



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

DAVID HEIMLICH
FINANCIAL SECRETARY

SONIA IGLESIAS
RECORDING SECRETARY

PHILIP A. CAPONEGRO
MEMBER-AT-LARGE

DEALICE FULLER
CHAIRPERSON

JOHANA PULGARIN
DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

REVISED

April 29, 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 --- MAY 13, 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. BOARD FELLOWSHIP PRESENTATIONS FOR LAND USE AND
CONTAMINATION SITES IN OUR DISTRICT:** funded by two grants awarded to
CB1 by the Fund for the City of New York, procured by DM Johana Pulgarin.

- Environmental Protection Committee Project: Digital Table and Map of Contamination Sites in Community District 1, created by Presenter Emma McCauley, graduate student at Hunter College. **10 Minutes.**
- Land Use Committee Project: Digital Table and Map of Land Use Sites in Community District 1, created by Presenter Shannen Smiley, graduate student at Hunter College. **10 Minutes.**

2. **PRESENTATION APPLICATION 2024K0263, CEQR 25DCP027K, NOTICE OF CERTIFICATION C250090ZMK, 535 MORGAN AVENUE REZONING:** In the matter of an application submitted by Hemmer 2 LLC and Me & Morgan LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13a, by changing from an M1-1 District to a C7-1 District property bounded Brooklyn Queens Expressway - Kosciuszko Bridge, Morgan Avenue, Lombardy Street, and Kingsland Avenue. Presenter, Adam W. Rothkrug, Esq., Rothkrug Rothkrug & Spector, LLP. **20 Minutes.**
3. **PRESENTATION MOUNT SINAI SELIKOFF CENTERS:** Insight on Mount Sinani Selikoff Centers for Occupational Health to our community members. Presenter, Mishell Coronel-Le, MPH Outreach and Education Program Coordinator, Selikoff Centers for Occupational Health. Department of Environmental Medicine & Climate Science, Icahn School of Medicine at Mount Sinai. **20 Minutes.**
4. **NOMINATIONS FOR ELECTION OF OFFICERS AT 8:00 PM**
5. **PRESENTATION NUHART SURVEY COMMUNITY REPORT:** NYU Langone Health, Division of Environmental Medicine, shares the results of the Nuhart Survey. Presenter, Nicol LaCumbre-Gibbs, NYU Langone Health, Division of Environmental Medicine. **20 Minutes.**
6. **PRESENTATION APPLICATION C250064ZMK, CEQR 25DCP029K, 74 BOGART STREET REZONING:** In the matter of an application submitted by 74 Bogart, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13b, by changing from an M1-2 District to an M1-4A District property bounded by Ingraham Street, Morgan Avenue, Harrison Place, and Bogart Street. Presenter, Andrew Ehinger, Vice President, Acquisitions & Leasing. **20 Minutes**
7. **DOT DINING OUT NYC PERMIT APPLICATIONS**
 1. Antica Pesa, 115 Berry St. App # 20240802030052
 2. Bushwick Ice House, 35 Ingraham St. App # 20240803030084
 3. Cheeseboat, 80 Berry St. App # 20240723030005
 4. Garden Carver, 187 Grand St. App # 20240821030005
 5. Good Thanks, 374 Graham Ave. App # 20240802030100
 6. Grass Roots Juicery, 336A Graham Ave. App # 20250316030001
 7. Inday, 658 Driggs Ave. App # 20250318030001

8. Karczma, 136 Greenpoint Ave. App # 20240802030001
9. Little Ruby's Williamsburg, 98 Berry St. App # 20250321030002
10. Los Tacos Macondo, 502 Grand St. App # 2024080303096
11. Meili, 160 North 12th St. App # 20250410030001
12. Palenque Colombian Food, 298 Graham Ave. App # 20240802030081
13. Pokito, 155 South 4th St. App# 20240802030070
14. The Anchored Inn, 57 Waterbury St. App # 20240410030001
15. Vanessa's Dumpling House, 310 Bedford Ave. App # 20240801030005
16. Work Café, 85 North 6th St. App # 20240603030001

