



COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

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HON. ANTONIO REYNOSO
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER
FIRST VICE-CHAIRMAN

DEL TEAGUE
SECOND VICE-CHAIRPERSON

GINA BARROS
THIRD VICE-CHAIRPERSON

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JOHANA PULGARIN
DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

August 28, 2023

COMBINED PUBLIC HEARING AND BOARD MEETING NOTICE

TO: Community Board Members and Residents
FROM: Dealice Fuller, Chairperson
RE: Scheduled Combined Public Hearing and Board Meeting
(26 Members Constitute a Quorum for the Board)

Please be advised that a Combined Public Hearing and Board Meeting of Brooklyn Community Board No. 1 will be held as follows:

WHEN: TUESDAY --- SEPTEMBER 12, 2023
TIME: *** 6:00 PM ***
WHERE: SWINGING SIXTIES SENIOR CENTER
211 AINSLIE STREET
CORNER OF MANHATTAN AVENUE
BROOKLYN, NY 11211

**NOTE TO ALL SPEAKERS: THOSE WHO WISH TO SPEAK DURING THE PUBLIC
SESSION MUST SIGN AND SUBMIT THEIR SPEAKER FORM FROM 5:45 PM-6:15 PM
NO LATER THAN 6:15 PM.**

PUBLIC HEARING

AGENDA

1. **PRESENTATION: 230 KENT AVENUE REZONING (23DCP075K)** – IN THE MATTER of an application submitted by Kent Riverview LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12c: 1.

changing from an M1-4 District to an M1-4/R7X District property bounded by Metropolitan Avenue, Kent Avenue, North 1st Street, and River Street; and 2. establishing a Special Mixed Use District bounded by Metropolitan Avenue, Kent Avenue, North 1st Street, and River Street. Presenter: Judith Gallent, Bryan Cave Leighton Paisner LLP

2. LIQUOR LICENSES

NEW

1. 2 Guys and Diner, Inc., DBA Three Decker Diner, 695 Manhattan Avenue (Previously Approved, Change of DBA)
2. 148 Kingsland LLC, DBA TBD, 148 Kingsland Avenue (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern)
3. 790 Metro Group Inc., DBA Easy Lover, 790 Metropolitan Avenue (Corporate Change – Removing Lane Martin Locolla from the liquor license, Liquor, Wine, Beer & Cider, Bar/Tavern)
4. About Last Night LLC, DBA About Last Night, 1 Knickerbocker Avenue (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Restaurant)
5. Arca Ventures Inc, DBA Pheasant, 57 Driggs Avenue (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Catering Facility [Private Events Only])
6. Area 53 LLC, DBA TBD, 616 Scholes Street (New Application and Temporary Retail Permit, Wine, Beer & Cider, Recreation Facility)
7. Boris & Horton Brooklyn, LLC, DBA TBD, 510-528 Driggs Avenue aka 187-195 North 8th Street (New Application and Temporary Retail Permit, Wine, Beer & Cider, Dog-Friendly Café)
8. Brooklyn 24 Hrs LLC, DBA TBD, 518 Metropolitan Avenue (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Restaurant)
9. Brooklyn Bites LLC, DBA TBD, 284 Grand Street (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Restaurant)
10. Café Little Armenia LLC, DBA Café Little Armenia, 1035 Manhattan Avenue (New Application and Temporary Retail Permit, Wine, Beer & Cider, Restaurant)
11. CTRL – A Concepts LLC, DBA TBD, 105 Norman Avenue (New Application, Wine, Beer & Cider, Restaurant)
12. Edy's Grocer LLC, DBA Edy's Grocer, 136 Meserole Avenue (New Application and Temporary Retail Permit, Wine, Beer & Cider, Restaurant)
13. Empirical Inc, DBA TBD, 53 Scott Avenue (New Application, Liquor, Wine, Beer & Cider, Bar/Tavern)
14. Entity TBD, DBA Mama Lee, 66 Grand Street (New Application and Temporary Retail Permit, Wine, Beer & Cider, Restaurant)
15. FMW LLC, DBA Norwinds, 1041 Flushing Avenue (New Application, Liquor, Wine, Beer & Cider, Bar/Tavern)
16. FSMJ One, Inc, DBA Johnny's, 642 Lorimer Street (New Application, Liquor, Wine, Beer & Cider, Restaurant)

