



# COMMUNITY BOARD NO. 1

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HON. ERIC L. ADAMS  
BROOKLYN BOROUGH PRESIDENT



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HON. STEPHEN T. LEVIN  
COUNCILMEMBER, 33<sup>rd</sup> CD

HON. ANTONIO REYNOSO  
COUNCILMEMBER, 34<sup>th</sup> CD

## COMBINED PUBLIC HEARING & BOARD MEETING OCTOBER 17, 2017 211 AINSLIE STREET

### PUBLIC HEARING

#### ROLL CALL

Chairperson Ms. Dealice Fuller requested District Manager Mr. Esposito to call the roll. He informed the Chairperson that there were 20 board members answering the call, a sufficient number to open the public hearing. Mr. Bruzaitis asked if there was quorum. District Manager Mr. Esposito related that there was, as a smaller number of members are required to begin the public hearing.

It was noted that all persons who wish to speak needed to sign up by 6:15PM. It was noted that the meeting was being “live streamed”.

#### APPROVAL OF THE AGENDA

Mr. Bruzaitis made a motion to approve the agenda. Mr. Chesler seconded the motion. The motion was unanimously carried.

**DCA – UNENCLOSED SIDEWALK CAFÉ APPLICATION:** **Unenclosed Sidewalk Café – Starlite Walker LLC, dba Ramona**, 113 Franklin Street, Brooklyn, NY 11222, #2024806-DCA, 7 Tables, 14 Chairs (RENEWAL). Mr. Scott Schneider, one of the owners, presented on the renewal. There were no changes. No comments were received at this time,

**DCA – UNENCLOSED SIDEWALK CAFÉ APPLICATION:** – **Cerveceria Havemeyer LLC, dba Cerveceria Havemeyer**, 149 Havemeyer Street, Brooklyn, NY 11211-4524, #2027033-DCA, 7 Tables, 14 Chairs (RENEWAL). There was no presentation on this item at this time. No comments were received.

**DCA – UNENCLOSED SIDEWALK CAFÉ APPLICATION: 104 South 4 Street Inc., dba Randolph Brooklyn, 104 South 4<sup>th</sup> Street, Brooklyn, NY 11249-5505, # 2017316-DCA.** 8 Tables; 16 Chairs (RENEWAL). A presentation was made by the manager for the establishment. No changes were reported. No comments were received.

**PRESENTATION: LPC Application for the former Domino Sugar Refinery** – Proposed changes for the design of the Domino Sugar Refinery building – by Two Trees.

Mr. Lombino, from Two Trees, presented on the proposed changes to the design of the Domino Sugar Refinery building. He related that Two Trees was the owners and developers for the former Domino Sugar factory site. They had passed their redevelopment plan through CB #1 in 2014. They were coming back to request a change to the refinery, which is the center piece of the site. The use was changed in 2014 where it went to commercial office space use. It also went to the LPC for approval at the same time. He was joined at the meeting by Mr. Vishaan Chakrabarti, the architect. A PowerPoint presentation was displayed that included various graphics.

Mr. Chakrabarti discussed the proposed changes. He noted that it was a complicated project and provided an overview. He explained the history behind the refinery site, which was owned by the once owned (1850's) Havemeyer family. In 1900's it became the Domino Sugar site. He noted the various uses of the building complex (refinery, finishing, etc.) The building was made to look like three separate buildings, but was actually it is a shell...because the structure was hollowed out and huge pieces of equipment were housed inside. There were no actual floors. He noted other examples of buildings like this that were preserved. The presentation is attached.

**PRESENTATION: NYC DEPARTMENT OF TRANSPORTATION:** New bike corral applied for by Sun and Air on 788 Driggs Avenue, Brooklyn, NY 11211 (Corner of South 4<sup>th</sup> Street). Corral is for 8 bikes. Ms. Feig, from NYC DOT, presented on the request. She provided a PowerPoint presentation. She discussed the bike corral program:

- It is to provide higher capacity bike parking where demand cannot be met in sidewalk space.
- Alleviate illegal bike parking on street signs, fences, and trees.
- It typically includes 4 U shaped bike racks installed perpendicularly in the curbside lane of the street.
- Racks are attached to metal plates to increase stability and safety.

They have 62 bike corrals citywide. Nine (9) bike corrals have been installed within CB #1. New bike corral locations are identified through an application process. They have maintenance partners to keep sites clear of debris and snow, sustain plantings and report abandoned bicycles. The proposed Project is for the business "Sun and Air" located at 788 Driggs Avenue, between S. 3<sup>rd</sup> and S. 4<sup>th</sup> Streets. Ms. Feig spoke about the proposed design, which would have a sled with 4 racks (space for 8 bicycles). It would require the removal of one parking space. It would also have two small planters and flexible delineators. It would beautify the area.

**PRESENTATION: Mayor's Office of Immigrant Affairs (MOIA) Introduction** – This Mayor's office partners with City agencies, community organizations, and groups to host educational forums designed to educate NYC's Immigrant communities on services, and resources available to them – by David Sosa, Immigrant Services Coordinator, Community Affairs, MOIA.

Mr. Sossa presented on the item. He spoke about "ID NYC" which is a free ID card for all New Yorkers and NYC Free Confidential Legal Citizenship, a program that provides legal services. They also offer English Language programs. He noted that if someone/organization would want a forum, his office can be contacted.

**PRESENTATION: BSA Item: #2017-257-BZ, 159 North 4<sup>th</sup> Street**, for a special permit for physical cultural establishment (yoga studio) for 10 years – by Marvin Mitzner, Attorney

Mr. Mitzner, attorney representing the BSA application, presented on the item. He displayed boards and graphics. A completed land use questionnaire was distributed for review. The proposed action is for a special permit for a physical culture establishment (PCE). Mr. Mitzner provided the following information:

- A PCE special permit is needed to open and operate physical culture establishments in New York City. Physical culture establishments are health clubs or similar businesses where customers go to exercise or to care for their bodies.
- The building is owned by GMI Realty LLC and the subject space is leased by CorePower Yoga LLC.
- CorePower Yoga LLC operates over 170 Yoga studios in over 20 states and has been in operation since 2002.
- The site is a mixed-use building located in an M1-2/R6B district in the Special Mixed Use District. The building contains 18 residential units in addition to CorePower Yoga, which occupies a portion of the ground floor and cellar.
- The project's proposed use is for a PCE (yoga studio with showers). The studio opened in September 2017.
- The project is ADA compliant.
- The site requires a minimum of 9 parking spaces pursuant to the zoning resolution. The site provides 10 parking spaces.
- The yoga studio is open to the public. The practice of yoga provides numerous physical and mental health benefits.
- For the PCE there is 3,979 SF. The entire building is 30,715 SF; 8,424 SF of commercial space and 22,291 SF for residential use. The building is 50 feet in height and 5 stories tall.

**PRESENTATION: DCA – CABARET APPLICATION**

Elsewhere LLC (dba Elsewhere)  
599 Johnson Avenue  
Brooklyn, NY 11237

Days and Hours of Operation: Monday-Sunday 12:00PM – 4:00AM

Room Capacity - Room 1: 675

Room 2: 250

Mr. Jacob Rosenthal, one of the owners of the establishment, spoke on the application for a cabaret license. He responded to several questions raised by board members and the public. Ms. Gallagher said that she has worked with Mr. Rosenthal (Elsewhere) in the past. He has been open to working with the community. A question was raised about the events and NYPD not being able

to have enough manpower. Mr. Rosenthal noted that they follow the Nightlife Book/Manual and have worked with the 90<sup>th</sup> Precinct. Mr. Rosenthal said that they were not using the rooftop now. He noted that they have an age limit and adhere to no having any underage drinking. They have an area where ticketing is conducted. They screen for weapons. There was a discussion about the use of “pat downs” as opposed to using “metal detectors/wands”. Mr. Rosenthal related that this venue was a small one, and they were not opening the rooftop at this time.

## **LIQUOR LICENSES**

### **New**

63 Meadow Inc., dba tbd, 63 Meadow Street, (New, liquor, wine/beer, cider, bar lounge)  
227 Grand Corp., dba Beats Karaoke, 227 Grand Street, (Change in Method of Operation, wine/beer, cider, karaoke Cafe/rest)  
Aqua Inc., dba Tacos Project, 800 Grand Street, (New, liquor, wine/beer, cider, rest)  
El Sotano of Brooklyn Corp, dba The Gentry, 592 Manhattan Avenue, (New, liquor, wine/beer, cider, rest)  
Entity to be formed by Nick Padilla, 206 Nassau Avenue, (New, liquor, wine/beer, cider, bar)  
Grovehouse Hospitality LLC, 325 Kent Avenue, (New, liquor, wine/beer, cider, rest with customer bar)  
Isabella Beach LLC, dba The Diamond, 43 Franklin Street, ( Class Change, liquor, wine/beer, cider, bar with small food plates)  
J. Cohen on behalf of an entity to be determined, dba tbd, 302 Metropolitan Avenue, (New, liquor, wine/beer, cider, rest)  
Just Another LLC, dba tbd, 632 Manhattan Avenue, (New, liquor, wine/beer, cider, bar/tavern)  
Mizu Sushi NY Inc., dba Mizu, 483 Grand Street, ( New, liquor, wine/beer, cider, rest)  
N. Adler on behalf of an entity to be determined, 58 Marcy Avenue, (New, liquor, wine, beer, cider, rest)  
Simon’s Bar & Kitchen Inc, dba DB Burger, 483 Grand Street, (New, liquor, wine/beer, cider, rest)  
R. Kush on Behalf on an Entity to be determined, dba tbd, 647 Grand street, (New, wine/beer, cider, rest)  
Root Cellar Kitchen LLC, 92 North 11<sup>th</sup> Street, (New, liquor, wine/beer, cider, rest with customer bar)  
Terere Corporation, dba Tabare Restaurant, 221 South 1<sup>st</sup> Street, (Corporate Change, liquor, wine/beer, cider, rest)  
Yia Yia’s Taverna LLC, 1035 Flushing Avenue, (New, wine/beer, cider, rest)

### **Renewal**

135 Studio N ADR Inc., dba Juliette Restaurant, 135 North 5<sup>th</sup> Street, (Renewal, liquor, wine/beer, cider, rest)  
Aluk 888 Inc., dba Chinese Musician, 151 Greenpoint Avenue, (Renewal, wine/beer, cider, restaurant)  
Asian garden Inc, 157 Franklin Street, (Renewal, wine/beer, cider, rest)  
BD & M Bar One LLC, dba Reclamation Bar, 817 Metropolitan Avenue, (Renewal, liquor, wine/beer, cider bar /tavern)  
Best Element Inc., dba Bedford Fusion Cafe, 197 Bedford Avenue, (Renewal, liquor, wine/beer, cider, rest)  
Bestaurant Group LLC, dba Lazy Siu’s, 742 Driggs Avenue, (New, beer, cider, rest)  
Cerveceria Havemeyer LLC, dba Cerveceria Havemeyer, 149 Havemeyer Street, Store #3 (AKA

257 South 2<sup>nd</sup> Street) (Alteration, liquor, wine/beer, cider rest)

BK Noodles Inc, 280 Bedford avenue, (Renewal, wine/beer, cider, Japanese noodle rest)

Brooklyn Winery LLC, dba Brooklyn Winery, 213 North 8<sup>th</sup> Street, (Renewal, liquor, wine/beer, cider, rest, catering facility)

Caribbean Catch LLC, dba Pearls Bake & Shark, 178 north 8<sup>th</sup> street, (Renewal liquor, wine/beer, cider, rest)

Cafe Argentino Inc., dba Cafe Argentino, 499 Grand Street,(Renewal, liquor, wine/beer, cider, rest)

City Cafe Inc, dba Fushimi Japanese Cuisine & Lounge, 475 Driggs Avenue Unit A, (Renewal, liquor, wine/beer, cider, rest)

Christina's Polish Restaurant Inc., 853 Manhattan Avenue, (Renewal, wine/beer, only)

