



COMMUNITY BOARD No. 1

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HON. ANTONIO REYNOSO
BROOKLYN BOROUGH PRESIDENT



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DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

October 7, 2025

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)

**FOR YOUR SAFETY AND THE SAFETY OF OTHER MASKS ARE ENCOURAGED
BEFORE ENTERING THE MEETING.**

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

WHEN: TUESDAY --- OCTOBER 21, 2025
TIME: *** 6:00 PM ***
WHERE: SWINGING SIXTIES SENIOR CENTER
211 AINSLIE STREET
BROOKLYN, NY 11211
(CORNER OF MANHATTAN AVENUE)

**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 AMERICAN RED CROSS:** The American Red Cross of Greater New York is actively recruiting engaged community leaders to join our team as a Community Relations Ambassador. This is a prestigious opportunity to volunteer with one

of the leading disaster non-profits, and for your community members to use their skills for a great cause. Presenter: Nikodem Harrison Dupre, B.S. **10 Minutes**

2. **PRESENTATION PROJECT 20 BERRY STREET, APPLICATION # C240273ZSK, CEQR # 24DCP038K :** **N THE MATTER OF** an application submitted by Mihata Corp. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-94 of the Zoning Resolution to allow an increase in the maximum permitted floor area in accordance with Section 74-943 (Permitted floor area increase) for a development occupied by Business-Enhancing uses and Incentive uses and, in conjunction therewith, to modify publicly accessible open space design requirements of Section 37-70 (PUBLIC PLAZAS), to modify the off-street parking requirements of Section 44-20 (REQUIRED ACCESSORY OFF-STREET PARKING SPACES), and to modify the loading berth requirements of Section 44-50 (OFF-STREET LOADING REGULATIONS), in connection with a proposed 10-story building within an Industrial Business Incentive Area*, on property located at 20 Berry Street (Block 2283, Lots 25, 28, 31, 33, 35, 38, 41 and 43), in an M1-2** District, Borough of Brooklyn, Community District 1. Presenter, Diane Luebs, Planning and Development Specialist, GoldmanHarris LLC. **10 Minutes**.
3. **PRESENTATION APPLICATION # C260063PCY NEWTOWN CREEK COMBINED SEWER OVERFLOW (CSO) STORAGE TUNNEL PROJECT CEQR # 24DEP053Y:** **IN THE MATTER OF** an application submitted by the Department of Environmental Protection and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for acquisition of properties listed and as specified below, Borough of Brooklyn, Community District 1 and Queens, Community Districts 2 and 5, and for site selection of such properties for a combined sewer overflow (CSO) retention system. Presenters: David Lee, Bureau of Environmental Planning & Analysis, Kate Edden, Bureau of Engineering Design and Construction, Drisana Hughes, Bureau of Public Affairs & Communication, Terrel Estes, Bureau of Environmental Planning & Analysis. DCAS Team: Shelton Getter, Assistant Director of Leasing and Acquisitions. **30 Minutes**
4. **PRESENTATION BSA CALENDAR # 2025-31-BZ,2025-32-A, 2025-33-A, 99 SUTTON STREET:** This variance application is submitted pursuant to Section 72-21 of the Zoning Resolution of the City of New York, as amended (the “Zoning Resolution” or “ZR”). The applicant seeks to legalize the existing four-story plus cellar residential building, which includes 10 dwelling units in the lower level, contrary to ZR §§ 42-10, 43-12, and 54-31, as well as HMC § 27-2082 and MDL § 34.6. Presenter, Mr. Jed Weiss, Sheldon Lobel, P.C. **10 Minutes**
5. **DOT DINING OUT NYC PERMIT APPLICATIONS**
 1. Smor Bakery, 155 Powers St. App # 20250917030001
6. **LIQUOR LICENSES**

