

ATTENDANCE

Sallie Viola Bennett
Barbara Bieber
Ernest Borno
Sharon Borno
Greg Borruso
Gardy Brazela
Eugene Burshtein
Terri Cadet-Donald
Salvatore Calise
Paul Curiale

Gil Cygler
Amar Dyal
Reeves Eisen
Maria Garrett
Ian Gaynor
Joan Gilbert
Denise Gourdine
Tomas Hernandez, Jr.
Michael Ien
Kenny Jean-Baptiste

Jean Joseph
Judy Newton
Mitchell Partnow
Yolaine Ridore
Viole Roberty
Jeff Rodus
Marcia Schiff
Nancy Walby
Sylvia Whiteside
Grace Zwillenberg

GUESTS:

Ayanna Ifill-Gadsby
Amy Rothenberg
Chanique Powell
Daniel Jean-Toussaint
Dee Washington
Elyse Foladare
Loretta Chin
Jerry Theodat
Harriet Wieber
Gen Harris
Athenia Rodney
Marie Francois
Jose Dessources
Keisha Sydney
Michael Benjamin
Mitchell Paolo Esteller
Nadine Letts
Elba Melendez
Orlando Ross
Patrick Jayson Reyes
Reeves Eisen
Hon. Roxanne Persaud
Capt. Robert Conwell
Ronald Kroening
Rose Cherubin
Shirley Paul
Stephanie Minnich
Tiffany Tucker-Pryor
Tom Muller
Tyrell Paul
Venessa Harry
Venus Sutton
Sue Ann Partnow

Area Resident
Kingsborough Community College
Area Resident
Area Resident
Area Resident
Eric Palatnik's Office
Flatlands Independent
Brooklyn Estate Center Industries Inc.
Holy Trinity
Brooklyn Estate Center Industries Inc.
Umoja Events
Area Resident
Area Resident
Sesame Flyers
Representing Senator Roxanne Persaud
Area Resident
Area Resident
Area Resident
Representing Congress Woman Clarke
Area Resident
Representing Senator Andrew Gounardes
Member, NYS Senate
Commanding Officer, 69th Precinct
Area Resident
Area Resident
Area Resident
Area Resident
Area Resident
Brooklyn Public Library
Area Resident
Area Resident
Area Resident
District Leader, 59th A.D.

7:11 P.M.

Chairperson Gardy Brazela opened the Virtual Board Meeting of Community Board #18 at 7:11 P.M. Board Member Jeff Rodus led the Pledge of Allegiance.

7:13 P.M.

PUBLIC HEARING

Chairperson Gardy Brazela opened the Public Hearing portion of the Community Board #18 Meeting at 7:13 P.M.

B.S.A. Calendar #2030-36-BZ - Premises affected- 8401 Flatlands Avenue, Block 8005, Lot 6.
A Public Hearing on an application filed pursuant to Section 73-211 of the New York City Zoning Resolution ("ZR") for a Use Group 16 automotive service station with an automotive repair and accessory convenience store currently located in an R5D/C2-3 zoning district. The Premises was previously granted under BSA Cal. No. 87-02-BZ under Z.R. 72-21, which expired January 14, 2013.

Chairperson Gardy Brazela introduced Ms. Elyse Foladare, representing Eric Palatnik, P.C., for the Applicant. Ms. Foladare explained that the Application is for a 73-211 special permit for a gas station, Bolla Market and an automotive service station on the Northwest corner of Flatlands Avenue and East 84th Street. They are filing a new special permit because there was a time limit on it, and it was rezoned to allow for the special permit. She also explained that the gas station is located at 8401 Flatlands Avenue and it's been under the BSA Board's jurisdiction since 1931 with a variance in 2002 when they expanded the Bolla Market. It's in a C2-3 commercial overlay as part of the 2009 rezoning and that's why it's allowable to be filed as a special permit. It's situated on a 15,550 square foot lot within an R5D/C2-3 commercial overlay, 7 parking spaces, 6 pump islands for gas. Ms. Foladare also stated that the applicant has no intent on making changes in any way to the gas station and that they are only seeking a 10-year extension to allow for the use of a gas station at the premises. She asked if anyone had any questions or if anyone needed her to expand some more on the application.

Planning and Zoning Chair Sal Calise asked what gas station is currently there now. Ms. Elyse Foladare, representing Eric Palatnik, P.C. answered that it is currently a Mobil Gas Station, a Bolla Market that is open 7 days a week 24 hours a day, and a small automotive repair shop which is open Monday to Friday 8 AM to 6 PM, Saturday 8 AM to 5 PM and Sunday 8 AM to 4 PM. Board Member Jeff Rodus asked if this application is just to get an extension on the variance. Ms. Foladare explained that it use to be a variance but it was rezoned in between the time that they would come back and now they are allowed to get a special permit so instead of extending the variance they're putting in for a new special permit because it is less intense than a variance. Board Member Eugene Burshstein asked what's the purpose of the variance, and was it originally zoned for an R5 Residential zoning district. Ms. Foladare explained that the variance expired in 2013 but they couldn't ask for a renewal because they didn't come back in time, but the rezoning took place in 2009 to the C2-3 commercial overlay. So, they thought that it would be better to just go for the special permit rather than continuing the variance because now it has a commercial overlay. Board Member Burshstein also asked what the zoning was prior to 2009 and what is the use group for a gas station. Ms. Foladare answered that it was a R5D zoning district prior to 2009 and that the use group allows it with a special permit but can't have it as of right without the BSA. There being no further discussion or questions, Chairperson Brazela closed the Public Hearing for B.S.A. Calendar

#2030-36-BZ.

