



# COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

FAX: (718) 389-0098

Email: [bk01@cb.nyc.gov](mailto:bk01@cb.nyc.gov)

Website: [www.nyc.gov/brooklyncb1](http://www.nyc.gov/brooklyncb1)

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

March 26, 2026

## 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  
(25 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 --- APRIL 14, 2026  
**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 NYC DEPARTMENT OF TRANSPORTATION (DOT):** NYC DOT is presenting an update on McGuinness Boulevard. Presenter: Office of the Brooklyn Borough Commissioner, Zach Wyche and Shawn Macias. **20 Minutes.**

2. **PRESENTATION AG ACQUISITION 1 LLC AND FIVE INTERNATIONAL HOTEL MANAGEMENT LIMITED (DIFC) AS MGR. DBA TBD:** Located at 111 Gardner Avenue and 140 Stewart Avenue (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Cabaret (musical or other entertainment with 600 or more patron capacity), Live Music: All Types, Patron Dancing, Third Party Promoters, Security Personnel, Patio or Deck, Freestanding Structures and Open Area Spaces Within) This venue will have a capacity of more than 7,850 patrons. Referred by Mr. Arthur Dybanowski, Chair of the SLA Review & DCA Committee. Presenter: Petesky & Bookman, Max Bookman, Esq. **20 Minutes.**
  
3. **PRESENTATION MONTROSE MESEROLE PROJECT AT 67 MESEROLE STREET:** Presentation Slate Property Group and RiseBoro Community Partnership are proposing the construction of 312 units of permanent affordable and supportive housing, with on-site support services, in two 13-story buildings located 4 blocks apart in Williamsburg, Brooklyn. Presenter: Riseboro Community Partnership, Chief Housing & Development Officer, Emily Kurtz. Slate Property Group, SVP, Affordable Development, Cha Lee. Managing Director, John Valladares. **15 Minutes.**
  
4. **PRESENTATION PROJECT 144 GREENPOINT AVENUE LPC-26-01803:** The applicant is providing an update Since the street wall has increased in height eliminating our 6th floor setback, the building is simpler, cleaner and more reflective of the historic tenements on the block. Presenter: Building Studio Architects, LLP, John Field. **20 Minutes.**
  
5. **PRESENTATION 122 AND 124 GREENPOINT AVENUE LPC-26-08566 AND LPC-26-08337:** The proposal involves the consolidation of the two properties into a single zoning lot and the construction of a new six-story mixed-use building with ground-floor retail and residential units above. The property at 124 Greenpoint Avenue contains a historic firehouse. The project proposes to retain the front portion of this building and undertake restoration and repair of the historic façade. A horizontally oriented rear addition is proposed, set back so that it is not visible from the public right-of-way. The property at 122 Greenpoint Avenue currently contains a one-story commercial structure, which is proposed to be demolished in its entirety. In its place, a new six-story building will be constructed. The design incorporates a setback at the fifth floor to maintain the predominant street wall. Presenter: Opera Studio Architecture, Principal, Thomas Barry, RA. **20 Minutes.**
  
6. **DOT DINING OUT NYC PERMIT APPLICATIONS**
  1. Foolproof Whiskey Bar, 476 Driggs Ave. App # 20260119030001
  
