



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

SIMON WEISER
FIRST VICE-CHAIRMAN

DEL TEAGUE
SECOND VICE-CHAIRPERSON

GINA BARROS
THIRD VICE-CHAIRPERSON

DAVID HEIMLICH
FINANCIAL SECRETARY

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RECORDING SECRETARY

PHILIP A. CAPONEGRO
MEMBER-AT-LARGE

DEALICE FULLER
CHAIRPERSON

JOHANA PULGARIN
DISTRICT MANAGER

REVISED

November 10, 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 --- NOVEMBER 18, 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 COMMUNITY ENGAGEMENT BUREAU NYCEM:** NYCEM team is presenting about Winter Weather and Notify NYC. This session will cover potential hazards and preparedness measures for the NYC winter season. NYCEM will also discuss

how to stay informed about winter weather events and other local emergencies through the Notify NYC program. Presenters: **Ms. Lisa Maurer & Ms. Laura Guigui. 15 Minutes.**

2. **PRESENTATION AND DISCUSSION NO FURTHER ACTION PROPOSAL FOR DEC BROWNFIELD SITE 1036 MANHATTAN AVE/170 FREEMAN STREET:** Agency will present support for this proposed designation and that contaminated groundwater and/or vapor has not migrated offsite during and after the site remediation, and did not contribute to reports of vapor intrusion from residents living on the block of Freeman Street between Manhattan Avenue and McGuinness Boulevard, and beyond. NYC DEP will be on hand to discuss potential contamination that was and/or is present in the sewer system on the same block contributing to these intrusion reports. Presenter: Jane H. O'Connell, P.G. Regional Remediation Engineer, Division of Environmental Remediation, New York State Department of Environmental Conservation. Santosh Mahat and Rodney Rivera. **20 Minutes.**
3. **PRESENTATION PROJECT LPC-26-01803 LANDMARKED BUILDING AT 144 GREENPOINT AVENUE:** This is a Land Use application. The project is a completely new design to the previously approved commercial project at this location. The project has new ownership and is now a multifamily residential project with 55 dwelling units, 20% of which will be affordable. The intent of the design is a standalone building, with a brick façade and regular cadence of windows recalling the historic tenement housing along Greenpoint avenue. Street wall height will be similar to the existing residential street wall on the avenue, and a projecting cornice will reduce sightlines of the set back upper floors. On a volumetric basis the proposed residential building is 30% smaller at 257,008 cubic feet from the previously approved commercial project which was 366,564 cubic feet. Our floor area has increased from the previously approved with the conversion and change to residential zoning but is still about 15% less than the allowable on the site. The lot coverage is also reduced with our full open rear yard to improve the interior of the block. Presenter, Building Studio Architect, John Field, AIA. **20 Minutes.**
4. **PRESENTATION NYC DEPARTMENT OF CITY PLANNING ABOUT NYC INDUSTRIAL PLAN DRAFT REPORT:** The Department of City Planning, Small Business Services, and the Economic Development Corporation released the NYC Industrial Plan draft report, a major step toward establishing a comprehensive framework to support the growth and success of a modern, sustainable industrial economy with good-paying jobs. A full version of the draft plan, an accompanying Industrial Plan Explorer with interactive data, and a digital opportunity for feedback. Presenter: Senior Borough Planner, Lucia Marquez Reagan. **20 Minutes.**
5. **PRESENTATION EAST WILLIAMSBURG COLLABORATIVE:** The Grand Street BID and Graham Avenue BID have recently been awarded a 3-year neighborhood revitalization grant from the NYC Department of Small Business Services (SBS), a sizable public investment in local revitalization, which will furnish us and our partners with critical research and programmatic capacity. Among the core aims of this initiative are to engage the community on a rigorous study, in order to foster a vibrant, mixed-use East

Williamsburg neighborhood where people can live, do business, work, shop, and play.
Presenter: program Manager, Ki-Sang Yi. **15 Minutes.**