REGULAR MEETING

Chairperson Gardy Brazela asked if there were any additions or corrections to the Minutes of the Community Board Meeting held on November 18, 2020. There being none, Board Member Jeff Rodus made a Motion that the Minutes be accepted as written. Board Member Mitchell Partnow seconded the Motion and the Motion passed unanimously with 30 Yes – 0 No – 0 Abstention Votes.

Chairperson Gardy Brazela introduced State Senator Roxanne Persaud who greeted everyone. State Senator Roxanne Persaud informed the board that she just got off a virtual Memorial Service for recognizing 340+ homeless persons who passed away. So, she wants everyone to remember that we have a lot to be thankful for, and so when you see a homeless person please don't look down on them. She thanked Chairperson Gardy Brazela, Dorothy Paul from the Community Board 18 office, and the entire Community Board team for everything that they are doing and knows that they will get through the technical difficulties. She wished everyone a Happy Holiday and whatever they are celebrating this year.

Chairperson Gardy Brazela introduced 59th A.D District Leaders, Frank Seddio and Sue Ann Partnow who greeted everyone. District Leader Sue Ann Partnow informed the board that they are currently on a Democratic County virtual zoom meeting but wanted to wish everyone a very Happy and a Healthy Hanukah, Merry Christmas and a Happy and safe New Year. She turned it over to her co-leader Frank Seddio who mentioned that if anyone hasn't had a chance to come over and look at the lights yet, the snow and the lights look magical. They're located on the corner of East 93rd Street and Flatlands Avenue. He extended a hardy thank you to Chairperson Gardy Brazela for a great job these last few years as the Chairman of our board as he leaves to seek bigger pastures. He wished Chairperson Brazela all the best, good health and good luck and hopes to say the same about the incoming Chairperson at the next meeting. He wished everyone all the best for the Holiday Season.

Chairperson Gardy Brazela introduced Capt. Robert Conwell, Commanding Officer, 69th Police Precinct; who greeted everyone and briefly provided an update on general crime stats in the 69th Precinct. Capt. Conwell informed the board that within the 28-day period crime is up 8% which translates to about 4 crimes. There are increases in robberies, felony assaults and grand larceny of auto. They have decreases in murder, rape and grand larceny. They are still seeing grand larceny of auto where victims are leaving their cars running while they go into a store. They had an incident just last week at Rockaway Parkway and Glenwood Road right across the street from the Rockaway Parkway Subway Station entrance, where a gentleman left his car running and went into a fruit and vegetable store. They caught the incident on video where the perpetrator was looking around and basically waiting for that to happen and jumped into the car and drove to Queens. They used their computers to track the license plate. Long story short they managed to track the perpetrator down in the 107 Precinct in Queens and made an arrest. Low and behold the person who did this has been arrested five times for stealing cars since he's gotten to the 69th Police Precinct. This time he was arrested in Queens and is glad to say that he is currently in jail, but they will see what happens with that. He stated that some of us may notice that they've gotten more NYPD cameras up on the telephone poles. They have one now at Rockaway Parkway and Glenwood Road that captured the whole incident, so these cameras will help them going forward. Shootings in the period are even with last year but of course as many of you know we had a big increase in shootings overall throughout the year. Gun arrests are way up. They are up about 200% in gun arrests for the month

and 74% increase in gun arrests for the entire year. They have 12 gun arrests this past month versus four in the same period last year. There are a lot of guns out there and the men and women on the command are making a lot of gun arrests. Traffic Collisions are down 33% for the year. Those are going to be numbers that we will probably never beat again. Obviously Covid did contribute a lot to that as there was less people going to work this year unfortunately. They did have two serious collisions since the last board meeting luckily no fatalities but there are at least two people with critical injuries. They combat this type of driving by issuing summonses especially on major roadways. He wished everyone a Happy Holiday and a safe New Year. He asked everyone to please try and be safe and responsible, and don't drink and drive. He also asked everyone to remember all the Covid rules before having large gatherings as it is meant to try and keep everyone healthy.

CHAIRPERSON'S REPORT – Gardy Brazela

Chairperson Gardy Brazela informed the board that Beginning January 1st, 2021 Community Board 18's Bkbrd18@optonline.net email address will no longer be in use. The new email address for the Community Board office will be Bk18@cb.nyc.gov. The reason for the change is because the Department of Information Technology & Telecommunications (DOITT) will no longer provide IT support for it.

