



COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

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HON. ANTONIO REYNOSO
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER
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SECOND VICE-CHAIRPERSON

GINA BARROS
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DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

REVISED

June 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
(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 9, 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 BARK BARBECUE CORP., 25 THAMES STREET:** Bark Barbecue Corp., 25 Thames Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest, Live Music: Merengue Tipico Bands, Patio or Deck) This venue will

have a capacity of more than 200 patrons. Referred by Mr. Arthur Dybanowski, Chair of the SLA Review & DCA Committee. Presenter: Jasleen Kaur, Attorney. **10 Minutes.**

2. **PRESENTATION AGENCY SIXTY FIVE INC., DBA TBD, 361 METROPOLITAN AVENUE:** Agency Sixty Five Inc., DBA TBD, 361 Metropolitan Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern, Live Music: Soft Indie, 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: Josh Cohen, Owner and Mike Kelly, Expeditor. **10 Minutes.**

3. **PRESENTATION PROJECT M250710 135 BROADWAY DOCKET # LPC-26-05943. LISTED ON THE NATIONAL REGISTRY OF HISTORIC PLACES (#80002632):** Williamsburg Historical & Art Center and Yuko Nii Foundation Inc., are presenting the proposed restoration of the existing cast iron balustrades and the installation of a new ADA ramp. also planning to replace all the existing windows with new windows. The overall size and configurations (double hung with muntin) will match the existing windows – will be reviewed/approved by LPC. Presenter: Senior Architect, Margaret Kim. RAND Engineering & Architecture, DPC. **15 Minutes**

4. **PRESENTATION UNIVERSAL AFFORDABILITY PREFERENCE (“UAP”) APPLICATION. 88 HAVEMEYER STREET:** The Project will be a newly constructed six (6) story 27-unit residential rental building at 88 Havemeyer Street, Brooklyn, NY 11211, also known as Block: 2368 Lots: 26 on the Tax Map of the City of New York. The building will contain approximately 17,631 square feet of net residential floor area. The Applicant and Developer is Havem LLC (the “Applicant”). The Applicant is applying for both Real Property Tax Law Section 485-x tax benefits and to the Universal Affordability Preference Program (“UAP”) of the New York City Department of Housing Preservation and Development (“HPD”). There will be twenty (27) units in the building. Six (6) units will be affordable units as per the UAP Program, rented to households that earn no more than 60% of AMI and will remain subject to Rent Stabilization pursuant to RPTL Section 485-x. Twenty one (21) are market units. An application for a tax lot division was submitted to the NYC Department of Finance were tax lots 26, 27 and 28 were combined into a single tax lot now known as tax lot 26. The UAP units will include three (3) one-bedroom units and three (3) two-bedroom units. Construction of the project is expected to take (24) months after commencement with a full lease-up of the project anticipated within (6) months thereafter. Presenter: Grace Betancourt Powers, Esq., D’Agostino, Lederman. Landesman, Rivera & Miraglia, LLP. Kutnicki Bernstein Architects. Letitia DiPietro, DL Partners (In Attendance) **15 Minutes.**

5. **PRESENTATION 2 OAK STREET:** This application is for a 100% affordable building (the “Project”) located at 2 Oak Street (the “Site”) (Block 2567, Lot 1). The Site is a vacant block bounded by the East River, Noble Street on the north, West Street on the west, and Oak Street on the South. The total Site area is approximately 173,834 square feet, of which 36,034 square feet is located within a R6 zoning district along the waterfront, 33,800 square feet within a C2-4/R6 zoning district running along West Street, and 104,000 square feet