Demije Group LLC, dba Basik, 323 Graham Avenue, (Renewal, liquor, wine/beer, cider, rest )

Dotory LLC, dba Dotory, 353 Broadway, (Renewal, wine/beer, cider, rest)

El Golpe LLC, dba Llama Inn, 50 Withers Street, (Renewal, liquor, wine/beer, cider)

Hummus Market LLC, dba Hummus Market, 361 Graham Avenue, (Renewal, wine/beer, cider bar/rest)

IM Food LLC, dba ZiZi Lemona, 129 Havemeyer Street, (Renewal, wine/beer, cider, rest)

Karczma Inc., 136 Greenpoint Avenue, (Renewal, liquor, wine/beer, cider, rest)

Jomyga Enterprises LLC, dba Oak & Iron, 147 Franklin Street, (Renewal, liquor, wine/beer, cider, bar/tavern)

La Cocina II Restaurant Corp, 100 Moore Street, (Renewal, wine/beer, cider, rest)

Me II U Inc., dba Richlane, 595 Union Avenue, (Renewal, liquor, wine/beer, cider, bar, tavern)

M shanghai LLC, dba M Shanghai LLC, 292 Grand Street, (Renewal, liquor, wine/beer, cider, full service restaurant with full bar)

Nealtican Deli Grocery Corp, 1225 Flushing Avenue, (Renewal, wine/beer, cider, rest, deli),

New Ako Restaurant Inc. dba Ako Japenese Cuisine, 205 Bedford Avenue, (Renewal, wine/beer, cider, rest)

One stop Beer shop LLC, dba One Stop Beer Shop, 134 Kingsland Avenue, (Renewal, liquor, wine/beer, cider,rest)

Paris Puebla Inc., dba Santos Anne, 366 Union Avenue, (Renewal, liquor, wine/beer, cider, rest)

Pippilocca LLC, dba IL Passatore, 14 Bushwick Avenue, (Renewal, wine/beer, cider, rest)

Okamoto Holdings LLC, dba Patisserie Tomoko, 568 Union Avenue Space 1G & H, (Renewal, wine/beer, cider, cafe)

Sazon Perez Restaurant Inc., 417 South 4<sup>th</sup> Street, (Renewal, beer/cider, rest)

Sea Thai Hospitality Inc., dba Sea, 114 North 6<sup>th</sup> Street, (Renewal , wine/beer, cider)

Starlite Walker LLC, dba Ramona, 113 Franklin Street Unit Floor, (Renewal, liquor, wine/beer, cider, cocktail bar)

Syndicated Bar & Theater LLC, dba Syndicated, 40-46 Bogart Street, (Renewal, liquor, wine/beer, cider)

Radegast Hall LLC, dba Radegast Hall and Biergarten, 113-115 N3rd Street, aka 186 Berry Street, ( Renewal, liquor, wine/beer, cider, rest)

Woodfire Collision LLC, dba Lilia Restaurant, 567 575 Union Avenue, ( Renewal, liquor, wine/beer, cider, Rest)

Vabeh First LLC, dba Have & Meyer LLC, 103 Havemeyer Street, (Renewal, liquor, wine/beer, cider, bar/tavern)

Chairperson Ms. Fuller asked to have any persons who signed up to speak on the liquor licenses to be called forward.

**PUBLIC SESSION: (Liquor Licenses)**

Chairperson Ms. Fuller asked for the persons who signed up to speak about liquor licenses to be called. District Manager Mr. Esposito called the speakers to come forward.

Mr. Jim Morrison, resident and business owner, spoke regarding his plans to open a new bar at 632 Manhattan Avenue. It would be a LGBTQ bar. They are open to working with the community and look forward to hearing from them.

Mr. Tom Hameline, resident, spoke in opposition granting the liquor license for 227 Grand Corp., (known as "Beats") noting that the area is saturated with bars and restaurants. He was concerned about noise & traffic. This place is a Karaoke restaurant with a beer and wine license. They broke their promise to not apply for an upgrade (to liquor) for five years.

Mr. Denny Tomkins, resident, spoke in opposition to granting the liquor license for 227 Grand Corp. for the same reasons as Mr. Hameline (overconcentration of licenses and the late night effects. He also raised objections for "Jam n Pizza" (dba Midici), on North 4<sup>th</sup> Street, noting that it was in the POD Hotel.

Mr. Mitch Hymowitz, business owner, spoke in support of his establishment "Jam N Pizza". He noted that they were a full restaurant, not just a bar. They will not be having a rooftop open space. They will close at 2AM on weekends. They will have a small amount of liquor, about 10 bottles, to make drinks from. They are a restaurant and would serve Neapolitan type pizza. They plan to have an olive tree in the location to have an "olive garden" type theme.

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**BOARD MEETING**

**MOMENT OF SILENCE**

Chairperson Ms. Fuller called for a moment of silence.

**ROLL CALL**

At 7:28 PM, Chairperson Ms. Dealice Fuller requested District Manager Mr. Esposito to call the roll. He informed the Chairperson that there were 34 board members answering the call, a sufficient number for a quorum to open the board meeting.

NAME	PRESENT
GINA ARGENTO	
BOGDAN BACHOROWSKI	
LISA BAMONTE	X
LOUIS BARRICELLI	X
GINA BARROS	X
MOSES BONDO	

ERIC BRUZAITIS	X
THOMAS J. BURROWS	X
PHILIP CAPONEGRO	X
FRANK P. CARBONE	X
STEPHEN CHESLER	X
MICHAEL CHIRICHELLA	
THERESA CIANCIOTTA	X
JOSHUA COHEN	X
ARTHUR DYBANOWSKI	
T. WILLIS ELKINS	X
JULIA AMANDA FOSTER	X
SAMUEL FRANCOZ	
DEALICE FULLER - CHAIRPERSON	X
EMILY GALLAGHER	X
VINCENT GANGONE	
JOEL GROSS	X
SONIA IGLESIAS	X
MOISHE INDIG	
BOZENA KAMINSKI	X
RYAN KUONEN	X
YOEL LANDAU	
MARIE LEANZA	X
YOEL LOW	
GIORGIO MAYER	
AARON McCANN	
TRINA McKEEVER	X
IRIS MINAYA CABRERA	X
TOBY MOSKOVITS	
MARTIN NEEDELMAN	
SIMON NEUSTEIN	
RABBI DAVID NIEDERMAN	X
KAREN NIEVES	X
MARY ODOMIROK	X
RABBI ABRAHAM PERLSTEIN	X
JANICE PETERSON	X
ISAAC SOFER	X
ROBERT SOLANO	X
JAMES STUART	X
DEL E. TEAGUE	X
TOMMY TORRES	X
MARIA VIERA	X
STEPHEN WEIDBERG	X
SIMON WEISER	X
TESA WILSON	
TOTAL:	34

## **APPROVAL OF THE AGENDA**

Ms. Nieves made a motion to approve the agenda as written. The motion was seconded by Ms. Kaminski. The motion was unanimously carried.

## **APPROVAL OF THE MINUTES**

Rabbi Niederman made a motion to approve the minutes from the September 18, 2017 Combined Public Hearing and Board Meeting. The motion was seconded by Mr. Gross. The motion was unanimously carried.

## **PUBLIC SESSION: (98 Greenpoint Avenue Landmarks Preservation Commission Application)**

Chairperson Ms. Fuller asked for the persons who signed up to speak about the Landmarks application for 98 Greenpoint Avenue, to come forward. District Manager Mr. Esposito called the speakers to come up.

Mr. Richard Mazur, resident of Milton Street, spoke on behalf of the Milton Street Block Association, to relate their opposition to the proposed extension into the rear yard of 98 Greenpoint Avenue.

Mr. Sante Miceli, resident of Milton Street and a member of the Milton Street Block Association, spoke in opposition to the extension of the building at 98 Greenpoint Avenue. His house faces the proposed build out. He said that the rear yards were designed to be open and created a donut shape of green space.

Mr. Rolfe Carle, resident of Milton Street and a member of the Milton Street Block Association, spoke in opposition to the extension of the building at 98 Greenpoint Avenue.

## **COMMITTEE REPORTS**

**TRANSPORTATION COMMITTEE** – Mr. Eric Bruzaitis, Committee Chair, spoke and presented the Committee’s written report. The Transportation Committee met on Monday, October 2, 2017, at 6:30 PM, in the CB #1’s District Office, 435 Graham Avenue, Brooklyn, NY 11211

**NEW BIKE CORRAL APPLIED FOR BY SUN AND AIR ON 788 DRIGGS AVENUE** (The contact person for the application is Anna Diaz-Balart. The DOT person is Stevie Feig). A presentation was made to the committee and before CB #1. Mr. Bruzaitis related that he made numerous visits to the site in advance of the meeting and observed illegally chained bikes, and a high amount of bike traffic on both South 4<sup>th</sup> Street & Driggs Avenue. After some discussion DOT agreed that the existing bike ring currently on the sidewalk can stay to allow for additional bike parking, and Anna & Sean (the business owners) agreed that they will maintain the ring in addition to the bike corral. The committee recommends approval. Mr. Solano made a motion to approve the application. Mr. Chesler seconded the motion. The motion was unanimously carried. The vote was: 33 “YES”; 0 “NO”; 0 “ABSTENTIONS”; 0 “RECUSALS”.



NAME	YES	NO	ABS	RECUSAL
GINA ARGENTO				
BOGDAN BACHOROWSKI				
LISA BAMONTE	X			
LOUIS BARRICELLI	X			
GINA BARROS	X			
MOSES BONDO				
ERIC BRUZAITIS	X			
THOMAS J. BURROWS	X			
PHILIP CAPONEGRO	X			
FRANK P. CARBONE	X			
STEPHEN CHESLER	X			
MICHAEL CHIRICHELLA				
THERESA CIANCIOTTA	X			
JOSHUA COHEN	X			
ARTHUR DYBANOWSKI				
T. WILLIS ELKINS	X			
JULIA AMANDA FOSTER	X			
SAMUEL FRANCOZ				
DEALICE FULLER - CHAIRPERSON				
EMILY GALLAGHER	X			
VINCENT GANGONE				
JOEL GROSS	X			
SONIA IGLESIAS	X			
MOISHE INDIG				
BOZENA KAMINSKI	X			
RYAN KUONEN	X			
YOEL LANDAU				
MARIE LEANZA	X			
YOEL LOW				
GIORGIO MAYER				
AARON McCANN				
TRINA McKEEVER	X			
IRIS MINAYA CABRERA	X			
TOBY MOSKOVITS				
MARTIN NEEDELMAN				
SIMON NEUSTEIN				
RABBI DAVID NIEDERMAN	X			
KAREN NIEVES	X			
MARY ODOMIROK	X			
RABBI ABRAHAM PERLSTEIN	X			
JANICE PETERSON	X			
ISAAC SOFER	X			
ROBERT SOLANO	X			
JAMES STUART	X			
DEL E. TEAGUE	X			

TOMMY TORRES	X			
MARIA VIERA	X			
STEPHEN WEIDBERG	X			
SIMON WEISER	X			
TESA WILSON				
TOTAL:	33	0	0	0

**CITIBIKE RELOCATIONS** – The Committee Chair will invite Citibike to attend the November 2<sup>nd</sup> committee meeting to address relocating the Graham Avenue station (between Conselyea Street and Metropolitan Avenue) to its original location.

**L TRAIN UPDATE** - MTA was not yet prepared to update the committee on the progress of a comprehensive plan to address commuter needs during the impending L train shut down. They will be invited to present their update at either the November 2<sup>nd</sup> Transportation Committee meeting or subsequent meeting. In advance of the meeting, Mr. Bruzaitis related that he was compiling comments/questions about the project for response by the agency.

**DOT HELD MEETING ON MEEKER AVENUE** - The Committee will invite the appropriate representative from DOT to appear at a future meeting to discuss progress on this issue.