PARKS COMMITTEE – Nancy Walby, Chairperson

Chairperson Nancy Walby greeted everyone and informed the board that The Parks Department recently notified the board that the new replacement signs for Marine Park that state the park closes at 10:00 PM have been ordered and awaiting Citywide Signs to ship them. General park hours are either from 6:00 AM - 10:00 PM or 6:00 AM. - 1:00 AM. However, Marine Park closes at 10:00 PM and Park Enforcement officers are there to make sure that the park hours are being enforced. She also reminded everyone that this weekend December 19th and 20th the Brooklyn Botanical Garden is celebrating the Winter Solstice. Tickets can be purchased online at www.bbg.org. Due to social distancing tickets are time limited, so you must arrive and leave at a certain time. She wished everyone a Happy Holiday.

COMMITTEE REPORTS

NOMINATING COMMITTEE – Ian Gaynor, Chairperson

Chairperson Gaynor presented the nominees for the Slate of Officers for Community Board #18 for the year 2021:

Chairperson – Michael Ien
1st Vice Chairperson – Saul Needle
2nd Vice Chairperson – Jean Joseph
Secretary – Barbara Bieber

Chairperson Gaynor asked for further nominations from the floor for the position of Chairperson. There being no further nominations, the nominations for Chairperson of Community Board #18 were closed.

He asked for further nominations from the floor for the position of First Vice Chairperson. Board Member Maria Garrett nominated Board Member Tomas Hernandez, Jr. for the position of

First Vice Chairperson. Board Member Nancy Walby seconded the nomination. Board Member Tomas Hernandez, Jr. accepted the nomination. Board Member Eugene Burshtein nominated himself for the position of First Vice Chairperson. Board Member Jeff Rodus seconded the nomination. Board Member Eugene Burshtein accepted the nomination. There being no further nominations, the nominations for First Vice Chairperson of Community Board #18 were closed.

He asked for further nominations from the floor for the position of Second Vice Chairperson. Board Member Violine Roberty nominated Board Member Terri Cadet-Donald for the position of Second Vice Chairperson. Board Member Maria Garrett seconded the nomination. Board Member Terri Cadet-Donald did not accept the nomination. There being no further nominations, the nominations for Second Vice Chairperson of Community Board #18 were closed.

He asked for further nominations from the floor for the position of Secretary. There being no further nominations, the nominations for Secretary of Community Board #18 were closed.

Chairperson Ian Gaynor made a Motion to close nominations for the slate of Officers for Community Board #18 for the year 2021. Sal Calise seconded the Motion. The Motion passed unanimously with 30 Yes Votes.

Chairperson Gaynor announced that the Election of Officers for 2021 will take place at a Special Annual Board Meeting on January 20, 2021 at 6:45 P.M. prior to our regularly scheduled January Meeting.

PLANNING AND ZONING COMMITTEE – Sal Calise, Chairperson

1. Chairperson Calise made a Motion that Community Board #18 recommends approval of B.S.A. Calendar Application #2030-36-BZ – 8401 Flatlands Avenue. Board Member Grace Zwillenberg seconded the Motion and the Motion passed unanimously with 30 Yes Votes.
2. State Liquor Authority Applications Received and Vote for the Following:

NEW APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE FOR LIQUOR, WINE, BEER & CIDER:

- Brooklyn Estate Center Industries Inc., TBD, 1819 Utica Avenue, 11234

RENEWAL APPLICATIONS FOR ALCOHOLIC BEVERAGE LICENSE FOR LIQUOR, WINE, BEER & CIDER:

- Kanoni Inc., Arch Diner, 1866 Ralph Avenue, 11234
- The Juicy Box Bar LLC, The Juicy Box, 2281 Nostrand Avenue, 11210

Chairperson Sal Calise stated that the Community Board notified the Board Members, the local Civic Associations and the 63rd Police Precinct about the SLA Applications received and objections were received for the Brooklyn Estate Center Industries Inc., N/A, 1819 Utica Avenue, 11234 and The Juicy Box Bar LLC, The Juicy Box, 2281 Nostrand Avenue, 11210. Objections were received for the New and Renewal Applications received for Brooklyn Estate Center Industries Inc., and The Juicy Box Bar LLC because of the history of neighborhood complaints, destructiveness, rowdiness, limitless hours of operation and loud music resulting in numerous 311 calls and police actions at these locations. These establishments create a general negative impact on the adjacent residential community-at-large. He informed the board that Brooklyn Estates Center, Inc., applied for the same license in 2018, and 2019 which we denied since it was determined that this type of establishment, similar to the previous Venus, and Podium

Nightclub, would cause destructiveness, rowdiness, loud music and create a general negative impact on the community-at-large. He asked the board to please note that Roger Lutchman and Jerry Theodat are the same principal owners as (Venus in 2013, and Podium in 2015). Also, on the Application #13 Type of Establishment which indicates – Bar/Tavern – with minimum food availability requirements. #14 indicates their Method of Operation – Disc Jockey, Recorded Music, Live Music, Open/Comedy (The applicant premises are open to all genres (types) of music and will also feature comedy shows, Patron Dancing and Security Personnel). Chairperson Calise asked if any of the Applicants or their Representatives are present. Ms. Gen Harris, Mr. Jerry Theodat, and Roger Lutchman from Brooklyn Estates Center, Inc. were present.