within a R8 zoning district in the middle of the Site. The Site will comply with the requirements of the BK-1 Greenpoint-Williamsburg Waterfront Access Plan and will provide approximately 30,857 square feet of publicly accessible waterfront area, including a 40-foot waterfront yard, supplemental public access areas, and a designated visual corridor. The Site will contain two buildings, a 792-unit market rate building at 10 Noble Street and the affordable building at 2 Oak Street. The Site has received tentative approval for a tax lot apportionment, which will divide Lot 1 into Lots 1 and 10 with 10 Noble Street on Lot 1 and 2 Oak Street on Lot 10. 10 Noble Street will be located on the western portion of the Site with frontages on Noble Street, Oak Street, and the East River. It will contain 792 market-rate units with its entrance on Noble Street. Above a four-story base, there will be two towers—the East tower will rise 29 stories above grade (25 above the base), and the West tower will rise 38 stories above grade (34 above the base). 2 Oak Street will be a 100% affordable building with 267 UAP units and 1 superintendent unit and approximately 12,700 square feet of retail located along Noble, West, and Oak Street. It will fronton West and Oak Streets with its entrance on Oak Street. In the C2-4/R6 zoning district (within 100 feet of West Street), the proposed building will have eight stories (74 feet in height) with a 54-foot base. In the R8 zoning district, 2 Oak Street will have 14 stories (124 feet in height) with a 74-foot base. 134 of the 267 UAP units (50.2% of the units in the Project) will be two bedrooms with the remaining units split between 66 studios (24.7%) and 67 one bedrooms (25.1%). 2 Oak Street will include a residential seating area on the ground floor and bicycle parking on the ground floor through 6th floor providing a total of 169 spaces. The affordable units will have a weighted average AMI of 59.96% with income bands at 40%, 60% and 70%. **Presenter: Associate Acquisitions & Development, TF Cornerstone Inc., Alex Berger and Director of Planning, TF Cornerstone Inc., Jon McMillan. 15 Minutes.**

6. **ELECTION OF OFFICERS AT 8:00 PM**

7. **DOT DINING OUT NYC PERMIT APPLICATIONS**

1. Baby Blues, 97 Montrose Avenue. App # 20260414030001
2. Bodhi But Hungry, 130 Hope Street. App # 20260519030001
3. Ferguson’s Country, 732 Lorimer Street. App # 20260511030002
4. Fish Cheeks, 661 Driggs Avenue. App # 20260321030001
5. Glory Days, 544 Union Avenue. App # 20260408030001
6. Isla & Co, 66 Grand Street. App # 20260428030001
7. Letish Café, 171 South 4th Street. App # 20260416030001
8. Sonny’s Corner, 142 Franklin Street. App # 20260409030001
9. Turkey’s Nest Inc., 94 Bedford Avenue. App #20260418030001
10. Win Son Bakery, 164 Graham Avenue. App # 20260506030001
11. With Others, 340 Bedford Avenue. App # 20260410030002

8. **LIQUOR LICENSES**

NEW

1. 180 West Hospitality LLC, 180 West Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern)
2. 184 N 8 LLC, DBA TBD, 184 North 8th Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern, Live Music: Small Performances, ~1-5 musicians, Patron Dancing, Bakery)
3. ASMH 127 East 7 LLC, 160 Havemeyer Street Store 5, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern, Beer & Wine Tapas)
4. Ays Don LLC, DBA The Residence of Mr. Motto, 186 Grand Street, (Class Change, Liquor, Wine, Beer & Cider, Rest)
5. Baiyulan Inc., 188 Grand Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
6. Booth's 1 LLC, DBA Pending, 360 Wythe Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
7. Cafe Miguel Corporation, DBA Cafe Miguel, 636 Grand Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern, Cafe/Restaurant with Electric Kitchen)
8. Chipotle Mexican Grill of Colorado, LLC, DBA Chipotle Mexican Grill #4927, 885 Manhattan Avenue, (New Application, Wine, Beer & Cider, Rest)
9. Covah USA LLC (Karamjeet Singh), 209 Havemeyer Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Night Club, Live Music: Rock Bands, Jazz, Third Party Promoters, Rooftop)
10. DAR 168 Inc, DBA DAR 525, 168 Driggs Avenue, (One Day Alcohol Event Permit for the World Cup for Following Dates:
June 11, 12, 13, 14, 19, 21, 27, 28
July 4, 5, 10, 11)
11. Dollys Swing & Dive LLC, 101 Kent Avenue, (Corporate Change, Liquor, Wine, Beer & Cider, Bar/Tavern)
11. Dolly's Swing Dive II, LLC, DBA Pending, 146 Wythe Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern)
12. Eleva Coffee GPL LLC, 7 Bell Slip Space 4 AKA 21 Commercial Street, (Corporate Change, Liquor, Wine, Beer & Cider, Bar/Tavern)
13. Guisados Marias Corp, 1077 Flushing Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Rest)
14. J&E Peruvian Kitchen Inc, DBA Lima Wok & Bowl, 316 McGuinness Boulevard, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest)
15. Kuxtal Corp, DBA Limosneros, 366 Union Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest, Patio or Deck, Backyard)
16. Mamasushi Hooper LLC, DBA Mamasushi, 391 Hooper Street, (Method of Operation Change, Liquor, Wine, Beer & Cider, Rest, Live Music: Acoustic)
17. More Foods LLC, DBA TBD, 658 Driggs Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)

