



# COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

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HON. ANTONIO REYNOSO  
BROOKLYN BOROUGH PRESIDENT

HON. LINCOLN RESTLER  
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ  
COUNCILMEMBER, 34th CD

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FIRST VICE-CHAIRMAN

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DAVID HEIMLICH  
FINANCIAL SECRETARY

SONIA IGLESIAS  
RECORDING SECRETARY

PHILIP A. CAPONEGRO  
MEMBER-AT-LARGE

DEALICE FULLER  
CHAIRPERSON

JOHANA PULGARIN  
DISTRICT MANAGER

**REVISED**

May 28, 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 --- JUNE 10, 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 NEW YORK CITY EMERGENCY MANAGEMENT -  
BROOKLYN HEAT SEASON:** NYCM is presenting information for the upcoming heat

season 2025. Presenter: Dustin Ridener, MPA Special Projects Administrator, Community Engagement Bureau, NYCEM. **5 Minutes**

2. **PRESENTATION MONITOR POINT PROJECT:** Gotham Organization, in public-private partnership with the MTA, is enthusiastic to transform 40 and 56 Quay Street into a mixed-use development that transforms an incompatible industrious use and the Greenpoint Monitor Museum's land, which is suffering from erosion, into a haven for mixed-income housing with deeply affordable units, substantial open space, waterfront resiliency and an overall fairer, more accessible Greenpoint. Presenter, Bryan Kelly, Simeon Maleh, Varun Sanyal, Dan Kaplan, Gena Wirth, Daniel Hernandez, Representatives Gotham Organization. **20 Minutes.**
3. **PRESENTATION AN ENTITY TO BE FORMED BY ALEXANDER MIDDELMANN:** 96-98 North, 6th Street, Brooklyn, NY 11249. (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider) this venue will have a capacity of more than 200 patrons. Referred by Mr. Arthur Dybanowski, Chair of the SLA Review & DCA Committee Presenters, Max Bookman, Esq., Eleanor Shotton Esq., Applicant representative Alesander Middelman, P&B Pesetsky & Bookman PC. **10 Minutes.**
4. **PRESENTATION NYS DEPARTMENT OF TRANSPORTATION :** The Safety and Mobility Improvements on Westbound Brooklyn-Queens Expressway (I-278) at Wythe Avenue (Exit 31) project will address the traffic congestion on the exit ramp and pedestrian safety at the Wythe Avenue intersection with Williamsburg Street West. This segment experiences reoccurring congestion and reduced speeds due to high traffic volumes and excessive queuing at the exit ramp which often spills back onto the mainline. The proposed improvement will separate the Exit 31 ramp and Williamsburg Street West approaches to Wythe Avenue with a physical barrier and widen the exit ramp to carry two travel lanes. The project will also optimize the existing traffic signal timings, refresh the existing pavement markings and crosswalks, and provide curb extensions for pedestrian safety. The project area will be on the westbound Brooklyn-Queens Expressway (I-278) from Bedford Avenue to Kent Avenue and the Wythe Ave intersections with Williamsburg Street West and Williamsburg Street East. The project is estimated to cost \$11 million, with construction scheduled to start in Summer 2028 and completed by Winter 2031. Presenter, Mr. Alec Gellman, NYS-DOT. **15 Minutes.**
5. **PRESENTATION McDONALDS, 710 BROADWAY, BSA CAL # 2025-15-BZ:** This application is a raise and rebuild of Mcdonalds and seeks a special permit, pursuant to §§ 73-03 and 73-311 of the New York City Zoning Resolution to permit, on a site within a C4-3 zoning district zoning district, the operation of an accessory drive-through facility operating in conjunction with an as of right eating and drinking establishment (Use Group VI). Presenter Elyse Foadare, Representative Eric Palatnik, P.C., Attorneys at Law. **20 Minutes.**
6. **PRESENTATION DOMINO SITE B LAND USE APPLICATION CEQR 07DCP094K 264-350 KENT AVENUE:** IN THE MATTER OF an application submitted

by Domino A Partners LLC and Domino B Partners LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of special permits pursuant to the following sections of the Zoning Resolution: 1. Section 74-743(a)(2) - to modify the location of buildings without regard for the height and Setback regulations of Section 62-34 (Height and Setback Regulations on Waterfront Blocks) and the requirements of Section 23-62 (Balconies); and 2. Section 74-743(a)(14)\* - to apply the provisions of Section 23-23 to allow floor area exemptions in buildings existing on December 5, 2024 within the large-scale general development for use in a proposed new building (Building B) within the same large-scale general development; in connection with a proposed mixed use development on property generally bounded by Grand Street and its northwesterly prolongation, Kent Avenue, South 3rd Street, a line 100 feet northwesterly of Wythe Avenue, South 4th Street, Kent Avenue, South 5th Street and its northwesterly prolongation, and the U.S. Pierhead line (Block 2414, Lots 1, 3, 26, 1001-1007, 1102-1200, 1300-1365, and 1201-1202; and Block 2428, Lots 1101 - 1105), in R6/C2-4, R8/C2-4 and C6-2 Districts, within a large-scale general development. \*Note: A zoning text amendment is proposed to create a new Section 74-943(a)(14) under a concurrent related application (N 250275 ZRK)