8. LIQUOR LICENSES

NEW

1. 195 Morgan LLC, 195 Morgan Ave., (New Application and Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern)
2. 852 Club LLC, DBA The Collectors, 305 Grand St., (New Application and Temporary Retail Permit, Wine, Beer & Cider)
3. Artisan Orchestra Inc, DBA Saryo, 38 Norman Avenue Unit A, (New Application and Temporary Retail Permit, Wine, Beer & Cider, Rest)
4. Bogart House LLC, DBA Bogart House, 230 Bogart Street, 3rd Floor & Rooftop, (Alteration, Liquor, Wine, Beer & Cider, Catering Facility)
5. Born99 LLC, DBA Kub Kao, 988 Manhattan Ave., (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
6. Botanicus Greenpoint Inc, 673 Manhattan Ave., (New Application and Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern)
7. Café Biba Inc, DBA Mark's Place, 101 Kent Ave. (Applicant withdrew application)
8. Chama Mama at 113 Franklin LLC, DBA Chama Mama, 113 Franklin St., (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
9. Chipotle Mexican Grill of Colorado LLC, DBA Chipotle Mexican Grill # 5059, 219 Havemeyer St., (New Application, Wine, Beer & Cider, Rest)
10. D Lux LLC, 395 Wythe Ave., (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/tavern)
11. E Georges Restaurant Corporation, 11 Graham Ave., (New Application and Temporary Retail Permit, Wine, Beer & Cider, Rest)
12. Frontera LLC, 189 Nassau Ave., (New Application and Temporary Retail Permit, Wine, Beer & Cider, Rest)
13. Good Days BK LLC, DBA Good Days, 91 south 6th St., (Alteration, Liquor, Wine, Beer & Cider, Catering)
14. Henrique Stangorlini, DBA Sampa Restaurant LLC, DBA Beco, 45 Richardson St., (Alteration, Liquor, Wine, Beer & Cider, Rest)
15. Jinli BK LLC, 623 Grand St., (New Application and Temporary Retail Permit, Wine, Beer & Cider, Rest)
16. Leo Grandpa Corp, DBA Leo, 318 Grand St., (Alteration, Liquor, wine, Beer & Cider, Rest)
17. Little Brookies LLC, 1079 Manhattan Ave., (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)

18. McKenzie Murdock, DBA Mo's General, 620 Lorimer St., (Alteration, Liquor, Wine, Beer & Cider, Rest)
19. Oak Café LLC, DBA Greta, 204 Nassau Ave., (New Application and Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern)
20. Parkish LLC, 255 Roebling St., (New Application and Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern)
21. Rip Raf LLC, DBA Bar Suzanne, 346 Kent Ave. Unit K, (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
22. Rip Raf LLC, DBA Café Suzanne, 346 Kent Ave. Unit L, (Alteration, Liquor, Wine, Beer & Cider, Bar/Tavern)
23. Rooftop Cinema Club Inc, 105 North 13th St., (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern with Open Air Cinema)
24. Rooftop Cinema Club Inc, 105 North 13th St., (New Application and Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern with Open Air Cinema)
25. Samuel Salfati, DBA NYLA Café LLC, 362 Hewes St., (New Application and Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern)
26. Secret Promise LLC, DBA Heaven & Earth, 290 Nassau Ave., (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, OP/Tavern)
27. Temakase NYC LLC, DBA Temakase, 260 Kent Ave., (New Application and Temporary Retail Permit, Wine, Beer & Cider, Rest)
28. Thahco and Cantina Corp, 297 Broadway, (Corporate Change, Liquor, Wine, Beer & Cider, Bar/Tavern)
29. Three Brothers Minimart Inc, 711 Manhattan Ave., (Corporate Change, Wine, Beer & Cider, Rest)
30. Titi's Empanadas Inc, DBA Titi's Empanadas, 160 Havemeyer Ave., (New Application and Temporary Retail Permit, Wine, Beer & Cider, Rest)
31. TRB BK LLC, DBA The Right Bank, 409 Kent Ave., (New Application and Temporary Retail Permit, Wine, Beer & Cider, Rest)
32. Trisha Deli Inc, 255 Greenpoint Ave., (New Application and Temporary Retail Permit, Beer & Cider, Delicatessen with Seating)

