Aron Hershkop
of (dba) SS2 ENY LLC

intend to, or have, file(d) an application for licensure with the Office of Cannabis Management
to open a(n):

- ☒ retail dispensary premises (new or additional) ☐ registered organization with
dispensing (or ROD)
☐ microbusiness

in (county name) KINGS. This business, once the license is approved, shall be located
at:

Address Line 1: 546 E New York Avenue

Address Line 2: _____

City: Brooklyn

Zip code: 11225

The mailing address is (if different from business location): SAME

Address Line 1: _____

Address Line 2: _____

City/Town/Village: _____

State: Zip code: _____

(As applicable, name of business if different from above) has retained the legal services of (attorney or representative)

Not at this time

Name: _____

Address Line 1: _____

Address Line 2: _____

City/Town/Village: _____

State:

Zip code: _____

Telephone with area code: _____

If the municipality or community board would like to express an opinion to the Cannabis Control Board, they must respond to this notification within 30 days by emailing an opinion to municipalities@ocm.ny.gov. This expressed opinion must be on official municipality or community board letterhead.

If the municipality or community board would like to request a one-time 30 day extension for the municipality or community board to provide their opinion, or if the municipality or community board has any comments, concerns, or questions, they must reach out to the Office at municipalities@ocm.ny.gov with "Notification to Municipalities Municipality Opinion 30 Day Extension Request – [Insert municipality or community board name here]" in the subject line. Municipalities or community boards should be sure to provide proof of the date of receipt of the Notification to Municipalities that they wish to request an extension of time for submitting a municipality opinion. Any request that does not include such information will be rejected as incomplete.

Signed _____

Today's date: _____

11 / 7 / 23

Print _____

Aron Hershkop



BROOKLYN COMMUNITY BOARD 9

Antonio Reynoso
Borough President

Dante B. Arnwine
District Manager

Fred P. Baptiste
Chair

Vacant
1st Vice Chair

Francisca Leopold
2nd Vice Chair

Linda Watson-Lorde
Executive Secretary

Mayna Legoute
Treasurer

Nicolas Almonor
Member-at-Large

Vacant
Member-at-Large

DATE TO BE DETERMINED

New York State Office of Cannabis Management
P.O. Box 2071
Albany, New York 12220

Attention: Licensing Unit

Re: 552 ENY LLC
546 East New York Avenue
Brooklyn, New York 11225
OCMRETL-2023-001850

Dear Sir or Madam:

Our office was notified by the above-referenced applicant of their intent to apply for a retail dispensary license at the above-referenced premises, located within the confines of Community District 9.

The applicant appeared at our May 9, 2024, Public Safety Committee meeting and it was determined that the proposed location is in within 500 feet of two educational institutions serving children. The applicant has not demonstrated the capacity to locate a more appropriate location for their business. Therefore, Community Board 9 is recommending that this location not be approved for licensing.

Should you have any questions as to the above, please feel free to contact the Brooklyn Community Board 09 office at (718) 778 - 9279, or via email at bk09-1@cb.nyc.gov; or darnwine@cb.nyc.gov.

Sincerely,

Dante B. Arnwine
District Manager

Cc: Aron Hershkop, Applicant



RE: Notification of adult-use retail dispensary license application

License Type: New Establishment

Previous DBA: _____

License Number (if applicable): _____

Applicant Name: Aron Hershkop

Phone Number: _____

Email Address: _____

Dear Municipal Clerk/NYC Community Board:

This serves as notification that I (name) Aron Hershkop
of (dba) SS2 ENY LLC

intend to, or have, file(d) an application for licensure with the Office of Cannabis Management
to open a(n):

- ☒ retail dispensary premises (new or additional) ☐ registered organization with
dispensing (or ROD)
☐ microbusiness

in (county name) KINGS. This business, once the license is approved, shall be located
at:

Address Line 1: 546 E New York Avenue

Address Line 2: _____

City: Brooklyn

Zip code: 11225

The mailing address is (if different from business location): SAME

Address Line 1: _____

Address Line 2: _____

City/Town/Village: _____

State: _____ Zip code: _____

(As applicable, name of business if different from above) has retained the legal services of (attorney or representative)

Not at this time

Name: _____

Address Line 1: _____

Address Line 2: _____

City/Town/Village: _____

State:

Zip code: _____

Telephone with area code: _____

If the municipality or community board would like to express an opinion to the Cannabis Control Board, they must respond to this notification within 30 days by emailing an opinion to municipalities@ocm.ny.gov. This expressed opinion must be on official municipality or community board letterhead.

If the municipality or community board would like to request a one-time 30 day extension for the municipality or community board to provide their opinion, or if the municipality or community board has any comments, concerns, or questions, they must reach out to the Office at municipalities@ocm.ny.gov with "Notification to Municipalities Municipality Opinion 30 Day Extension Request – [Insert municipality or community board name here]" in the subject line. Municipalities or community boards should be sure to provide proof of the date of receipt of the Notification to Municipalities that they wish to request an extension of time for submitting a municipality opinion. Any request that does not include such information will be rejected as incomplete.

Signed _____

Today's date: _____

11 / 7 / 23

Print _____

Aron Hershkop

Standardized **NOTICE FORM** for Providing **30-Day Advance** **Notice** to a **Local Municipality or Community Board**

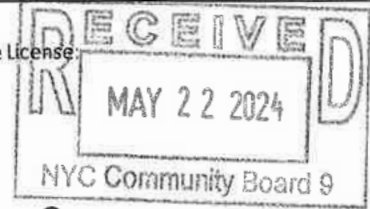
1. Date Notice Sent: May 21, 2024 1a. Delivered by: Overnight Mail, Tracking Number and Proof of Delivery

2. Select the type of Application that will be filed with the Authority for an On-Premises Alcoholic Beverage License:
 For premises outside the City of New York:

☐ New Application ☐ Removal ☐ Class Change

For premises in the City of New York:

☐ New Application ☐ New Application and Temporary Retail Permit ☐ Temporary Retail Permit ☐ Removal
☐ Class Change ☐ Method of Operation ☐ Corporate Change ☒ Renewal ☐ Alteration



For **New** and Temporary Retail Permit applicants, answer each question below using all information known to date

For **Renewal** applicants, answer all questions

For **Alteration** applicants, attach a complete written description and diagrams depicting the proposed alteration(s)

For **Corporate Change** applicants, attach a list of the current and proposed corporate principals

For **Removal** applicants, attach a statement of your current and proposed addresses with the reason(s) for the relocation

For **Class Change** applicants, attach a statement detailing your current license type and your proposed license type

For **Method of Operation Change** applicants, although not required, if you choose to submit, attach an explanation detailing those changes

Please include all documents as noted above. Failure to do so may result in disapproval of the application.

This 30-Day Advance Notice is Being Provided to the Clerk of the Following Local Municipality or Community Board:

3. Name of Municipality or Community Board: Brooklyn Community Board 9

Applicant/Licensee Information:

4. Licensee Serial Number (if applicable): 1331938 License ID: 0340-22-108456 Expiration Date (if applicable): 08/31/2024

5. Applicant or Licensee Name: 665 Flatbush Bar LLC

6. Trade Name (if any): Ruth

7. Street Address of Establishment: 665 Flatbush Ave

8. City, Town or Village: Brooklyn, NY Zip Code: 11225

9. Business Telephone Number of applicant/ Licensee: _____

10. Business E-mail of Applicant/Licensee: _____

11. Type(s) of alcohol sold or to be sold: ☐ Beer & cider ☐ Wine, Beer & Cider ☒ Liquor, Wine, Beer & Cider

12. Extent of Food Service: ☐ Full Food menu; full kitchen run by a chef/cook ☒ Menu meets legal minimum food requirements; food prep area required

13. Type of Establishment: Bar/Tavern

☐ Seasonal Establishment ☐ Juke Box ☐ Disc Jockey ☒ Recorded Music ☐ Karaoke

14. Method of Operation: ☐ Live Music (give details i.e., rock bands, acoustic, jazz, etc.): _____

☐ Patron Dancing ☐ Employee Dancing ☐ Exotic Dancing ☐ Topless Entertainment

☐ Video/Arcade Games ☐ Third Party Promoters ☒ Security Personnel

☐ Other (specify): _____

15. Licensed Outdoor Area: ☐ None ☐ Patio or Deck ☐ Rooftop ☒ Garden/Grounds ☐ Freestanding Covered Structure
 (check all that apply) ☐ Sidewalk Cafe ☐ Other (specify): _____

OFFICE USE ONLY		
<input type="radio"/> Original	<input type="radio"/> Amended	Date _____

16. List the floor(s) of the building that the establishment is located on:
17. List the room number(s) the establishment is located in within the building, if appropriate:
18. Is the premises located within 500 feet of three or more on-premises liquor establishments? ☒ Yes ☐ No
19. Will the license holder or a manager be physically present within the establishment during all hours of operation? ☒ Yes ☐ No
20. If this is a transfer application (an existing licensed business is being purchased) provide the name and serial number of the licensee:
- | | |
|----------------------|----------------------|
| <input type="text"/> | <input type="text"/> |
| Name | Serial Number |
21. Does the applicant or licensee own the building in which the establishment is located? ☐ Yes (if YES, SKIP 23-26) ☒ No

Owner of the Building in Which the Licensed Establishment is Located

22. Building Owner's Full Name:
23. Building Owner's Street Address:
24. City, Town or Village: State: Zip Code:
25. Business Telephone Number of Building Owner:

Representative or Attorney Representing the Applicant in Connection with the Application for a License to Traffic in Alcohol at the Establishment Identified in this Notice

26. Representative/Attorney's Full Name:
27. Representative/Attorney's Street Address:
28. City, Town or Village: State: Zip Code:
29. Business Telephone Number of Representative/Attorney:
30. Business E-mail Address of Representative/Attorney:

I am the applicant or licensee holder or a principal of the legal entity that holds or is applying for the license. Representations in this form are in conformity with representations made in submitted documents relied upon by the Authority when granting the license. I understand that representations made in this form will also be relied upon, and that false representations may result in disapproval of the application or revocation of the license.

By my signature, I affirm - under **Penalty of Perjury** - that the representations made in this form are true.

31. Printed Principal Name: Title:

Principal Signature: 

Community Board 9 SLA Liquor License

Application Questionnaire

Check for which you are applying:

☐ New liquor license ☐ Alteration of an existing liquor license ☒ License renewal

Check either that apply:

☐ Sale of assets ☐ Alteration (change of class) of an existing liquor license

Today's Date: 06 / 11 / 2024

Is location currently licensed? ☒ Yes ☐ No Type of license: Bar/Tavern

If alteration, describe nature of alteration: _____

Previous or current use of the location: Bar/Tavern

Corporation and trade name of current license: 665 Flatbush Bar LLC

APPLICANT:

Name of applicant and all principals: Steve Fishman

Trade name (DBA): Ruth

Premises address: 665 Flatbush Avenue, Brooklyn NY 11225

Cross streets: Winthrop / Hawthorne

PREMISES:

Establishment square footage: 1200 Maximum Occupancy: 92

Are residential units within the building? ☒ Yes ☐ No If Yes, have all residents within the building been notified of the pending license? ☒ Yes ☐ No If Yes, explain how notice was provided to residents: Notice in common area

Will any outside area or sidewalk cafe be used for the sale or consumption of alcoholic beverages? (includes roof & yard) ☒ Yes ☐ No If Yes, describe: Enclosed back yard

Does premise have a valid Certificate of Occupancy and all appropriate permits, including for any back or side yard use? ☒ Yes ☐ No What is maximum NUMBER of people permitted?