IN THE MATTER OF an application submitted by Domino A Partners LLC and Domino B Partners LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-745(b) of the Zoning Resolution to waive the requirements for loading berth for retail or service uses, and where no single establishment exceeds 8,500 square feet for a zoning lot (Zoning Lot 1, Block 2414, Lots 1, 3, 26, 1001-1007, 1102-1200, and 1300-1365), in connection with a proposed mixed use development on property generally bounded by Grand Street and its northwesterly prolongation, Kent Avenue, South 3rd Street, a line 100 feet northwesterly of Wythe Avenue, South 4th Street, Kent Avenue, South 5th Street and its northwesterly prolongation, and the U.S. Pierhead line (Block 2414, Lots 1, 3, 26, 1001-1007, 1102-1200, 1300-1365, and 1201-1202; and Block 2428, Lots 1101 - 1105), in R6/C2-4, R8/C2-4 and C6-2 Districts, within a large-scale general development. Plans for this proposal are on file with the City Planning Commission and may be seen on the Zoning Application Portal at <https://zap.planning.nyc.gov/projects/2024K0344>, or the Department of City Planning, 120 Broadway, 31st Floor, New York, NY, 10271-0001. Presenter, David Lombino, Representative Domino A Partners LLC and Domino B Partners LLC. **20 Minutes.**

#### **7. ELECTION OF OFFICERS AT 8:00 PM**

#### **8. DOT DINING OUT NYC PERMIT APPLICATIONS**

1. Acre, 64 Meserole Ave. App # 20240830030001
2. Balkan Grind, 5 Withers St. App # 20250506030001
3. Brooklyn Safe House/Edens, 120 Franklin St. App # 20241028030001
4. Kijitora, 309 Graham Ave. App # 20240909030002
5. Nura, 46 Norman Ave. App # 20240803030037
6. Owlee Café & Studio, 211 Franklin St. App # 20250512030001
7. Republican Latin Fusion, 470 Driggs Ave. App # 20240803030062

8. Roebing Sporting Club, 225 North 8<sup>th</sup> St. App # 20240803030122
9. Savory Thai, 378 Metropolitan Ave. App # 20241017030001
10. Vamos al Tequila, 162 Franklin St. App # 20250516030001

## **9. LIQUOR LICENSES**

### **NEW**

1. 616 Metropolitan LLC (or other entity TBD to be created by Drew Toresco), 616 Metropolitan Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
2. 66 Greenpoint LLC, DBA TBD, 66 Greenpoint Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Tavern)
3. Amant Foundation USA Corp, DBA Kis Café, 932 Grand Street, (New Application & Temporary Retail Permit, Wine, Beer, & Cider, Renotification, Previously revised by the SLA Committee)
4. An Entity to be Formed by Alexander Middelmann, DBA TBD, 96-98 North 6<sup>th</sup> Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Club)
5. Artisan Orchestra, Inc., DBA Café O'te By House Brooklyn, 38 Norman Avenue, Unit-A, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest, Renotification, change DBA)
6. Baby Lenin LLC, DBA TBD, 545 Metropolitan Avenue (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern)
7. Isla & Co Williamsburg LLC, DBA Isla & Co, 55 Wythe Avenue, (Removal, Liquor, Wine, Beer & Cider, Rest)
8. Malavita Worldwide LLC, DBA Malavita, 614 Manhattan Avenue (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern, Renotification)
9. Meet and Meat Williamsburg Inc., 361 Graham Avenue Unit 1L, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest, Renotification, Change from LLC to Inc)
10. Misipasta LLC, DBA Misipasta, 46 Grand Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern)
11. Nola Brooklyn LLC, DBA Propaganda, 360 Bedford Avenue, (Corporate Change, Liquor, Wine, Beer & Cider, Bar/Tavern)
12. ONEELEVEN HIFI LLC, 119 Ingraham Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern)
13. Puertas Dining Group LLC, 270 South 5<sup>th</sup> Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
14. The Twisted Spine LLC, 306 Grand Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Bar / Tavern)
15. Ukrainian American Soccer Association Inc, DBA New York Ukrainian Sports Club, 663 Manhattan Avenue, (New Application, Liquor, Wine, Beer & Cider, Club)