6. PROPOSED CALENDAR FOR 2026 – 2027 COMBINED PUBLIC HEARING AND BOARD MEETING

7. DOT DINING OUT NYC PERMIT APPLICATIONS

1. Dashi Okume, 50 Norman Ave. App # 20250824030001
2. Fortunato Bros Café & Bakery, 289 Manhattan Ave. App # 20251024030001
3. The Charleston, 174 Bedford Ave. App # 20251028030001
4. X-Golf Brooklyn, 105 North 13 St. App # 20251010030001
5. X-Golf Brooklyn, 105 North 13 St. App # 20251010030001

8. LIQUOR LICENSES

NEW

1. 17 Meadow LLC, DBA Brooklyn Meadows, 17 Meadow Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern, Live Music: Rock bands)
2. 211 Reserve LLC, DBA Lovebirds, 211 Nassau Avenue, (Class Change, Wine, Beer & Cider, Bar/Tavern,)
3. 23 Meadow LLC, DBA Brooklyn Monarch, 23 Meadow Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern, Live Music: Rock bands)
4. 544 Union Café LLC, 544 Union Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
5. 639 Lorimer Cafe LLC, 639 Lorimer Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern)
6. Arthur NYC LLC, DBA Arthur, 132 Franklin Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest, Garden/Grounds)
7. Alejandro Mateo, DBA Abba Bar and Grill, 492 Grand Street, (All Night Permit)
8. Atium, LLC, DBA Refuge, 55 Meadow Street, (All Night Permit)
9. Aura Cocina & Bar Ind, DBA Aura, 315 Meserole Street, (All Night Permit)
10. Bark Barbecue Corp., 25 Thames Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest, Live Music: Merengue Tipico Bands)
11. Bird Circle, LLC, DBA Acre, 64 Meserole Avenue, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest)
12. Damien del Rio; Entity to be Formed, 85 South 6th Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern)
13. Eris Evolution, LLC, 167 Graham Avenue, (All Night Permit)
14. Fluke Moon LLC, DBA Ugly Baby, 364 Grand Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest, Private Parties (12 times a year)

15. Four Seasons Joyful NY Inc., DBA Four Seasons Joyful, 55 Driggs Avenue, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest)
16. Frost 64 LLC, DBA "Animal" Bar, 64 Frost St/307 Meeker Avenue, (All Night Permit)
17. Hua Yuan 6 Inc., DBA Sakura 6, 837 Manhattan Avenue, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest)
18. Jaam Brooklyn, LLC, DBA Here Bushwick, 198 Randolph Street, (All Night Permit)
19. Just More Fun LLC, DBA Scrappleland, 1150 Manhattan Avenue, (All Night Permit)
20. Kinda Nice, LLC, 168 Borinquen Place, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern)
21. Kokomo Restaurant LLC, 65 Kent Avenue, (Alteration, Liquor, Wine, Beer & Cider, Rest, Live Music: Acoustic, Patron Dancing)
22. La Luz Del Puente Restaurant Inc, 241 South 4th Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest, Live Music: Acoustic)
23. Mister Blue LLC, DBA The Exley, 7 Jackson Street a/k/a 1 Jackson Street, (Alteration, Liquor, Wine, Beer & Cider, Bar/Tavern)
24. Motek Williamsburg LLC, 168-170 Wythe Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
25. Mr Jimbo Corporation, DBA El Santo Taqueria, 1053 Flushing Avenue, (All Night Permit)
26. Saunalounge LLC, DBA Pending, 45 South 3rd Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern, Live Music: Acoustic, Jazz, Patron Dancing)
27. Savoi, LLC, 107 S 6th Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest, Live Music: Non Amplified Acoustic, Patron Dancing)
28. SILO Brooklyn, 90 Scott Avenue, (All Night Permit)
29. Vivae Corp, DBA Mistico Fusion Cuisine, 1059 Flushing Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)

SIDEWALK CAFÉ

1. Esse Taco Williamsburg LLC, DBA Esse Taco, 142 N 5th Street.

RENEWALS

1. 184 Kent Avenue Inc, DBA La Nonna Ristorante Bar Enoteca, 184 Kent Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
2. 292 N8 Owner LLC and Real Hospitality Group, Inc., DBA elNico Restaurant, 292 N 8th Street, 11th Floor, (Renewal, Liquor, Wine, Beer & Cider, Rest)
3. 292 N8 Owner LLC and Real Hospitality Group, Inc., DBA Penny Williamsburg, 292 N 8th Street, (Renewal, Wine, Beer & Cider, Hotel)
4. 451 Graham Avenue Corp, DBA The Richardson, 451 Graham Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)