PROPOSED METHOD OF OPERATION:

Will any other business besides food or alcohol service be conducted at premise? ☐ Yes ☒ No

If yes, please describe what type: _____

Proposed hours of operation:

	Monday-Thursday	Friday-Saturday	Sunday
From / To	5PM / 12AM	5PM / 2AM	4PM / 12AM
Outdoor Hours (If Applicable)	5PM / 10PM	5PM / 12AM	4PM / 10PM

Number of tables? 20 Number of seats? 64

Will food be served? ☒ Yes ☐ No If yes, describe cuisine and submit a menu: _____

Charcuterie, meats & cheeses, crudites, small plates, dips, tin fish

How many employees will there be? 10

Do you plan to hire residents from the immediate neighborhood? ☒ Yes ☐ No

Will music be played on the premises? ☒ Yes ☐ No

If Yes, what type of music? ☐ Live musician ☐ DJ ☒ Juke box/CDs/iPad/Bluetooth device

If other types, please describe _____

What will be the music volume? ☒ Background (quiet) ☐ Entertainment level

Will there be security personnel? ☒ Yes ☐ No If Yes, how many, and when: _____

How do you plan to manage noise and crowds inside and outside your business so neighbors will not be affected? Low volume music, safe serving practices, sound proofing, early back yard closure

APPLICANT HISTORY:

Has this corporation or any principal been licensed previously? ☒ Yes ☐ No

If yes, please indicate name(s) of establishment(s): 665 Flatbush Bar LLC

Address: 665 Flatbush Avenue Community Board # 9

Dates of operation: 12/31/2022-Current If a principal of licensed business within another Community Board, please provide a letter from the community board indicating history of complaints or other comments.

Has any principal had work experience similar to the proposed business? ☒ Yes ☐ No If Yes, please attach explanation of experience or resume.

Bar / Cafe

Does any principal have other businesses in this area? ☐ Yes ☒ No If Yes, please give trade name and describe type of business _____

Has any principal had SLA reports or action within the past 3 years? ☒ Yes ☐ No If Yes, attach list of violations and dates of violations and outcomes, if any.

Before it closed, Steve Fishman owned 2122 Beekman Bar LLC. That entity received an SLA violation in March of 2021 for Covid related violations and paid a \$10,000.00 fine.

LOCATION:

How many SLA-licensed establishments are within 2 blocks? 4

Is premises within 200 feet of any school or place of worship? ☐ Yes ☒ No If so, has the school or place of worship been notified of the pending application: ☐ Yes ☐ No

Are you aware of any community opposition to your application? ☐ Yes ☒ No If Yes, please explain in detail:

Community Outreach: Applicants are encouraged to reach out to community groups. Please use the attached petition to reflect community support for the application. Also, you are encouraged to reach out to local organizations to obtain support and feedback regarding how community interests may be affected by the applicant's proposed operation.

Affirmation: I, an authorized agent of the above stated applicant, affirm that all statements within this questionnaire are true to the best of my knowledge and that I have made all reasonable efforts to obtain accurate and up to date information. If material information changes before the Public Safety Committee, Community Board 9 General Board or the New York State Liquor Authority make final determinations regarding my license application, I will notify Community Board 9 as soon as practicable. If, at any time, a dispute arises between members of the community and the establishment for which this application was submitted, I agree to work with Community Board 9 to resolve such disputes quickly and fairly. I understand that Community Board 9's ongoing support of my license is contingent on my ongoing compliance with the law and respect for the community. I affirm that I conspicuously posted the public notice for 7 days prior to submitting this form.

Name: Steve Fishman Title: Owner

Telephone Number: _____ Email Address: _____

Signature: [Signature]

Title	665 Flatbush Bar LLC; Liquor License Renewal
File name	06.06.24%20-%20Br...65%20Flatbush.pdf
Document ID	c3eb826ab1453841026abed5de488348f22fcf07
Audit trail date format	MM / DD / YYYY
Status	• Signed

This document was requested from app.clio.com

Document History



SENT

06 / 06 / 2024
17:20:02 UTC

Sent for signature to Steve Fishman
from
IP: 96.248.92.228



VIEWED

06 / 12 / 2024
00:28:58 UTC

Viewed by Steve Fishman
IP: 173.77.43.79



SIGNED

06 / 12 / 2024
00:29:25 UTC

Signed by Steve Fishman (
IP: 173.77.43.79



COMPLETED

06 / 12 / 2024
00:29:25 UTC

The document has been completed.

OFFICE USE ONLY		
<input type="radio"/> Original	<input type="radio"/> Amended	Date _____

Standardized NOTICE FORM for Providing 30-Day Advance Notice to a Local Municipality or Community Board

1. Date Notice Sent: 05/14/2024 1a. Delivered by: Certified Mail Return Receipt Requested

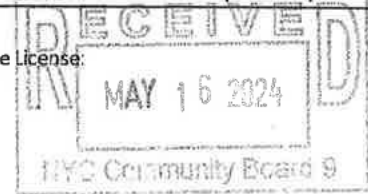
2. Select the type of Application that will be filed with the Authority for an On-Premises Alcoholic Beverage License:

For premises outside the City of New York:

☐ New Application ☐ Removal ☐ Class Change

For premises in the City of New York:

☐ New Application ☐ New Application and Temporary Retail Permit ☐ Temporary Retail Permit ☐ Removal
☐ Class Change ☐ Method of Operation ☐ Corporate Change ☒ Renewal ☐ Alteration



For **New** and Temporary Retail Permit applicants, answer each question below using all information known to date

For **Renewal** applicants, answer all questions

For **Alteration** applicants, attach a complete written description and diagrams depicting the proposed alteration(s)

For **Corporate Change** applicants, attach a list of the current and proposed corporate principals

For **Removal** applicants, attach a statement of your current and proposed addresses with the reason(s) for the relocation

For **Class Change** applicants, attach a statement detailing your current license type and your proposed license type

For **Method of Operation Change** applicants, although not required, if you choose to submit, attach an explanation detailing those changes

Please include all documents as noted above. Failure to do so may result in disapproval of the application.

This 30-Day Advance Notice is Being Provided to the Clerk of the Following Local Municipality or Community Board:

3. Name of Municipality or Community Board: BROOKLYN COMMUNITY BOARD #9

Applicant/Licensee Information: LICENSE ID: 0340-22-104737

4. Licensee Serial Number (if applicable): 1294025 Expiration Date (if applicable): 06/30/2024

5. Applicant or Licensee Name: CUP CAKES BY BRENDA GRILL CORP.

6. Trade Name (if any): TAQUERIA EL PATRON MEXICAN GRILL

7. Street Address of Establishment: 49-51 LINCOLN RD

8. City, Town or Village: BROOKLYN, NY Zip Code: 11225

9. Business Telephone Number of applicant/ Licensee: _____

10. Business E-mail of Applicant/Licensee: _____

11. Type(s) of alcohol sold or to be sold: ☐ Beer & cider ☐ Wine, Beer & Cider ☒ Liquor, Wine, Beer & Cider

12. Extent of Food Service: ☒ Full Food menu; full kitchen run by a chef/cook ☐ Menu meets legal minimum food requirements; food prep area required

13. Type of Establishment: Restaurant (full kitchen and full menu required)

☐ Seasonal Establishment ☐ Juke Box ☐ Disc Jockey ☒ Recorded Music ☐ Karaoke

14. Method of Operation: (check all that apply) ☐ Live Music (give details i.e., rock bands, acoustic, jazz, etc.): _____

☐ Patron Dancing ☐ Employee Dancing ☐ Exotic Dancing ☐ Topless Entertainment

☐ Video/Arcade Games ☐ Third Party Promoters ☐ Security Personnel

☐ Other (specify): _____

15. Licensed Outdoor Area: ☐ None ☐ Patio or Deck ☐ Rooftop ☐ Garden/Grounds ☐ Freestanding Covered Structure
 (check all that apply) ☒ Sidewalk Cafe ☐ Other (specify): _____

OFFICE USE ONLY		
<input type="radio"/> Original	<input type="radio"/> Amended	Date _____

16. List the floor(s) of the building that the establishment is located on: **GROUND FLOOR AND BASEMENT**
17. List the room number(s) the establishment is located in within the building, if appropriate: **N/A**
18. Is the premises located within 500 feet of three or more on-premises liquor establishments? ☒ Yes ☐ No
19. Will the license holder or a manager be physically present within the establishment during all hours of operation? ☒ Yes ☐ No
20. If this is a transfer application (an existing licensed business is being purchased) provide the name and serial number of the licensee:
- | | |
|-------|---------------|
| _____ | _____ |
| Name | Serial Number |
21. Does the applicant or licensee own the building in which the establishment is located? ☐ Yes (If YES, SKIP 23-26) ☒ No

Owner of the Building in Which the Licensed Establishment is Located

22. Building Owner's Full Name: **SOLARIS PROPERTIES LLC (RONG GE)**
23. Building Owner's Street Address: _____
24. City, Town or Village: **NEW YORK** State: **NY** Zip Code: **10065**
25. Business Telephone Number of Building Owner: _____

Representative or Attorney Representing the Applicant in Connection with the Application for a License to Traffic in Alcohol at the Establishment Identified in this Notice

26. Representative/Attorney's Full Name: **SANDRA HUNG FONG**
27. Representative/Attorney's Street Address: _____
28. City, Town or Village: **NEW YORK** State: **NY** Zip Code: **10010**
29. Business Telephone Number of Representative/Attorney: _____
30. Business E-mail Address of Representative/Attorney: _____

I am the applicant or licensee holder or a principal of the legal entity that holds or is applying for the license. Representations in this form are in conformity with representations made in submitted documents relied upon by the Authority when granting the license. I understand that representations made in this form will also be relied upon, and that false representations may result in disapproval of the application or revocation of the license.

By my signature, I affirm - under **Penalty of Perjury** - that the representations made in this form are true.

31. Printed Principal Name: **ANA R. PRINCE** Title: **OWNER**

Principal Signature: _____



Community Board 9 SLA Liquor License

Application Questionnaire

Check for which you are applying:

☐ New liquor license ☐ Alteration of an existing liquor license ☒ License renewal

Check either that apply:

☐ Sale of assets ☐ Alteration (change of class) of an existing liquor license

Today's Date: 05/28/2024

Is location currently licensed? ☒ Yes ☐ No Type of license: _____

If alteration, describe nature of alteration: _____

Previous or current use of the location: _____

Corporation and trade name of current license: _____

APPLICANT:

Name of applicant and all principals: CUP CAKES BY BRENDA GRILL CORP

Trade name (DBA): TAQUERIA EL PATRON MEXICAN GRILL

Premises address: 49-51 LINCOLN RD, BROOKLYN NY 11225

Cross streets: OCEAN AVE & FLATBUSH AVE

PREMISES:

Establishment square footage: 1800 Maximum Occupancy: 50

Are residential units within the building? ☒ Yes ☐ No If Yes, have all residents within the building been notified of the pending license? ☒ Yes ☐ No If Yes, explain how notice was provided to residents: I posted the meeting notice so the residents and customers can see.

Will any outside area or sidewalk cafe be used for the sale or consumption of alcoholic beverages? (includes roof & yard) ☒ Yes ☐ No If Yes, describe: at the front sidewalk

Does premise have a valid Certificate of Occupancy and all appropriate permits, including for any back or side yard use? ☒ Yes ☐ No What is maximum NUMBER of people permitted?