Mr. Bruzaitis noted that for **TLC LICENSES/RENEWALS**, there were no applications received for review at the time of the committee’s meeting. Mr. Bruzaitis related that the committee discussed both old business and new business which is highlighted in the committee’s report. The next Transportation Committee will be held on Thursday, November 2<sup>nd</sup>, 2017, at 6:30 PM at the Community Board’s office.

**LAND USE, ULURP & LANDMARKS (subcommittee) COMMITTEE** – Ms. Teague, Land Use Committee Chair, presented the Committee’s written report. She noted that there was one item for land use, and the other portion of the report contained landmark items. The Landmarks portion would be discussed by Ms. McKeever, the subcommittee’s chair.

**PRESENTATION: DCP – Zoning Flood Text Amendment:** Ms. Teague spoke about the presentation that the Land Use Committee received from the Department of City Planning. Ms. Catherine Ferrara conducted the presentation and explained that NYC is a high flood risk area with 400,000 people living in the flood risk plain. DCP’s planned Zoning Flood Text Amendment is intended to guide new flood resilient construction and enable owners of buildings in flood risk areas to obtain reasonable flood insurance coverage. Under the proposed amendment, owners of existing buildings will not be required to build by the new regulations, unless their building was substantially destroyed. However, Ms. Ferrara stated that some owners are voluntarily making the flood resilient renovations in order to obtain the lower insurance rates. The committee’s report contains handouts that provide details of the flood text and how the corresponding building codes will apply to mixed-use and residential buildings. DCP has begun its outreach for community input. No workshop has yet been scheduled for CB1 residents. If we are interested in having the agency sponsor a workshop, Ms. Ferrara said one could probably be scheduled early next year, preferably in conjunction with a community group, such as the Newtown Creek Alliance.

PRESENTATION: LPC – Application for the Refinery at Domino – Changes to their proposed design for the redevelopment of the landmarked Refinery Building at Domino. The Refinery’s landmarked façade will be preserved and restored in the same manner as their existing LPC approval, but the new addition to the building will have a completely different design that they believe is more in keeping with the building’s original use and architectural style and will increase public access to the iconic building and Domino Park to its west along the waterfront. A presentation was made by Mr. David Lombino, Two Trees Management and Mr. Vishaan Chakrabart, Architect.

Changes to proposed design for the redevelopment of the landmarked Refinery Building at Domino, Kent Street between South 2nd and South 3rd Streets. David Lombino, Managing Director of Two Trees Management Co., introduced the architect: Vishaan Chakrabarti, from The Practice for Architecture and Urbanism (PAU), who made the presentation.

The application is for a Certificate of Appropriateness for the adaptive reuse of the Refinery into a 401,000-SF commercial office building with ground floor retail. The Practice for Architecture and Urbanism (PAU)’s design includes preservation and restoration of the existing brick facade and important historic building elements along with a new "building within a building" approach to bring light and air into the landmark, a barrel-vaulted roof structure resonant with the landmark American Round Arch style, and a plaza fronting the proposed new waterfront park. (Note: Two Trees will present the project to the full Board at the 10/1717 meeting. The committee found the design of the barrel roof preferable to the previous Two Trees glass box design approved by Landmarks in 2014 and understood and appreciated the proposed two building design. Concern was raised about the engineering fearing construction of the inner could compromise the stability of the outer Refinery building however, assurances were made that the distance between the two buildings as well as the shoring make the proposed construction sound. There was discussion about the East Elevation, the view looking north from Wythe Avenue, noting that from the street, the glass barrel roof completely dominates the original Refinery building, that this is the view (rather than the balanced view from the East River) that the community would live with. Also noted by the committee was the desire for mullion and glass detailing that is harmonious with the industrial character of the landmark. In the end, the committee members present (which had lost its quorum by 3 members) voted unanimously to approve the proposal.

The board members deliberated about the presentation that was made at the public hearing. They discussed the proposed changes for the glass structure. Mr. Chesler said that there was not specific language about it. The members discussed details that would be more harmonious with the industrial character. Mr. Gross made a motion to approve the committee’s recommendation as written. The motion was seconded by Mr. Caponegro. The motion was carried. The vote was as follows:

NAME	YES	NO	ABS	RECUSAL
GINA ARGENTO				
BOGDAN BACHOROWSKI				
LISA BAMONTE	X			
LOUIS BARRICELLI	X			
GINA BARROS	X			

MOSES BONDO				
ERIC BRUZAITIS	X			
THOMAS J. BURROWS	X			
PHILIP CAPONEGRO	X			
FRANK P. CARBONE	X			
STEPHEN CHESLER		X		
MICHAEL CHIRICHELLA				
THERESA CIANCIOTTA	X			
JOSHUA COHEN	X			
ARTHUR DYBANOWSKI				
T. WILLIS ELKINS	X			
JULIA AMANDA FOSTER	X			
SAMUEL FRANCOZ				
DEALICE FULLER - CHAIRPERSON				
EMILY GALLAGHER	X			
VINCENT GANGONE				
JOEL GROSS	X			
SONIA IGLESIAS	X			
MOISHE INDIG				
BOZENA KAMINSKI	X			
RYAN KUONEN	X			
YOEL LANDAU				
MARIE LEANZA	X			
YOEL LOW				
GIORGIO MAYER				
AARON McCANN				
TRINA McKEEVER		X		
IRIS MINAYA CABRERA	X			
TOBY MOSKOVITS				
MARTIN NEEDELMAN				
SIMON NEUSTEIN				
RABBI DAVID NIEDERMAN	X			
KAREN NIEVES	X			
MARY ODOMIROK	X			
RABBI ABRAHAM PERLSTEIN	X			
JANICE PETERSON	X			
ISAAC SOFER	X			
ROBERT SOLANO	X			
JAMES STUART	X			
DEL E. TEAGUE	X			
TOMMY TORRES	X			
MARIA VIERA	X			
STEPHEN WEIDBERG	X			
SIMON WEISER	X			
TESA WILSON				
TOTAL:	31	2	0	0

Ms. McKeever, noted that the committee received a presentation for an application (# LPC-19-17027) for PROPOSED RENOVATIONS FOR 19 FILLMORE PLACE - Certificate of Appropriateness (Block 2367 Lot 37). - The Proposed renovations for 19 Fillmore Place was presented by Jack Philips, Bergen Street Studio/Architect. "19 Fillmore Place" is located midblock between Driggs Avenue and Roebing Street in the Fillmore Historic District. It is a 3-story brick house, built in the 1850's. The 1940's tax lot photo shows the brick painted. The 1980's tax lot photo shows the grey paint which, in photos of existing condition, is currently peeling. The proposed renovation to the facade includes stripping the paint and repainting in a color to match the brick of the next door neighbor, 21 Fillmore Place. The window lintels and sills, as well as the cornice, are original. These will be repaired and repainted (the windows to match 21 Fillmore Place - the cornice and front door: black). The windows will be replaced with Marvin double hung windows, also to match 21 Fillmore Place. Additionally, a 2-story extension (plus basement) addition is planned for the rear yard, with stucco sides and glass front facing the yard. From the third story, where the original brick remains visible, the roof of the addition will be a deck. AC condensers will be placed on the roof, set back and not visible from the street in the front. Currently, there is a 1 story + basement addition running half of the width of the rear yard, this addition will be dismantled. The proposed addition extends 17 feet into the yard, roughly equal length to the addition behind that of the next door neighbor and is as of right - does not exceed lot coverage allowed by law (60%). The Committee agreed that the proposed renovation is an improvement, that the addition in the yard is allowable. There was discussion about leaving the brick and window sills unpainted as the original house would have appeared, however the architect explained the increased cost of doing this. The committee also discussed, rather than black, analyzing the color of the original cornice and considering painting the cornice, which is remarkably intact, its original color. With unanimous agreement, committee members found the proposal appropriate with the suggestion that the original color of the cornice is determined and considered as opposed to black. Vote was called on the item. Ms. McKeever made a motion to support the committee's recommendation. The motion was seconded by Rabbi Niederman and carried. The vote was as follows:

NAME	YES	NO	ABS	RECUSAL
GINA ARGENTO				
BOGDAN BACHOROWSKI				
LISA BAMONTE	X			
LOUIS BARRICELLI	X			
GINA BARROS	X			
MOSES BONDO				
ERIC BRUZATTIS	X			
THOMAS J. BURROWS	X			
PHILIP CAPONEGRO	X			
IRIS CABRERA	X			
FRANK P. CARBONE	X			
STEPHEN CHESLER		X		
MICHAEL CHIRICHELLA				
THERESA CIANCIOTTA	X			

JOSHUA COHEN	X			
ARTHUR DYBANOWSKI				
T. WILLIS ELKINS	X			
JULIA AMANDA FOSTER	X			
SAMUEL FRANCOZ				
DEALICE FULLER (Chairperson)				
EMILY GALLAGHER	X			
VINCENT GANGONE				
JOEL GROSS	X			
SONIA IGLESIAS	X			
MOISHE INDIG				
BOZENA KAMINSKI	X			
RYAN KUONEN	X			
YOEL LANDAU				
MARIE LEANZA	X			
YOEL LOW				
GIORGIO MAYER				
AARON McCANN				
TRINA McKEEVER	X			
TOBY MOSKOVITS				
MARTIN NEEDELMAN				
SIMON NEUSTEIN				
RABBI DAVID NIEDERMAN	X			
KAREN NIEVES	X			
MARY ODOMIROK	X			
RABBI ABRAHAM PERLSTEIN	X			
JANICE PETERSON	X			
ISAAC SOFER	X			
ROBERT SOLANO	X			
JAMES STUART	X			
DEL E. TEAGUE	X			
TOMMY TORRES	X			
MARIA VIERA	X			
STEPHEN WEIDBERG	X			
SIMON WEISER	X			
TESA WILSON				
TOTAL:	32	1	0	0

**98 GREENPOINT AVENUE (LPC application)** – Ms. McKeever spoke about 98 Greenpoint Avenue, which was an old item that the board had already voted on. She related that there were speakers from Milton Street/Block Association on this LPC item that presented themselves earlier. They have related their opposition to the proposed extension into the rear yard of 98 Greenpoint Avenue. Ms. McKeever discussed that the board had voted on the proposal in June. It was related by the architect that the extension was “as of right”. Ms. Kaminski noted that when the committee heard the presentation made by the architect, the rear extension was related as being as of right. The committee focused on the landmark merits of the façade and made recommendations to LPC. Mr. Chesler said that the Historic

District Council was present at the LPC Hearing and raised the importance of the rear yard “donut” design. It had historical significance. The members discussed the item. Mr. Caponegro made a motion to send a letter to LPC expressing the concerns. The motion was seconded by Mr. Solano. Ms. McKeever related that the letter will be written to reflect the concerns. The motion was carried.

NAME	YES	NO	ABS	RECUSAL
GINA ARGENTO				
BOGDAN BACHOROWSKI				
LISA BAMONTE	X			
LOUIS BARRICELLI	X			
GINA BARROS	X			
MOSES BONDO				
ERIC BRUZAITIS	X			
THOMAS J. BURROWS	X			
PHILIP CAPONEGRO	X			
FRANK P. CARBONE	X			
STEPHEN CHESLER	X			
MICHAEL CHIRICHELLA				
THERESA CIANCIOTTA	X			
JOSHUA COHEN	X			
ARTHUR DYBANOWSKI				
T. WILLIS ELKINS	X			
JULIA AMANDA FOSTER	X			
SAMUEL FRANCOZ				
DEALICE FULLER - CHAIRPERSON				
EMILY GALLAGHER	X			
VINCENT GANGONE				
JOEL GROSS	X			
SONIA IGLESIAS	X			
MOISHE INDIG				
BOZENA KAMINSKI	X			
RYAN KUONEN		X		
YOEL LANDAU				
MARIE LEANZA	X			
YOEL LOW				
GIORGIO MAYER				
AARON McCANN				
TRINA McKEEVER	X			
IRIS MINAYA CABRERA	X			
TOBY MOSKOVITS				
MARTIN NEEDELMAN				
SIMON NEUSTEIN				
RABBI DAVID NIEDERMAN	X			
KAREN NIEVES	X			
MARY ODOMIROK	X			
RABBI ABRAHAM PERLSTEIN	X			
JANICE PETERSON	X			

ISAAC SOFER	X			
ROBERT SOLANO	X			
JAMES STUART	X			
DEL E. TEAGUE	X			
TOMMY TORRES	X			
MARIA VIERA	X			
STEPHEN WEIDBERG	X			
SIMON WEISER	X			
TESA WILSON				
TOTAL:	32	0	1	0

**SLA REVIEW & DCA COMMITTEE** – Mr. Thomas J. Burrows, the Committee Co-Chair presented the committee’s written report.

Mr. Burrows read the report and noted that there were two unenclosed sidewalk café renewals:

Woodfire Collision (#2018403-DCA) 33 Tables; 68 Chairs (RENEWAL). The Committee recommends approval.

