



# COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

FAX: (718) 389-0098

Email: [bk01@cb.nyc.gov](mailto:bk01@cb.nyc.gov)

Website: [www.nyc.gov/brooklyn1](http://www.nyc.gov/brooklyn1)

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 1, 2024

## 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 12, 2024  
**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

- PRESENTATION: ATIUM LLC** 55 Meadow Street, (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider) this venue will have a capacity of more than

~~200 patrons. Referred by Mr. Arthur Dybanowski, Chair of the SLA Review & DCA Committee. Presenter, Terrence R. Flynn, Jr. 15 Minutes~~ **Applicant Requested Postponement.**

2. **PRESENTATION: APPLICATION 2023K0176 PROJECT 197 BERRY ST. REZONING** - In the matter of an application submitted by Bensing 250 LLC pursuant to sections 197-c and 201 of the New York City Charter for an amendment of the Zoning map, Sections Nos. 12c and 12d by changing from an M1-2/R6B District to an M1-4/R6B District property bounded by Berry Street, a line midway between North 4<sup>th</sup> Street and North 3<sup>rd</sup> Street, Bedford Avenue, and North 3<sup>rd</sup> Street, as shown on a diagram (for illustrative purposes only) dated February 20, 2024. Presenter Gary Tarnoff, Kramer Levin Naftalis & Frankel LLP. **20 Minutes.**
3. **PRESENTATION: NEWTOWN CREEK GROUP** - Update on the Newtown Creek Superfund Remediation. Presentation by David Haury and Kevin Russell, Anchor QEA. **20 Minutes.**
4. **PRESENTATION: THE BROOKLYN BREWERY CORPORATION** – 1 Wythe Avenue, Cellar 1<sup>st</sup> and 4<sup>th</sup> Floors, (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider) this venue will have a capacity of more than 250 patrons. Referred by Mr. Arthur Dybanowski, Chair of the SLA Review & DCA Committee. Presenter, Eric Ottaway. **15 Minutes**

## 5. **LIQUOR LICENSES**

### **NEW**

1. 11211 Negotium LLC, 26 Bushwick Ave, (Class Change Liquor Wine, Beer & Cider, bar / Tavern)
2. AI Sushi Inc, DBA, Mizu Sushi, 311 Bedford Ave (New Application and Temporary Retail Permit, Liquor Wine, Beer & Cider, Rest)
3. Bondi 156 N 4th Street LLC, DBA, Bondi, 156 N 4th St, (Class Change Liquor Wine, Beer & Cider, Sushi Bar)
4. Family Negocio Corp, DBA, Koko's, 588 Grand St, (New Application and Temporary Retail Permit, Liquor Wine, Beer & Cider, Rest)
5. Fries Rice Bros EV LLC, DBA, Fan Fried Rice, 740 Driggs Ave, (Class Change Liquor Wine, Beer & Cider, Rest)
6. GPP Hospitality LLC, DBA, Greenpoint Public House, 623 Manhattan Ave, (New Application and Temporary Retail Permit, Liquor Wine, Beer & Cider, Bar / Tavern)
7. Have & Meyer BK INC, 103 Havemeyer St, Store 2, (New Application and Temporary Retail Permit, Liquor Wine, Beer & Cider, Rest)

8. Hua Yuan 6 Inc, DBA, Sakura 6, 837 Manhattan Ave, (New Application and Temporary Retail Permit, Liquor Wine, Beer & Cider, Rest)
9. LAB Restaurant Inc, DBA, Mido Omakase Room, 221 South 1st St. unit East Store (New Application and Temporary Retail Permit, Liquor Wine, Beer & Cider, Rest)
10. Lora Sport Bar Corp, 163 Marcy Ave, (Class Change Liquor Wine, Beer & Cider, bar / Tavern)
11. Moonrise Williamsburg LLC, DBA, Pending, 126 Bedford Ave, (New Application and Temporary Retail Permit, Liquor Wine, Beer & Cider, Bar / Tavern)
12. Nealtican Deli Grocery Corp, 1225 Flushing Ave, (Corporate Change Liquor Wine, Beer & Cider, Rest)
13. Norman Bakery LLC, DBA, Incendia, 120 Norman Ave, (New Application and Temporary Retail Permit, Liquor Wine, Beer & Cider, Bar / Tavern)
14. SA Empty Plate LLC, DBA, Plus De Vin. 445 Graham Ave. (New Application and Temporary Retail Permit, Liquor Wine, Beer & Cider, Bar / Tavern)
15. The Test Brewery LLC, 302 Metropolitan Ave, (New Application and Temporary Retail Permit, Liquor Wine, Beer & Cider, Bar / Tavern)
16. Threes Operations LLC, DBA, Threes Brewing, 113 Franklin St, (New Application and Temporary Retail Permit, Liquor Wine, Beer & Cider, Bar / Tavern)
17. Tum Rub Corp, DAB, The AM-THAI, 225 South First St, (New Application and Temporary Retail Permit, Liquor Wine, Beer & Cider, Rest)
18. View Hospitality LLC, 420 Kent Ave, (New Application and Temporary Retail Permit, Liquor Wine, Beer & Cider, Rest)
19. Unknown Baths LLC, DBA, Bathhouse, 103 North 10<sup>th</sup> St, (New Application and Temporary Retail Permit, Liquor Wine, Beer & Cider, Rest)