PROPOSED METHOD OF OPERATION:

Will any other business besides food or alcohol service be conducted at premise? ☐ Yes ☒ No

If yes, please describe what type: _____

Proposed hours of operation:

	Monday-Thursday	Friday-Saturday	Sunday
From / To	12pm / 10pm	12pm / 10pm	12pm / 10pm
Outdoor Hours (If Applicable)	12pm / 10pm	12pm / 10pm	12pm / 10pm

Number of tables? 16 Number of seats? 58

Will food be served? ☒ Yes ☐ No If yes, describe cuisine and submit a menu: MEXICAN STREET STYLE

How many employees will there be? 10

Do you plan to hire residents from the immediate neighborhood? ☒ Yes ☐ No

Will music be played on the premises? ☒ Yes ☐ No

If Yes, what type of music? ☐ Live musician ☐ DJ ☐ Juke box/CDs/iPad/Bluetooth device

If other types, please describe RECORDED MUSIC

What will be the music volume? ☒ Background (quiet) ☐ Entertainment level

Will there be security personnel? ☐ Yes ☒ No If Yes, how many, and when: _____

How do you plan to manage noise and crowds inside and outside your business so neighbors will not be affected? NO MUSIC OUTDOORS. ONLY INDOORS AT LOW LEVEL

APPLICANT HISTORY:

Has this corporation or any principal been licensed previously? ☒ Yes ☐ No

If yes, please indicate name(s) of establishment(s): ESTHER HADASSA CORP, LAS LILYS CORP & ISIAH 45 CORP

Address: 43 LINCOLN RD, 191 5TH AVE, 52 LINCOLN RD Community Board # 9

Dates of operation: 7 DAYS A WEEK **If a principal of licensed business within another Community Board, please provide a letter from the community board indicating history of complaints or other comments.**

Has any principal had work experience similar to the proposed business? ☒ Yes ☐ No If Yes, please attach explanation of experience or resume.

I have been operating the forementioned restaurant locations with SLA licenses

Does any principal have other businesses in this area? ☒ Yes ☐ No If Yes, please give trade name and describe type of business IX RESTAURANT, TAQUERIA EL PATRON GRILL , ANTOJITOS DEL PATRON MEXICSN SNACKS

All 3 of them are mexican restaurants

Has any principal had SLA reports or action within the past 3 years? ☐ Yes ☒ No If Yes, attach list of violations and dates of violations and outcomes, if any.

LOCATION:

How many SLA-licensed establishments are within 2 blocks? 5

Is premises within 200 feet of any school or place of worship? ☐ Yes ☒ No If so, has the school or place of worship been notified of the pending application: ☐ Yes ☐ No

Are you aware of any community opposition to your application? ☐ Yes ☒ No If Yes, please explain in detail:

Community Outreach: Applicants are encouraged to reach out to community groups. Please use the attached petition to reflect community support for the application. Also, you are encouraged to reach out to local organizations to obtain support and feedback regarding how community interests may be affected by the applicant's proposed operation.

Affirmation: I, an authorized agent of the above stated applicant, affirm that all statements within this questionnaire are true to the best of my knowledge and that I have made all reasonable efforts to obtain accurate and up to date information. If material information changes before the Public Safety Committee, Community Board 9 General Board or the New York State Liquor Authority make final determinations regarding my license application, I will notify Community Board 9 as soon as practicable. If, at any time, a dispute arises between members of the community and the establishment for which this application was submitted, I agree to work with Community Board 9 to resolve such disputes quickly and fairly. I understand that Community Board 9's ongoing support of my license is contingent on my ongoing compliance with the law and respect for the community. I affirm that I conspicuously posted the public notice for 7 days prior to submitting this form.

Name: SANDRA HUNG FONG Title: REPRESENTATIVE

Telephone Number: Email Address:

Signature: 

ATTENTION RESIDENTS & NEIGHBORS

CUP CAKES BY BRENDA GRILL CORP

Company/DBA Name and Contact Number for Questions

**plans to open a
BAR/RESTAURANT**

(Please choose) Bar/Restaurant/Club and indicate if there will be a Sidewalk Café or Backyard Garden

at the following location

49-51 LINCOLN RD, BROOKLYN NY 11225

Building Number and Street Name (Address)

This establishment is seeking a license to serve

LIQUOR, WINE, BEER, CIDER

**Beer & Cider • Wine, Beer & Cider • or Liquor,
Wine, Beer & Cider**

Applicant Contact Information

Contact the Applicant or COMMUNITY BOARD 9 With any questions or concerns.

bk09-1@cb.nyc.gov • 718*778-9279

Taqueria El Patron (Prospect Park)

📍 51 Lincoln Rd
Brooklyn, NY 11225

📞 (917) 893-8733

🕒 Noon - 10:00 PM

📄 1200+ Items (Includes Restaurant Website)

Some items cannot be ordered online

Check Availability

🔍 Expand Menu

📖 Menu Icon Legend

APPETIZERS

Fresh Sacamole & Chiles

\$14.00

Sacamole Molejete

Warm cheese, corn and beans, tomatoes

\$14.00

La Pasaña Chili Cheese Fries

French fries with sacamole and jalapeno melted cheese

\$14.00

Fri-Coleo Tapatitas (4)

Four fried beef tapas (2 beef and 2 pork) topped with onion, cilantro, coffee and cream sauce and served with queso

\$12.00

Fresh Salsa Ranchera & Chiles

\$9.00

Grilled Corn on the Cob

Grilled corn with queso and cilantro, a cheese and bean sauce

\$5.00

Prospect Park Super Fries

Fries with three or appetizer-sized with melted cheese, queso, salsa, beans and jalapenos

\$16.00

Buffalo Wings (8)

Hot or cold, spicy, served with blue cheese

\$12.00

SOUPS

Pozole

Homemade pork or chicken, hominy and beans, topped with cheese

\$13.00

Chicken Tortilla Soup

Chicken, tomatoes, corn, beans, jalapenos, cheese and tortilla

\$16.00

SALADS

Cesar Salad

Roasted chicken, lettuce, tomatoes, cheese, croutons, dressing and cheese

\$10.00

Avocado Salad

Chicken, avocado, tomatoes, cheese, dressing and cheese

Crispy Taco Salad

Large bowl of chicken, beans, tomatoes, cheese, dressing and cheese

\$12.00

House Salad

Lettuces, tomatoes, cheese, dressing and cheese

View Cart (0)

\$0.00

Burgers

1/2 lb. Beef Patty, Cheddar Cheese, Pickles, Ketchup, Mustard, Onion, Bun

\$4.95

PLATTER

Chelsea Platter

1/2 lb. Beef Patty, Cheddar Cheese, Pickles, Ketchup, Mustard, Onion, Bun

\$4.95

Adelitas Carne Asada Steak Platter

1/2 lb. Beef Patty, Cheddar Cheese, Pickles, Ketchup, Mustard, Onion, Bun

\$4.95

2 Shrimp Tacos Platter

2 Shrimp Tacos, Cheddar Cheese, Pickles, Ketchup, Mustard, Onion, Bun

\$4.95

COMBINATIONS

Taco & Enchilada Combo

1 Taco, 1 Enchilada, Cheddar Cheese, Pickles, Ketchup, Mustard, Onion, Bun

\$4.95

Artisan Tacos (3)

3 Artisan Tacos, Cheddar Cheese, Pickles, Ketchup, Mustard, Onion, Bun

\$4.95

Grilled Shrimp Mexican Platter

1/2 lb. Shrimp, Cheddar Cheese, Pickles, Ketchup, Mustard, Onion, Bun

\$4.95

Grilled Chicken Platter

1/2 lb. Chicken, Cheddar Cheese, Pickles, Ketchup, Mustard, Onion, Bun

\$4.95

1 Fish Taco Platter

1 Fish Taco, Cheddar Cheese, Pickles, Ketchup, Mustard, Onion, Bun

\$4.95

2 Tacos Combo

2 Tacos, Cheddar Cheese, Pickles, Ketchup, Mustard, Onion, Bun

\$4.95

Steak & Cheese Enchilada Combo

1 Steak, 1 Enchilada, Cheddar Cheese, Pickles, Ketchup, Mustard, Onion, Bun

\$4.95

BURRITOS

El Carrol Burrito

1/2 lb. Beef Patty, Cheddar Cheese, Pickles, Ketchup, Mustard, Onion, Bun

\$4.95

El Gigante Burrito (2)

2 Burritos, Cheddar Cheese, Pickles, Ketchup, Mustard, Onion, Bun

\$4.95

Moby Deste Burrito

1 Burrito, Cheddar Cheese, Pickles, Ketchup, Mustard, Onion, Bun

\$4.95

Super Taco & Burrito

El Patron Burrito

1 Burrito, Cheddar Cheese, Pickles, Ketchup, Mustard, Onion, Bun

\$4.95

Chico Burrito

1 Burrito, Cheddar Cheese, Pickles, Ketchup, Mustard, Onion, Bun

\$4.95

San Francisco Burrito

1 Burrito, Cheddar Cheese, Pickles, Ketchup, Mustard, Onion, Bun

\$4.95

5 de Mayo Burrito

\$12.99

Shrimp Fish Burrito

Shrimp, fish, cheese, lettuce, tomatoes, onions, jalapenos, and sour cream.
Choice of rice or beans.
Choice of tortilla.

Chipsa Burrito

Chipsa, cheese, lettuce, tomatoes, onions, jalapenos, and sour cream.
Choice of rice or beans.
Choice of tortilla.

Shrimp Shrimp Burrito

Shrimp, shrimp, cheese, lettuce, tomatoes, onions, jalapenos, and sour cream.
Choice of rice or beans.
Choice of tortilla.

Vegeta Burrito

Vegeta, cheese, lettuce, tomatoes, onions, jalapenos, and sour cream.
Choice of rice or beans.
Choice of tortilla.

ENCHILADAS

Enchiladas Rojas (2)

Enchiladas rojas, cheese, lettuce, tomatoes, onions, jalapenos, and sour cream.
Choice of rice or beans.
Choice of tortilla.

Enchiladas Rojas (2)

Enchiladas rojas, cheese, lettuce, tomatoes, onions, jalapenos, and sour cream.
Choice of rice or beans.
Choice of tortilla.

FAJITAS

Shrimp Fajita Platter

Shrimp, fajita, cheese, lettuce, tomatoes, onions, jalapenos, and sour cream.
Choice of rice or beans.
Choice of tortilla.

Skirt Steak Fajita Platter

Skirt steak, fajita, cheese, lettuce, tomatoes, onions, jalapenos, and sour cream.
Choice of rice or beans.
Choice of tortilla.

Chicken Fajita Platter

Chicken, fajita, cheese, lettuce, tomatoes, onions, jalapenos, and sour cream.
Choice of rice or beans.
Choice of tortilla.

Vegetable Fajita Platter

Vegetable, fajita, cheese, lettuce, tomatoes, onions, jalapenos, and sour cream.
Choice of rice or beans.
Choice of tortilla.

\$12.99

Coney Island Burrito

Coney Island, cheese, lettuce, tomatoes, onions, jalapenos, and sour cream.
Choice of rice or beans.
Choice of tortilla.

Burrito Bowl

Burrito bowl, cheese, lettuce, tomatoes, onions, jalapenos, and sour cream.
Choice of rice or beans.
Choice of tortilla.

Flatbread Vegetarian Burrito

Flatbread, vegetarian, cheese, lettuce, tomatoes, onions, jalapenos, and sour cream.
Choice of rice or beans.
Choice of tortilla.

Shrimp Burrito

Shrimp, cheese, lettuce, tomatoes, onions, jalapenos, and sour cream.
Choice of rice or beans.
Choice of tortilla.

Enchiladas de Mole (2)

Enchiladas de mole, cheese, lettuce, tomatoes, onions, jalapenos, and sour cream.
Choice of rice or beans.
Choice of tortilla.

Enchiladas de Mole (2)

Enchiladas de mole, cheese, lettuce, tomatoes, onions, jalapenos, and sour cream.
Choice of rice or beans.
Choice of tortilla.

Shrimp Fajita Burrito

Shrimp, fajita, cheese, lettuce, tomatoes, onions, jalapenos, and sour cream.
Choice of rice or beans.
Choice of tortilla.

Skirt Steak Fajita Burrito

Skirt steak, fajita, cheese, lettuce, tomatoes, onions, jalapenos, and sour cream.
Choice of rice or beans.
Choice of tortilla.

Chicken Fajita Burrito

Chicken, fajita, cheese, lettuce, tomatoes, onions, jalapenos, and sour cream.
Choice of rice or beans.
Choice of tortilla.