17. Healthy as a Motha LLC, DBA HAAM, 234 Union Avenue (New Application and Temporary Retail Permit, Wine, Beer & Cider, Restaurant)
18. Hudson Table BK LLC, DBA Hudson Table, 88 Withers Street (Method of Operation, Liquor, Wine, Beer & Cider, Catering Facility [Private Events Only]) – Re-notification to include the addition of live music to their method of operation, as well as their change in hours to 12 AM on Thursdays, Fridays, and Saturdays. (This change was approved by the Board on 05/24/2022)
19. Land to Sea NY LLC, DBA Land to Sea, 402 Graham Avenue (New Application and Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern)
20. Lili and Cata II LLC, DBA TBD, 325 Kent Avenue Unit #3 (New Application and Temporary Retail Permit, Wine, Beer & Cider, Café & Wine Bar)
21. LPH Two LLC, DBA Nami Nori, 236 North 12th Street (Temporary Retail Permit, Class Change, Liquor, Wine, Beer & Cider, Restaurant)
22. Maiz Restaurant Corp, DBA TABU, 10 Hope Street (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Restaurant)
23. Maloya LLC, DBA TBD, 983 Flushing Avenue (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Restaurant)
24. Meyerbrau, LLC, DBA Eckhart Beer Co., 545 Johnson Avenue (New Application, Liquor, Wine, Beer & Cider, Restaurant Brewer)
25. Million Goods LLC, DBA TBD, 88 Franklin Street (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern)
26. Mr. Melo LLC, DBA TBD, 61 Withers Street (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern)
27. Mugatu Inc, DBA Bar Bruno, 560 Manhattan Avenue (Expansion onto Municipal Property)
28. Number Nine Show LLC, DBA The Dead Letter, 63 Grand Street (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Restaurant)
29. NY Axe Williamsburg LLC, DBA NY Ave, 98 North 11th Street aka 97 North 10th Street (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern/Axe Throwing)
30. Padel Haus LLC, DBA Padel Haus, 280 Kent Avenue (New Application and Temporary Retail Permit, Wine, Beer & Cider, Recreation Facility/Exhibition Hall)
31. Paint 367 LLC, DBA TBD, 367 Metropolitan Avenue (Method of Operation, Add Security Guards)
32. Pebble Corp, DBA Sweet Chick, 164 Bedford Avenue (Corporate Change [Applicant desires to change the corporate name of one of its principals to Sweet Chick Life, Inc. Board had no objection August 2022], Liquor, Wine, Beer & Cider, Restaurant)
33. Pieintheskybrooklyn LLC, DBA Paulie Gee's, 60 Greenpoint Avenue (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Restaurant)
34. Pizza Pasta Salad LLC, DBA Salsa Pizza Napoletana, 40 Clifford Place (New Application and Temporary Retail Permit, Wine, Beer & Cider, Restaurant)
35. Please Tell Me, LLC, DBA TBD, 749 Metropolitan Avenue (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern)

36. Ployperm Corp., DBA Nora Thai, 176 North 9th Street (Corporate Change, Liquor, Wine, Beer & Cider, Restaurant)
37. Pound Loney Inc., DBA The Clonard, 506 Grand Street (Alteration, Liquor, Wine, Beer & Cider, Bar/Tavern)
38. Shelison Restaurant Inc, DBA TBD, 492 Broadway (Removal, Wine, Beer & Cider, Restaurant)
39. She Said NYC LLC, DBA With Others Brooklyn, 340 Bedford Avenue (New Application and Temporary Retail Permit, Wine, Beer & Cider, Café and Wine Bar)
40. Silo Brooklyn LLC, DBA Silo Brooklyn, 90 Scott Avenue (Expansion onto Municipal Property)
41. Sunrise East Restaurant, DBA TBD, 562 Grand Street (New Application and Temporary Retail Permit, Wine, Beer & Cider, Restaurant)
42. Taqueria La Nortena Corp, DBA TBD, 668 Manhattan Avenue (New Application and Temporary Retail Permit, Wine, Beer & Cider)
43. TGS Clubhouse LLC, DBA TBD, 86 North 11th Street (New Application, Liquor, Wine, Beer & Cider, Bar/Tavern)
44. Tikka Indian Grill Inc., DBA TBD, 185 Grand Street (New Application and Temporary Retail Permit, Wine, Beer & Cider, Restaurant)
45. Veselka Lorimer Restaurant LLC, DBA Veselka Restaurant, 646 Lorimer Street (New Application and Temporary Retail Permit, Wine, Beer & Cider, Restaurant) Change from Liquor, Wine, Beer & Cider
46. X-Golf Brooklyn, LLC, DBA TBD, 105 North 13th Street (Amended 30 Day Renotification, New Application, Liquor, Wine, Beer & Cider, Bar/Tavern)