Chairperson Sal Calise asked the Ms. Gen Harris, Mr. Jerry Theodat, and Roger Lutchman from Brooklyn Estates Center, Inc. if they had any comments. Mr. Jerry Theodat explained that they are reapplying again because they are trying to create something different this time around and bring more of a dining experience for the location. He stated that this will be different from what was previously done there. The events that were done there prior were more party events and now they are focusing on the food aspect of everything.

Board Member Barbara Bieber asked what will their hours of operation be? Mr. Jerry Theodat stated that their hours of operation will be from 12:00 PM to 3:00 AM on weekends and Sunday through Thursday till 1:00 AM. Board Member Bieber asked if he was aware that there are homes behind this establishment and in the area. Mr. Theodat answered that he is aware. Board Member Bieber asked what type of music they will have. Mr. Theodat stated that they are not really looking to play loud music, and that it's more for background music. He also stated that they are trying to focus more on the dining room. Board Member Bieber asked if the music that they will be playing be coming from speakers and piped into their establishment and will they be having a band or DJ. Mr. Theodat stated that they plan on having a DJ, band and live entertainment as well.

Board Member Terri Cadet-Donald asked the applicant if they are the same owners that were there previously but are just changing their name one more time. Mr. Theodat stated that they are not the current owners. However, they did own the establishment at one point but that was several years ago, and they sold it to someone else. Board Member Cadet-Donald stated that since they are now looking to come back, what is going to prevent them from renting out the establishment even though they're making it a restaurant type of experience now, because that is the issue that the board has always had. Mr. Theodat stated that they are not really looking to rent it out. Board Member Cadet-Donald explained to him that the applicants always say that they are not going to and, in the future, or a year down the line it's something different so she is just trying to look ahead. Mr. Theodat stated that he couldn't speak on what happened after they left the location because they were not in control of that but when they were in control of the establishment, they were there for about seven years. Board Member Cadet-Donald asked what the name of the establishment was when they were there. Mr. Theodat stated that it was called Venus. Board Member Cadet-Donald replied that, and it wasn't the greatest at that time either. Mr. Theodat asked what the issues were. Board Member Cadet-Donald stated that the issues were the loudness and when the patrons would leave that establishment at night, they created a general negative impact on the surrounding community. While she understands that they can't control what happens when patrons leave their establishment. But while the parties were still going on till 4:00 to 5:00 AM in the morning there was loudness, drunkenness, and things of that nature that was going on throughout the surrounding community even though they're located on Utica Avenue. Their patrons would go along down East 52nd and East 53rd Street etc. What she wants to know is how would they prevent what happened with Venus going forward. Mr. Theodat stated that Venus was more of a party environment but now

they are focusing more on the dining experience. Board Member Cadet-Donald stated that if you have a DJ and a band till 3:00 to 4:00 AM in the morning then it's a party.