Ten Eleven Holdings LLC, dba Pencil Factory, 142 Franklin Street (#1133916-DCA) 17 Tables; 34 Chairs (RENEWAL) The Committee recommends approval.

Mr. Burrows made a motion to support the recommendations. Ms. Nieves seconded the motion. The motion was unanimously carried. The vote was as follows:

NAME	YES	NO	ABS	RECUSAL
GINA ARGENTO				
BOGDAN BACHOROWSKI				
LISA BAMONTE	X			
LOUIS BARRICELLI	X			
GINA BARROS	X			
MOSES BONDO				
ERIC BRUZAITIS	X			
THOMAS J. BURROWS	X			
PHILIP CAPONEGRO	X			
IRIS CABRERA	X			
FRANK P. CARBONE	X			
STEPHEN CHESLER	X			
MICHAEL CHIRICHELLA				
THERESA CIANCIOTTA				
JOSHUA COHEN	X			
ARTHUR DYBANOWSKI				
T. WILLIS ELKINS	X			
JULIA AMANDA FOSTER	X			
SAMUEL FRANCOZ				
DEALICE FULLER (Chairperson)				
EMILY GALLAGHER	X			



VINCENT GANGONE				
JOEL GROSS				
SONIA IGLESIAS	X			
MOISHE INDIG				
BOZENA KAMINSKI	X			
RYAN KUONEN	X			
YOEL LANDAU				
MARIE LEANZA	X			
YOEL LOW				
GIORGIO MAYER				
AARON McCANN				
TRINA McKEEVER	X			
TOBY MOSKOVITS				
MARTIN NEEDELMAN				
SIMON NEUSTEIN				
RABBI DAVID NIEDERMAN				
KAREN NIEVES	X			
MARY ODOMIROK	X			
RABBI ABRAHAM PERLSTEIN	X			
JANICE PETERSON	X			
ISAAC SOFER	X			
ROBERT SOLANO	X			
JAMES STUART	X			
DEL E. TEAGUE	X			
TOMMY TORRES				
MARIA VIERA	X			
STEPHEN WEIDBERG	X			
SIMON WEISER				
TESA WILSON				
TOTAL:	28	0	0	0

**DCA – CABARET APPLICATION - Elsewhere LLC (dba Elsewhere) 599 Johnson Avenue, Brooklyn, NY 11237. Days and Hours of Operation: Monday-Sunday 12:00PM – 4:00AM Room Capacity - Room 1: 675; Room 2: 250.**

Mr. Burrows noted that a presentation was made on this application before the board this evening. It was noted that there was a short clock on the application and that it would be running out. Mr. Burrows said that the committee did not have a recommendation on it. They did have a liquor license. They had presented their security plan. They are in the industrial area. He noted that there has been fencing in the area since the previous application for “Mirage”. Mr. Burrows spoke about large music venues in the industrial park. The members discussed the application further. A vote was requested on the application. Mr. Bruzaitis made a motion to approve the application. The motion was seconded by Mr. Solano. A roll call vote on Elsewhere LLC, 599 Johnson Avenue, for a DCA Cabaret License was requested. The motion was carried. The vote was as follows:

NAME	YES	NO	ABS	RECUSAL
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GINA ARGENTO				
BOGDAN BACHOROWSKI				
LISA BAMONTE	X			
LOUIS BARRICELLI	X			
GINA BARROS	X			
MOSES BONDO				
ERIC BRUZAITIS	X			
THOMAS J. BURROWS	X			
PHILIP CAPONEGRO	X			
IRIS CABRERA	X			
FRANK P. CARBONE	X			
STEPHEN CHESLER	X			
MICHAEL CHIRICHELLA				
THERESA CIANCIOTTA				
JOSHUA COHEN	X			
ARTHUR DYBANOWSKI				
T. WILLIS ELKINS	X			
JULIA AMANDA FOSTER			X	
SAMUEL FRANCOZ				
DEALICE FULLER (Chairperson)				
EMILY GALLAGHER	X			
VINCENT GANGONE				
JOEL GROSS				
SONIA IGLESIAS		X		
MOISHE INDIG				
BOZENA KAMINSKI	X			
RYAN KUONEN	X			
YOEL LANDAU				
MARIE LEANZA	X			
YOEL LOW				
GIORGIO MAYER				
AARON McCANN				
TRINA McKEEVER	X			
TOBY MOSKOVITS				
MARTIN NEEDELMAN				
SIMON NEUSTEIN				
RABBI DAVID NIEDERMAN				
KAREN NIEVES	X			
MARY ODOMIROK	X			
RABBI ABRAHAM PERLSTEIN	X			
JANICE PETERSON	X			
ISAAC SOFER	X			
ROBERT SOLANO	X			
JAMES STUART	X			
DEL E. TEAGUE		X		
TOMMY TORRES				
MARIA VIERA	X			

STEPHEN WEIDBERG	X			
SIMON WEISER				
TESA WILSON				
TOTAL:	25	2	1	0

Mr. Burrows noted the listing of NEW LICENSES. He asked to separate the license for Painting Lounge at 309 Roebling Street. Ms. Kaminski made a motion to support the recommendations for the new licenses. Ms. Bamonte seconded the motion. The motion was carried. There was one abstention: Ms. Kuonen.

NAME	YES	NO	ABS	RECUSAL
GINA ARGENTO				
BOGDAN BACHOROWSKI				
LISA BAMONTE	X			
LOUIS BARRICELLI	X			
GINA BARROS	X			
MOSES BONDO				
ERIC BRUZAITIS	X			
THOMAS J. BURROWS	X			
PHILIP CAPONEGRO	X			
IRIS CABRERA	X			
FRANK P. CARBONE	X			
STEPHEN CHESLER	X			
MICHAEL CHIRICHELLA				
THERESA CIANCIOTTA				
JOSHUA COHEN	X			
ARTHUR DYBANOWSKI				
T. WILLIS ELKINS	X			
JULIA AMANDA FOSTER	X			
SAMUEL FRANCOZ				
DEALICE FULLER (Chairperson)				
EMILY GALLAGHER	X			
VINCENT GANGONE				
JOEL GROSS				
SONIA IGLESIAS	X			
MOISHE INDIG				
BOZENA KAMINSKI	X			
RYAN KUONEN			X	
YOEL LANDAU				
MARIE LEANZA	X			
YOEL LOW				
GIORGIO MAYER				
AARON McCANN				
TRINA McKEEVER	X			
TOBY MOSKOVITS				
MARTIN NEEDELMAN				
SIMON NEUSTEIN				

RABBI DAVID NIEDERMAN				
KAREN NIEVES	X			
MARY ODOMIROK	X			
RABBI ABRAHAM PERLSTEIN	X			
JANICE PETERSON	X			
ISAAC SOFER	X			
ROBERT SOLANO	X			
JAMES STUART	X			
DEL E. TEAGUE	X			
TOMMY TORRES				
MARIA VIERA	X			
STEPHEN WEIDBERG	X			
SIMON WEISER				
TESA WILSON				
TOTAL:	27	0	1	0

The motion was carried.

Mr. Burrows noted the list of RENEWALS and the various recommendations made by the committee. Mr. Solano made a motion to support the recommendations made by the committee. The motion was seconded by Ms. Teague and carried. The vote was as follows: 28 “YES”; 0 “NO”; 0 “ABSTENTIONS”; 0 “RECUSALS”.

NAME	YES	NO	ABS	RECUSAL
GINA ARGENTO				
BOGDAN BACHOROWSKI				
LISA BAMONTE	X			
LOUIS BARRICELLI	X			
GINA BARROS	X			
MOSES BONDO				
ERIC BRUZAITIS	X			
THOMAS J. BURROWS	X			
PHILIP CAPONEGRO	X			
IRIS CABRERA	X			
FRANK P. CARBONE	X			
STEPHEN CHESLER	X			
MICHAEL CHIRICHELLA				
THERESA CIANCIOTTA				
JOSHUA COHEN	X			
ARTHUR DYBANOWSKI				
T. WILLIS ELKINS	X			
JULIA AMANDA FOSTER	X			
SAMUEL FRANCOZ				
DEALICE FULLER (Chairperson)				
EMILY GALLAGHER	X			
VINCENT GANGONE				
JOEL GROSS				
SONIA IGLESIAS	X			

MOISHE INDIG				
BOZENA KAMINSKI	X			
RYAN KUONEN	X			
YOEL LANDAU				
MARIE LEANZA	X			
YOEL LOW				
GIORGIO MAYER				
AARON McCANN				
TRINA McKEEVER	X			
TOBY MOSKOVITS				
MARTIN NEEDELMAN				
SIMON NEUSTEIN				
RABBI DAVID NIEDERMAN				
KAREN NIEVES	X			
MARY ODOMIROK	X			
RABBI ABRAHAM PERLSTEIN	X			
JANICE PETERSON	X			
ISAAC SOFER	X			
ROBERT SOLANO	X			
JAMES STUART	X			
DEL E. TEAGUE	X			
TOMMY TORRES				
MARIA VIERA	X			
STEPHEN WEIDBERG	X			
SIMON WEISER				
TESA WILSON				
TOTAL:	28	0	0	0

**PAINTING LOUNGE:** Mr. Burrows discussed the application for Painting Lounge. It was noted that the establishment was moving from somewhere else (Union Avenue). They are also proposing to use an outdoor space. It is a “sip and paint” type of establishment, where persons can paint artwork and drink wine while they paint. They do offer painting for groups and fundraisers, too. They used to have a “bring your own bottle” licensed operation at the Union Avenue location. Now they want to sell their own wine and beer. They were requested to get more signatures and to meet with the tenants association. He did not believe that have met with the tenants. They turned is 175 names in an electronic format. However, only 21 names were from the area.

Mr. Gross spoke in opposition to the license because it was too close to the residential development, children’s playground and community center. The residents of the development were not for the license.

The members discussed the application further. Rabbi Perlstein was concerned about the application and them not coming on time with the material. Ms. Peterson spoke about there being two realities with this application, and about having them meet with the tenants association. Mr. Burrows made a motion to take no action at this time and postpone the application until they meet with the Jonathan Williams Tenants Association. Then they can come back to the committee for a recommendation. Rabbi Perlstein seconded the motion.

Chairperson Dealice Fuller asked if this was a beer and wine license, what is the time frame? Mr. Burrows related that since it was a beer and wine license, there was not that much juice to have like with a liquor license. The application could go forward.