NEW

1. 48 South Fourth Street Corp., DBA The Woods, 48 South 4th Street (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
2. 99 Scott Studio LLC, DBA TBD 99 Scott Avenue (Renewal, Liquor, Wine, Beer & Cider, Catering)
3. 113 Franklin Dining LLC, DBA Sereneco, 113 Franklin Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
4. 312 Grand E A F Inc., DBA Ethyl's, 312 Grand Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
5. 931 Manhattan Café LLC, DBA TBD, 931 Manhattan Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
6. Amber Restaurant LLC, DBA Amber, 119 Nassau Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
7. Baldracca LLC, DBA Testo, 141 Leonard Street (Renewal, Wine, Beer & Cider, Restaurant)
8. BD&M Bar One LLC, DBA Reclamation Bar, 817 Metropolitan Avenue (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)

9. BK Noodles Inc, DBA TBD 280 Bedford Avenue (Renewal, Wine, Beer & Cider, Restaurant)
10. BrooklynBaca LLC, DBA Best Pizza, 33 Havemeyer Street (Renewal, Wine, Beer & Cider, Restaurant)
11. CatalpaNYC LLC, DBA El Pinguino, 25 Greenpoint Avenue (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
12. Cenaduria La Palmera Real LLC, DBA Tacombi Williamsburg, 242 Metropolitan Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
13. Disruption Grain LLC, DBA Interboro Spirits & Ales, 942 Grand Street (Renewal, Liquor, Wine, Beer & Cider)
14. Ebbs Brewing Co LLC, DBA Ebbs Brewing Company, 182 North 8th Street (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
15. Eighty Three Viet LLC, DBA Falansai, 112 Harrison Place (Renewal, Wine, Beer & Cider, Restaurant)
16. Elite BK Inc., DBA Elite, 128 Metropolitan Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
17. Elsewhere LLC, DBA Elsewhere, 599 Johnson Avenue (Renewal, Liquor, Wine, Beer & Cider, Cabaret 600+)
18. Family Group Enterprises Inc., DBA Patrizia Pizza & Pasta, 35 Broadway (Renewal, Wine, Beer & Cider, Restaurant)
19. Franklin St Food & Drink LLC, DBA Leroy's American Bistro, 195 Franklin Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
20. Full Circle Bar LLC, DBA TBD, 318 Grand Street (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
21. The Geezers, LLC, DBA Harefield Road Pub, 769 Metropolitan Avenue (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
22. Graham United Corp, DBA New Mexico Place, 189 Graham Avenue (Renewal, Wine, Beer & Cider, Restaurant)
23. Guernsey Hospitality LLC, DBA Nura, 46 Norman Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
24. The Gutter Bar LLC, DBA TBD, 200 North 14th Street (Renewal, Liquor, Wine, Beer & Cider, Bowling Establishment)
25. Kettle Pie Inc., DBA Allswell, 124 Bedford Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
26. Killowen Inc., DBA Keg & Lantern, 97 Nassau Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant Brewer)
27. Kitsby Café Inc., DBA TBD, 186 Grand Street (Renewal, Wine, Beer & Cider, Restaurant)
28. Koja Grill LLC, DBA Dokebi, 199 Grand Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
29. La Cocina II Restaurant Corp, DBA TBD, 100 Moore Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)