Vegetable Fajita Burrito

Vegetable, fajita, cheese, lettuce, tomatoes, onions, jalapenos, and sour cream.
Choice of rice or beans.
Choice of tortilla.

[El Patron Soft Taco](#)

Two soft corn tortillas topped with ground beef, melted cheese, lettuce, tomatoes, onions, and pico de gallo. Served with a side of beans and rice.

[El Patron Fajita Platter](#)

Two soft corn tortillas topped with ground beef, melted cheese, lettuce, tomatoes, onions, and pico de gallo. Served with a side of beans and rice.

[QUESADILLAS & NACHOS](#)

[Cheese Quesadilla](#)

Two soft corn tortillas topped with melted cheese, lettuce, tomatoes, onions, and pico de gallo. Served with a side of beans and rice.

[Grilled Shrimp Quesadilla](#)

Two soft corn tortillas topped with grilled shrimp, melted cheese, lettuce, tomatoes, onions, and pico de gallo. Served with a side of beans and rice.

[Kid's Quesadilla](#)

Two soft corn tortillas topped with melted cheese, lettuce, tomatoes, onions, and pico de gallo. Served with a side of beans and rice.

[Nachos Supreme](#)

Two soft corn tortillas topped with melted cheese, lettuce, tomatoes, onions, and pico de gallo. Served with a side of beans and rice.

[HOUSE SPECIAL SOFT TACOS](#)

[El Patron Soft Taco](#)

Two soft corn tortillas topped with ground beef, melted cheese, lettuce, tomatoes, onions, and pico de gallo. Served with a side of beans and rice.

[Vegetarian Soft Taco](#)

Two soft corn tortillas topped with ground beef, melted cheese, lettuce, tomatoes, onions, and pico de gallo. Served with a side of beans and rice.

[Kid's Soft Taco](#)

Two soft corn tortillas topped with melted cheese, lettuce, tomatoes, onions, and pico de gallo. Served with a side of beans and rice.

[SOFT & CRISPY TACOS](#)

[Grilled Steak Taco](#)

Two soft corn tortillas topped with ground beef, melted cheese, lettuce, tomatoes, onions, and pico de gallo. Served with a side of beans and rice.

[El Patron Soft Taco](#)

Two soft corn tortillas topped with ground beef, melted cheese, lettuce, tomatoes, onions, and pico de gallo. Served with a side of beans and rice.

[El Patron Fajita Platter](#)

Two soft corn tortillas topped with ground beef, melted cheese, lettuce, tomatoes, onions, and pico de gallo. Served with a side of beans and rice.

[QUESADILLAS & NACHOS](#)

[Quesadilla Supreme](#)

Two soft corn tortillas topped with melted cheese, lettuce, tomatoes, onions, and pico de gallo. Served with a side of beans and rice.

[Spicy Shrimp Quesadilla](#)

Two soft corn tortillas topped with grilled shrimp, melted cheese, lettuce, tomatoes, onions, and pico de gallo. Served with a side of beans and rice.

[Regular Nachos](#)

Two soft corn tortillas topped with melted cheese, lettuce, tomatoes, onions, and pico de gallo. Served with a side of beans and rice.

[Nachos Supreme](#)

Two soft corn tortillas topped with melted cheese, lettuce, tomatoes, onions, and pico de gallo. Served with a side of beans and rice.

[HOUSE SPECIAL SOFT TACOS](#)

[Supreme Soft Taco](#)

Two soft corn tortillas topped with ground beef, melted cheese, lettuce, tomatoes, onions, and pico de gallo. Served with a side of beans and rice.

[Al Carbon Soft Taco \(3\)](#)

Two soft corn tortillas topped with ground beef, melted cheese, lettuce, tomatoes, onions, and pico de gallo. Served with a side of beans and rice.

[Azteca Tacos \(3\)](#)

Two soft corn tortillas topped with ground beef, melted cheese, lettuce, tomatoes, onions, and pico de gallo. Served with a side of beans and rice.

[SOFT & CRISPY TACOS](#)

[Grilled Chicken Taco](#)

Two soft corn tortillas topped with ground beef, melted cheese, lettuce, tomatoes, onions, and pico de gallo. Served with a side of beans and rice.

[View Cart \(3\)](#)

\$0.00

BEVERAGES

[Alcoholic Cakes](#)

[Ales](#)

[Apples, Cider &c.](#)

[Beverages & Soft Drinks](#)

[Breads](#)

[Bottled Spring Water](#)

[Cakes](#)

[Cider &c.](#)

[Cakes](#)

[Canned Soda](#)

[Cakes](#)

WINES

Glass or bottle. Must be 21 or older to order. ID will be checked upon pickup.

[Red - Cabernet Sauvignon](#)

[Red - Pinot](#)

[Red - Pinot Noir](#)

[Red - Pinot](#)

[White - Chardonnay](#)

[Red - Pinot](#)

[White - Sauvignon Blanc](#)

[Red - Pinot](#)

[Sparkling - Prosecco](#)

[Red - Pinot](#)

[Red - Cabernet](#)

[Red - Pinot](#)

[Red - Pinot](#)

[Red - Pinot](#)

[White - Pinot Grigio](#)

[Red - Pinot](#)

[Sparkling - Rose](#)

[Red - Pinot](#)



Flavorful Breads & Cakes

[Accessibility](#) [Contact](#) [Menu](#) [Privacy](#)

[View Cart \(2\)](#)

\$0.00

Standardized NOTICE FORM for Providing 30-Day Advance Notice to a Local Municipality or Community Board

1. Date Notice Sent: 04/25/20241a. Delivered by: Hand delivered

2. Select the type of Application that will be filed with the Authority for an On-Premises Alcoholic Beverage License:

For premises outside the City of New York:☒ New Application ☐ Removal ☐ Class ChangeFor premises in the City of New York:

☐ New Application ☒ New Application and Temporary Retail Permit ☐ Temporary Retail Permit ☐ Removal

☐ Class Change ☐ Method of Operation ☐ Corporate Change ☐ Renewal ☐ Alteration

For **New** and Temporary Retail Permit applicants, answer each question below using all information known to dateFor **Renewal** applicants, answer all questionsFor **Alteration** applicants, attach a complete written description and diagrams depicting the proposed alteration(s)For **Corporate Change** applicants, attach a list of the current and proposed corporate principalsFor **Removal** applicants, attach a statement of your current and proposed addresses with the reason(s) for the relocationFor **Class Change** applicants, attach a statement detailing your current license type and your proposed license typeFor **Method of Operation Change** applicants, although not required, if you choose to submit, attach an explanation detailing those changes**Please include all documents as noted above. Failure to do so may result in disapproval of the application.****This 30-Day Advance Notice is Being Provided to the Clerk of the Following Local Municipality or Community Board:**3. Name of Municipality or Community Board: Community board 9**Applicant/Licensee Information:**

4. Licensee Serial Number (if applicable): _____ Expiration Date (if applicable): _____

5. Applicant or Licensee Name: Masatunde Noble

6. Trade Name (if any): _____

7. Street Address of Establishment: 708 Parkside Avenue8. City, Town or Village: Brooklyn, NY Zip Code: 11226

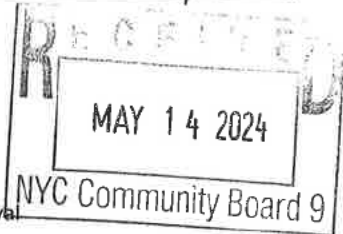
9. Business Telephone Number of applicant/ Licensee: _____

10. Business E-mail of Applicant/Licensee: _____

11. Type(s) of alcohol sold or to be sold: ☐ Beer & cider ☐ Wine, Beer & Cider ☒ Liquor, Wine, Beer & Cider12. Extent of Food Service: ☒ Full Food menu; full kitchen run by a chef/cook ☐ Menu meets legal minimum food requirements; food prep area required

13. Type of Establishment: _____

☐ Seasonal Establishment ☐ Juke Box ☐ Disc Jockey ☒ Recorded Music ☐ Karaoke
14. Method of Operation: (check all that apply) ☐ Live Music (give details i.e., rock bands, acoustic, jazz, etc.): _____
☐ Patron Dancing ☐ Employee Dancing ☐ Exotic Dancing ☐ Topless Entertainment

☐ Video/Arcade Games ☐ Third Party Promoters ☐ Security Personnel
☐ Other (specify): _____
15. Licensed Outdoor Area: ☒ None ☐ Patio or Deck ☐ Rooftop ☐ Garden/Grounds ☐ Freestanding Covered Structure
(check all that apply) ☐ Sidewalk Cafe ☐ Other (specify): _____


OFFICE USE ONLY		
<input type="radio"/> Original	<input type="radio"/> Amended	Date _____

16. List the floor(s) of the building that the establishment is located on: Ground Floor
17. List the room number(s) the establishment is located in within the building, if appropriate: N/A
18. Is the premises located within 500 feet of three or more on-premises liquor establishments? ☐ Yes ☒ No
19. Will the license holder or a manager be physically present within the establishment during all hours of operation? ☒ Yes ☐ No
20. If this is a transfer application (an existing licensed business is being purchased) provide the name and serial number of the licensee:
- | | |
|-------|---------------|
| _____ | _____ |
| Name | Serial Number |
21. Does the applicant or licensee own the building in which the establishment is located? ☐ Yes (if YES, SKIP 23-26) ☒ No

Owner of the Building in Which the Licensed Establishment is Located

22. Building Owner's Full Name: Chong Sun Lee & Keun Su Lee
23. Building Owner's Street Address: _____
24. City, Town or Village: _____ State: PA Zip Code: 18914
25. Business Telephone Number of Building Owner: _____

Representative or Attorney Representing the Applicant in Connection with the Application for a License to Traffic in Alcohol at the Establishment Identified in this Notice

26. Representative/Attorney's Full Name: Michael Campbell
27. Representative/Attorney's Street Address: _____
28. City, Town or Village: Brooklyn State: NY Zip Code: 11225
29. Business Telephone Number of Representative/Attorney: _____
30. Business E-mail Address of Representative/Attorney: _____

I am the applicant or licensee holder or a principal of the legal entity that holds or is applying for the license. Representations in this form are in conformity with representations made in submitted documents relied upon by the Authority when granting the license. I understand that representations made in this form will also be relied upon, and that false representations may result in disapproval of the application or revocation of the license.

By my signature, I affirm - under **Penalty of Perjury** - that the representations made in this form are true.

31. Printed Principal Name: Masatunde Noble Title: Owner

Principal Signature: [Signature]

Has any principal had work experience similar to the proposed business? ☒ Yes ☐ No. If Yes, please attach explanation of experience or resume.

Does any principal have other businesses in this area? ☐ Yes ☒ No. If Yes, please give trade name and describe type of business _____

Has any principal had SLA reports or action within the past 3 years? ☐ Yes ☒ No. If Yes, attach list of violations and dates of violations and outcomes, if any.

LOCATION:

How many SLA-licensed establishments are within 2 blocks? One

Is premises within 200 feet of any school or place of worship? ☐ Yes ☒ No. If so, has the school or place of worship been notified of the pending application: ☐ Yes ☐ No

Are you aware of any community opposition to your application? ☐ Yes ☒ No. If Yes, please explain in detail:

Community Outreach: Applicants are encouraged to reach out to community groups. Please use the attached petition to reflect community support for the application. Also, you are encouraged to reach out to local organizations to obtain support and feedback regarding how community interests may be affected by the applicant's proposed operation.

Affirmation: I, an authorized agent of the above stated applicant, affirm that all statements within this questionnaire are true to the best of my knowledge and that I have made all reasonable efforts to obtain accurate and up to date information. If material information changes before the Public Safety Committee, Community Board 9 General Board or the New York State Liquor Authority make final determinations regarding my license application, I will notify Community Board 9 as soon as practicable. If, at any time, a dispute arises between members of the community and the establishment for which this application was submitted, I agree to work with Community Board 9 to resolve such disputes quickly and fairly. I understand that Community Board 9's ongoing support of my license is contingent on my ongoing compliance with the law and respect for the community. I affirm that I conspicuously posted the public notice for 7 days prior to submitting this form.