Chairperson Sal Calise informed the board that the Sergeant from the 63rd Police Precinct provided the board with a list of 311 and 911 complaints that they responded to and issued summonses for at these establishments and why they are against these applications. Mr. Jerry Theodat stated that he wasn't sure what complaints were issued to Venus. He also stated that if it was something bad, they would've been shut down and unable to renew their license. Chairperson Calise stated that he would think that after so many complaints that the officers would've reached out to the owners to tell them that there were issues. So, if they were the owners at that that time how could they not know that there were complaints against them especially looking at the list that we received. Mr. Theodat stated that he's not saying that there weren't any complaints but there was an issue with a Sergeant from the 63rd Police Precinct that was overzealous and writing a lot of summonses, but they were frivolous and they were taken care of or dismissed so he's unsure what those other complaints are. Chairperson Calise informed him that these were numerous complaints that came through the 311 and 911 system that the police responded to. So, these complaints couldn't be because of an overzealous Sergeant. Board Member Barbara Bieber stated that she's sure that if we looked back at the complaints, we'd find that they're specific for the DJ playing music till 1:00 AM or 3:00 AM in the morning during the week when there are homes right behind them, or the patrons coming out drunk, loitering and urinating on people's property etc. because we've heard this many times before. So, they may want to go back to the 311 and 911 complaints and find out what those complaints were to understand the reasons why the board is questioning if they want to approve this application again knowing that they're going to open from 12 till 1:00 AM weekdays and till 3:00 AM on weekends. Although they say its just for the dining experience but they're going to have a DJ, Bar and a band. Who wants to come in and eat dinner at 1:00 AM in the morning and listen to a DJ unless you're having a party? She also stated that she has a problem because they are so close to residential homes with a DJ and a live band, so we already know what's going to happen once they are there. Mr. Theodat stated that they don't have to stay open till 3:00 AM and that they can close earlier than that. Board Member Bieber stated that 1:00 AM during the week is way too late as well because there are people who have to go to work early in the morning. She informed Mr. Theodat that 10:00 PM is the actual curfew in the City of New York for noise during the week. Therefore, just because he has a restaurant why is it ok for him to blast music till 12:00 AM or 1:00 AM in the morning when there are residential homes right behind them. Board Member Joan Gilbert stated that she has a problem with the DJ and the band as well. Board Member Eugene Burshtein asked how loud the music will be playing. Mr. Theodat stated that patrons will be able to conversate. It's called "Fine Dining" and it's a new concept that they're trying to put together. He also stated that the music aspect of this is for background music and not for a party atmosphere. Board Member Burshtein asked if the building is sound insulated. Mr. Theodat stated that only the back portion of it is insulated. Board Member Burshtein informed the applicant that the boards concern is that when you start this conversation and you say that you will be open till 1:00 AM on the weekdays and till 3:00 AM on the weekends and there's a DJ and a band it gives us the perception that it is going to be a club, and Board Member Bieber's concern is that there are residential homes on East 51st Street. Mr. Theodat stated that he understands what the board is saying. However, he explained that at the time when they owned Venus they were much younger, and it was a different concept that they were trying to do at that time. Now that they're much older the clientele that they are targeting is an older crowd as well. So, they're not looking to throw a party type of environment it's more of a dining type of experience with entertainment in the background. Board Member Burshtein asked what is the establishments capacity? Ms. Gen Harris from Brooklyn Estates Center, Inc. stated that the certificate of occupancy

allows for 299 people and they're proposing to have 152 seats. She provided the board with a brief overview of the proposed operation. She stated that they understand the board's concerns and they were in receipt of the board's disapproval letter that was sent back in August of 2019. When the board initially disapproved, they stated to the NY State Liquor Authority that they were disapproving the applicant because of a 200-foot rule concern. So, the school that the board was talking about in the area does not fall under the 200-foot rule, that school is over 200-feet away, and as the applicant stated before they were licensed at this location for a very long time so had the 200-foot rule been a concern the other licenses would not have been approved. So, they just wanted to clarify that because they got that in writing. So, there shouldn't be a 200-foot rule concern in this case. As far as the violations that were issued at the location before as the applicants were saying, they were much younger, this was many years ago and they understand the board's concerns and they deal with this all of the time and when the board sees that it's more of a bar or nightclub there is that worry that there's going to be issues to the community but they'd like to point out that while the applicants held this license they had a couple of violations which is standard for every bar when they're in business for many years. The applicant resolved all those violations with the NY State Liquor Authority, and now they hold a liquor store that is in good standing with the Authority for at least two terms now. They have a beautiful store and they focus on fine liquor and wine and are now experienced business owners. They understand that there were grievances with Venus so they are not asking the board to ignore the issues that they had but is asking that the board give them an opportunity to show the board that they can be good business owners. She knows that a concern raised by a board member earlier was that the applicants may rent out the space, they see that a lot and they know that applicants do it but if it puts the members at ease so to speak they are not allowed to do that. Because when they present an application to the NY State Liquor Authority, they're very clear on what the method of operation is going to be. The license that they're going for is an On-Premises license which is to be open to the public. They would love the opportunity to have private events possibly once a month, but this would be for weddings and things like that. She stated that they are open to having a dialogue but they do ask that the board take into consideration that the issues that were there before were from a very long time ago, and a lot of the more serious issues were under other owners. They ask that the board look at the facts. They have a liquor store that is in good standing, they have not had a single violation. And as far as the bar or nightclub ambiance the applicants would like the opportunity to turn this into more of a food establishment. Like every business they need it because that's what makes them money which she's sure we hear a lot. The applicants want the alcohol to be complimentary to the theme. They'd be happy to present to the board members with a more substantial menu, and they also propose to have six security guards because they understand that there's a concern if there's rowdy patrons so they have professionals and people who can assist if those situations were to arise. But the board must figure that if they're doing more food, they're completely switching the method of operation so that they're not attracting the patrons that are going to be at a rowdy bar. They'd like the board to take all that into consideration. As far as the hours, they would've loved 3:00 AM and if they can't they'd like to go down to 1:00 AM. Board Member Bieber informed Ms. Harris that they informed the applicant earlier that 1:00 AM was still too late. She also stated that in the beginning Mr. Theodat stated that they were no way going to use this establishment for parties but now Ms. Harris gets on and states that you now want to have parties or weddings once a month. Ms. Gen Harris stated that if the board believes that 3:00 AM is unreasonable then they would like 1:00 AM but if that's unreasonable as well then, then the board can give a suggestion. Board Member Bieber explained that what they are saying is they are not objecting the hours on the weekend or at least she is not objecting to the fact that 3:00 AM was too late because she must be reasonable and understanding that it's an establishment where people are going to go and eat, and you have a DJ and a bar its 3:00 AM this is what happens. She said earlier that Sunday – Thursday she thought 1:00 AM was

totally unreasonable when clearly its in a neighborhood and clearly the law states that at 10:00 PM there's a noise control. So, her point was why should the board allow their establishment to stay open till 1:00 AM during the week and the neighbor three doors down that is residential is not allowed to and can be shut down. What makes them different. People still live there, and you can't stay open Sunday night to Thursday till 1:00 AM and play DJ music knowing that its going to be loud. She suggested that they go to there planning board and understand what the board does for the people here. She wouldn't want it in her neighborhood and just because she doesn't live around the corner doesn't mean that that area is not important to her.