30. Las Tainas Bar & Restaurant LLC, DBA TBD, 347 Broadway (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
31. Little Dokebi Inc, DBA Little Dokebi, 85 Driggs Avenue (Renewal, Wine, Beer & Cider, Restaurant)
32. Malynstoss LLC, DBA Nightshade, 451 Meeker Avenue (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
33. Manich Brothers LLC, DBA El Born, 651 Manhattan Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
34. Marina Caffè LLC, DBA Fabbrica Restaurant & Bar, 34 North 6th Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
35. MDMPZZA LLC, DBA Aces Pizza Shop, 637 Driggs Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
36. MMI 2020 LLC, DBA Recette NYC, 103 Havemeyer Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
37. MSG 88 LLC, DBA Bonnie's, 398 Manhattan Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
38. New Hope Brooklyn LLC, DBA Ten Hope, 10 12 Hope Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
39. New York Distilling Company LLC, DBA The Shanty, 79 Richardson Street (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
40. Nile Peterson Industries Inc DBA Philomena's Bar, DBA Landline, 790 Grand Street (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
41. Okamoto Holdings LLC, DBA Patisserie Tomoko, 568 Union Avenue Space 1G & H (Renewal, Wine, Beer & Cider, Café)
42. One Shot Away LLC, DBA Jackbar, 143 Havemeyer Street (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
43. Ontario Bar LLC, DBA TBD, 559 Grand Street (Renewal, Liquor, Wine, Beer & Cider, Bar with limited food service)
44. Original Music Workshop Inc., DBA National Sawdust OMW, 80 North 6th Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant/Concert Venue)
45. Peanut Industries Inc, DBA Velvet Lounge, 174 Broadway (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
46. Pinkfrog LLC, DBA Pinkfrog Café, 221 North 9th Street (Renewal, Wine, Beer & Cider, Restaurant)
47. Platinum Affairs LTD, DBA The Continental Caterers, 75 Rutledge Street (Renewal, Liquor, Wine, Beer & Cider, Catering Facility [Private Events Only])
48. Pomp & Circumstance Hospitality LLC, DBA Pomp & Circumstance, 577 Lorimer Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
49. Poquito Fesante LLC, DBA Little Pheasant, 445 Graham Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
50. Pound Loney Inc., DBA The Clonard, 506 Grand Street (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)

51. Radegast Hall LLC, DBA Radegast Hall and Biergarten, 113-115 North 3rd Street aka 186 Berry Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
52. Ramales Thai Food Corp., DBA Lily Thai Restaurant, 615 Grand Street (Renewal, Wine, Beer & Cider, Restaurant)
53. Riverwalk Management Inc., DBA Naked Dog, 47 Java Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
54. Schneider Boggs LLC, DBA Huckleberry Bar, 588 Grand Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
55. Sham 525 Inc, DBA Dar 525, 525 Grand Street (Renewal, Wine, Beer & Cider, Restaurant)
56. Silenth LLC, DBA Café Collette, 79 Berry Street (Renewal, Liquor, Wine, Beer & Cider, Café)
57. Sobre Masa LLC, DBA TBD, 52 Harrison Place (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
58. Spectacular Bird LLC, DBA Lamonte, 557 Driggs Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
59. Spuyten Duyvil LLC, DBA Spuyten Duyvil, 359 Metropolitan Avenue (Renewal, Wine, Beer & Cider, Bar/Tavern)
60. Ten Eleven Holdings Inc, DBA Pencil Factory, 142 Franklin Street, PO BOX 240 (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
61. Topsy Scoop Brooklyn LLC, DBA Topsy Scoop, 270 Metropolitan Avenue (Renewal, Wine, Beer & Cider, Bar/Tavern)
62. Tony's Pizzeria of Nassau Ave Corp., DBA Tony's Pizzeria, 175 Nassau Avenue (Renewal, Wine, Beer & Cider, Restaurant)
63. Tres de Mexico LLC, DBA Mesa Coyoacan, 372 Graham Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
64. Unknown Baths LLC, DBA Bathhouse, 103 North 10th Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
65. USRA Group LLC, DBA Magdalene, 524 Lorimer Street (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
66. Vinegar Hill NYC LLC, DBA Lucky Dog, 303 Bedford Avenue (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
67. The Wandering Barman LLC, DBA TBD, 315 Meserole Street Suite 2-A (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
68. Win Star Food LLC, DBA Win Son Bakery, 164 Graham Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)

BOARD MEETING

1. **MOMENT OF SILENCE**
2. **ROLL CALL**

3. **APPROVAL OF THE AGENDA**
4. **APPROVAL OF THE MINUTES** – Combined Public Hearing & Board Meeting of June 13, 2023.
5. **PUBLIC SESSION** (Reserved for the Public’s expression. Board Members will not be allowed to speak.) **NOTE** --- All persons who wish to speak during this portion of the meeting must: **Register in Person (Between 5:45 P.M. – 6:15 P.M.)(No Later than 6:15 PM)**
Each scheduled participant for this session will have an allowance of two (2) minutes [time permitting.] (No questions will be entertained. Speakers are requested to submit their testimony in writing)
6. **COMMITTEE REPORTS**
7. **PARKS DEPARTMENT MINUTE** – As written.
8. **ANNOUNCEMENTS: ELECTED OFFICIALS** – Called in the order of signup.
9. **OLD BUSINESS**
10. **NEW BUSINESS**
11. **ADJOURNMENT**

Note: For further information on accessibility or to make a request for accommodations, such as sign language interpretation services, please contact Brooklyn Community Board No. 1, Tel. (718) 389- 0009; at least (5) business days in advance to ensure availability.