The vote to hold over the application for Painting Lounge was carried unanimously. The vote was as follows:

NAME	YES	NO	ABS	RECUSAL
GINA ARGENTO				
BOGDAN BACHOROWSKI				
LISA BAMONTE	X			
LOUIS BARRICELLI	X			
GINA BARROS	X			
MOSES BONDO				
ERIC BRUZAITIS	X			
THOMAS J. BURROWS	X			
PHILIP CAPONEGRO	X			
IRIS CABRERA	X			
FRANK P. CARBONE	X			
STEPHEN CHESLER	X			
MICHAEL CHIRICHELLA				
THERESA CIANCIOTTA				
JOSHUA COHEN	X			
ARTHUR DYBANOWSKI				
T. WILLIS ELKINS	X			
JULIA AMANDA FOSTER	X			
SAMUEL FRANCOZ				
DEALICE FULLER (Chairperson)				
EMILY GALLAGHER	X			
VINCENT GANGONE				
JOEL GROSS				
SONIA IGLESIAS	X			
MOISHE INDIG				
BOZENA KAMINSKI	X			
RYAN KUONEN	X			
YOEL LANDAU				
MARIE LEANZA	X			
YOEL LOW				
GIORGIO MAYER				
AARON McCANN				
TRINA McKEEVER	X			
TOBY MOSKOVITS				
MARTIN NEEDELMAN				
SIMON NEUSTEIN				
RABBI DAVID NIEDERMAN				
KAREN NIEVES	X			
MARY ODOMIROK	X			

RABBI ABRAHAM PERLSTEIN	X			
JANICE PETERSON	X			
ISAAC SOFER	X			
ROBERT SOLANO	X			
JAMES STUART	X			
DEL E. TEAGUE	X			
TOMMY TORRES				
MARIA VIERA	X			
STEPHEN WEIDBERG	X			
SIMON WEISER				
TESA WILSON				
TOTAL:	28	0	0	0

The next meeting of the committee is November 6<sup>th</sup>.

Mr. Burrows asked all to review the list of new and renewal applications.

**CAPITAL BUDGET COMMITTEE** – Mr. Stephen Weidberg, Chair of the Capital Budget Committee, presented a written report on behalf of the committee. He noted that the committee members present at the meeting were seeking the board’s approval on the Budget Priorities for FY 2019. Copies were distributed. He made a motion to support the report and adopt the priorities. The motion was seconded by Ms. Teague. The motion was unanimously carried. The vote was as follows:

NAME	YES	NO	ABS	RECUSAL
GINA ARGENTO				
BOGDAN BACHOROWSKI				
LISA BAMONTE	X			
LOUIS BARRICELLI	X			
GINA BARROS	X			
MOSES BONDO				
ERIC BRUZAITIS	X			
THOMAS J. BURROWS	X			
PHILIP CAPONEGRO	X			
IRIS CABRERA	X			
FRANK P. CARBONE	X			
STEPHEN CHESLER	X			
MICHAEL CHIRICHELLA				
THERESA CIANCIOTTA				
JOSHUA COHEN	X			
ARTHUR DYBANOWSKI				
T. WILLIS ELKINS	X			
JULIA AMANDA FOSTER	X			
SAMUEL FRANCOZ				
DEALICE FULLER (Chairperson)				
EMILY GALLAGHER	X			
VINCENT GANGONE				
JOEL GROSS				

SONIA IGLESIAS	X			
MOISHE INDIG				
BOZENA KAMINSKI	X			
RYAN KUONEN	X			
YOEL LANDAU				
MARIE LEANZA	X			
YOEL LOW				
GIORGIO MAYER				
AARON McCANN				
TRINA McKEEVER	X			
TOBY MOSKOVITS				
MARTIN NEEDELMAN				
SIMON NEUSTEIN				
RABBI DAVID NIEDERMAN				
KAREN NIEVES	X			
MARY ODOMIROK	X			
RABBI ABRAHAM PERLSTEIN	X			
JANICE PETERSON	X			
ISAAC SOFER	X			
ROBERT SOLANO	X			
JAMES STUART	X			
DEL E. TEAGUE	X			
TOMMY TORRES				
MARIA VIERA	X			
STEPHEN WEIDBERG	X			
SIMON WEISER				
TESA WILSON				
TOTAL:	28	0	0	0

**PARKS DEPARTMENT MINUTE** (as written)

Ms. Mary Salig, North Brooklyn Parks Manager, NYC Department of Parks & Recreation, submitted a written report that was distributed.

It provided the following various updates:

**CAPITAL PROJECTS UNDER CONSTRUCTION:**

Newtown Barge Playground – construction of upland and waterfront park to be completed December 2018;

Ten Eyck Playground - construction began spring 2017, completion spring 2018;

Ten Eyck Playground Comfort Station – to be complete fall 2018; North 5<sup>th</sup> Street bulkhead reconstruction – to begin fall 2017 (a change from last month’s update due to a delay in obtaining some construction materials);

McGolrick Playground – construction began September 18, 2017, complete fall 2018;

Sergeant Dougherty (NYSDOT funded and construction project) – construction began spring 2017, completion spring or summer 2019;



### UPCOMING CONSTRUCTION PROJECTS:

Jamie Campiz- construction to begin Fall 2017, project will replace basketball backboards, repave the basketball court, replace old with new adult fitness equipment, and replace old with new safety surface at adult fitness equipment;

McCarren Soccer Field – to begin Spring 2018 and completed Fall 2019;

McGolrick Park Paths – to begin Fall 2018 and completed Fall 2019;

McCarren Recreation Center – reconstruction of rood and exterior masonry wall.

Construction will begin Fall 2018 and be completed Fall 2019;

LaGuardia Playground – completing design phase. Construction to begin Spring 2019 and will be completed Spring 2020;

Sternberg Synthetic Turf and Basketball Lights – construction likely to begin Spring 2019 and be completed Spring 2020.

### FUNDED PROJECTS:

Bartlett Playground - scope meeting is October 25, from 6PM until 8PM, at 41 Whipple Street;

Penn Triangle - scoping meeting to be announced.

Marcy Park Sites – scope meeting to be held when funding is in DPR budget and a designer is assigned;

William Sheridan Playground – scope meeting to be held when funding is in DPR budget and a designer is assigned;

Ten Eyck Plaza – underfunded project;

Transmitter Benches: They will be replacing missing benches in Transmitter Park this Fall.

Box Street Park: we continue to make progress with the MTA. We are collaborating on an access agreement for the future park to conduct environmental testing. Testing on site is completed.

District 33 Town Hall Meeting: This meeting will be held at St. Francis College (180 Remsen Street, Brooklyn, 11201, address is between Clinton and Court Streets) on Wednesday, October 18, 2017. The meeting begins at 6pm and will likely fill up very quickly. Please reserve a seat online and get there early.

McCarren Tennis Bubble: Both the Request for Proposals and subsequent license agreement for this concession state that the operator can charge fees throughout the indoor season (which is defined as the day after Columbus Day through the last Friday in April). Tennis permit holders are welcome to play at the bubble, but they will have to pay the fee for the court use. Note that this is not unique to McCarren; Parks with bubbles in place that charge fees at this time of year include Prospect Park, Cunningham Park, and Alley Pond Park. Permit holders are indeed permitted to play outdoors at any other non-bubbled NYC Parks tennis courts. Cooper Park is the closest park with tennis courts. For a list of all our parks with tennis courts please visit this link: <https://www.nycgovparks.org/facilities/tennis>

**PUBLIC SESSION** (Reserved for the Public's expression. Board Members will not be allowed to speak.)

Each scheduled participant for this session will have an allowance of two (2) minutes. (No questions will be entertained.)

Ms. Victoria Cambranes, resident, spoke about various community issues (i.e. affordable housing, infrastructure, truck traffic) and noted that she was a candidate for City Council/District 33.

Ms. Amanda Katz, resident/student at Hunter College, spoke about her filmmaking project regarding the Brooklyn Queens Connector (BQX) project. She briefly described the project. She urged all to see the film on "You Tube".

Ms. Ellen Kackman, from Comunilife, spoke about their development of the property at 179 Throop Avenue. They just broke ground. They will develop 89 units at the site by end of next year. She spoke about employment, construction related jobs and building skills becoming available.

Mr. Arthur Rhodes, from the business called "Supreme" spoke about their opening a store at 152 Grand Street. They are new to the community but have been in business since 1994. He related that at times, when they are launching a product, they would have lines and crowds outside of their stores. They have been working with the 90 on security issues.

Mr. Paul Kelterborn, resident of Sharon Street, spoke about an event coming up at Cooper Park this Saturday. They will be planting bulbs between 10AM and Noon. He urged for those persons interested in participating to attend the event.

#### **ANNOUNCEMENTS: ELECTED OFFICIALS**

Mr. Alexis Rodriguez, Williamsburg Organizer from Council Member Antonio Reynoso's Office, provided a few updates and announcements.

#### **CHAIRPERSON'S REPORT**

Chairperson Ms. Fuller spoke on the new committee assignments. She said that she tried to give the members the appointments to committees that they wanted. However, she noted that there is a problem with board members attending the committee meetings. She urged the members to attend the committee meetings for the committees that they have been assigned.

#### **DISTRICT MANAGER'S REPORT**

A written report was submitted and distributed for review.

#### **OLD BUSINESS**

No old business was discussed.

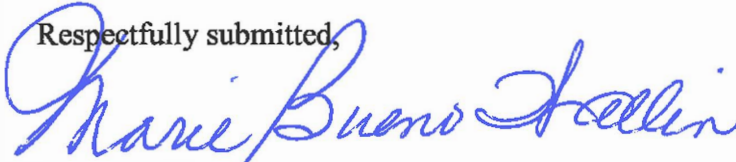
#### **NEW BUSINESS**

Ms. Peterson spoke about Ms. Tillie Tarantino, who was a leader in the community. She noted her work at the Swinging 60's Senior Citizens Center. This Friday, at 3:00 PM, the corner of the block that she lived on will be dedicated to her memory. She urged all to attend the dedication. Ms. Peterson noted that the sign at Sternberg Park was newly installed and bears the full name of Frances Hamburger Sternberg.

**ADJOURNMENT**

Ms. Viera made a motion to adjourn. The motion was seconded by Mr. Bruzaitis, The motion was unanimously carried. The meeting was adjourned.

Respectfully submitted,



Marie Bueno Wallin  
Assistant District Manager

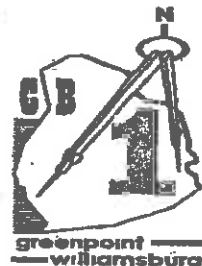
Reviewed by:



Sonia Iglesias  
Recording Secretary



**COMMUNITY BOARD NO. 1**  
 435 GRAHAM AVENUE - BROOKLYN, NY 11211  
 PHONE: (718) 389-0009  
 FAX: (718) 389-0098  
 Email: [bk01@cb.nyc.gov](mailto:bk01@cb.nyc.gov)  
 Website: [www.nyc.gov/brooklyn1](http://www.nyc.gov/brooklyn1)  
 HON. ERIC L. ADAMS  
 BROOKLYN BOROUGH PRESIDENT



RABBI ABRAHAM PERLSTEIN  
 FIRST VICE-CHAIRMAN  
 DEL TEAGUE  
 SECOND VICE-CHAIRPERSON  
 STEPHEN J. WEIDBERG  
 THIRD VICE-CHAIRMAN  
 MARIA VIERA  
 FINANCIAL SECRETARY  
 SONIA IGLESIAS  
 RECORDING SECRETARY  
 PHILIP A. CAPONEGRO  
 MEMBER-AT-LARGE

DEALICE FULLER  
 CHAIRPERSON  
 GERALD A. ESPOSITO  
 DISTRICT MANAGER

HON. STEPHEN T. LEVIN  
 COUNCILMEMBER, 33<sup>rd</sup> CD  
 HON. ANTONIO REYNOSO  
 COUNCILMEMBER, 34<sup>th</sup> CD

1<sup>st</sup> Roll Call P/H  
 2<sup>nd</sup> roll Call Board Meeting

**ATTENDANCE SHEET**

(26 Members Constitute a Quorum for the Board Meeting & Public Hearing) DATE: Tuesday October 17, 2017  
**BOARD MEETING AND PUBLIC HEARING**