Name: Masfuroke Noble

Title: Owner

Telephone Number: _____

Email Address: _____

Signature: _____

Does premise have a valid Certificate of Occupancy and all appropriate permits, including for any back or side yard use? ☒ Yes ☐ No What is maximum NUMBER of people permitted?

PROPOSED METHOD OF OPERATION:

Will any other business besides food or alcohol service be conducted at premise? ☐ Yes ☒ No

If yes, please describe what type: _____

Proposed hours of operation:

	Monday-Thursday	Friday-Saturday	Sunday
From / To	9am / 12pm	9am / 4pm	9am / 2pm
Outdoor Hours (If Applicable)			

Number of tables? 7 Number of seats? 14

Will food be served? ☒ Yes ☐ No If yes, describe cuisine and submit a menu: _____

How many employees will there be? 5

Do you plan to hire residents from the immediate neighborhood? ☒ Yes ☐ No

Will music be played on the premises? ☒ Yes ☐ No

If Yes, what type of music? ☐ Live musician ☐ DJ ☒ Juke box/CDs/iPad/Bluetooth device

If other types, please describe _____

What will be the music volume? ☐ Background (quiet) ☒ Entertainment level

Will there be security personnel? ☐ Yes ☒ No If Yes, how many, and when: _____

How do you plan to manage noise and crowds inside and outside your business so neighbors will not be affected? _____

APPLICANT HISTORY:

Has this corporation or any principal been licensed previously? ☐ Yes ☒ No

If yes, please indicate name(s) of establishment(s): _____

Address: _____ Community Board # _____

Dates of operation: _____ If a principal of licensed business within another Community Board, please provide a letter from the community board indicating history of complaints or other comments.

Petition to Support Proposed Liquor License

Date: 05-29-2024

The following undersigned residents of the area SUPPORT the issuance of the following (indicate full-liquor or beer-wine-cider) _____ liquor license to the following applicant/

establishment (company and/or trade name) _____








Address of premises: 708 Antelope Ave

This business will be a: (circle) Bar Restaurant Other: _____

The hours of operation will be: 9-AM - 2AM

NOTE: Signatures should be from residents of building & adjoining buildings, within 2-block area.

Other information regarding the license: _____

Name	Signature	Address
Cole Moore		
Jess Reed		
Donald Gray		
Jose Diaz		
Laisha Edmond		
Nessa Royal		
KAFI B L THORAC		
RONALD JAMES		
Daniel Griffith		

Use additional pages as necessary

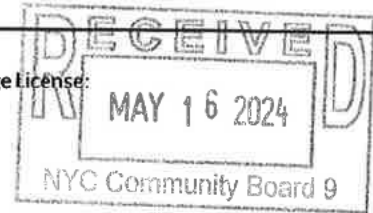
Direct Public Comments to Brooklyn Community Board 9: (718) 778-9279 • bk09-1@cb.nyc.gov

OFFICE USE ONLY		
<input type="radio"/> Original	<input type="radio"/> Amended	Date _____

Standardized NOTICE FORM for Providing 30-Day Advance Notice to a Local Municipality or Community Board

1. Date Notice Sent: **05/04/2024**

1a. Delivered by: _____

2. Select the type of Application that will be filed with the Authority for an On-Premises Alcoholic Beverage License:
For premises outside the City of New York:
☐ New Application ☐ Removal ☐ Class Change
For premises in the City of New York:
☐ New Application ☒ New Application and Temporary Retail Permit ☐ Renewal ☐ Alteration ☐ Removal
☐ Class Change ☐ Method of Operation ☐ Corporate Change
For **New** and Temporary Retail Permit applicants, answer each question below using all information known to dateFor **Renewal** applicants, answer all questionsFor **Alteration** applicants, attach a complete written description and diagrams depicting the proposed alteration(s)For **Corporate Change** applicants, attach a list of the current and proposed corporate principalsFor **Removal** applicants, attach a statement of your current and proposed addresses with the reason(s) for the relocationFor **Class Change** applicants, attach a statement detailing your current license type and your proposed license typeFor **Method of Operation Change** applicants, although not required, if you choose to submit, attach an explanation detailing those changes**Please include all documents as noted above. Failure to do so may result in disapproval of the application.****This 30-Day Advance Notice is Being Provided to the Clerk of the Following Local Municipality or Community Board:**3. Name of Municipality or Community Board: **BROOKLYN COMMUNITY BOARD 09****Applicant/Licensee Information:**

4. Licensee Serial Number (if applicable): _____ Expiration Date (if applicable): _____

5. Applicant or Licensee Name: **NEW ERA RESTAURANT INCORPORATED**

6. Trade Name (if any): _____

7. Street Address of Establishment: **366 UTICA AVENUE**8. City, Town or Village: **BROOKLYN**, **NY** Zip Code: **11213**

9. Business Telephone Number of applicant/ Licensee: _____

10. Business E-mail of Applicant/Licensee: _____

11. Type(s) of alcohol sold or to be sold: ☐ Beer & cider ☐ Wine, Beer & Cider ☒ Liquor, Wine, Beer & Cider12. Extent of Food Service: ☒ Full Food menu; full kitchen run by a chef/cook ☐ Menu meets legal minimum food requirements; food prep area required13. Type of Establishment: **Restaurant (full kitchen and full menu required)**
☐ Seasonal Establishment ☐ Juke Box ☐ Disc Jockey ☒ Recorded Music ☐ Karaoke
14. Method of Operation: (check all that apply) ☒ Live Music (give details i.e., rock bands, acoustic, jazz, etc.): **CONTEMPORARY**
☐ Patron Dancing ☐ Employee Dancing ☐ Exotic Dancing ☐ Topless Entertainment

☐ Video/Arcade Games ☐ Third Party Promoters ☐ Security Personnel

☐ Other (specify): _____
15. Licensed Outdoor Area: ☒ None ☐ Patio or Deck ☐ Rooftop ☐ Garden/Grounds ☐ Freestanding Covered Structure
(check all that apply) ☐ Sidewalk Cafe ☐ Other (specify): _____

OFFICE USE ONLY		
<input type="radio"/> Original	<input type="radio"/> Amended	Date _____

16. List the floor(s) of the building that the establishment is located on: **GROUND, BASEMENT**
17. List the room number(s) the establishment is located in within the building, if appropriate: _____
18. Is the premises located within 500 feet of three or more on-premises liquor establishments? ☐ Yes ☒ No
19. Will the license holder or a manager be physically present within the establishment during all hours of operation? ☒ Yes ☐ No
20. If this is a transfer application (an existing licensed business is being purchased) provide the name and serial number of the licensee:
- | | |
|-------|---------------|
| _____ | _____ |
| Name | Serial Number |
21. Does the applicant or licensee own the building in which the establishment is located? ☐ Yes (if YES, SKIP 23-26) ☒ No

Owner of the Building in Which the Licensed Establishment is Located

22. Building Owner's Full Name: **366 UTICA LLC**
23. Building Owner's Street Address: _____
24. City, Town or Village: **BROOKLYN** State: **NY** Zip Code: **11213**
25. Business Telephone Number of Building Owner: _____

Representative or Attorney Representing the Applicant in Connection with the Application for a License to Traffic in Alcohol at the Establishment Identified in this Notice

26. Representative/Attorney's Full Name: **PATRICK AGARD of PARLIAMENT ADVISERS LLC**
27. Representative/Attorney's Street Address: **1** _____
28. City, Town or Village: **BROOKLYN** State: **NY** Zip Code: **11213**
29. Business Telephone Number of Representative/Attorney: _____
30. Business E-mail Address of Representative/Attorney: _____

I am the applicant or licensee holder or a principal of the legal entity that holds or is applying for the license. Representations in this form are in conformity with representations made in submitted documents relied upon by the Authority when granting the license. I understand that representations made in this form will also be relied upon, and that false representations may result in disapproval of the application or revocation of the license.

By my signature, I affirm - under **Penalty of Perjury** - that the representations made in this form are true.

31. Printed Principal Name: **KELVYN KELLY** Title: **PRESIDENT**

Principal Signature: _____

Community Board 9 SLA Liquor License

Application Questionnaire

Check for which you are applying:

☒ New liquor license ☐ Alteration of an existing liquor license ☐ License renewal

Check either that apply:

☐ Sale of assets ☐ Alteration (change of class) of an existing liquor license

Today's Date: 05/06/2024

Is location currently licensed? ☐ Yes ☒ No Type of license: _____

If alteration, describe nature of alteration: NA

Previous or current use of the location: RESTAURANT

Corporation and trade name of current license: NEW ERA RESTAURANT INCORPORATED

APPLICANT:

Name of applicant and all principals: KELVYN KELLY

Trade name (DBA): _____

Premises address: 366 UTICA AVE

Cross streets: CARROLL ST & CROWN ST

PREMISES:

Establishment square footage: 600 Maximum Occupancy: 74

Are residential units within the building? ☒ Yes ☐ No If Yes, have all residents within the building been notified of the pending license? ☒ Yes ☐ No If Yes, explain how notice was provided to residents: BY OWNER

Will any outside area or sidewalk cafe be used for the sale or consumption of alcoholic beverages? (includes roof & yard) ☐ Yes ☒ No If Yes, describe: _____

Does premise have a valid Certificate of Occupancy and all appropriate permits, including for any back or side yard use? ☐ Yes ☐ No What is maximum NUMBER of people permitted?

PROPOSED METHOD OF OPERATION:

Will any other business besides food or alcohol service be conducted at premise? ☐ Yes ☒ No

If yes, please describe what type: _____

Proposed hours of operation:

	Monday-Thursday	Friday-Saturday	Sunday
From / To	11AM / 11PM	11AM / 2AM	11AM / 10PM
Outdoor Hours (If Applicable)	/	/	/

Number of tables? 15 Number of seats? 30

Will food be served? ☒ Yes ☐ No If yes, describe cuisine and submit a menu: CARIBBEAN FUSION

How many employees will there be? 4-6

Do you plan to hire residents from the immediate neighborhood? ☒ Yes ☐ No

Will music be played on the premises? ☒ Yes ☐ No

If Yes, what type of music? ☒ Live musician ☐ DJ ☒ Juke box/CDs/iPad/Bluetooth device

If other types, please describe _____

What will be the music volume? ☒ Background (quiet) ☐ Entertainment level

Will there be security personnel? ☐ Yes ☒ No If Yes, how many, and when: _____

How do you plan to manage noise and crowds inside and outside your business so neighbors will not be affected? IN DOOR

APPLICANT HISTORY:

Has this corporation or any principal been licensed previously? ☐ Yes ☒ No

If yes, please indicate name(s) of establishment(s): _____

Address: _____ Community Board # _____

Dates of operation: _____ If a

principal of licensed business within another Community Board, please provide a letter from the community board indicating history of complaints or other comments.

Has any principal had work experience similar to the proposed business? ☒ Yes ☐ No If Yes, please attach explanation of experience or resume. HAS WORKED IN RESTAURANT FOR 7 YEARS

Does any principal have other businesses in this area? ☐ Yes ☒ No If Yes, please give trade name and describe type of business _____

Has any principal had SLA reports or action within the past 3 years? ☐ Yes ☒ No If Yes, attach list of violations and dates of violations and outcomes, if any.

LOCATION:

How many SLA-licensed establishments are within 2 blocks?

Is premises within 200 feet of any school or place of worship? ☐ Yes ☒ No If so, has the school or place of worship been notified of the pending application: ☐ Yes ☐ No

Are you aware of any community opposition to your application? ☐ Yes ☒ No If Yes, please explain in detail:

—

Community Outreach: Applicants are encouraged to reach out to community groups. Please use the attached petition to reflect community support for the application. Also, you are encouraged to reach out to local organizations to obtain support and feedback regarding how community interests may be affected by the applicant's proposed operation.

