



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

December 6, 2023

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 OTHERS 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 --- DECEMBER 19, 2023
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: 90TH PRECINCT ADA COMPLIANCE PROJECT-** LiRo and NYPD will make a presentation about the ADA Compliance Project located at the 90th Precinct: 211 Union Avenue, Brooklyn, NY 11211. **Presenter: Michael N. Russo AIA, Senior Project Manager, The LiRo Group. 15 Minutes**
2. **PRESENTATION: RAT MITIGATION STRATEGIES-** ~~The Director of Rodent Mitigation for NYC will present about specific rodent concerns in our district. **Presenter: Kathleen Corradi, Director of Rodent Mitigation. 15 Minutes**~~
3. **PRESENTATION: CITY OF YES: ECONOMIC OPPORTUNITY P-**A proposal by the New York City Department of City Planning that would modernize our city's zoning rules so that businesses can find space, grow, and adapt to a dynamic economy. These changes would support shops, workers, and vibrant neighborhoods. Q & A Session **Presenter: Lucia Marquez Reagan, Borough Planner, Department of City Planning. 15 Minutes**
4. **PRESENTATION: SAINT JANE LLC, DBA TBD, 312 LEONARD STREET-** (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider) This new venue will have a capacity of more than 200 patrons. Referred by Mr. Arthur Dybanowski, Chair of the SLA Review & DCA Committee. **Presenter: Danow McMullan & Panoff PC. 10 Minutes**
5. **PROPOSED CALENDAR FOR 2024-2025 COMBINED PUBLIC HEARING AND BOARD MEETING**
6. **LIQUOR LICENSES**

NEW

1. 2 Guys and Diner Inc, DBA Three Decker Diner, 695 Manhattan Avenue (Method of Operation [Change Nightly Closing Hours From 2:00 AM to 4:00 AM, 7 Days A Week], Liquor, Wine, Beer & Cider, Restaurant)
2. 23 Meadow LLC, DBA The Monarch, 23 Meadow Street (All Night Permit on New Year's Eve for the hours of 8 AM)
3. 54N11BK LLC, DBA TBD, 60 North 11th Street (All Night Permit on New Year's Eve)
4. 260 Meserole Rest Corp, DBA 3 Dollar Bill, 260 Meserole Street (All Night Permit on New Year's Eve from 12/31/2023 – 01/01/2023)
5. 689 Woodward Ave LLC, DBA N/A, 45 Broadway (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern)
6. All About The Dough LLC, DBA Dollops Pizza Parlor, 558 Driggs Avenue (New Application, Wine, Beer & Cider, Pizzeria)

7. Aura Cocina & Bar Inc, DBA Aura, 315 Meserole Street (All Night Permit on New Year's Eve)
8. Bogart House LLC, DBA Bogart House, 230 Bogart Street (All Night Permit for January 1, 2024)
9. Charlotte Patisserie Inc, DBA N/A, 596 Manhattan Avenue (Class Change, Liquor, Wine, Beer & Cider, Restaurant)
10. Don Pancho Villa Restaurant Ltd, DBA N/A, 189 Borinquen Place (All Night Permit on New Year's Eve)
11. Flower Cat LLC, DBA Same, 837 Manhattan Avenue, Suite 2 (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Café)
12. Fulgurances La Cave, DBA Same, 138 Franklin Street (New Application and Temporary Retail Permit, Wine, Beer & Cider, Restaurant)
13. Gorkhali Restaurant Brooklyn Inc, DBA N/A, 160 Havemeyer Street, Store #3 (New Application and Temporary Retail Permit, Wine, Beer & Cider, Restaurant)
14. Gus & Marty's WB LLC, DBA Pending, 232 North 12th Street (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Restaurant)
15. M & M Sports Bar Corp, DBA The Garden Bar & Grill, 140 Graham Avenue (All Night Permit on New Year's Eve for the hours of 4:00 AM to 8:00 AM)
16. NY Axe Williamsburg LLC, DBA NY Axe, 98 North 11th Street aka 97 North 10th Street (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern)
17. Propped NY LLC, DBA Hello Meadow BK, 20 Meadow Street (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Catering Facility [Private Events Only])