1 <sup>st</sup> 2 <sup>nd</sup>		1 <sup>st</sup> 2 <sup>nd</sup>	
<input type="checkbox"/>	GINA ARGENTO	<input type="checkbox"/>	BOZENA KAMINSKI
<input type="checkbox"/>	BOGDAN BACHOROWSKI - out	<input type="checkbox"/>	RYAN KUONEN
<input checked="" type="checkbox"/>	LISA BAMONTE	<input type="checkbox"/>	YOEL LANDAU
<input type="checkbox"/>	LOUIS BARRICELLI	<input checked="" type="checkbox"/>	MARIE LEANZA
<input checked="" type="checkbox"/>	GINA BARROS	<input type="checkbox"/>	YOEL LOW
<input type="checkbox"/>	MOSES BONDO - out	<input type="checkbox"/>	GIORGIO MAYER
<input checked="" type="checkbox"/>	ERIC BRUZAITIS	<input type="checkbox"/>	AARON McCANN
<input checked="" type="checkbox"/>	THOMAS J. BURROWS	<input checked="" type="checkbox"/>	TRINA McKEEVER
<input type="checkbox"/>	IRIS CABRERA	<input type="checkbox"/>	TOBY MOSKOVITS
<input checked="" type="checkbox"/>	PHILIP CAPONEGRO	<input type="checkbox"/>	MARTIN NEEDELMAN
<input type="checkbox"/>	FRANK P. CARBONE	<input type="checkbox"/>	SIMON NEUSTEIN
<input checked="" type="checkbox"/>	STEPHEN CHESLER	<input type="checkbox"/>	RABBI DAVID NIEDERMAN
<input type="checkbox"/>	MICHAEL CHIRICHELLA - out	<input type="checkbox"/>	KAREN NIEVES
<input checked="" type="checkbox"/>	THERESA CIANCIOFFI	<input type="checkbox"/>	MARY ODOMIROK
<input checked="" type="checkbox"/>	JOSHUA COHEN	<input type="checkbox"/>	RABBI ABRAHAM PERLSTEIN
<input type="checkbox"/>	ARTHUR DYBANOWSKI - out	<input checked="" type="checkbox"/>	JANICE PETERSON
<input checked="" type="checkbox"/>	T. WILLIS ELKINS	<input type="checkbox"/>	ISAAC SOFER
<input checked="" type="checkbox"/>	JULIA AMANDA FOSTER	<input type="checkbox"/>	ROBERT SOLANO
<input type="checkbox"/>	SAMUEL FRANCOZ - out	<input checked="" type="checkbox"/>	JAMES STUART
<input checked="" type="checkbox"/>	DEALICE FULLER	<input checked="" type="checkbox"/>	DEL TEAGUE
<input checked="" type="checkbox"/>	EMILY GALLAGHER	<input checked="" type="checkbox"/>	TOMMY TORRES
<input type="checkbox"/>	VINCENT GANGONE - out	<input type="checkbox"/>	MARIA VIERA
<input type="checkbox"/>	JOEL GROSS	<input type="checkbox"/>	STEPHEN WEIDBERG
<input checked="" type="checkbox"/>	SONIA IGLESIAS	<input type="checkbox"/>	SIMON WEISER
<input type="checkbox"/>	MOISHE INDIG - out	<input type="checkbox"/>	TESA WILSON - out

Council Member  
 Stephen T. Levin

Council Member  
 Antonio Reynoso

# Domino Sugar Refinery October 2017



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10/25/2017

## Can the Old give identity to the New?



## American Sugar Refining Company



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10/25/2017

## Domino Sugar Refinery, Modernization

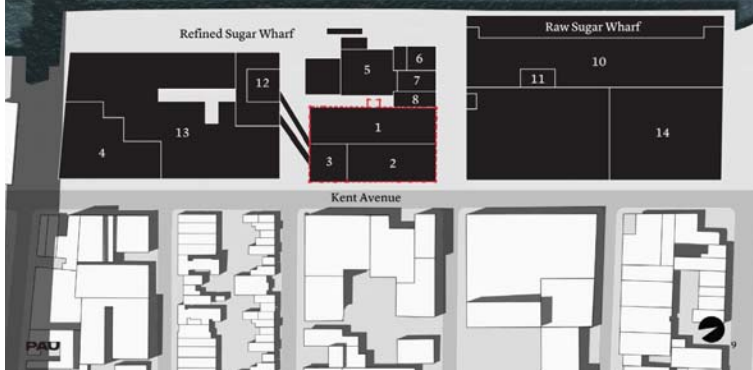


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8

## Refinery Complex: A System of Structures Housing Machinery, 2000s

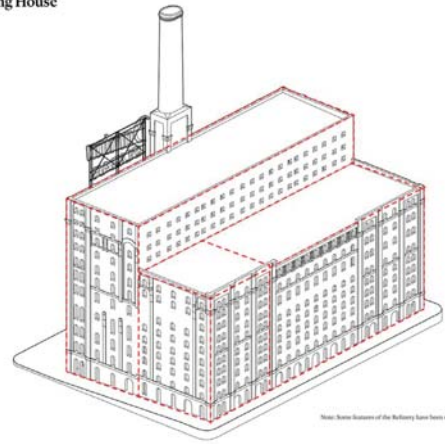
- 1. Filter House
- 2. Pan House
- 3. Finishing House
- 4. Adiant House
- 5. Boiler House
- 6. Pump House
- 7. Turbine Room
- 8. Tower House
- 9. Syrup Station
- 10. Raw Sugar Warehouse
- 11. Wash House
- 12. Bin Structure
- 13. Backstage House
- 14. Specialty Sugar House



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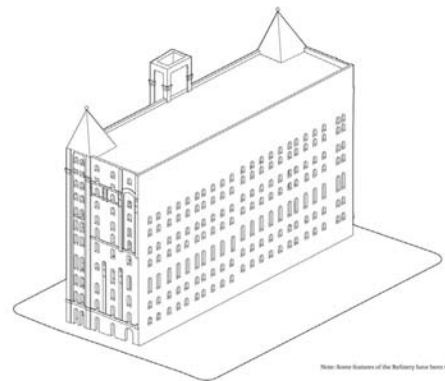
## Filter, Pan, and Finishing House



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10

## Filter House 1882



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11

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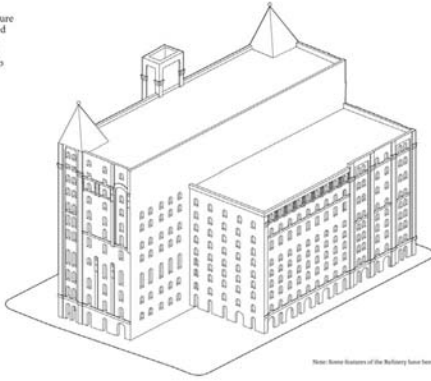
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10/25/2017



### Pan House 1883

- Step 1: Mix raw sugar with water and filter through canvas and charcoal.
- Step 2: Solution flows to this structure where it is heated and boiled in 16' diameter vacuum pans before being emptied into centrifugal machines to separate the contents.



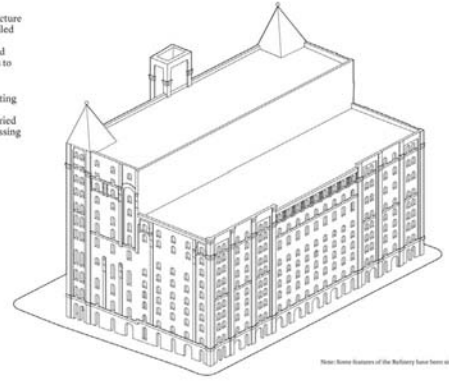
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### Finishing House 1883

- Step 1: Mix raw sugar with water and filter through canvas and charcoal.
- Step 2: Solution flows to this structure where it is heated and boiled in 16' diameter vacuum pans before being emptied into centrifugal machines to separate the contents.
- Step 3: Sugar moves into granulating machines where it is separated, roasted, and dried before it leaves the Processing House.

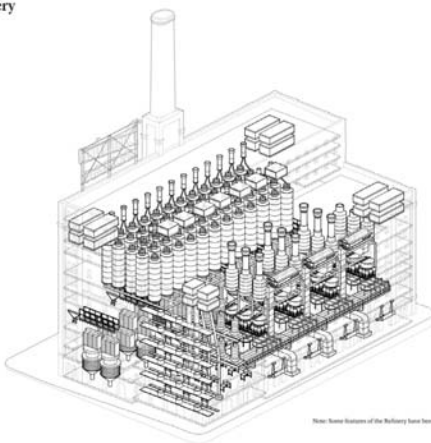


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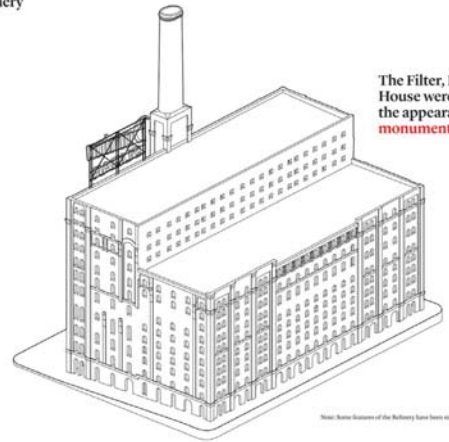
### Havemeyer Sugar Refinery



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### Havemeyer Sugar Refinery



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Approved Master Plan: SHoP Architects and Two Trees, Approved 2014



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25

Image Credit: SHoP Architects

Domino Sugar Refinery Today: A Donut Awaiting Filling



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28

Domino Sugar Refinery Today



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26

### Case Studies

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29

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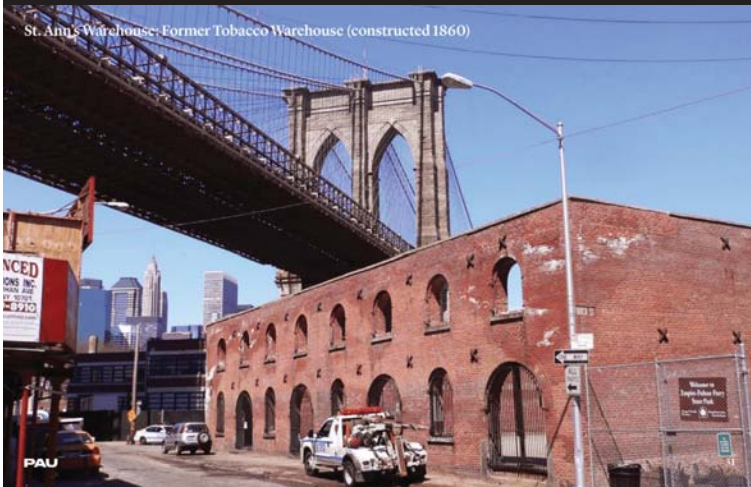
### St. Ann's Warehouse



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30

St. Ann's Warehouse: Former Tobacco Warehouse (constructed 1860)



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31

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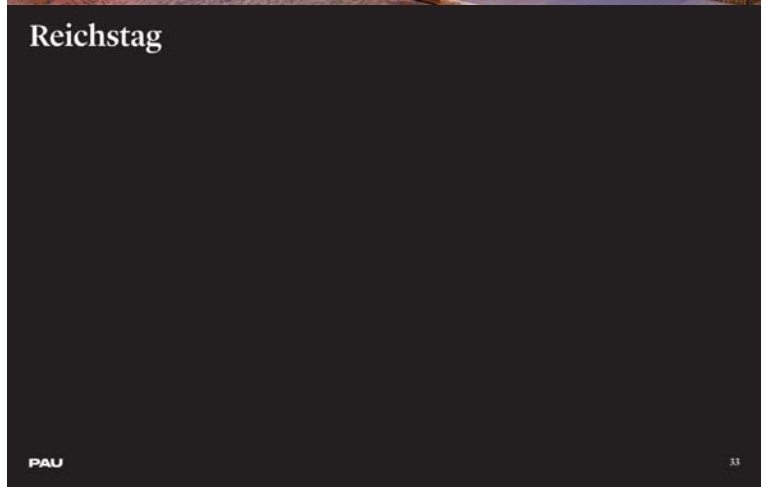
St. Ann's Warehouse: Marvel Architects