Affirmation: I, an authorized agent of the above stated applicant, affirm that all statements within this questionnaire are true to the best of my knowledge and that I have made all reasonable efforts to obtain accurate and up to date information. If material information changes before the Public Safety Committee, Community Board 9 General Board or the New York State Liquor Authority make final determinations regarding my license application, I will notify Community Board 9 as soon as practicable. If, at any time, a dispute arises between members of the community and the establishment for which this application was submitted, I agree to work with Community Board 9 to resolve such disputes quickly and fairly. I understand that Community Board 9's ongoing support of my license is contingent on my ongoing compliance with the law and respect for the community. I affirm that I conspicuously posted the public notice for 7 days prior to submitting this form.

Name: KELVYN KELLY Title: PRESIDENT

Telephone Number: _____ Email Address: _____

Signature: [Signature]

This is posted in restaurant

ATTENTION RESIDENTS & NEIGHBORS

NEW ERA RESTAURANT
INCORPORATED

Company/DBA Name and Contact Number for Questions

plans to open a

BAR RESTAURANT

(Please choose) Bar/Restaurant/Club and indicate if there will be a Sidewalk Café or Backyard Garden

at the following location

366 UTICA AVE

Building Number and Street Name (Address)

This establishment is seeking a license to serve

LIQUOR, WINE, BEER, CIDER

Beer & Cider • Wine, Beer & Cider • or Liquor,
Wine, Beer & Cider

Applicant Contact Information

Contact the Applicant or COMMUNITY BOARD 9 With any questions or concerns.

bk09-1@cb.nyc.gov • 718*778-9279



Additional
photos
will be sent



Menu for New Era Restaurant & Lounge

Side Choices

French Fries

Side of French Fries

• \$5.00

Rice and Peas

Side of Rice and peas

• \$6.00

Spinach Rice

• \$6.00

Veggies

Veggies

• \$4.00

Yellow Rice

Side of Yellow Rice

• \$6.00

Fried Plantains

Fried Plantains

• \$2.00

White Rice

White Rice

• \$5.00

Appetizers

Mussels

Contains shellfish.

• \$28.00

Buffalo Wings

• \$9.00

Fish Fingers

• \$9.00

Fried Calamari

Contains shellfish.

• \$9.00

Pepper Shrimp

Contains shellfish.

• \$10.00

Chicken Fingers

• \$8.00

Salads

Shrimp Salad

Contains shellfish.

• \$17.00

Grilled Chicken Salad

Grilled Chicken Salad

• \$15.00

Regular Salad

Regular Salad

• \$10.00

Mains**Oxtail Main**

Oxtail Main

• \$18.00

Curry Goat Main

Curry Goat Main

• \$10.00

Baked Chicken Main

• \$6.00

BBQ Chicken Main

• \$6.00

Curry Chicken Main

Curry Chicken Main

• \$9.00

Fried Chicken Main

Fried Chicken Main

• \$9.00

Roast Chicken Main

• \$6.00

Stew Chicken Main

Stew Chicken Main

• \$9.00

Stew Peas Main

Stew Peas Main

• \$11.00

Cow Foot Main

Cow Foot Main

• \$10.00

Jerk chicken

Jerk chicken

• \$10.00

Fish

Grilled Salmon Fish

Grilled Salmon Fish with rice and peas

• \$20.00

Coconut Fish

• \$20.00

Brown Stew Fish

• \$20.00

Curry Fish

• \$20.00

Grilled Fish

• \$16.00

Jerk Fish

• \$16.00

Roast Fish

• \$16.00

Steam Fish

• \$25.00

Rasta Pasta

Lobster Rasta Pasta

Contains shellfish.

• \$20.00

Lobster and Shrimp Linguine Rasta Pasta

Contains shellfish.

• \$20.00

Salmon Rasta Pasta

• \$21.00

Beef Linguine Rasta Pasta

• \$18.00

Jerk Salmon Rasta Pasta

• \$21.00

Jerk Shrimp Rasta Pasta

Contains shellfish.

• \$18.00

Lobster Linguine Rasta Pasta

Contains shellfish.

• \$20.00

Shrimp Rasta Pasta

Contains shellfish.

• \$18.00

Chicken Rasta Pasta

• \$17.00

Chicken Linguine Rasta Pasta

• \$18.00

Jerk Chicken Rasta Pasta

• \$17.00

Regular Rasta Pasta

• \$16.00

Sea Food

Curry Lobster Sea Food

Contains shellfish.

• \$22.00

Lobster Scampi Sea Food

Contains shellfish.

• \$22.00

Steam Lobster Sea Food

• \$22.00

Butter Shrimp Sea Food

Contains shellfish.

• \$21.00

Coconut Shrimp Sea Food

Contains shellfish.

• \$21.00

Curry Crab Legs Sea Food

Contains shellfish.

• \$26.00

Curry Shrimp Sea Food

Contains shellfish.

• \$18.00

Fried Shrimp Sea Food

Contains shellfish.

• \$18.00

Garlic Shrimp Sea Food

Contains shellfish.

• \$18.00

Jerk Shrimp Sea Food

Contains shellfish.

• \$18.00

Shrimp Scampi Sea Food

Contains shellfish.

• \$19.00

Steam Crab Legs Sea Food

Contains shellfish.

• \$26.00

Steam Shrimp Sea Food

Contains shellfish.

• \$18.00

Drinks

Jamaican sodas

• \$2.50

Tropical rhythm

• \$2.50

Welch

• \$2.50

Water and can sodas

• \$1.25

Coconut water

• \$5.00

Veggie-tarry

• \$5.00

Breakfast

Salt Fish

• \$11.00

Ackee and Salt Fish

• \$11.00

Calaloo

• \$9.00

Calaloo and Salt Fish

• \$11.00

Salt Mackarel

• \$10.00

Liver

With white rice OR Rice and Beans

• \$9.00

GRUBHUB

Menu data provided by

Standardized NOTICE FORM for Providing 30-Day Advance Notice to a Local Municipality or Community Board

1. Date Notice Sent: 4/16/2024 1a. Delivered by: Certified Mail Return Receipt Requested

2. Select the type of Application that will be filed with the Authority for an On-Premises Alcoholic Beverage License:

For premises outside the City of New York:

☐ New Application ☐ Removal ☐ Class Change

For premises in the City of New York:

☐ New Application ☒ New Application and Temporary Retail Permit ☐ Renewal ☐ Alteration ☐ Removal
☐ Class Change ☐ Method of Operation ☐ Corporate Change



For **New** and Temporary Retail Permit applicants, answer each question below using all information known to date

For **Renewal** applicants, answer all questions

For **Alteration** applicants, attach a complete written description and diagrams depicting the proposed alteration(s)

For **Corporate Change** applicants, attach a list of the current and proposed corporate principals

For **Removal** applicants, attach a statement of your current and proposed addresses with the reason(s) for the relocation

For **Class Change** applicants, attach a statement detailing your current license type and your proposed license type

For **Method of Operation Change** applicants, although not required, if you choose to submit, attach an explanation detailing those changes

Please include all documents as noted above. Failure to do so may result in disapproval of the application.

This 30-Day Advance Notice is Being Provided to the Clerk of the Following Local Municipality or Community Board:

3. Name of Municipality or Community Board: Brooklyn Community Board No. 9

Applicant/Licensee Information:

4. Licensee Serial Number (if applicable): TBD Expiration Date (if applicable): TBD

5. Applicant or Licensee Name: Bomberino LLC

6. Trade Name (if any): TBD

7. Street Address of Establishment: 392 Rogers Avenue

8. City, Town or Village: Brooklyn, NY Zip Code: 11225

9. Business Telephone Number of applicant/ Licensee:

10. Business E-mail of Applicant/Licensee:

11. Type(s) of alcohol sold or to be sold: ☐ Beer & cider ☒ Wine, Beer & Cider ☐ Liquor, Wine, Beer & Cider

12. Extent of Food Service: ☐ Full Food menu; full kitchen run by a chef/cook ☒ Menu meets legal minimum food requirements; food prep area required

13. Type of Establishment: Cafe

☐ Seasonal Establishment ☐ Juke Box ☐ Disc Jockey ☒ Recorded Music ☐ Karaoke

14. Method of Operation: (check all that apply)
☐ Live Music (give details i.e., rock bands, acoustic, jazz, etc.):

☐ Patron Dancing ☐ Employee Dancing ☐ Exotic Dancing ☐ Topless Entertainment

☐ Video/Arcade Games ☐ Third Party Promoters ☐ Security Personnel

☐ Other (specify):

15. Licensed Outdoor Area: ☒ None ☐ Patio or Deck ☐ Rooftop ☐ Garden/Grounds ☐ Freestanding Covered Structure
(check all that apply) ☐ Sidewalk Cafe ☐ Other (specify):

16. List the floor(s) of the building that the establishment is located on:
17. List the room number(s) the establishment is located in within the building, if appropriate:
18. Is the premises located within 500 feet of three or more on-premises liquor establishments? ☐ Yes ☒ No
19. Will the license holder or a manager be physically present within the establishment during all hours of operation? ☒ Yes ☐ No
20. If this is a transfer application (an existing licensed business is being purchased) provide the name and serial number of the licensee:
- | Name | Serial Number |
|----------------------|----------------------|
| <input type="text"/> | <input type="text"/> |
21. Does the applicant or licensee own the building in which the establishment is located? ☐ Yes (if YES, SKIP 23-26) ☒ No

Owner of the Building in Which the Licensed Establishment is Located

22. Building Owner's Full Name:
23. Building Owner's Street Address:
24. City, Town or Village: State: Zip Code:
25. Business Telephone Number of Building Owner:

Representative or Attorney Representing the Applicant in Connection with the Application for a License to Traffic in Alcohol at the Establishment Identified in this Notice

26. Representative/Attorney's Full Name:
27. Representative/Attorney's Street Address:
28. City, Town or Village: State: Zip Code:
29. Business Telephone Number of Representative/Attorney:
30. Business E-mail Address of Representative/Attorney:

I am the applicant or licensee holder or a principal of the legal entity that holds or is applying for the license. Representations in this form are in conformity with representations made in submitted documents relied upon by the Authority when granting the license. I understand that representations made in this form will also be relied upon, and that false representations may result in disapproval of the application or revocation of the license.

By my signature, I affirm - under **Penalty of Perjury** - that the representations made in this form are true.

31. Printed Principal Name: Title:

Principal Signature: 

Community Board 9 SLA Liquor License

Application Questionnaire

Check for which you are applying:

☐ New liquor license ☐ Alteration of an existing liquor license ☐ License renewal

Check either that apply:

☐ Sale of assets ☐ Alteration (change of class) of an existing liquor license

Today's Date: 5/9/24

Is location currently licensed? ☐ Yes ☒ No Type of license:

_____ If alteration, describe nature of alteration:

Previous or current use of the location: Retail

Corporation and trade name of current license: _____

APPLICANT:

Name of applicant and all principals: BomberinoNYC LLC
Stefano DeMartini, Thomas Ardito

Trade name (DBA): Bomberino

Premises address: 392 Rogers Ave Brooklyn, NY 11225

Cross streets: bt Empire and Sterling

PREMISES:

Establishment square footage: 1100 Maximum Occupancy: 74
Are residential units within the building? ☒ Yes ☐ No If Yes, have all residents within the building
been notified of the pending license? ☒ Yes ☐ No If Yes, explain how notice was provided to
residents: individual conversation, notice posting, petitions

Will any outside area or sidewalk cafe be used for the sale or consumption of alcoholic beverages?
(includes roof & yard) ☒ Yes ☐ No If Yes, describe: Sidewalk Cafe with 3 tables + 6 chairs



BROOKLYN COMMUNITY BOARD 9

Dear Applicants, Principals & Agents,

Antonio Reynoso
Borough President

Dante B. Arnie
District Manager

Fred P. Baptiste
Chair

Primo Lasana
1st Vice Chair

Francisca Leopold
2nd Vice Chair

Linda Watson-Lorde
Secretary

Mayna Legoute
Treasurer

Dexter Roberts
Member-at-Large

Nicolas Almonor
Member-at-Large

Community Board 9 has received your notification of an application for the acquisition of a Liquor, Wine, Beer & Cider License, and Temporary Retail Permit. Please note that due to the current health crisis, public gatherings - including our Public Safety Committee meetings in which SLA applications are reviewed - are being conducted via virtual meeting platforms.

