

**DISTRICT OFFICE**  
456 5TH AVENUE, 3RD FLOOR  
BROOKLYN, NY 11215  
(718) 499-1090  
FAX: (718) 499-1997

**CITY HALL OFFICE**  
250 BROADWAY, SUITE 1751  
NEW YORK, NY 10007  
(212) 788-6969  
FAX: (212) 788-8967  
Lander@council.nyc.gov



THE COUNCIL OF  
THE CITY OF NEW YORK  
**BRAD LANDER**  
DEPUTY LEADER FOR POLICY  
39<sup>TH</sup> DISTRICT, BROOKLYN

CHAIR  
RULES, PRIVILEGES AND ELECTIONS

COMMITTEES  
LAND USE  
STANDARDS AND ETHICS  
STATE AND FEDERAL LEGISLATION

October 22, 2014

Chairman Dennis Rosen  
New York State Liquor Authority  
80 S. Swan Street, 9th Floor  
Albany, New York 12210-8002

Dear Chairman Rosen:

I am writing regarding the application received by Brooklyn Community Board 12 from Ditmas Beer Palace, located within the 39<sup>th</sup> New York City Council District at 756 McDonald Avenue in Brooklyn, for a beer and wine permit.

My office, along with other area elected officials and Community Board 12, wrote to the State Liquor Authority in June 2014 to oppose an application from this location. Residents and community organizations have contacted my office to express their deep concern about this application.

Again, it is my understanding that the applicants previously owned and operated the now closed Coronitas Bar at the same location. In addition to many accounts from neighbors of noise, public urination, violence, and other disturbances, Coronitas Bar accrued numerous violations, fines, and penalties from City agencies. The property has 11 open Department of Buildings violations, including violation of a full stop work order, and 12 open Environmental Control Board violations.

This history compelled nearly 500 people to sign a petition opposing the application from Ditmas Beer Palace. In addition, there is a house of worship within 100 feet of the property, Congregation Ateres Mechoel, which opposes the application. Community Board 12 has denied approval of this application as well, as stated in their letter dated April 24, 2014.

Given these facts, the State Liquor Authority denied the application with the understanding that if Ditmas Beer Palace chose to reapply, they must meet with Community Board 12 to discuss outstanding issues and attempt to resolve them with the guidance of the community. No attempt was made to meet with the board. Community Board 12 denied the application once more, as stated in their letter dated September 15, 2014.

For a second time, I will not support the application from Ditmas Beer Palace for a beer and wine permit. Instead, I encourage the State Liquor Authority to consider the substantiated concerns of many in the community surrounding this property and deny the application.

Thank you for the opportunity to comment on this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Brad Lander", enclosed in a rectangular box.

Brad Lander  
39<sup>th</sup> Council District

CC: Michael Joes, Deputy Chief Executive Officer, New York State Liquor Authority