RENEWAL

1. 7 N 15th St Corp, DBA Greenpoint Beer & Ale Co, 1150 Manhattan Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
2. 110 Bedford Rest Corp, DBA The Bedford, 110 Bedford Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
3. 559 Lorimer Corp, DBA Metropolitan, 559 Lorimer Street (Renewal, Liquor, Wine, Beer & Cider, Night Club)
4. Aura Cocina & Bar Inc, DBA Aura, 315 Meserole Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
5. Brooklyn Ball Factory Inc, DBA Brooklyn Ball Factory, 95 Montrose Avenue (Renewal, Wine, Beer & Cider, Restaurant)
6. Bulbap1 Inc, DBA Bulbap Grill, 646 Manhattan Avenue (Renewal, Wine, Beer & Cider, Restaurant)
7. Charlotte Patisserie Inc, DBA N/A, 596 Manhattan Avenue (Renewal, Wine, Beer & Cider, Restaurant)
8. Dar 168 Inc, DBA Dar 525, 168 Driggs Avenue (Renewal, Wine, Beer & Cider, Restaurant)
9. Demije Group LLC, DBA Basik, 323 Graham Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)

10. Dutch Concorde Inc, DBA St. Mazie, 345 Grand Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
11. Fana Works Inc, DBA Sunshine Laundromat and Cleaners, 860 Manhattan Avenue (Renewal, Wine, Beer & Cider, Tavern/Pinball/Laundromat)
12. F & M Industrie Corp, DBA L'Industrie Pizza, 254 South 2nd Street (Renewal, Wine, Beer & Cider, Restaurant)
13. Forever Thai Inc, DBA N/A, 1031 Flushing Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
14. Graham Restaurant LLC, DBA Sage, 299-301 Graham Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
15. Grand Street Food & Wine LLC & Night Moves Bar LLC, DBA The Four Horsemen & Night Moves Bar, 295 Grand Street, Southern Store (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
16. Norwinds Inc, DBA TBD, 1043 Flushing Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
17. Now and Then NYC Inc, DBA Now and Then NYC, 290 Meserole Street (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
18. Pigri LLC, DBA Milk and Roses, 1140 Manhattan Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
19. Ployperm Corp, DBA Nora Thai, 176 North 9th Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
20. POD BK F&B LLC & Great Food, Beer and Games LLC as Manager, DBA Clinton Hall, 247 Metropolitan Avenue aka 626 Driggs Avenue (Renewal, Liquor, Wine, Beer & Cider, Hotel)
21. Quality Rockets Inc, DBA Hotel Delmano, 82 Berry Street aka 120 North 9th Street, 8th and North 9th Street (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
22. Republic Bar and Lounge Inc, DBA Republic Latin Fusion, 470 Driggs Avenue (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
23. Sauced Rooster LLC, DBA N/A, 331 Bedford Avenue (Renewal, Wine, Beer & Cider, Restaurant)
24. Syndicated Bar & Theater LLC, DBA Syndicated, 40-46 Bogart Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
25. Tasso Restaurant LLC, DBA Baco & Abbracci, 204 Grand Street (Renewal, Liquor, Wine, Beer & Cider, Restaurant)
26. Zamaan Bar & Restaurant Inc, DBA TBD, 349 Broadway (Renewal, Liquor, Wine, Beer & Cider, Restaurant)

7. CANNABIS LICENSES

1. Green Dance Inc, 74 Bayard Street, Retail Dispensary
2. High City Cannabis LLC, 183 Bedford Avenue, Retail Dispensary
3. Exotic Herbals LLC, 276 Bedford Avenue, Retail Dispensary
4. Friends NYC, 56 Bogart Street, Retail Dispensary
5. Windward Management LLC, 208 Broadway, Retail Dispensary
6. Adameskush LLC, 301 Broadway, Retail Dispensary