SIDEWALK CAFÉ

1. 12 Chairs BYN LLC, DBA 12 Chairs Café, 342 Wythe Ave.
2. 18 Bedford Ave LLC, DBA Five Leaves, 18 Bedford Ave.
3. 19 Greenpoint LLC, DBA Banks Tavern, 19 Greenpoint Ave.
4. 211 Reserve LLC, DBA Lovebirds, 211 Nassau Ave.
5. Aurora East Inc., DBA Montesacro, 432 Union Ave.
6. Berry Street Associates LLC, DBA Gran Torino, 131 Berry St.
7. Bromaco Inc, DBA Aurora, 70 Grand St.
8. Foodex Brooklyn LLC, DBA Tonchin Brooklyn, 109 North 3rd St.
9. Frozenbanana LLC, DBA The Place, 206 Nassau Ave.
10. Kokomo Restaurant LLC, 65 Kent Ave.
11. Juicerie IV LLC, DBA The Butcher's Daughter, 265-271 Metropolitan Ave.
12. Life's a Pink Brach Corp., DBA Fiction, 308 Hooper St.
13. MMI 2020 LLC, DBA Recette NYC, 103 Havemeyer St., Store # 1.
14. MP Syndicate 1 LLC, DBA Maison Premiere, 298 Bedford Ave.
15. Nebuchadnezzar Brooklyn LLC, DBA Glasserie, 93 99 Commercial St.

16. Paint 367 LLC, DBA Bar Madonna, 367 Metropolitan Ave.
17. Quality Rockets Inc, DBA Hotel Delmano, 82 Berry St.
18. Radio Gaga LLC, DBA Radio Star, 13 Greenpoint Ave.
19. Silenth LLC, DBA Café Colette, 79 Berry St.
20. SMS 21 LLC, DBA 21 Greenpoint, 21 Greenpoint Ave.
21. Talea Beer Inc, 87 Richardson Street # 1.
22. Ten Eleven Holdings LLC, DBA Pencil Factory, 142 Franklin St.
23. Winsome Foods LLC, DBA Win Son, 159 Graham Ave.
24. WV Driggs LLC, DBA Westville, 658 Driggs Ave.

RENEWAL

1. 120 Seconds LLC, DBA Temkins, 155 Greenpoint Ave., (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
2. 123 Gpoint LLC, DBA Kaskade, 123 Greenpoint Ave., (Renewal, Liquor, Wine, Beer & Cider, Rest)
3. 2 Guys and Diner Inc, DBA Three Decker Diner, 695 Manhattan Ave., (Renewal, Liquor, Wine, Beer & Cider, Rest)
4. 89 Conselyea Realty LLC, DBA Destefano's Steakhouse, 593 Lorimer Street, STE A, (Renewal, Liquor, Wine, Beer & Cider, Rest)
5. Abba Bar and Grill corp, 492 Grand St., (Renewal, Liquor, Wine, Beer & Cider, Rest)
6. Aurora East Inc., DBA Montesacro, 432 Union Ave., (Renewal, Liquor, Wine, Beer & Cider, Rest)
7. Avant Gardner LLC, DBA Avant Gardner, The Great Hall, The Kings Hall, The Brooklyn Mirage, The Ruin Lounge, 111 Gardner Avenue and 140 Stewart Ave., (Renewal, Liquor, Wine, Beer & Cider, Rest)
8. Black Rabbit Bar LLC, DBA Black Rabbit, 91 Greenpoint Ave., (Renewal, Wine, Beer & Cider, Tavern)
9. Brooklyn Dynamic Squared LLC, DBA Lucy's Vietnamese, 112 Berry St., (Renewal, Wine, Beer & Cider, Rest)
10. Bushwick C C LLC, DBA Bushwick Country Club, 608 Grand St., (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
11. Bushwick Triangle LLC, DBA The Island, 1277 Flushing Ave., (Renewal, Liquor, Wine, Beer & Cider, Rest)
12. Carlos M. Rosario, DBA Carlos Food Center II, 78 Manhattan Ave., (Renewal, Wine, Beer & Cider, Grocery Store)
13. Davis and Devore Group LLC, DBA Teddy's Bar & Grill, 96 Berry St., (Renewal, Liquor, Wine, Beer & Cider, Rest)
14. Fame Entertainment NYC Inc, 207 Johnson Ave., (Renewal, Liquor, Wine, Beer & Cider, Catering)
15. Family Group Enterprises Inc. DBA Patrizia Pizza & Pasta, 35 Broadway, (Renewal, Wine, Beer & Cider, Rest)
16. Ferris Mittles Inc, DBA Troost, 1011 Manhattan Ave., (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
17. Guernsey Hospitality LLC, DBA Nura, 46 Norman Ave., (Renewal, Liquor, Wine, Beer & Cider, Rest)
18. Isleworth Management LLC, DBA New Z&J Wine & Liquor, 761 Manhattan Ave., (Renewal, Wine, Beer & Cider, Liquor Store)