18. Motek Williamsburg LLC, DBA Pending, 168-170 Wythe Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
19. Republic Latin Asian Fusion Corp, 181 North 10th Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
20. River Street Hospitality LLC and Domino Refinery LLC, DBA TBD, 300 Kent 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, Patio or Deck)
21. Salsamentaria Milagrosa LLC, DBA Salsamentaria La Milagrosa, 112 Harrison Place, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest, Live Music: Live Local Artist, Patio or Deck, Rear Yard Dining Area)
22. Sailor & Siren 817 Manhattan LLC, 817-A Manhattan Avenue, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern)
23. Shaking Crab Brooklyn LLC, 1045 Flushing Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
22. Sylvia Lochmann, Zum Schneider FC 03, 12 Franklin Street, (One Day Alcohol Event Permit for the World Cup for Following Dates:
June 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22
June 6, 23, 24, 25, 26, 27, 28, 29, 30, July 1, 2, 3
July 4, 5, 6, 7, 9, 10, 11, 14, 15, 18, 19)
23. The Huddle Bklyn Corp, 162 Franklin Street, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
24. Top Star Brooklyn LLC, 46 Norman Avenue, (Applying for World Cup Events on June 11 – June 14)
25. TRB BK LLC, DBA The right Bank, 409 Kent Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern)
26. Williamsburg Diner II LLC, DBA Williamsburg Diner, 82 south 4th street., (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
27. XTC Bushwick LLC, 1277 Flushing Ave., (New Application and Temporary Retail Permit, Liquor, Wine Beer & Cider, Bar/Tavern)

SIDEWALK CAFÉ & ROADWAY CAFÉ:

1. Kokomo Restaurant LLC, 65 Kent Avenue
2. Life's a Pink Beach Corp, DBA Fiction, 308 Hooper Street

RENEWALS

1. 105 North 6th Inc, DBA Sweetwater, 105 North 6th Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
2. 732 Townies Inc, DBA Twins Lounge, 732 Manhattan Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)