7. NYS Cannabis Partners Inc, 483 Driggs Avenue, Retail Dispensary
8. R and R Remedies LLC, 21 Gardner Avenue, Retail Dispensary
9. Cannabis Station Corp, 2 Graham Avenue, Retail Dispensary
10. Satura Development Group LLC, 65 Graham Avenue, Retail Dispensary
11. Green House 101 LLC, 69 Graham Avenue, Retail Dispensary
12. 69 Graham Dispensary LLC, 69 Graham Avenue, Retail Dispensary
13. DTPFF Enterprises LLC, 69 Graham Avenue, Retail Dispensary
14. Graham Gifts & Convenience Inc, 325 Graham Avenue, Retail Dispensary
15. Authentic 212 LLC, 343 Grand Street, Retail Dispensary
16. Disco Herbatory LLC, 692 Grand Street, Retail Dispensary
17. Ghyasuddin K. Masihuddin, 775 Grand Street, Retail Dispensary
18. The Higher Path LLC, 775 Grand Street, Retail Dispensary
19. Brooklyn Buds Dispensary Inc, 108 Greenpoint Avenue, Retail Dispensary
20. Fire Farmers Corporation, 405 Humboldt Street, Retail Dispensary
21. Elite Flower Inc, 508 Humboldt Street Unit B, Retail Dispensary
22. Greenleaf Cannabis Inc, 538 Johnson Avenue, Retail Dispensary
23. Pacha, 538 Johnson Avenue, Microbusiness*
24. RMAN Holdings LLC, 194 Kent Avenue, Retail Dispensary
25. Empire Flower Inc, 267 Kent Avenue, Retail Dispensary
26. BK Greenery LLC, 611 Manhattan Avenue, Retail Dispensary
27. Green Leaf Club LLC, 909 Manhattan Avenue, Retail Dispensary
28. Bud Biz LLC, 316 McGuinness Boulevard, Retail Dispensary
29. Glass House Farms, 32 Meadow Street, Microbusiness
30. Yurplegreene Holdings NY LLC, 195 Morgan Avenue, Retail Dispensary
31. North 1st Strain LLC, 97 North 1st Street, Retail Dispensary
32. Edward Dean, 54 North 11th Street, Retail Dispensary
33. Entity to be formed by Rob Solano, 53 Scott Avenue, Retail Dispensary
34. Neighborhoods Lobby, 380 South 4th Street, Retail Dispensary
35. Washington Place Dispensary LLC, 400 South 4th Street, Retail Dispensary
36. Beer Boutique, 497 Union Avenue, Retail Dispensary

BOARD MEETING

1. **MOMENT OF SILENCE**
2. **ROLL CALL**
3. **APPROVAL OF THE AGENDA**
4. **APPROVAL OF THE MINUTES** – Combined Public Hearing and Board Meeting of November 14, 2023.
5. **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.)

6. **BOARD VOTE FOR ASSISTANT DISTRICT MANAGER**

7. **COMMITTEE REPORTS**

8. **PARKS DEPARTMENT MINUTE** – As written.

9. **CHAIRPERSON'S REPORT** – As written.

10. **DISTRICT MANAGER'S REPORT** – As written.

11. **ANNOUNCEMENTS: ELECTED OFFICIALS**

12. **OLD BUSINESS**

13. **NEW BUSINESS**

14. **ADJOURNMENT**

Note: For further information on accessibility or to make a request for accommodations, 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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PROPOSED CALENDAR 2024-2025

FOR COMBINED PUBLIC HEARINGS & BOARD MEETINGS

2024

TUES. 1/09

TUES. 2/13

TUES. 3/12

TUES. 4/09

TUES. 5/14

TUES. 6/18

TUES. 7/09 (If needed)

TUES. 8/20 (If needed)

TUES. 9/10

TUES. 10/08

TUES. 11/12

TUES. 12/10

2025

TUES. 1/14

TUES. 2/11

TUES. 3/11