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32

### Reichstag



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33

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Reichstag: Completed in 1894



Reichstag: Rebuilding, Renovations, & Minor Restoration, Baumgarten, 1955-1972



Reichstag: Post-Fire & WWII



Build the New, Honor the Old  
Reichstag: Full Renovations & Dome, Foster, 1994-1999



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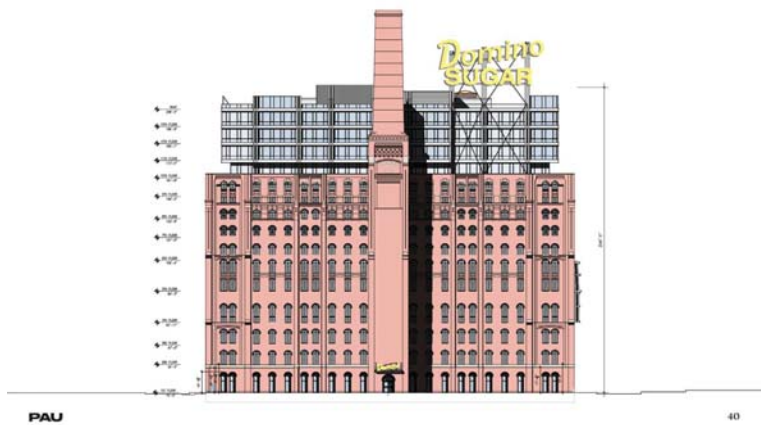
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Build the New, Honor the Old  
Reichstag: Bullet Holes



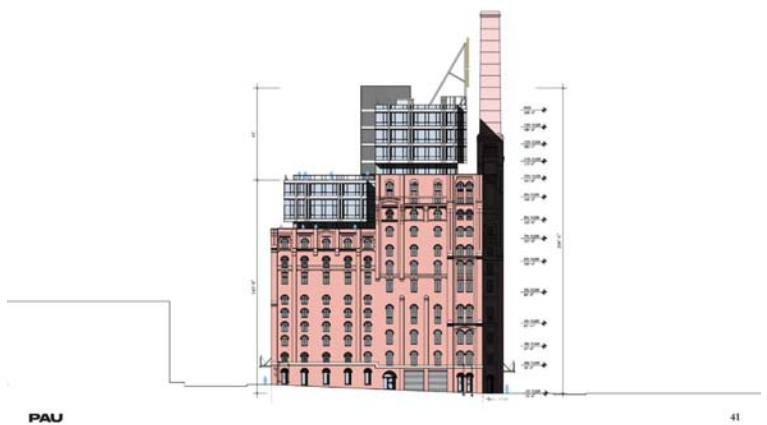
Previously Approved West Elevation (BBB Architects)



Previously Approved LPC Domino Scheme (2014)



Previously Approved North Elevation (BBB Architects)



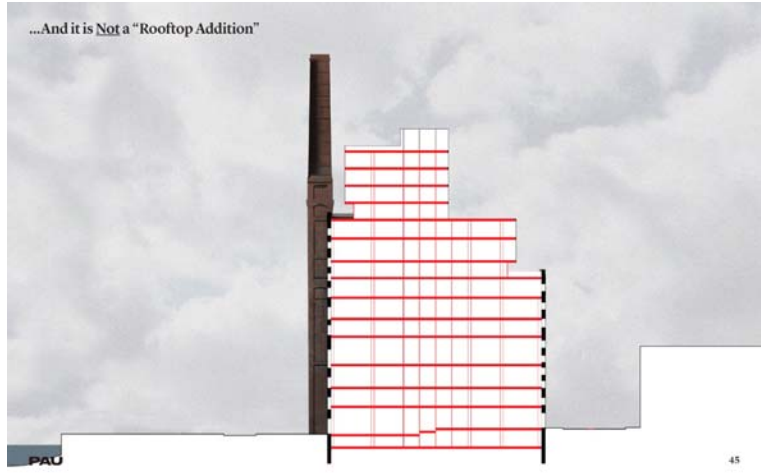
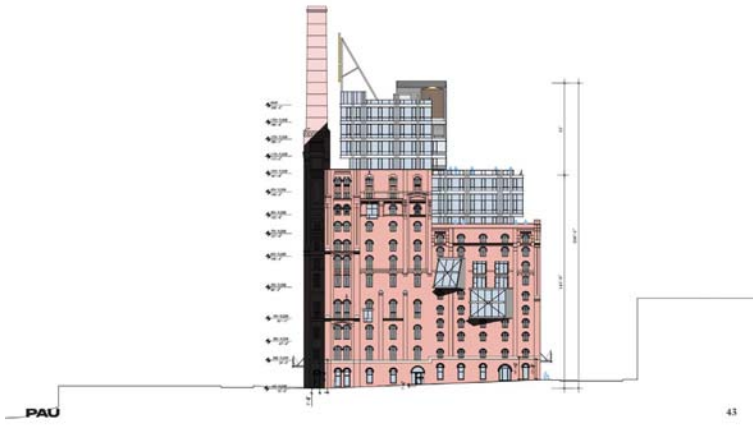
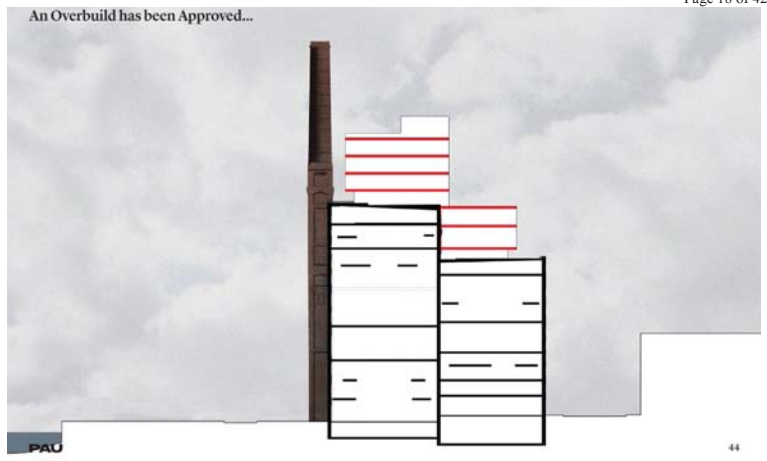
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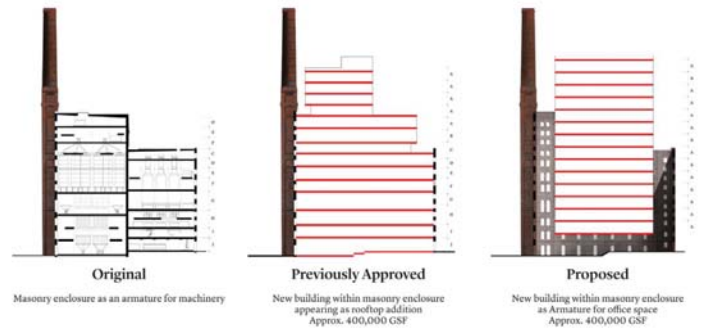


# There will be an Insertion and Overbuild, But what form should the new building take?

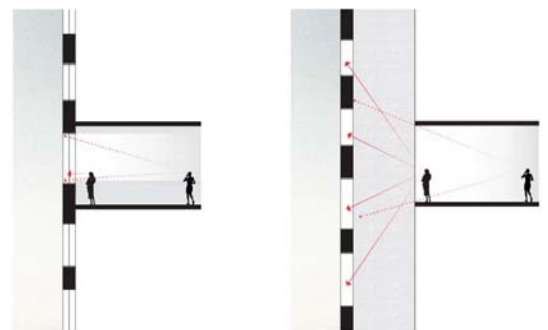
1. Highlight the Landmark as Armature
2. Complete the Form
3. Maintain the Patina
4. Celebrate the Jewel in the Crown

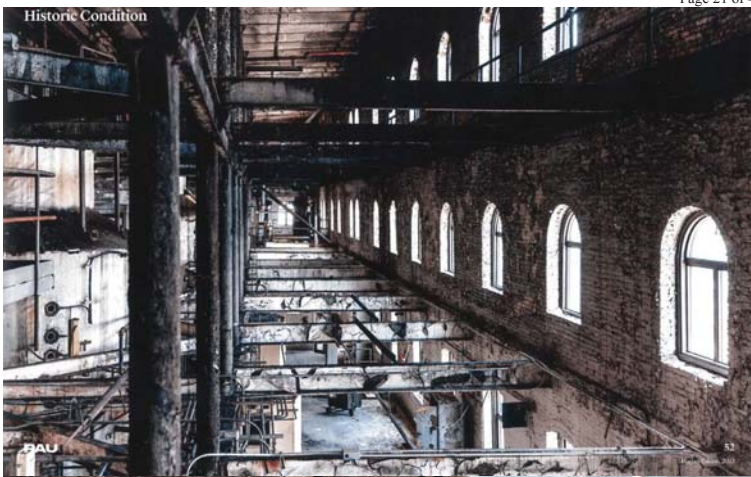
## 1. Highlight the Landmark as Armature

### New Design Approach

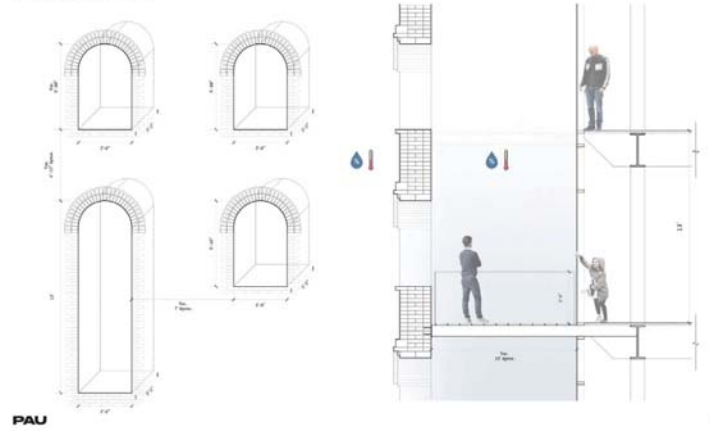


### Experience Landmark on Both Sides of the Wall





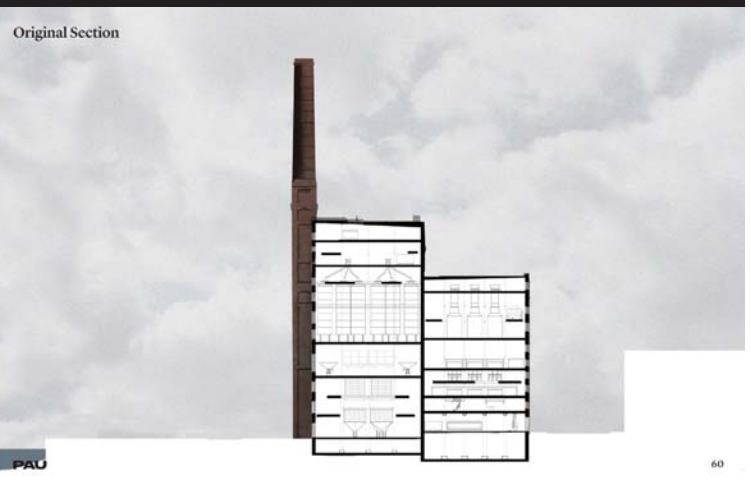
Let the Brick Breathe



Window Conditions



2. Complete the Form





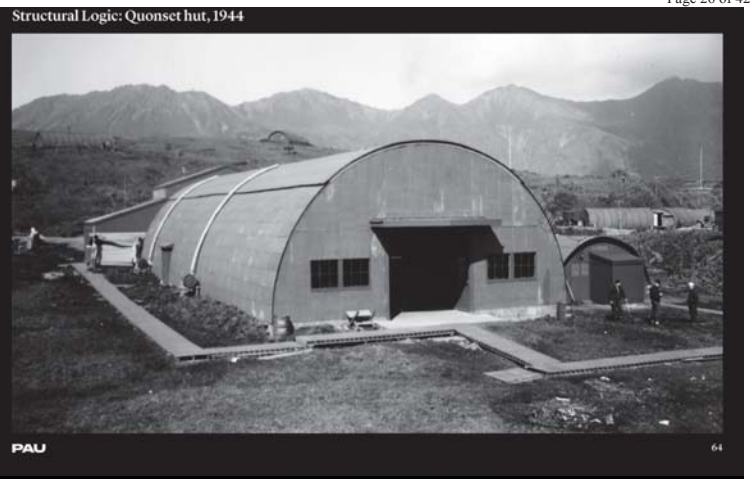
AEG Turbine Fabrik: Peter Behrens 1910



AEG Turbine Fabrik: Peter Behrens 1910

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Structural Logic: Quonset hut, 1944

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64



Structural Logic: National Space and Air Museum

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65

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Logic and Grace: St. Louis Arch by Eero Saarinen

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66



American Round Arch Style

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67

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Monumentality

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68



Resonance with the American Round Arch Style

"Style is the accord of an art object with its genesis, and with all the preconditions and circumstances of its becoming. When we consider the object from a stylistic point of view, we see it not as something absolute, but as a result."