Board Member Jean Joseph asked if they have a food license. Ms. Gen Harris stated that they are not open for business yet in order to have the food establishment license. There's an inspection that must happen and you must show that you are open for business and the main thing that you must have is a substantial menu and they would like to have a fuller menu.

Chairperson Sal Calise asked what physical changes have been made to this establishment to be more of a restaurant, and has the facade changed. Mr. Roger Lutchman stated that they upgraded the kitchen equipment, they also removed the bar and cocktail tables, and now have café tables and chairs which is standard at restaurants and they added sound insulation on the rear of the building facing the back houses. As far as the front of the building the doors are soundproof with insulated doors. They are trying to create a "Fine Dining" experience which is a sit-down atmosphere with the music as an afterthought, and it can be integrated into whatever art theme it is when it comes to the food. For example, if they are doing a Caribbean themed evening then they would have a Caribbean themed band or an artist that would perform while you're dining and go around table to table. As far as the time is concerned, they were just trying to give themselves leeway in case they ran overtime but if the board is comfortable with a 10:00 PM on weekdays they definitely ok with that and on the weekends they are willing to go down till 1:00 AM. Chairperson Calise asked the applicant if they want it to be more of a dining establishment why don't they have dining tables instead of café tables. Café tables are usually in a nightclub. Mr. Lutchman stated that maybe he is using the wrong term or misinterpreted but a café table is a standard size table with three to four chairs around it. Board Member Burshtein asked if it's a 30" or 48" inch high table. Mr. Lutchman stated that it's a standard high table and they have 30" and 60" round tables. Board Member Burshtein responded that its typically what they would have in a restaurant.

Board Member Barbara Bieber stated that in order for the board to take an accurate vote on this application the applicant would have to come back to the next board meeting with a revised application implementing what was discussed this evening. Chairperson Sal Calise, Board Member Maria Garret and Tomas Hernandez Jr. agreed that this is a good compromise.

Board Member Grace Zwillenberg asked what they are doing to make sure that Covid regulations are followed and do they have the filtration systems in place. Mr. Roger Lutchman stated that they do have the systems in place. Board Member Zwillenberg also asked if they realized that although they're open, they will still have to follow Covid regulations and can't have 300 people in the building. Mr. Lutchman stated that they understand that but for all intents and purposes they are just speaking generally but the Covid regulations supersedes everything.

Board Member Terri Cadet-Donald asked when they anticipate on opening this restaurant. Mr. Roger Lutchman stated that as of right now they are still trying to get the paperwork together, but they are still watching and waiting to see what happens with this whole Covid situation. So right now, they are just preparing to see what happens after the fact.

Chairperson Sal Calise asked the applicant to confirm that this establishment can hold up to 299 people and 152 seats. Mr. Roger Lutchman confirmed that he is correct and that the premise is big in size, so they don't plan on putting all those people in there. They have enough space so that they can socially distance and space out all the tables and chairs for the seating arrangement.

Board Member Barbara Bieber asked the applicant to clarify that whether Covid goes away or not if they can open their establishment and have up to 299 people if needed but even with non Covid of maybe having 150 people at any given time for dinner. Mr. Roger Lutchman stated that they will not. Chairperson Sal Calise asked what if it's a private party will they have up to 300 people. Board Member Bieber asked that the applicant should clarify because earlier that was one of the objections and they stated that they wouldn't rent the place out for parties. So now that's something that they must think about and decide if they want to have parties during the week or on the weekends. So, if it's just a restaurant why are you going to have parties. Mr. Lutchman stated that they are not really looking to have parties like that, but the space is so huge. So, they were considering if they wanted to do something for like a private party with a private section, they could kind of do that as well. Board Member Bieber stated that but under normal circumstances if people were just fine dining and you didn't have a big dinner going on you would maybe have about 150-180 people. Board Member Violine Roberty stated that we are assuming what the applicant is planning on doing and thought the board already suggested that the applicant come back to the next board meeting with revised paperwork implementing what was discussed this evening. Board Member Bieber stated that these are things that need to be put in that paperwork. Ms. Gen Harris stated that what the On-Premise license typically allows is for them to be open to the public. Now when an applicant has a space as big as their client does, they usually separate out a portion of the space to do private parties and they will discuss the size and all of that but they would still be open to the public because that is what the On-Premise license requires. So, its not that they are filling the space with this party and not doing the dining. That is a separate thing. They would like the ability to have private parties once a month if possible because they have the space for it. For example, if you have a private event and this is a beautiful venue and they have the space for it why not. Which they'd be happy to share photos of. So, it's not that they are closing the On-Premise and the dining portion. They would just like the option to be able to have these private events and with the right security it is something they'd like to do for the community, and they think it's a good part of the business. So, they'd like to keep that option open.

