



COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

FAX: (718) 389-0098

Email: bk01@cb.nyc.gov

Website: 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

REVISED

March 2, 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 --- MARCH 10, 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 NEW UAP PROJECT 643 GRAND STREET:** Applicant 639 Grand Street Realty LLC is presenting the new Universal Affordability Preference development project. 639 Grand Street will be a newly constructed 11-story residential

building containing approximately 72,206.65 gross square feet of floor area, located at 643 Grand Street and currently designated as Block 2781, Lot 36, on the Tax Map of the City of New York. The Project Site occupies approximately 9,975 square foot parcel of land in Brooklyn Community District 1. 639 Grand Street Realty LLC intends to file a Universal Affordability Preference Application with the New York City Department of Housing Preservation and Development (“HPD”) and enter into a Restrictive Declaration that will provide for 13 of the apartments, under UAP at an average of 60% AMI (the “UAP Units”). Presenter: Belkin, Burden, Goldman LLC, Associate Brenda J. Slochowsky. **20 Minutes.**

2. **639 GRAND STREET FRESH CERT. APPLICATION # N260218ZCK:** This application is not subject to the uniform Land Use Review Procedure (ULURP) and does not require a public hearing by the Community Board. However if the Board has any comments on the application N260218ZCK, then by April 3, 2026 please submit them through the land Use participant portal. Presenter: 639 Grand Street Realty LLC representative, Joshua Rinesmith. **20 Minutes.**
3. **PRESENTATION CIVILIAN COMPLAINT REVIEW BOARD (CCRB):** CCRB is conducting their informational presentation about: Structure and authority of the CCRB; Civilian rights and responsibilities during police encounters, such as "Stop & Frisk"; The Right to Know Act; How to file a complaint; Highlight de-escalation; Explain the processes of investigation and mediation Presenter: CCRB Outreach Coordinator, Venus M. Scantlebury. **20 Minutes.**
4. **PRESENTATION BROOKLYN ORG:** Letting constituents know about Brooklyn Org’s programming and offerings, including Public Events; Grants for nonprofits; Free capacity building for nonprofits and How Brooklyn Org support individuals in giving back to their community. Presenter: Brooklyn Org, VP of Programs, Sabrina Hargrave MPA. **20 Minutes.**

5. DOT DINING OUT NYC PERMIT APPLICATIONS

1. Dar 525, 168 Driggs Ave. App # 20260202030002
2. Partners Coffee, 145 Bedford Ave. App # 20251110030001

6. LIQUOR LICENSES

NEW

1. 560 MA BK LLC, 560 Manhattan Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
2. Banh MI Inc, DBA Mama PHO, 580 Grand Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest)
3. Cafe Miguel Corporation, DBA Cafe Miguel, 636 Grand Street (New Application & Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern, Cafe/Restaurant with Electric Kitchen)

4. DLS Events LLC, 261-267 Driggs Avenue, (Alteration, Liquor, Wine, Beer & Cider, Bar/Tavern, Live Music: Rock, Acoustic, Jazz, Outdoor Storage Area for Alcohol. No Outdoor Service)
5. Fab Management Group Inc., 577 Union Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
6. JinLi BK LLC, DBA Ren Brooklyn, 623 Grand Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
7. Las Magalinas LLC, DBA TBD, 173 Montrose Avenue, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern, Patio or Deck)
8. Meet & Meat Williamsburg Inc., 361 Graham Avenue Unit 1L, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
9. New Esquina Del Sabor Corp, 572 Grand Street, (Corporate Change, Liquor, Wine, Beer & Cider, Rest)
10. Spilos Cafe LLC, DBA Lion's Milk, 104 Roebling Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern, Cafe)
11. Three Brothers Minimart Inc, DBA Unique Restaurant & Cafe, 711 Manhattan Avenue, (New Application, Wine, Beer & Cider, Rest Brewer)
12. Vende Humoo LLC, 620 Manhattan Avenue, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest)

SIDEWALK CAFÉ & ROADWAY CAFÉ:

1. Winsome Foods LLC, DBA Win Son, 159 Graham Avenue

RENEWALS

1. 51 Kent Cafe Inc, DBA Kent Ale House, 51 Kent Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
2. 80 Wythe LLC, DBA Wythe Hotel and Reynard, 80 Wythe Avenue, (Renewal, Liquor, Wine, Beer & Cider, Hotel, Patio or Deck, Rooftop)
3. 260 Meserole Rest Corp, DBA 3 Dollar Bill, 260 Meserole Street, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern, Backyard, Live Music: Rock Bands, Live Performances, Fashion Shows, Comedians)
4. 620 Lor LLC, DBA Mo's General, 620 Lorimer Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
5. 11211 Negotium LLC, DBA Here BK, 26 Bushwick Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
6. AI Sushi Inc, DBA Mizu Sushi, 311 Bedford Avenue, (Renewal, Wine, Beer & Cider, Rest)
7. Chingoo Restaurant Corp, 373 Graham Avenue, (Renewal, Wine, Beer & Cider, Rest)

8. DM Hope Alliance Inc, DBA De Mole, 2 Hope Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
9. Ella Hospitality LLC, DBA Meadowsweet, 149 Broadway, (Renewal, Liquor, Wine, Beer & Cider, Rest)
10. ETA 125 Corp, DBA Mugs Ale House, 125 Bedford Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
11. Foodex Brooklyn LLC, DBA Tonchin Brooklyn, 109 North 3rd Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
12. Nineteen Twenty Four, Inc., DBA Roberta's, 43 Bogart Street AKA 271 Moore Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
13. Now and Then NYC Inc, DBA Now and Then NYC, 290 Meserole Street, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern, Live Music: Acoustic)
14. Number Nine Show LLC, DBA The Dead Letter, 395 Wythe Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
15. Ohka Hospitality Inc, DBA Lalaon, 22 North 6th Street Space G, (Renewal, Liquor, Wine, Beer & Cider, Rest, Sidewalk Cafe)
16. Cup of Nachos LLC, DBA Oxomoco, 128 Greenpoint Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
17. Paint 367 LLC, DBA Bar Madonna, 367 Metropolitan Avenue, (Renewal, Rest, Liquor, Wine, Beer & Cider)
18. Please Tell Me LLC, DBA Please Tell Me, 749 Metropolitan Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
19. Post No Bills LLC, DBA Post No Bills, 253 Bushwick Avenue, North Store, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
20. Threefold Holdings LLC, DBA Threes Brewing, 113 Franklin Street, Store FE, FD, (Renewal, Liquor, Wine, Beer & Cider, Sidewalk Cafe, Roadbed Cafe)
21. Uncle Thien Hospitality LLC, DBA Di An Di, 68 Greenpoint Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest, Patio or Deck)
22. Via Della Fiera 105 Corp., DBA Lella Alimentari, 325 Manhattan Avenue, (Renewal, Wine, Beer & Cider, Bar/Tavern)
23. William S. Somerville, 60 Broadway, (Renewal, Wine, Beer & Cider, Bar/Tavern)

7. **CANNABIS LICENSES: NO LICENSES**

BOARD MEETING

MOMENT OF SILENCE

ROLL CALL

APPROVAL OF THE AGENDA

APPROVAL OF THE MINUTES – Combined Public Hearing and Board Meeting of February 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.

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.