NEW

1. 175 Morgan Ave LLC, 173-175 Morgan Avenue, (Method of Operation, Liquor, Wine, Beer & Cider, Restaurant, Live Music, Patron Dancing, Garden/Grounds)
2. 76 Bushwick, LLC, DBA TFS Burger Works, 76 Bushwick Avenue, (New Application, Wine, Beer & Cider, Restaurant, Garden/Grounds)
3. 852 Club LLC, DBA The Collectors Bar, 305 Grand Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern)
4. 88 South 8th Inc, DBA Cibone House Dashi Okume, 50 Norman Avenue, (Class Change, Liquor, Wine, Beer & Cider, Restaurant)
5. Bbfufu Hospitality Inc., DBA Kelang, 715 Manhattan Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Restaurant)
6. Boil & Bite, Inc., 148 N 7th Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Restaurant)
7. Born 99 LLC, DBA Kub Kao Restaurant, 988 Manhattan Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Restaurant)
8. Born to Lose, LLC, DBA Lise & Vito, 126A Nassau Avenue, (Alteration, Liquor, Wine, Beer & Cider, Bar/Tavern)
9. Casa Abuela Cafe LLC, DBA Casabuela Cafe, 232 Metropolitan Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Restaurant, Live Music: Occasional acoustic & percussion band, Patron Dancing, Leisure socializing with food, cocktails, Beer, Wine and Cider, Backyard)
10. Cornerstone Performance Inc, DBA BK Belly, 186 Scholes Street Store B, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Restaurant)
11. Cozy Royale LLC, DBA Cozy Royale, 434 Humboldt Street, (Corporate Change, Liquor, Wine, Beer & Cider, Restaurant)
12. Don Pancho Villa Restaurant LTD, 189 Borinquen Place, (All Night Permit)
13. F & Raw Studios LLC, 70 Scott Avenue, (All Night Permit)
14. Family Negocio LLC, 588 Grand Street, (Method of Operation, Liquor, Wine, Beer & Cider, Bar/Tavern)
15. Guisados Marias Corp., 1077 Flushing Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Restaurant)
16. Jonathan Erickson, DBA Idle Mind Tavern, 623 Manhattan Avenue, (New Application, Liquor, Wine, Beer & Cider, Bar/Tavern)
17. Kappa 90 LLC, DBA TBD, 90 South 4th Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern)
18. N5 Blossom Inc, DBA The Blue Blossom, 135 N 5th Street, Store A, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Restaurant)
19. Namdo Inc., DBA TBA, 639 Driggs Avenue, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Restaurant)
20. Padel Haus Greenpoint LLC, DBA Padel Haus, 12 Berry Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Venue for Padel)

21. Regalis Events LLC, DBA TBD, 250 Johnson Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Restaurant)
22. Riam Foods LLC and Riam Realty LLC, DBA 42 Hotel, Blackbird, 428 South 5th Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Hotel License, Live Music: Jazz, acoustic, soft music)
23. Santa Chiara Greenpoint, Inc., 227 West Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern, Patio or Deck)
24. Titi's Empanadas Inc, DBA Titi's Empanadas, 160 Havemeyer Ave S-4, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Restaurant)
25. Trio Bravo LLC, DBA Wayne and Sons, 404 Wythe Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Restaurant, Patio or Deck)
26. Williamsburg Sushi Hayashi Inc, 227 Grand Street, Unit C1 a/k/a 225 Grand Street, (New Application, Wine, Beer & Cider, Restaurant)

RENEWAL

1. 135 Studio N ADR Inc., DBA Juliette, 135 North 5th Street, (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
2. 227 Grand Corp., DBA Beats Karaoke & Belly Korean Bacon Shop, 227 Grand Street, (Renewal, Wine, Beer & Cider, Restaurant)
3. 3 Times 483 Inc, DBA 3 Times, 483 Grand Street, (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
4. Ako Bedford Inc, 117 Berry Street, (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
5. BK Noodles Inc, 280 Bedford Avenue, (Renewal, Wine, Beer & Cider, Restaurant)
6. Capri Social Club Inc, 156 Calyer Street, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
7. Carroll Hall LLC, DBA Carroll Hall, 2 Vandervoort Pl, (Renewal, Liquor, Wine, Beer & Cider, Catering Facility (private events only), Live Music: Acoustic, Patron Dancing)
8. City Cafe Inc, DBA Fushimi Japanese Cuisine & Lounge, 475 Driggs Avenue Unit A, (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
9. Coco River LLC, DBA Dianes, 425 Graham Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
10. Graham United Corp, DBA New Mexico Place, 189 Graham Avenue, (Renewal, Wine, Beer & Cider, Restaurant)
11. Indigo Williamsburg HM LLC & Valor Beverage Management LLC as Mgr, 500 Metropolitan Avenue, (Renewal, Hotel, Live Music: During cater events, Terrace, Pool)
12. Jomyga Enterprises LLC, DBA Oak and Iron, 147 Franklin Street, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
13. Karczma Inc., 136 Greenpoint Avenue, (Renewal, Liquor, Wine, Beer & Cider, Restaurant)