Chairperson Sal Calise suggested that the board table the vote for the application received from Brooklyn Estate Center Industries Inc., TBD, 1819 Utica Avenue, 11234 until next month's board meeting to give the applicant the opportunity to come back with revised paperwork and more information.

Chairperson Calise asked if the Applicant or a Representative for the Juicy Box Bar LLC or was present. The Juicy Box Bar LLC was not present. Mrs. Stephannie Minnich an adjacent homeowner to The Juicy Box Bar LLC was present. Mrs. Minnich stated that she is here this evening to contest the Renewal application received from The Juicy Box Bar LLC. She stated that she has lived next door since they moved into the establishment and they have been a nuisance to say the least. They currently have a suspended license for failing to adhere to Covid regulations. They were throwing all night parties on the street for about a month once outdoor dining set in. They literally have pounding speakers outside until 3:00 AM, serving liquor without food, and no masks, with patrons pouring all over the street. One day there was literally one hundred people out there and this has been an issue since they opened. They've also thrown illegal parties even before they

received their liquor license two years ago. She has been fighting their license before they even became legal. Their license is currently suspended, and they were supposed to go to court in April with the SLA after a raid was done but they never made it there because of Covid. She's tried mediation and the owner barely showed up and when they did, she had to wait an hour and a half and nothing that they agreed upon was taken care of. It's a nonsense, horrible nuisance to the neighborhood and their application doesn't deserve to be renewed especially since they're currently suspended. She has personally spoken to the NY State Liquor Authority and have given them loads of information and videos and would be happy to share that with the board. The owner has blatant disregard for any of the neighbors and the community. Board Member Eugen Burshtein asked Mrs. Minnich where she lives. Mrs. Minnich stated that she lives right next door to the establishment literally across the parking lot. She further explained that they don't share any walls, but the parking lot is between her house and the establishment but literally you can hear pounding music inside of her house as if the speakers were inside of her house at any given time of the night on any day. A shooting took place at the establishment where their windows and a car was shot at in the parking lot. The car that was shot at was literally about 20 feet from the inside of her house. She could hear it on her security cameras, and she has a seven-month-old that born in that house in the middle of Covid. Its an extremely unsafe environment and the owners don't care at all. Board Member Burshtein asked what else do they serve besides the alcohol. Mrs. Minnich answered that they also serve food but started out as a juice bar and then it suddenly became a nightclub. You can probably get a salmon sandwich or an empanada but isn't sure what's entirely on the menu. It's mostly bar food from what she can tell. It was supposed to be health food to a certain extent, but it's just been a troubled location. Board Member Joan Gilbert asked where the establishment is located. Mrs. Minnich informed her that they are on the corner of Avenue I and Nostrand Avenue. She also informed the board that before Covid any night of the week the noise would go into 3 or 4:00 AM in the morning with pounding music, patrons on the street and on her stoop, cars everywhere, drag racing up and down the street, glass everywhere and blatant disregard for any of the residences in the community. All they kept saying was that they're a commercial property although they're directly adjacent to a residential community. She's tried so hard to work with them. She works in Film & Television and a background in Theatre and she offered to come in and help with their speakers to try and figure out what they can do, along with mediation. She tried everything that she could possibly do to keep their business running without it affecting the quality of life for her family and there was just no give and take. Everything was just right, and they just don't care about any of the rules. She stated that Officer Tricia Navarro from the 63rd Police Precinct who has been working with her on this matter for the last two years will tell anyone that she has gone over their time after time. It got to a point that the owner was even rude to Officer Navarro by saying that she couldn't do anything to them, and that they will continue to do what they are doing and will just turn the music down until she drives away and when she's gone they will blast the music right back up.

There being no further comments or questions concerning the applications Chairperson Sal Calise made a Motion that Community Board #18 recommends denial of the Renewal Application received for The Juicy Box Bar LLC, The Juicy Box, 2281 Nostrand Avenue, 11210 and the approval of the Renewal Application received for Kanoni Inc., Arch Diner, 1866 Ralph Avenue, 11234. Board Member Judy Newton Seconded the Motion. The Motions passed unanimously with 30 Yes Votes.

Board Member Barbara Bieber made a Motion that Community Board #18 table the vote for the New Application received from Brooklyn Estate Center Industries Inc., TBD, 1819 Utica Avenue, 11234. until next month's January 20, 2021 board meeting to give the applicant the opportunity to come back with a revised plan and more information. Board Member Sharon Borno Seconded the

Motion. The Motion passed with 30 Yes Votes.