7. **LIQUOR LICENSES**
  - NEW**

1. 99 Scott Studio LLC, DBA 99 Scott, 99 Scott Avenue, Unit G, (Alteration, Liquor, Wine, Beer & Cider, Catering Facility (Private Events Only), Live Music: Rock/Alternative/Jazz/Soul/Funk, Patron Dancing, Patio or Deck, Courtyard)
2. 148 Noble St LLC, 148 Noble Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern, Patio or Deck)
3. 180 West Hospitality LLC, 180 West Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern)
4. 290 Meserole Bar Corp., DBA La Sala, 290 Meserole Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern, Live Music: Acoustic Music, Patron Dancing)
5. Area 53 LLC, DBA Area 53, 616 Scholes Street (Class Change & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Recreation Facility (Arcade), Video/Arcade Games, Entertainment Center)
6. ASMH 127 East 7 LLC, DBA Dokidoki, 160 Havemeyer Street S5, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest)
7. Bagan LLC, 550 Metropolitan Avenue, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest, Sushi Handroll Bar)
8. Bark Barbecue Corp., 25 Thames Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest, Live Music: Merengue Tipico Bands, Patio or Deck)
9. Boil & Bite, Inc., 148 North 7th Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest)
10. Breitling Estate Inc and VCR Group LLC as MGR, DBA TBD, 96-98 North 6th Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Club (members only; for-profit), Live Music: Acoustic, Jazz, Rooftop)
11. Cafe Biba Inc., DBA TBD, 101 Kent Avenue, (New Application, Liquor, Wine, Beer & Cider, Bar/Tavern, Live Music: Acoustic, Jazz, Piano, Sidewalk Cafe, Applying for Outdoor Dining Program)
12. Casanova Pizza Corporation, 338 McGuinness Boulevard, (New Application, Liquor, Wine, Beer & Cider, Rest)
13. DLS Events LLC, 261-267 Driggs Avenue, (Method of Operation, Liquor, Wine, Beer & Cider, Bar/Tavern, Live Music: Rock, Acoustic, Jazz, Outdoor Storage Area for Alcohol. No Outdoor Service)
14. Doc Wine Bar 1st Ave Inc, DBA Doc Wine Bar, 83 North 7th Street, (Corporate Change, Liquor, Wine, Beer & Cider, Rest)
15. Family Group Enterprises Inc., DBA Patrizia Pizza & Pasta, 35 Broadway, (Class Change, Liquor, Wine, Beer & Cider, Rest)
16. Ferox Athletics LLC, DBA Ferox Ninja Park, 72 Noble Street, (Class Change & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Entertainment Center – Trampoline)

17. Frankie and Susu Hospitality, LLC, DBA TBD, 229 Kent Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern, Live Music: Acoustic, Garden/Grounds)
18. Green Street Music & Arts LLC, DBA Pending, 259-277 Green Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Venue for the Arts, Live Music: Various, Patron Dancing, Rooftop, Garden/Grounds)
19. Jaam Brooklyn LLC, DBA Here Bushwick, 198 Randolph Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern, Live Music: Bands, Patron Dancing)
20. Mad Records NYC Corp, DBA Mad Radio, 395 Wythe Avenue, (Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
21. Mayu Restaurant Inc, DBA Warique Garden, 181 Graham Avenue, (Corporate Change, Renewal, Liquor, Wine, Beer & Cider, Rest, Patio or Deck)
22. Salsamentaria Milagrosa LLC, DBA Salsamentaria La Milagrosa, 130 Harrison Place, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern with Permanent Food Truck in Rear Corridor of Building, Live Music: Live Local Artist, Patio or Deck, Rear Yard/Corridor Behind Building on Private)
23. Seki Brooklyn Inc., 561 Manhattan Avenue, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest)
24. Two Zero Eight Group Inc., DBA Mr. Bao & Gyoza Shop, 208 Bedford Avenue, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest)

### **SIDEWALK CAFÉ & ROADWAY CAFÉ:**

1. 174 Bedford Tavern LLC, DBA Charleston, 174 Bedford Avenue
2. Riverwalk Management Inc., DBA Naked Dog, 47 Java Street

### **RENEWALS**

1. 64 Dobbin Street Corp, DBA Dobbin Street, 64 Dobbin Street, (Renewal, Liquor, Wine, Beer & Cider, Catering Facility (Private Events Only), Live Music, Patron Dancing)
2. Afuri New York LLC, DBA Afuri Ramen + Dumpling, 61 North 11th Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
3. Alula Cafe Inc, DBA Alula Cafe, 252 Franklin Street, Store 1R, (Renewal, Wine, Beer & Cider, Bar/Tavern)
4. Bernie's Point LLC, DBA Bernie's, 836 Lorimer Street AKA 332 Driggs Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
5. Berry Street Associates LLC, DBA Gran Torino, 131 Berry Street, (Renewal, Liquor, Wine, Beer & Cider, Rest, Live Music: Jazz, Rockabilly, Sidewalk Cafe)
6. Brooklyn Craft, Inc, DBA The Gibson, 108 Bedford Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern, Patio or Deck)