## **SIDEWALK CAFÉ – ROAD SITTING**

1. 451 Graham Ave. Corp, DBA The Richardson, 451 Graham Avenue.
2. 51 Kent Café Inc, DBA Kent Ale House, 51 Kent Avenue.
3. Bamontes Restaurant Corp, DBA Bamontes, 32 Withers Street.
4. Cafe Mogador LLC, 133 Wythe Avenue.
5. Grand Endeavors Inc, DBA Clem's, 264 Grand Street.
6. JANKYBOYZ LLC, DBA Jack's Wife Freda, 258 Wythe Avenue.
7. Kettle Pie Inc, DBA Allswell, 124 Bedford Avenue.
8. MLBK LLC, DBA Modern Love, 317 Union Avenue.
9. OB Hospitality Inc, DBA Oh Boy & Beck and Call, 84 Havemeyer Street Left Store.
10. Oregano LLC, DBA Oregano, 102 Berry Street.
11. Riverwalk Management Inc, DBA Naked Dog, 47 Java Street.
12. The 709 Lorimer Street Restaurant Corp, DBA Pete's Candy Store, 709 Lorimer Street.

## **RENEWAL**

1. 88 South 8<sup>th</sup> Inc, DBA Cibone House Dashi Okume, 50 Norman Avenue, (Renewal, Wine, Beer & Cider, Rest)
2. Adma LLC, DBA Torst, 615 Manhattan Ave, (Renewal, Liquor, Wine, Beer & Cider, Rest)
3. Bromaco Inc, DBA Aurora, 70 Grand Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
4. Coyoacan Lorimer LLC, DBA Zona Rosa Brooklyn, 571 Lorimer Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
5. Dingxiang Inc., DBA Birds of Feather, 172 North 1<sup>st</sup> Street AKA 191 Grand Street, (Renewal, Wine, Beer & Cider, Rest)
6. El Ketzalt Corp, DBA Haab, 202 Leonard Street, (Renewal, Wine, Beer & Cider, Rest)
7. Koja Grill LLC, DBA Dokebi, 199 Grand Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
8. La Nortena Rest No 2 Corp, 255 A Graham Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
9. Little Dokebi Inc, DBA Little Dokebi, 85 Driggs Avenue, (Renewal, Wine, Beer & Cider, Rest)
10. Little Horse LLC, DBA H & H Reserve, 519 Metropolitan Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
11. Misipasta LLC, DBA Misipasta, 46 Grand Street, (Renewal, Liquor, Wine, Beer & Cider, Bar / Tavern)
12. Nakameguro LLC, DBA As You Like, 428 Humboldt Street, (Renewal, Wine, Beer & Cider, Bar / Tavern)
13. OB HOSPITALITY INC, 84 Havemeyer Street, Left Store, (Renewal, Liquor, Wine, Beer & Cider, Rest)

14. Ramales Thai Food Corp., DBA Lily Thai Restaurant, 615 Grand Street, (Renewal, Wine, Beer & Cider, Rest)
15. Shake Shack New York LLC, DBA Shake Shack, 160 Berry Street, (Renewal, Wine, Beer & Cider, Rest)
16. Tony's Pizzeria of Nassau Ave Corp, DBA Tony's Pizzeria, 175 Nassau Avenue (Renewal, Wine, Beer & Cider, Rest)
17. Valencia's Cafe Wine & Tapas Inc, 130 Grand Street Space C, (Renewal, Wine, Beer & Cider, Bar/Tavern)
18. YHG Hospitality Inc., DBA The Breeze, 595 Manhattan Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)

6. **CANNABIS LICENSES:**

1. Albert D Capraro, DBA Albert D Capraro, 148 Kingsland Avenue, (Retail Dispensary)
2. David Pejovic, DBA Potency Group LLC, 58 Greenpoint Avenue, (Retail Dispensary)
3. Jennifer Babaian, DBA 7 Leaf Clover, 132 Metropolitan Avenue (Retail Dispensary)
4. Jennifer Tzar, DBA Salt City Naturals, LLC, 61 North 11<sup>th</sup> Street, (Retail Dispensary)
5. Vincent Pezzulo, DBA Alka Life LLC, 278 Grand Street, (Retail Dispensary)

<b>ELECTION OF OFFICERS AT 8:00 PM</b>
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**BOARD MEETING**

**MOMENT OF SILENCE**

**ROLL CALL**

**APPROVAL OF THE AGENDA**

**APPROVAL OF THE MINUTES** – Combined Public Hearing and Board Meeting of May 13, 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**

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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.