OPEN DISCUSSION VIA WEBEX . . .

Michael Benjamin representing State Senator Roxanne's Office extended greetings for a Happy and a Healthy New Year, Hannakuh, Christmas, Kwanzaa on behalf of Senator Persaud.

Tom Muller representing The Brooklyn Public Library informed the board about the Branch library services that are available now. Patrons now have access to 27 select library branch lobbies for quick transactions (among those 27 branches are two in the Community Board 18 district, the Mill Basin and Canarsie Branches). Holds, pick-up shelves and materials return bins are available. The Canarsie Branch has a small browsing library set up in the entryway. Holds for popular new books and DVDs and other circulating materials can be placed online at bklynlibrary.org. Masks are required for both patrons and staff. Materials that are checked out during this time will not accrue fines for the time being (nor will fines accrue on items checked out before the closure). The Paerdegat Branch and Flatlands Branch are not open to the public at this time, but an outdoor book drop has been installed in front of both locations for the convenience of local library patrons. The book drops are only open during daytime business hours. The Jamaica Bay Branch is closed. It will be used for NYC's Learning Bridges program and will not offer library services during this time. They expect library service to resume after the Learning Bridges program concludes in 2021. Test and Trace Corps Partnership as part of BPL's partnership with the City's Test and Trace Corps, library staff have distributed more than 54,000 masks and reached more than 19,000 Brooklynites with information about essential resources such as free testing sites and emergency food relief. Their partnership will continue into 2021, hopefully pivoting toward culturally responsive outreach regarding a safe vaccine. Financial Coaching by Appointment is available. BPL's Business & Career Center is pleased to partner with the Community Service Society of NY to offer individualized assistance that can address your personal financial concerns. If you have questions about credit or debt, and would like to manage your money better and make progress toward a financial goal, or are looking for resources to ease a financial crisis please call 718 230 2100 to make an appointment with a coach from the Financial Coaching Corps. Currently, all coaching is virtual, by phone or Google Meet.

Orlando Ross representing Congress Woman Yvette Clarke's Office extended greetings for a happy, healthy holiday from Congresswoman Clarke and provided an update on the bi-partisan agreement that is on the table for the Covid relief from the federal government. Its 180 billion dollars in additional unemployment insurance that will provide an extra \$300 dollars a week for eighteen weeks, 288 billion for paycheck protection program for our small businesses, 16 billion for testing a vaccine development distribution, 45 billion for airlines and mass transit, 82 billion for education, 10 billion for child care, and 160 billion for state and local aide. All these things are coming through the pipeline. Congresswoman Clarke is working extremely hard and wants to let everyone know that the DACA Court victory on December 5th a federal district judge ordered the Trump Administration to fully reinstate the Deferred Action Childhood Arrivals known as the DACA program. Which will allow 700,000 undocumented immigrants who came to the United States as children to live and work here as they should. Another milestone that was done that's historic is the Marijuana Decriminalization Act that was passed by the US House including YDC, they voted 228 to 164 to pass the historic bill that would decriminalize the Cannabis and clear the way to erase nonviolent federal marijuana convictions.

Amy Rothenberg representing Workforce Development & Strategic Partnership for The Jobs Corps Scholars Program at Kingsborough Community College informed the board about a free remote educational and career training opportunity that they are offering and extended Holiday Greetings to everyone.

Board Member Maria Garret informed the board that the City of New York has a GetFoodNYC Emergency Home Food Delivery Program that is available for seniors or anyone who can't go outside, have no one who can help them get food, and can't afford delivery as a result of COVID-19. The program is intended for individuals and families who have no members of the household who can go out and get food because they are at an increased medical risk, homebound, have no neighbors or family members who can go out and get food for them. Households that qualify may order two food deliveries per week at a time for up to two weeks. Dietary food requests such as Kosher, Halal, Vegetarian, Pan-Asian and Latin meals are available in limited quantities. For anyone who's interested they can call 311 for more information. She also extended Holiday Greetings to everyone.

Reeves Eisen representing State Senator Andrew Gounardes Office extended greetings for a happy, healthy holiday from Senator Gounardes.

Chairperson Gardy Brazela extended greetings for a happy, healthy holiday.

Board Member Judy Newton shared with the board that she heard on 1010 Wins news that car thefts have increased 800% from last year. Apparently car thieves have a reader so that when you start your car to warm it up lets say in the middle of winter from your home they have the capability with this reader to clone your device so while your car is warming up they can steal your car. She also informed the board that on the point of DACA the information reflected was mandated by Judge Nicholas G. Garaufis in Brooklyn Federal Court that it be displayed on the Department of Homeland Security's website effective this past Monday.

There being no further business or discussion, Chairperson Gardy Brazela asked for a Motion to adjourn the meeting of Community Board #18 and Board Member Maria Garrett seconded the Motion. The Motion passed unanimously with 30 Yes Votes. The meeting was adjourned at 9:08 P.M.

End.....