5. 4th Floor Project LLC, DBA Otis, 18 Harrison Place, (Renewal, Liquor, Wine, Beer & Cider, Rest)
6. Brooklyn Ball Factory, Inc., DBA Brooklyn Ball Factory, 95 Montrose Avenue, (Renewal, Wine, Beer & Cider, Rest)
7. Ebie Corp, DBA Mad for Chicken, 617 Grand Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
8. El Submarino Inc, DBA Mariscos El Submarino, 222 Franklin Street, (Renewal, Liquor, Wine, Beer & Cider, Rest, Backyard)
9. F&M Industrie Corp, DBA L'Industrie Pizza, 254 South 2nd Street, (Renewal, Wine, Beer & Cider, Rest)
10. Fana Works Inc., DBA Sunshine Laundromat and Cleaners, 860 Manhattan Avenue, (Renewal, Wine, Beer & Cider, Tavern/Pinball/Laundromat, Live Music: varies)
11. Ferox Athletics LLC, DBA Ferox, 72 Noble Street, (Renewal, Wine, Beer & Cider, Recreation Facility, Entertainment Center – Trampoline)
12. Forever Thai Inc, 1031 Flushing Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
13. Graham Restaurant LLC, DBA Sage, 299-301 Graham Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
14. Medusa Brooklyn LLC, DBA Medusa, 618 Grand Street, Ground Floor, (Renewal, Liquor, Wine, Beer & Cider, Rest, Backyard)
15. MFK Gentleman Inc., 66 South 2nd Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
16. Nassau Kyoto Japanese Sushi Inc., DBA Kyoto Sushi, 161 Nassau Avenue, (Renewal, Wine, Beer & Cider, Rest)
17. Nealtican Deli Grocery Corp, 1225 Flushing Avenue, (Renewal, Wine, Beer & Cider, Rest)
18. Norwinds, Inc., DBA Norwinds, 1043 Flushing Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
19. Sea Thai Hospitality Inc., 114 N 6th Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
20. Tasso Restaurant LLC, DBA Baco & Abbracci, 204 Grand Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
21. Terere Corporation, DBA Tabare Restaurant, 221 South 1st Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
22. Tim Chung, DBA Syndicated Bar Theater Kitchen, 40 Bogart St., (Renewal, Liquor, Wine & Beer, Rest)
23. TVC15 LLC, DBA Gabriela, 90 Wythe Ave., (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
24. Vabeh First LLC, DBA Have & Meyer, 103 Havemeyer St., (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
25. Vanessas Dumpling House Inc, DBA Vanessa Dumpling House, 310 Bedford Avenue, (Renewal, Wine, Beer & Cider, Rest)

26. Veracruz on Bedford Ave. Corp, DBA Veracruz on Bedford Ave., 195 Bedford Ave., (Renewal, Liquor, Wine, Beer & Cider, Rest)
27. Woodfire Collision LLC, DBA Lilia Restaurant, 567-575 Union Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)

7. CANNABIS LICENSES:

1. Hye Yon Kang, DBA Balanced Wellness Inc., 146 Havemeyer Street, (Retail Dispensary)

BOARD MEETING

MOMENT OF SILENCE

ROLL CALL

APPROVAL OF THE AGENDA

APPROVAL OF THE MINUTES – Combined Public Hearing and Board Meeting of October 21, 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.



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*** DRAFT ***

PROPOSED CALENDAR 2026-2027 FOR COMBINED PUBLIC HEARINGS & BOARD MEETINGS

2026

TUES. 01/13

TUES. 02/10

TUES. 03/10

TUES 04/14

TUES 05/12

TUES 06/09

TUES 07/14 (If needed)

TUES 08/11 (If needed)

TUES 09/08

TUES 10/13

TUES 11/10

TUES 12/15

2027

TUES 01/12

TUES 02/09

TUES 03/09