



# 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**

January 30, 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 --- FEBRUARY 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 NYC DEPARTMENT OF CONSUMER AND WORKER PROTECTION (DCWP):** The NYC Department of Consumer Protection (DCWP) Starting in January the NYC Free Tax prep Campaign begins, DCWP will present on the

benefits and accessibility of using the free program NYC has to offer. Presenter: NYC DCWP Community Affairs Associate Jonathan Novella. **10 Minutes.**

2. **PRESENTATION SAUNALOUNGE LLC:** 45 South 3<sup>rd</sup> Street. Brooklyn, NY 11222 (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern, Live Music: Acoustic, Jazz, Patron Dancing) This venue will have a capacity of more than 200 patrons. Referred by Mr. Arthur Dybanowski, Chair of the SLA Review & DCA Committee, Presenter: Attorney Robert Romano, NYS ABC Law Consulting Group. **20 Minutes.**
3. **PRESENTATION NEW YORK CITY INDEPENDENT BUDGET OFFICE:** IBO Outreach Team is presenting the independent analysis of the November Financial Plan, examining the City's most recent budget and its implications for New York City's financial health. Presenter: NYC IBO Communications Director Taina Guarda, Press Secretary Malek Al-Shammary. **20 Minutes.**

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

1. Mugs Ale House / Rick & Pete's, 125 Bedford Ave. App # 20251114030001

#### **5. LIQUOR LICENSES**

##### **NEW**

1. 151 Burger Bar Inc, 151 Meserole Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
2. 18 Frank LLC, DBA TBD, 18 Franklin Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern, Security Personnel, Patio or Deck, Balcony)
3. 19 Bogart Inc., DBA Maki, 19 Bogart Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest)
4. 211 Reserve LLC, DBA Lovebirds, 211 Nassau Avenue, (Class Change, Wine, Beer & Cider, Bar/Tavern, DOT Roadway Seating)
5. 4P'S New York LLC, 38 Norman Avenue, Unit-C, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
6. AG Acquisition 1 LLC and FIVE International Hotel Management Limited (DIFC) as mgr, DBA TBD, 111 Gardner Avenue & 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)
7. Cafe Biba Inc., DBA Senior's Bar, 101 Kent Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern)

8. Entity TBD formed by Mike Puma, DBA Gotham Burger Social Club, 216 Grand Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
9. FSMJ One Inc, DBA Johnny's, 642 Lorimer Street, (Method of Operation, Liquor, Wine, Beer & Cider, Rest)
10. Juicerie IV LLC, DBA The Butchers Daughter, 271 Metropolitan Avenue, (Alteration, Liquor, Wine, Beer & Cider, Rest, Sidewalk Café)
11. Kanahashi Japanese House Inc, DBA Kanahashi, 981 Manhattan Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
12. Malavita Worldwide LLC, DBA Malavita, 614 Manhattan Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern, Rear Yard)
13. Momoya 7 Inc., DBA TBD, 320 Wythe Avenue aka 316 Wythe Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
14. 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, Third Party Promoters, Security Personnel, Bathhouse / NYS Licensed Security Will Be Hired as Needed, Courtyard) **Amendment:** Added Bathhouse – Previously Listed for Public Hearing & Board Meeting 1/13/26 – Presenting at PH & BD MTG 2/10/26
15. Serious Face Ventures LLC, DBA TBD, 153 Morgan Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Night Club, Live Music, Patron Dancing, Security Personnel, Rooftop)
16. WVH Restaurant LLC, 107 North 12th Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest, Patio or Deck)
17. Xefe LLC, DBA TBD, 571 Lorimer Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest, 2<sup>nd</sup> Floor Terrace)

#### **SIDEWALK CAFÉ & ROADWAY CAFÉ:**

1. Threefold Holdings LLC, DBA Threes Brewing, 113 Franklin Street

#### **AMENDED NOTICES PREVIOUSLY APPROVED**

1. 852 Club LLC, DBA The Collectors Bar, 305 Grand Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern) Previously Approved. **Amendment:** Changed DBA from “The Collectors” to “The Collectors Bar”

#### **RENEWALS**

1. 110 Bedford Rest Corp., DBA The Bedford, 110 Bedford Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
2. 160 Havemeyer Street Corp., DBA Blue Collar, 704 Manhattan Avenue, (Renewal, Wine, Beer & Cider, Bar/Tavern)

3. 161 Grand St Rest Inc., DBA Fresh Kills Bar, 161 Grand Street, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
4. 4th Ave Operating Corp. Inc, DBA East River, 97 South 6th Street, (Renewal, Liquor, Wine, Beer & Cider, Tavern, Patio or Deck)
5. 90 Wythe LLC, DBA Cafe Balearica, 44 Berry Street, Retail 3, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
6. Bogart House LLC, DBA Bogart House, 230 Bogart Street, 2<sup>nd</sup> Floor, 3<sup>rd</sup> Floor & Rooftop, (Renewal, Liquor, Wine, Beer & Cider, Catering Facility (Private Events Only), Live Music, Catering Hall)
7. Brooklyn Flea LLC, 90 Kent Avenue, #1210 East River State Park, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
8. Bushwick Ice House LLC., 35 Ingraham Street, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern, Outside Front Yard Building Line)
9. Cafe Mogador LLC, DBA Cafe Mogador, 133 Wythe Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
10. Casa Ora LLC, 148 Meserole Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
11. D & J Grocery Spanish Food Inc, 927 Grand Street, (Renewal, Beer & Cider, Rest)
12. DLS Events LLC, 261-267 Driggs Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern, Live Music: Rock, Acoustic, Jazz, Outdoor Storage Area for Alcohol. No Outdoor)
13. Dutch Concorde Inc., DBA St. Mazie, 345 Grand Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
14. Gran Morelos Corp, DBA Gran Morelos, 727 Grand Street, (Renewal, Wine, Beer & Cider, Rest)
15. Land Restaurant Corp, DBA Madeline's, 113 Franklin Street, Retail D, (Renewal, Liquor, Wine, Beer & Cider, Bar/Rest)
16. LFG Pizza LLC, DBA Fini Pizza, 305 Bedford Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
17. Listening Bar LLC, DBA Eavesdrop, 674 Manhattan Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern, Backyard)
18. M Noodle, LLC., DBA M Shanghai, 549 Metropolitan Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
19. Matteo & Vida Inc, DBA Scalino GP, 659 Manhattan Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
20. Mugatu Inc, DBA Bar Bruno, 560 Manhattan Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
21. Ployperm Corp, DBA Nora Thai, 176 North 9th Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
22. Quadrum BK LLC & Quadrum Hospitality Group LLC, DBA Arlo Williamsburg, 96 Wythe Avenue, (Renewal, Liquor, Wine, Beer & Cider, Hotel, Live Music: Wedding)

- Bands and Other Special Events, Patron Dancing, Security Personnel, Rooftop, Lobby Café, 2<sup>nd</sup> Floor Terrace, Water Tower)
23. Tabemen Inc, DBA Wanpaku, 621 Manhattan Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
  24. Tasty Taiwan 2 LLC, DBA Wenwen, 1025 Manhattan Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
  25. The Esters NYC LLC, DBA The Esters, 192 Nassau Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
  26. Wild Ginger Vegan BJQ Inc, DBA Wild Ginger, 182 North 10th Street, (Renewal, Wine, Beer & Cider, Rest)

6. **CANNABIS LICENSES: NO LICENSES**

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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 January 13, 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.

**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**

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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.