



# COMMUNITY BOARD No. 1

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HON. ANTONIO REYNOSO  
BROOKLYN BOROUGH PRESIDENT



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**DEL TEAGUE**  
SECOND VICE-CHAIRPERSON

**GINA BARROS**  
THIRD VICE-CHAIRPERSON

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**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

February 18, 2026

## MEETING NOTICE

**TO:** Members of the SLA Review & DCA Committee  
Dybanowski, Chair; Bachorowski, Co-Chair; Bruzaitis; Dennis; Foster; Sofer;  
Talati; Van Couten; Cohen\*; Kun\*; *Weiser* (+)

**FROM:** Arthur Dybanowski, Committee Chair

**RE:** Committee Meeting Scheduled for February 25, 2026  
(6 members constitute a quorum for this committee)

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Please be advised that a meeting of the **SLA Review and DCA Committee** on the listed agenda item is scheduled as follows:

**WHEN:** WEDNESDAY --- FEBRUARY 25, 2026  
**TIME:** 6:30 PM  
**WHERE:** SWINGING SIXTIES SENIOR CENTER  
211 AINSLIE STREET  
BROOKLYN, NY 11211  
(Corner of Manhattan Ave)

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## AGENDA

### 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 NOTICE**

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”. **Previously approved**

### **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)

### **ITEMS PREVIOUSLY POSTPONED**

1. Bark Barbecue Corp., 25 Thames Street, (New Application & Temporary Retail Permit, Wine, Beer & Cider, Rest, Live Music: Merengue Tipico Bands, Patio or Deck) **Applicant requested for POSTPONEMENT.**
2. Kuxtal Corp, DBA Limosneros, 366 Union Avenue, (New Application & Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest, Patio or Deck, Garden/Grounds, Backyard) **Applicant requested for POSTPONEMENT.**

cc: CB#1 Board Members

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