7. Cactus and Co Bk LLC, DBA Xolo, 21 Dunham Place, (Renewal, Liquor, Wine, Beer & Cider, Rest)
8. Days of Joy Inc., DBA Night of Joy, 667 Lorimer Street, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern, Rooftop)
9. Doc Wine Bar 1st Ave Inc, DBA Doc Wine Bar, 83 North 7th Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
10. Domino Park F&B Management, LLC, DBA Tacocina, 292 Kent Avenue AKA 25 River Street, (Renewal, Liquor, Wine, Beer & Cider, Patio or Deck, Outdoor Restaurant in Domino Park)
11. Ella Hospitality LLC, DBA Meadowsweet, 149 Broadway, (Renewal, Liquor, Wine, Beer & Cider, Rest)
12. Eris Evolution, LLC, 167 Graham Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern, Live Music)
13. Gusto Latino Cafe 1 Corp, 583 Driggs Avenue, (Renewal, Wine, Beer & Cider, Rest with Full Kitchen/Menu)
14. Haku Ten Inc, DBA Amami Sushi, 57 Nassau Avenue, Store 2, (Renewal, Liquor, Wine, Beer & Cider, Rest)
15. Howard Project LLC, DBA Le Fanfare, 1103 Manhattan Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest, Background)
16. KARD Inc., DBA Katarbaru, 128 Meserole Street, (Renewal, Liquor, Wine, Beer & Cider, Rest, Sidewalk Cafe)
17. La Locanda Inc., 432 Graham Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
18. Land to Sea NY LLC, DBA Land to Sea, 402 Graham Avenue, (Renewal, Wine, Beer & Cider, Bar/Tavern, Live Music: Jazz Band, Acoustic Guitar, Singer)
19. Lil Fambly, LLC, DBA Santa Fe BK, 178 North 8th Street, (Renewal, Liquor, Wine, Beer & Cider, Full Service Rest)
20. Lili and Cata LLC, 72 Greenpoint Avenue, (Renewal, Wine, Beer & Cider, Bar/Tavern)
21. Lover Says Go LLC, DBA Sleepwalk, 251 Bushwick Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
22. Lucky Bamboo LLC, DBA Rose's R & R Bar, 457 Graham Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern, Backyard Seating Area)
23. Media 5 Co. LLC, DBA Northern Bell, 612 Metropolitan Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
24. Mendenhall LLC, DBA Lady Jay's, 633 Grand Street, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern, Patio or Deck)
25. Mighty Diamond Restaurant Corp, DBA Mother's, 347 Graham Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest, Backyard)
26. Nights & Weekends BK Corp, DBA Good Bar, 627-631 Manhattan Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest, Sidewalk Cafe)
27. Ramen Spot Inc., 760 Manhattan Avenue, (Renewal, Wine, Beer & Cider, Rest)

28. Santiago & Arlo Corp., DBA Friducha Mexican Restaurant, 946 Manhattan Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
29. SH Sutton Street LLC, DBA 100 Sutton Event Space, 100 Sutton Street, (Renewal, Liquor, Wine, Beer & Cider, Catering Facility (Private Events Only), Live Music: Jazz, Patron Dancing)
30. Taqueria La Nortena Corp, 668 Manhattan Avenue, (Renewal, Wine, Beer & Cider, Rest)
31. The Cactus Shop NYC LLC, DBA Chikila Bar, 231 Kent Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
32. Tomato Can Inc, DBA Little Grand, 771 Grand Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
33. Traif LLC, DBA Traif, 229 North 10th Street, (Renewal, Liquor, Wine, Beer & Cider, Rest, Enclosed Patio)
34. Two Hands Williamsburg LLC, DBA Two Hands, 266 Kent Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
35. Veselka Lorimer Restaurant LLC, 646 Lorimer Street, (Renewal, Liquor, Wine, Beer & Cider, Full Service Rest, Sidewalk Cafe)
36. Winsome Foods LLC, DBA Win Son, 159 Graham Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest, Sidewalk Cafe)

8. **CANNABIS LICENSES:**

1. Ayleet Productions LLC, 1013 Manhattan Avenue, (Retail Dispensary) OCMCAURDP-2026-000005
2. Joseph V. Gay Jr., 685 Manhattan Avenue, (Retail Dispensary) OCMCAURDP-CORR-2026000079

---

**BOARD MEETING**

**MOMENT OF SILENCE**

**ROLL CALL**

**APPROVAL OF THE AGENDA**

**APPROVAL OF THE MINUTES** – Combined Public Hearing and Board Meeting of March 10, 2026

**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.

**FIRST VICE-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.