Please review the following instructions and complete the relevant documents:

The applicant must complete and submit the following documents:

All applicants **must** provide a **fully completed** questionnaire and stipulations (include additional pages, if necessary); **New applicants MUST** provide a petition in support of application with at least **25 signatures** from **residential tenants of separate households** within 2-block area of establishment location. Petition must state form of establishment (e.g., bar, restaurant) and proposed hours (see attached petition) Include photographs of the inside and outside of the premise, proposed food and/or drink menu; and, if applicant has been, or is licensed anywhere in the City, provide a letter from applicable Community Board indicating history of complaints and other comments.

The Community Board office must receive these documents by mail or email **as soon as possible**. It is the applicant's duty to ensure the office receives all relevant materials in time.

- Applicant must complete and conspicuously post on its storefront the attached application public notice for 7 days prior to signing and submitting the materials.

- Applications **without** completed information - **including** petitions and photographs for new applications - **will not be heard at the committee meeting**.

- Please note that the applicant, or representative must be present at both the Public Safety Committee meeting and subsequent General Board meeting where the application is discussed.

- Applicants or appointed representatives absent from the committee meeting or General Board meeting may have their application deferred to the next Public Safety Committee meeting for further review.

Thank you for your help and cooperation. If there are any questions, please call the office.

Sincerely,

Dante B. Arnwine

District Manager

Brooklyn Community Board 9

890 NOSTRAND AVENUE • BROOKLYN, NEW YORK 11225 • PHONE: (718) 778-9279 • FAX: (718) 467-0994

WEBSITE: www.https://cbbrooklyn.cityofnewyork.us/cb9/ • EMAIL: BK09-1@CB.NYC.GOV

Does premise have a valid Certificate of Occupancy and all appropriate permits, including for any back or side yard use? ☒ Yes ☐ No What is maximum NUMBER of people permitted?

74

PROPOSED METHOD OF OPERATION:

Will any other business besides food or alcohol service be conducted at premise? ☐ Yes ☐ No

If yes, please describe what type: _____

Proposed hours of operation:

	Monday-Thursday	Friday-Saturday	Sunday
From / To	11am / 12am	11am / 12am	11am / 12am
Outdoor Hours (If Applicable)	11am / 11pm	11am / 11pm	11am / 11pm

Number of tables? 1 Number of seats? 10

Will food be served? ☒ Yes ☐ No If yes, describe cuisine and submit a menu: Cafe fare, menu attached

How many employees will there be? 3

Do you plan to hire residents from the immediate neighborhood? ☒ Yes ☐ No

Will music be played on the premises? ☒ Yes ☐ No

If Yes, what type of music? ☐ Live musician ☐ DJ ☒ Juke box/CDs/iPad/Bluetooth device

If other types, please describe _____

What will be the music volume? ☒ Background (quiet) ☐ Entertainment level

Will there be security personnel? ☐ Yes ☒ No If Yes, how many, and when: _____

How do you plan to manage noise and crowds inside and outside your business so neighbors will not be affected? _____

small cafe with early closing hours and background music so we will not have large crowds

APPLICANT HISTORY:

Has this corporation or any principal been licensed previously? ☒ Yes ☐ No

If yes, please indicate name(s) of establishment(s): Thomas Ardito - Brooklyn DOP LLC

Address: _____ Community Board # _____

Dates of operation: 6/1/22 - present If a

principal of licensed business within another Community Board, please provide a letter from the community board indicating history of complaints or other comments.

Has any principal had work experience similar to the proposed business? ☒ Yes ☐ No If Yes, please attach explanation of experience or resume. over 10+ years in hospitality

Does any principal have other businesses in this area? ☐ Yes ☒ No If Yes, please give trade name and describe type of business _____

Has any principal had SLA reports or action within the past 3 years? ☐ Yes ☒ No If Yes, attach list of violations and dates of violations and outcomes, if any.

LOCATION:

How many SLA-licensed establishments are within 2 blocks? 0

Is premises within 200 feet of any school or place of worship? ☐ Yes ☒ No If so, has the school or place of worship been notified of the pending application: ☐ Yes ☐ No

Are you aware of any community opposition to your application? ☐ Yes ☒ No If Yes, please explain in detail:

Community Outreach: Applicants are encouraged to reach out to community groups. Please use the attached petition to reflect community support for the application. Also, you are encouraged to reach out to local organizations to obtain support and feedback regarding how community interests may be affected by the applicant's proposed operation.

Affirmation: I, an authorized agent of the above stated applicant, affirm that all statements within this questionnaire are true to the best of my knowledge and that I have made all reasonable efforts to obtain accurate and up to date information. If material information changes before the Public Safety Committee, Community Board 9 General Board or the New York State Liquor Authority make final determinations regarding my license application, I will notify Community Board 9 as soon as practicable. If, at any time, a dispute arises between members of the community and the establishment for which this application was submitted, I agree to work with Community Board 9 to resolve such disputes quickly and fairly. I understand that Community Board 9's ongoing support of my license is contingent on my ongoing compliance with the law and respect for the community. I affirm that I conspicuously posted the public notice for 7 days prior to submitting this form.

Name: _____ Title: _____

Telephone Number: _____ Email Address: _____

Signature: _____

ATTENTION RESIDENTS & NEIGHBORS

Bomberino NYC LLC dba Bomberino

Company/DBA Name and Contact Number for Questions

plans to open a

Cafe

(Please choose) Bar/Restaurant/Club and indicate if there will be a Sidewalk Café or Backyard Garden

at the following location

392 Rogers Ave

Building Number and Street Name (Address)

This establishment is seeking a license to serve

Wine, Beer & Cider

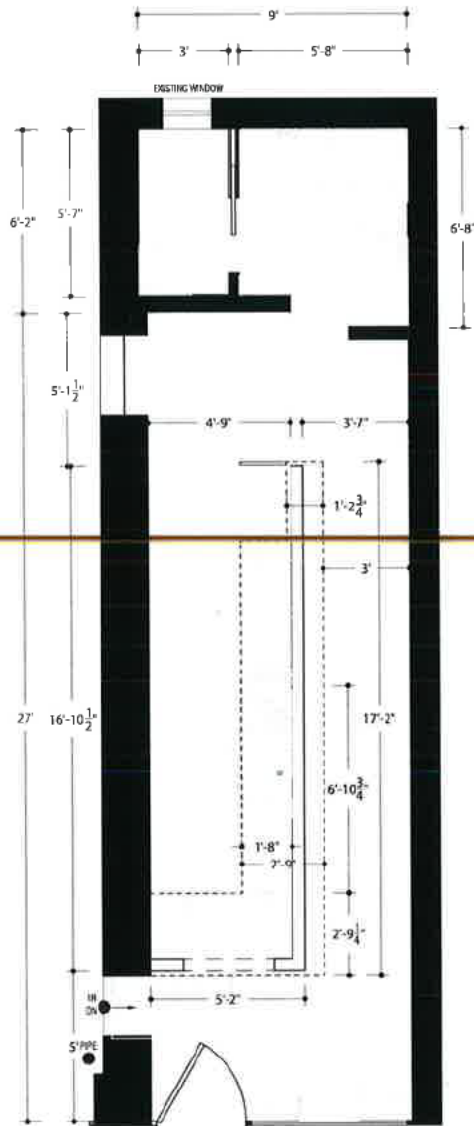
**Beer & Cider • Wine, Beer & Cider • or Liquor,
Wine, Beer & Cider**

Hari Nathan Kalyan, Attorney

Applicant Contact Information

Contact the Applicant or COMMUNITY BOARD 9 With any questions or concerns.

bk09-1@cb.nyc.gov • 718*778-9279



CLIENT DETAILS

CAFFE DE MARTINI
STEFANO
+1 929 306 8332
grancalfedemartini@gmail.com

PROJECT DETAILS

CREATE KITCHEN AND BAR ARCHITECTURAL LAYOUT FOR
SMALL FOOD AND BEVERAGE CAFE IN BROOKLYN
CLIENT TO PROVIDE EQUIPMENT LIST AND FUNCTIONAL
NEEDS FOR THE SPACE

DESIGN DETAILS

BRETT CURTIN
11/09/2023
PROVISIONAL LAYOUT 2

BACEWORKS
STUDIO

131 MACDONALD ST., 2ND FLOOR
BROOKLYN, NY 11217
BACEWORKS.COM



ESPRESSO

Singolo **\$3.25** Doppio **3.75**

Macchiato **\$3.75**

*De Martini signature drink

(cortado with Nutella or pistacchio cream) **\$4.75***

Cappuccino **\$5 • 5.75**

Latte **\$5 • 5.75**

Americano **\$3.75 • 4**

Cortado **\$4.25**

Mocha **\$5.5 • 6.5**

*All iced drinks + \$1.00

COFFEE

Drip regular coffee **\$3 • 3.5**

Café au lait **\$3.25 • 3.75**

Red eye **\$4 • 4.5**

Cold brew **\$4.75**

SWEETS

Sfogliatelle **\$4.75**

Cannoli **\$5**

Tiramisu **\$7**

Apple strudel **\$7**

Vegan. Pumpkin seed bread **\$5**

GF/vegan. Choco tahini cookies **\$4**

Lemon bar **\$6**

Lemon tart with nuts **\$6**

Truffle brownie **\$6**

Small butter cookies **\$.90**

PASTRIES

Cornetto vuoto \$4.75

Cornetto apricot jam \$5.75

Cornetto Nutella \$5.75

Cornetto pistacchio \$6

Cornetto ham & cheese \$7.50

Cornetto scrambled eggs \$7.50

Cornetto avo & egg \$8.50

ARTISANAL FOCACCIA

Plain \$5.5

Prosciutto & mozzarella \$12.5

Pesto, tomato and greens \$11

Avocado & egg \$12

Salame, sun-dried tomatoes, stracchino cheese \$13





**Brooklyn Community Board 9
890 Nostrand Avenue
Brooklyn, New York 11225**

Parks, Recreation and Culture Committee Meeting Minutes

June 6, 2024

Attendance (Board Members): Nicolas Almonor, Committee Chair

Attendance (Community Residents): Niama Wood, David Romeo

Absent (Board Members): Courtenay Loiselle; Vice Chair

Absent (Community Resident Members): John St. Bernard; David Walters, Brenda Pagan, Gloria Briggs, Hana Valasek, Abigail Timm

Agency Representatives: None

CB9 Staff: Khalid Jemmott, Community Associate

I. Call to Order

II. Mount Prospect Park Resolution

- a. There was no quorum for the meeting as only 3 committee members were present. The resolutions that were to be voted on did not take place.
- b. Group agreed to ask the executive committee to review the resolutions and consider them for referral to the general board meeting.

III. Adjournment

**Nicolas Almonor
Member-At-Large
Chair of CB9 Parks, Recreation and Culture Committee**

**Community Board
890 Nostrand Avenue
Brooklyn, NY 11225**

**Rules of Order for Community Board Meetings
NYC Community Board 9, Brooklyn**

This meeting of the New York City Community Board 9, Brooklyn, is called to order on **June 24, 2024, at Middle School 61, 400 Empire Boulevard, Brooklyn, New York 11225** on the under the applicable statutes of New York State, the New York City Charter, the Bylaws of Community Board 9, and Robert's Rules of Order.