14. Kettle Pie Inc, DBA Allswell, 124 Bedford Avenue, (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
15. Manich Brothers LLC, DBA El Born, 651 Manhattan Avenue, (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
16. Mizu Sushi NY Inc, DBA Dumont Burger So Pho 88, 314 Bedford Avenue, (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
17. Motorino Broadway Inc., DBA Motorino Broadway, 139 Broadway, (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
18. New Ako Restaurant Inc, 205 Bedford Avenue, (Renewal, Wine, Beer & Cider, Restaurant)
19. New York Distilling Company, LLC, DBA Jaywalker, 573 Johnson Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern, Live Music: Occasional acoustic & jazz)
20. Painting Lounge LLC, 309 Roebling Street, (Renewal, Wine, Beer & Cider, Bar/Tavern, Paint & Sip Establishment)
21. Peanut Industries Inc, DBA Velvet Lounge, 174 Broadway, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
22. Platinum Affairs LTD, DBA Continental Caterers, 75 Rutledge Street, (Renewal, Liquor, Wine, Beer & Cider, Catering Facility (private events only), Live Music: Acoustic, Jazz, Patron Dancing)
23. Quality Rockets Inc, DBA Hotel Delmano, 82 Berry Street AKA 120 N 9th Street, (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
24. Red Rover BK LLC, DBA Red Rover, 928 Manhattan Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
25. Redhouse BK LLC, DBA Kings Co Imperial, 22 Skillman Avenue, (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
26. Selam, LLC, DBA Bersi Ethiopian Restaurant, 1049 Manhattan Avenue, (Renewal, Wine, Beer & Cider, Restaurant)
27. Silenth LLC, DBA Cafe Colette, 79 Berry Street, (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
28. The 709 Lorimer St Rest Corp, DBA Pete's Candy Store, 709 Lorimer Street, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern, Live Music: Bands)
29. The Second City New York, LLC, DBA The Second City, 64 North 9th Street, (Renewal, Liquor, Wine, Beer & Cider, Theater and Bar, Live Music: Live Acoustic Set Music, Comedy, Improv, & Sketch Performances)
30. The Snow White Group LLC, DBA Wins' Society Golf Club, 8 Berry Street, 4th Floor, (Renewal, Liquor, Wine, Beer & Cider, Restaurant)

7. CANNABIS LICENSES:

1. Mikhail Stoliarov, DBA Mikon LLC, 38 Meserole Street, Storefront Unit # CF, (Retail Dispensary)
2. Sean Lustberg, DBA Unite NY Cannabis LLC DBA Mottz Green Grocer, 269 Norman Avenue, (Retail Dispensary)

BOARD MEETING

MOMENT OF SILENCE

ROLL CALL

APPROVAL OF THE AGENDA

APPROVAL OF THE MINUTES – Combined Public Hearing and Board Meeting of September 9, 2025

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 PM – 6:15 PM**, **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.)

COMMITTEE REPORTS

CHAIRPERSON’S REPORT – As written.

VICE-FIRST CHAIR’S REPORT – As written.

DISTRICT MANAGER’S REPORT – As written.

PARKS REPORT – As written

ANNOUNCEMENTS: ELECTED OFFICIALS

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

Note: For further information on accessibility or to make a request for accommodation, 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.