3. Angelvan Corp, DBA L Ange Noir Cafe, 247 Varet Street, (Renewal, Liquor, Wine, Beer & Cider, Live Music: Acoustic)
4. Bistro So Corp, 530 Driggs Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
5. Bright Side Brooklyn LLC, DBA Bright Side, 184 Kent Avenue, (Renewal, Liquor, Wine, Beer & Cider, Rest)
6. Caribbean Sports Bar & Grill, Inc., 244 Grand Street (Ground Floor), (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
7. Chef Kelsey Dukae LLC, DBA Kinoko Brooklyn, 179 Meserole Avenue, (Renewal, Wine, Beer & Cider, Rest)
8. Flower Cat LLC, DBA Same, 837 Manhattan Avenue, Suite 2, (Renewal, Wine, Beer & Cider, Bar/Tavern, Live Music: Acoustic Jazz – Once a Month, Poetry Readings)
9. Gorkhali Restaurant Brooklyn Inc., 160 Havemeyer Street, Store 3, (Renewal, Wine, Beer & Cider, Rest)
10. Hard Eight Restaurant Company LLC, DBA The Whiskey Brooklyn, 44 Berry Street, (Renewal, Liquor, Wine, Beer & Cider)
11. Killowen Inc, DBA Keg & Lantern, 95-97 Nassau Avenue, (Renewal, Liquor, Wine, Beer & Cider, Restaurant Brewer, Patio or Deck)
12. KNR Partners LLC, DBA Bushniwa, 250 Varet Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
13. Le Bird LLC, DBA Les Deux Chats, 1 Dunham Place AKA 27 Broadway, (Renewal, Liquor, Wine, Beer & Cider, Rest)
14. Meane Joe Greene LLC, DBA The Grand National, 524 Grand Street, (Renewal, Liquor, Wine, Beer & Cider, Rest)
15. Misi Domino LLC, DBA Misipasta, 325 Kent Avenue, Retail 8, (Renewal, Liquor, Wine, Beer & Cider, Rest)
16. New Christinas Polish Rest Corp, 853 Manhattan Avenue, (Renewal, Wine, Beer & Cider, Rest)
17. Newtown BK LLC, DBA Newtown, 55 Waterbury Street, (Renewal, Wine, Beer & Cider, Rest, Live Music: Monthly Jazz)
18. NY Axe Williamsburg LLC, DBA NY Axe, 98 North 11th Street, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern, Axe Throwing)
19. Paulie Gee's New York Slice LLC, DBA Paulie Gee's Slice Joint, 110 Franklin Street, (Renewal, Wine, Beer & Cider, Rest)
20. Pizza Pasta Salad LLC, 40 Clifford Place, (Renewal, Wine, Beer & Cider, Rest)
21. Polish and Slavic Center Inc, 177 Kent Street, (Renewal, Wine, Beer & Cider, Not for Profit Club with Food and Beverages, Live Music: Disco & Rock Music, Patron Dancing)
22. Raheny Tavern Corp, DBA Connie O's, 158 Norman Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Pub)
23. Stand Up A La Mode LLC, DBA Flop House Comedy Club, 362 Grand Street, (Renewal, Wine, Beer & Cider, Bar/Tavern, Comedy Club)

- 24. The West Cafe LLC, 379 Union Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
- 25. UP 640 LLC & MDW Hospitality LLC as mgr, DBA Upside Pizza, 640 Manhattan Avenue, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
- 26. X-Golf Brooklyn, LLC, 105 North 13th Street, (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern, Live Music: Non-amplified Music, Video/Arcade Games, Golf Simulator)

9. **CANNABIS LICENSES:**

RENEWAL

- 1. Disco Herbatory, DBA The Flowery, 692 Grand Street, (Retail Dispensary)
CAURD-24-000158

ELECTION OF OFFICERS AT 8:00 PM

BOARD MEETING

MOMENT OF SILENCE

ROLL CALL

APPROVAL OF THE AGENDA

APPROVAL OF THE MINUTES – Combined Public Hearing and Board Meeting of May 12, 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.

**Community Board No. 1
Candidates for Elections
June 9, 2026**

(Names Appear Alphabetically for Each Position)

EXECUTIVE COMMITTEE

Chairperson

Karina Aguilar
Dealice Fuller

First Vice Chairperson

Austin Pferd
Simon Weiser

Second Vice Chairperson

Dennis Ward

Third Vice Chairperson

Lloyd Feng

Financial Secretary

David Heimlich

Recording Secretary

Sonia Iglesias

Member At Large

Rosemary Espinal
Meryl Laborde

ATTENDANCE COMMITTEE

(3) To be Selected
Teon Brooks
Eric Bruzaitis
Iris Cabrera