## **RENEWAL**

1. 260 Meserole Rest Corp, DBA, 3 Dollar Bill, 260 Meserole St. (Renewal Liquor Wine, Beer & Bar / Tavern)
2. 51 Kent Café Inc, DBA, Kent Ale House, 51 Kent Ave, (Renewal Liquor Wine, Beer & Cider, Rest)
3. 620 LOR LLC, DBA, Mo's General, 620 Lorimer (Renewal Liquor Wine, Beer & Cider, Rest)
4. 90 Wythe LLC. DBA, Café Balearica, 44 Berry St. Retail 3, (Renewal Liquor Wine, Beer & Cider, Bar / Tavern)
5. Chez Lolo Inc. DBA, La Petit Joie, 577 Union Ave, (Renewal Liquor Wine, Beer & Cider, Rest)
6. Cup of Nachos LLC, DBA, Oxomoco, 128 Greenpoint Ave, (Renewal Liquor Wine, Beer & Cider, Rest)
7. DM Hope alliance Inc, DBA, De Mole, 2 Hope St, (Renewal Liquor Wine, Beer & Cider, Rest)
8. Ella Hospitality LLC, DBA Meadowsweet, 149 Broadway (Renewal Liquor Wine, Beer & Cider, Rest)
9. Jinli BK LLC, 623 Grand St, (Renewal Liquor Wine, Beer & Cider, Rest)

10. K Top Chicken Inc, 639 Driggs Ave, (Renewal Liquor Wine, Beer & Cider, Rest)
11. Lil Famby LLC, DBA, Santa Fe BK, 178 N 8th St, (Renewal Liquor Wine, Beer & Cider, Rest)
12. Lili and Cata LLC, 72 Greenpoint Ave, (Renewal Liquor Wine, Beer & Bar / Tavern)
13. Lover Says Go LLC, DBA, Sleepwalk, 251 Bushwick Ave, (Renewal Liquor Wine, Beer & Bar / Tavern)
14. Nineteen Twenty Four Inc, DBA, Roberta's, 43 Bogart St, AKA 271 Moore St, (Renewal Liquor Wine, Beer & Cider, Rest)
15. Ramen Spot Inc, 760 Manhattan Ave, (Renewal Liquor Wine, Beer & Cider, Rest)
16. St. Stanislaus Memorial ASSN, 519 Leonard St, (Renewal Liquor Wine, Beer & Veterans Post)
17. Threefold Holdings LLC, DBA, Threes Brewing, 113 Franklin St, (Renewal Liquor Wine, Beer & Bar / Tavern)
18. Two Hands Williamsburg LLC, DBA, Two hands, 266 Kent Ave. (Renewal Liquor Wine, Beer & Cider, Rest)
19. Via Della Fiera 105 Corp, DBA, Lella Alimentari, 325 Manhattan Ave, (Renewal Liquor Wine, Beer & Bar / Tavern)
20. Unknown Baths LLC, DBA, Bathhouse, 103 North 10<sup>th</sup> Street, Brooklyn, 11249 (Renewal Liquor Wine, Beer & Cider, Rest)

#### 4. **CANNABIS LICENSES**

Massan Holder. DBA: Elevation Headquarters. 10 Lombardy St. Retail Dispensary.

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### **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 February 13, 2024.
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. **COMMITTEE REPORTS**
7. **PARKS DEPARTMENT MINUTE** – As written.
8. **CHAIRPERSON'S REPORT** – As written.
9. **DISTRICT MANAGER'S REPORT** – As written.
10. **ANNOUNCEMENTS: ELECTED OFFICIALS**

11. **OLD BUSINESS**
12. **NEW BUSINESS**
13. **ADJOURNMENT**

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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.