1. All Community Board Meetings shall be conducted pursuant to New York State Public Officers Law, the New York City Charter, the Open Meetings Law, and any other applicable laws. The Community Board's By-Laws shall govern meetings where they do not conflict with applicable laws. Robert's Rules of Order shall govern meetings where they do not conflict with applicable laws and the By-Laws.
2. All Community Board Members shall be provided a reasonable opportunity to address the Community Board (the "Board") on any matter of the Board or any matter that pertains to the Board's mission.
3. During General Board Meetings, members of the public may be allowed to speak during the portion of the meeting designated as "Public Comment Session." Subject to any modifications and guidelines established by the Chair of the Community Board (the "Chair"), or his or her designee, each public speaker shall sign in and give a brief description of what he/she will comment upon prior to speaking. Public speakers will be allotted a time limit of three (3) minutes each commencing from the beginning of the speaker's remarks. Time cannot be shared or allotted to other speakers. If the Chair, or his or her designee, determines that there is not sufficient time at the meeting, the "Public Comment Session" period may be deferred to either the end of the General Board meeting or the beginning of the next General Board meeting. Public Comment Period shall be thirty (30) minutes duration.
4. During General Board Meetings and Committee Meetings (collectively, "Board Meetings") and outside of "Public Comment Session" portions of meetings, members of the public may ask questions and comment upon agenda items only when recognized by the Chair, Committee Chair, or their designee.
5. All Board members and members of the public shall conduct themselves in a courteous, professional and orderly manner. Obscene, threatening or harassing language, slander, threats of violence, personal attacks of any kind or offensive comments that target or disparage any ethnic, racial, age, or religious group, gender, sexual orientation or disability status are prohibited at all Board Meetings.
6. No members of the public shall display signs or placards in a disruptive manner, disruptively applaud participants in debate, or engage in disorderly conversation or other disorderly behavior which may disrupt the proceedings of the meeting.
7. Audio and video recording of Board Meetings are permitted unless they interfere with the meetings, in accordance with the Open Meetings Law. The recording must be conducted from a fixed location and in a manner which does not interfere with the meeting. The Chair, or his or her designee shall have the discretion to prohibit video or audio recording that interferes with a meeting. Recording is not permitted during Executive Session.

8. Any Board member or member of the public who uses obscene, threatening or harassing language, slander, threats of violence, personal attacks of any kind or offensive comments that target or disparage any ethnic, racial, age, or religious group, gender, sexual orientation or disability status or who otherwise becomes disorderly while at a Board Meeting shall be removed from the Board Meeting at the discretion of the Chair, or his or her designee.

9. No Board member or member of the public shall be permitted to speak on a cellular telephone during a Community Board Meeting while the meeting is in progress other than for emergency reasons. All cellular telephones are required to be turned off or on “vibrate” mode.

10. During General Board Meetings, the enforcement of this Code of Conduct shall be conducted under the direction of the Chair, or his or her designee. During Committee Meetings, the enforcement of this Code of Conduct shall be conducted by the Committee Chair or his or her designee. The New York City Police Department and building security may assist with the ejection of any individual from a Board Meeting or Committee Meeting for violating this Code of Conduct.

Brooklyn Community Board 9
Transportation Committee June Meeting Minutes
890 Nostrand Avenue
Brooklyn, New York 11225

Chair: Ethan Norville; Vice Chair: Felice Robertson; Secretary: Paco Abraham

Attendance (Board Members): Ethan Norville; Felice Robertson; Benny Rosenberger;

Attendance (Community Resident Members): Paco Abraham; Andrew Magnus; Valerie Fleming; Jeffrey Grannum

Absent (Board Members): Lorianne Wolseley

Absent (Community Resident Members): Calista DeJesus; Stanley Greenberg

Guests: Alicia Boyd; Theresa Westerdahl, CB9; Hector Robertson; Catt Small

Agency Representatives: Keith Bray, Brooklyn Borough Commissioner, NYC DOT; Nick Carey, Director, School Safety, NYC DOT; Katelyn Graham, Project Manager; Elena Lunyova, Deputy Director, School Safety, NYC DOT

Agenda:

I. Welcome/Greetings

- a. Meeting is called to order at 7:10pm, 6/10/24

II. DOT Presentation

- a. Presentation by Katelyn Graham (DOT) of a School Safety Project for Brooklyn & Kingston Avenues

- i. Full presentation is available at this link.

1. <https://www.nyc.gov/html/dot/downloads/pdf/brooklyn-ave-kingston-ave-empire-blvd-winthrop-st-jun2024.pdf>

- ii. Highlights of the plan include

1. High concentration of schools... over 15 within 5-minute walk
2. 158 injuries between 2019 & 2023, 71 % were pedestrians or cyclist
 - a. 50% of which occurred when they had the right of way.
 - b. 14% of these injuries were children (~1 in 7 injuries)
3. Dangerous by design because these are both uniquely wide streets
 - a. The wide street induces speeding, even during turns.
 - b. The wide streets offer zero cyclists infrastructure so there is no predictability in placement of riders.
4. Proposal is to reduce street width on both corridors by adding protected bike lanes and shortened crosswalks for pedestrians.
 - a. Some corners would get concrete build outs for pedestrian safety, others would only have paint and plastic design.
5. To achieve the design as presented, some curbside vehicle space would be eliminated... estimated ~50 car parking spots.

- b. Assorted questions from the committee & guests, including...

1. Andrew Magnus asked what other decisions are needed to implement. DOT replied that all schools have been contacted about it and they've met with some. They also want to talk further with local yeshivas & the hospital. Implementation could be late this year or early next year in 2025.
2. Felice Robertson asked if the crashes DOT cited were often during school hours when crossing guards ought to be there. DOT noted that injuries were at all times of day but the tricky part of school hours was that children are dismissed ~2:30p when rush hour traffic volumes are not there and more speeding is seen, so crashes can be more dangerous.
3. Hector Robertson asked about speed cameras on these stretches of roadway.

4. Jeffrey Grannum asked if the width of these streets allowed for more back in parking to offset the potential loss. DOT noted the one wide block of Kingston already had back in parking and the other sections were wide but not necessarily wide enough for it.
5. Alicia Boyd challenged some of the DOT data which presented safety metrics because they only went up until 2017. She asked for more recent numbers. DOT said they'd follow up with other, more current reports.
6. Paco Abraham asked about paint vs concrete fixes for the pedestrian crossings. DOT said concrete build outs cause drainage changes so these would mostly be islands, 5 or 6 currently. Paco wondered about using the street furniture tool kit to ensure newly dedicated pedestrian space does not get encroached upon by vehicles.
7. Theresa Westerdahl asked for more bike racks throughout. Valerie Flemming notes that there are damaged/ missing bike racks in front of Major Owens Rec Center
8. Felice Robertson asked if this redesign would pose difficulties for emergency service vehicles. DOT said they've had conversations with and run their numbers through all needs known for FDNY, NYPD, DSNY and they meet with the Mayor's office of people with disabilities.
9. Paco Abraham asked for proper wayfinding signage to be included with any bike route changes

III. Review of Previous Discussions

a. STAND Guidelines and Bike Lane Network (BikeNet)

- i. Chairman Norville explained that support for our previous resolution was split. We tried to give the board a lot of items as one package but some people got bogged down by concerns with the bike lanes and so there were not enough full board votes to support the package as written.

IV. Unfinished Business

a. Revising STAND (Shared Transportation and Network) Guidelines

- i. Chairman Norville motions that we split the guidelines and remove the Bike lane Network section for the board to more easily approve, so that the Car share density request - (no more than 3 locations per quarter mile radius) and the Citibike station siting request (strong preference for placement on sidewalks rather than in the street) could pass the board easily.

ii. Paco Abraham seconds the motion

iii. Motion passes by unanimous consent.

b. Bike Lane Network (BikeNet)

i. Andrew Magnus motions that we

1. change #1 as written on the previous month's "Potential Bike Lane Network" resolution which had requested bike lanes on Brooklyn and Kingston Ave and instead we ask DOT to come back to our committee with a revised version of their 6/10/24 proposal that incorporates our feedback and anything else they receive from local stakeholders.
2. adjust #2 as written on the previous month's "Potential Bike Lane Network" resolution which had requested a two way or conventional bike lane on Lincoln Road between Flatbush and Ocean avenues and instead we just ask DOT to review the lack of bicycle connectivity in/out of Prospect Park and come back to our committee with a proposal for improvements.
3. add a #4 on the previous month's "Potential Bike Lane Network" resolution's final page to request DOT do more education outreach, such as by new PSAs, for riders to be aware of local bike network changes and to better know the rules of the road citywide.

ii. Paco Abraham seconds the motion

iii. Motion passes by unanimous consent.

c.

V. Adjourn

a. MOTION - Ethan Norville made a motion to adjourn at 9:25pm.

- i. Andrew Magnus seconded the motion. **Motion passed by unanimous consent.**

Brooklyn Community Board 9
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- ii. Paco Abraham seconds the motion

iii. Motion passes by unanimous consent.

c.

V. Adjourn

- a. MOTION - Ethan Norville made a motion to adjourn at 9:25pm.

- i. Andrew Magnus seconded the motion. **Motion passed by unanimous consent.**

Brooklyn Community Board 9
890 Nostrand Avenue
Brooklyn, New York 11225
ULURP/Land Use Committee Meeting Minutes

June 18, 2024
Clara Barton High School
901 Classon Avenue
Brooklyn, New York 11225

Attendance (Board Members): Suki Cheong, Committee Chair; Rabbi Yaacov Behrman;

Attendance (Community Resident Members): John Craver; Esteban Giron; Beverly Newsome; Tom Thomas

Absent (Board Members): None

Absent (Committee Members): Nichola Cox

Guests: Mikki Afflick; William Antozzi; Fred Baptiste; Charles B.; Adrian Benepe, BBG; Rowan Blaik, BBG; Thoams Chisena; Susan Cooke; Paul Friedman; Helen Koh; Daniel Leonard; Barbara Lindsey; Davon Lomax; Alexander McQuilkin; Lenny Paul, BBG; Elizabeth Peters; Mike Piccirillo; Maria Ramos; Hector Robertson; Noel Toppin; Theresa Westerdahl; Sandy Wilder; Anthony Williams; John Woefling; Martina Victoria

Elected Officials: Andre Robinson for NYC Council Member, Crystal Hudson; 35th C.D.

CB9 Staff: Mia N. Hilton, Assistant District Manager; Dante B. Arnwine, District Manager

1. Call to Order

- a. Meeting was called to order at 6:40pm

2. Public Hearing 962-972 Franklin Avenue Rezoning Application Presentation

- a. Requesting a zoning amendment from R6A to R8A and R8A/C2-4
- b. 14 story tower (970 Franklin Avenue); 475 rental units
- c. Special permit to reduce number of parking spaces by half.
- d. Shadow massing / EIS
 - i. Jackie Robinson park affected
 - 1. Developer willing to work with NYC Parks and Recreation to upgrade lighting and refurbish playground amenities
 - ii. Shadow is still cast on the Brooklyn Botanic garden up to two hours/day
- e. Public Comment/Testimony

3. 962-972 Franklin Avenue Recommendation:

- a. Proposed- Esteban, Seconded - Tom Thomas: Disapprove rezoning request, including parking waiver. (See attached resolution, incorporating Parks committee resolution on shadows on Jackie Robinson playground)

- b. Committee Vote: 4 in favor, 1 abstention (Rabbi Behrman), 1 no (Beverly)
- 4. City of Yes for Housing Opportunity Resolution**
 - a. (see attached)
 - b. Committee Vote: 5 in favor; 1 abstention (Rabbi Behrman)
- 5. CD 9 Zoning Framework Discussion (see attached statement)