19. La Chacra Restaurant Inc, 613 Grand St., (Renewal, Liquor, Wine, Beer & Cider, Rest)
20. LPO Realty Inc, DBA Raizes, 139 Nassau Ave., (Renewal, Liquor, Wine, Beer & Cider, Rest)
21. Mala Project Greenpoint LLC, DBA Mala Project 603 Manhattan Ave., (Renewal, Liquor, Wine, Beer & Cider, Rest)
22. MDMPZZA LLC, DBA Aces Pizza Shop, 637 Driggs Ave., (Renewal, Liquor, Wine, Beer & Cider Rest)
23. MP Syndicate 1 LLC, DBA Maison Premiere, 298 Bedford Ave. (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
24. New York Events Inc, DBA The Garden Carver, 187 Grand St., (Renewal, Wine, Beer & Cider, Rest)
25. Oddfellows Domino LLC, DBA Oddfellowa Ice Cream Co., 266 Kent Ave., (Renewal, Liquor, Wine, Beer & Cider, Ice cream shop/Cafe)
26. Olas Coffee Company LLC, DBA Olas Coffee Company, 495 Lorimer St., (Renewal, Wine, Beer & Cider, Bar/Tavern)
27. PJ Sutton Inc, DBA Jucy Lucy, 138 Nassau Ave., (Renewal, Liquor, Wine, Beer & Cider, Rest)
28. Pqcoffee Roasters LLC, DBA Pueblo Querido Coffee, 696, 698 Manhattan Ave., (Renewal, Wine, Beer & Cider, Rest)
29. RCLY Inc, DBA Wasabi, 638 Manhattan Ave., (Renewal, Liquor, Wine, Beer & Cider, Rest)
30. SNBP Inc, DBA Simple Café, 124 South, 3rd St., (Renewal, Wine, Beer & Cider, Rest)
31. Weylin Seymour LLC, DBA Weylin B Seymour' / Chimera, 175 Broadway (Renewal, Liquor, Wine, Beer & Cider, Catering Facility)
32. Woodfoot LLC, 155 South 54th St., (Renewal, Liquor, Wine, Beer & Cider, Rest)
33. Yuri S. Munoz & Eugenio Zenteno, DBA Acapulco Restaurant Deli, 116 Manhattan Ave., (Renewal, Beer & Cider, Rest)

6. **CANNABIS LICENSES:**

1. Donna Gallub, DBA Highsential LLC, 103 Broadway, (Retail Dispensary)
2. Ilios Guma DBA, Everhealth Chemists LLC 110 Broadway. (Retail Dispensary)
3. Pablo Velez, DBA Better States LLC, 539 Metropolitan Ave., (Retail Dispensary)
4. Ryan Fingerhut, DBA The Upscale Smoker LLC, 362 Bedford Ave., (Retail Dispensary)
5. Ryan Fingerhut, DBA The Upscale Smoker LLC, 123 South 4th St., (Retail Dispensary)

NOMINATIONS FOR THE EXECUTIVE COMMITTEE AND THE ATTENDANCE COMMITTEE WILL TAKE PLACE PROMPTLY AT 8:00 PM.

NOMINATIONS DO NOT REQUIRE A SECOND

BOARD MEETING

MOMENT OF SILENCE

ROLL CALL

APPROVAL OF THE AGENDA

APPROVAL OF THE MINUTES – Combined Public Hearing and Board Meeting of April 8, 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-CHAIRPERSON’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.