Gottfried Semper

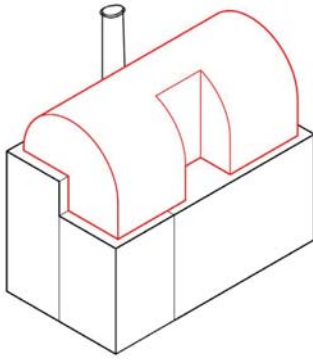
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69

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Single Monumental Structure

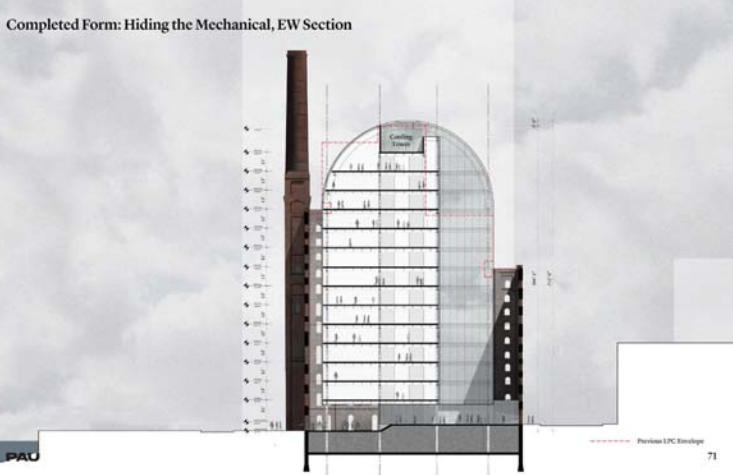


The Filter, Pan & Finishing House were designed to give the appearance of a single, monumental structure.

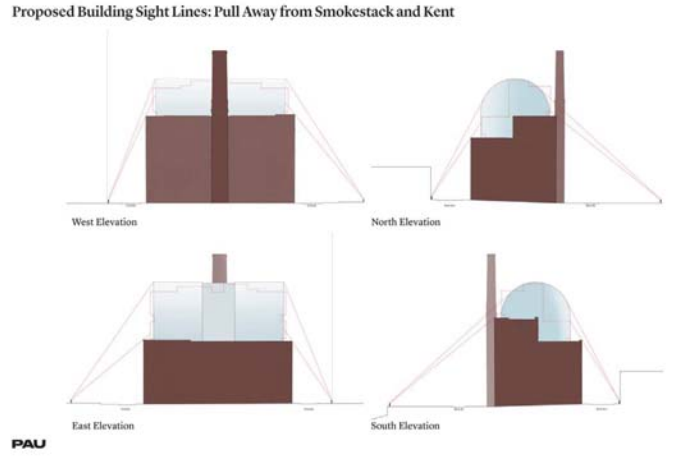
LPC Designation Report



Completed Form, Proposed Penthouse Level



Completed Form: Hiding the Mechanical, EW Section



Proposed Building Sight Lines: Pull Away from Smokestack and Kent



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Previously Approved Massing



Harmonic Expression: Proposed Scheme



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10/25/2017



Previously Approved Massing



Harmonic Expression: Wythe Ave. and South 3rd St.



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Previously Approved Massing



Harmonic Expression: 2nd St. and Wythe Ave. Looking West



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Previously Approved Massing



Harmonic Expression: Kent St. Looking South



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Completed Form in Harmony with Landmark



### 3. Maintain the Patina

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81

about:blank

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Existing West Elevation



"One cannot but care for these [structures] because every great surface of hard, rough, well-burned bricks of dusty red color is attractive"  
-LPC Designation Report

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82

Proposed West Elevation: Maintain the Patina



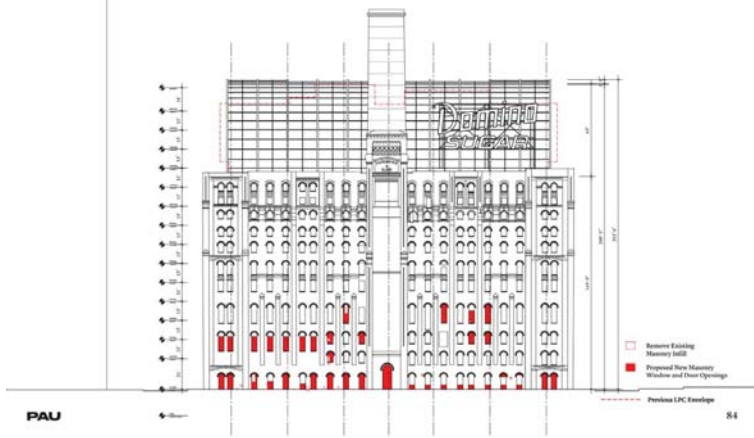
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83

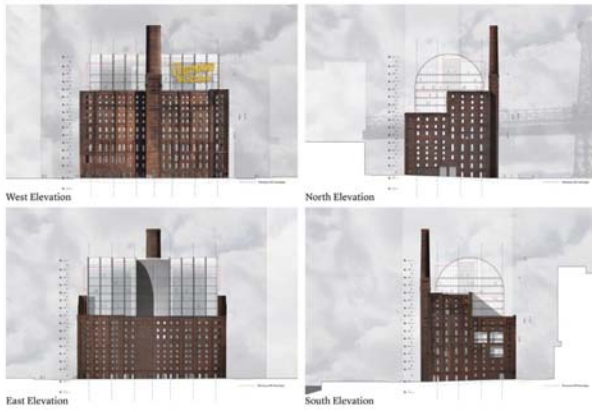
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Proposed West Elevation Window Work



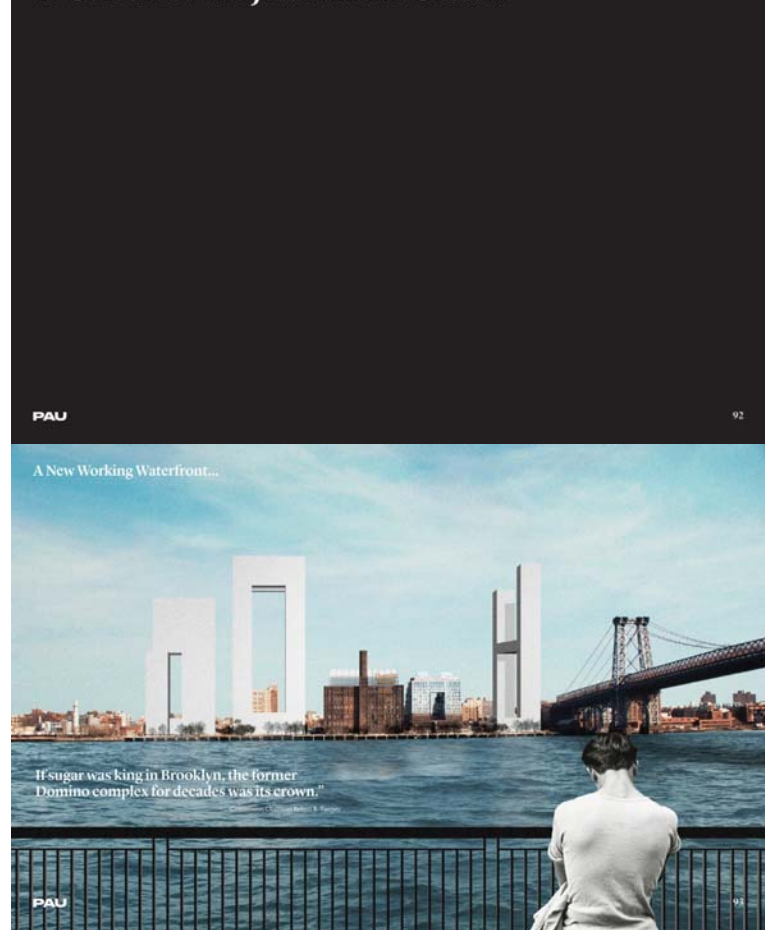
Proposed Elevations: Maintain the Patina



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# 4. Celebrate the Jewel in the Crown



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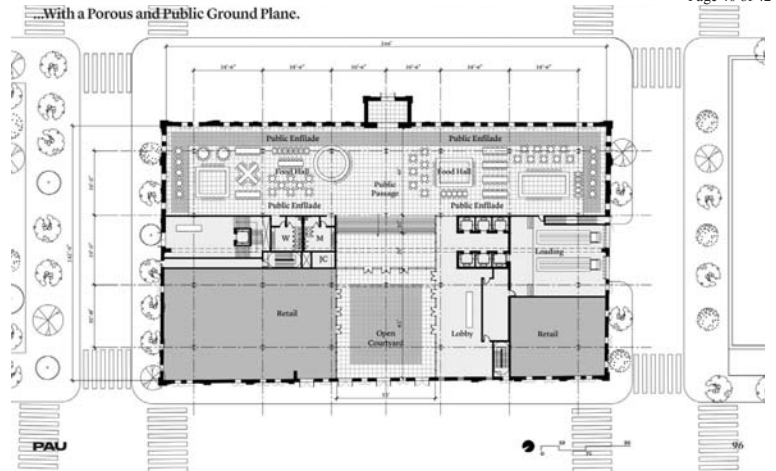
...Defining Workspace of the Future



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...With a Porous and Public Ground Plane.



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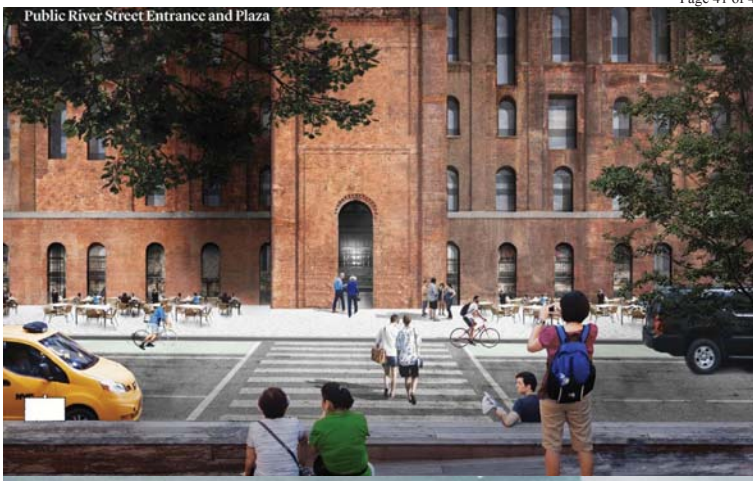
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...In a Public Landmark...



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10/25/2017



Public River Street Entrance and Plaza



Landmark as Jewel