



COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

PHONE: (718) 389-0009

FAX: (718) 389-0098

Email: bk01@cb.nyc.gov

Website: 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

December 2, 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
(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 --- DECEMBER 10, 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

1. PRESENTATION 19 MASPETH AVENUE REZONING APPLICATION # C240406ZMK CEQR # 24 DCP063K:- application submitted by Capsar III LLC pursuant to Sections 197-C and 201 of the New York City Charter for an amendment of

the Zoning Map, Section No. 13B: 1. Changing from a C8-2 District to an R7D District property bounded by Conselyea Street, Maspeth Avenue and its south-westerly centerline prolongation, and Humboldt Street; 2. Establishing within the proposed R7D District a C2-4 District bounded by Conselyea Street, Maspeth Avenue and its south-westerly centerline prolongation, and Humboldt Street; as shown on a diagram (for illustrative purposes only) dated November 18, 2024, and subject to the conditions of CEQR Declaration E-1012. Presenter Mr. Benjamin Stark, Land Use Counsel, Hirschen Singer & Epstein LLP. **20 Minutes.**

2. **PRESENTATION BROOKLYN ROOTS COLLECTIVE INC:-** 255 Randolph Street (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Cabaret) this venue will have a capacity of more than 250 patrons. Referred by Mr. Arthur Dybanowski, Chair of the SLA Review & DCA Committee. Presenter, Terrence Flynn Jr, Lawyer. **20 Minutes.**

3. **PROPOSED CALENDAR FOR 2025 – 2026 COMBINED PUBLIC HEARING AND BOARD MEETING**

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

1. Beco, 45 Richardson St. App # 20240730030025
2. Brujos Brooklyn Taco Company, 333 Graham Ave. App # 20240730030004
3. Café Colette, 79 Berry St. App # 20240731030008
4. Café Mogador, 133 Wythe Ave. App # 20240729030021
5. Dar 525, 168 Driggs Ave. App # 20240629030001
6. Dawn’s Til Dusk, 33 Main St. App # 20240722030005
7. Enlightenment Wines, 99 Scott Ave. App # 20240729030018
8. Glassiere, 95 Commercial St. App # 20240725030001
9. Greta, 204 Nassau Ave. App # 20240731030011
10. Kokomo restaurant LLC, 65 Kent Ave. App # 20240731030015
11. Maman, 80 Kent St. App # 20240620030002
12. Mesa Coyoacant, 372 Graham Ave. App # 20240730030028
13. Pencil Factory, 142 Franklin St. App # 20240731030029
14. The Commodore 366 Metropolitan Ave. App # 20240719030005

5. **LIQUOR LICENSES**

NEW

1. 23 Meadow LLC, DBA The Monarch, 23 Meadows St. (Alteration, Liquor, Wine, Beer & Cider, Event Space)
2. 74 Bayard St. LLC, DBA Fandi Mata, 74 Bayard St. (All Night Permit Community Board Notification)
3. 74 Wythe Ave Tenant LLC, DBA 74 Wythe, 74 Wythe Ave. (Corporate Change, Liquor, Wine, Beer & Cider, Cabaret)

4. 175 Morgan Ave LLC, 173-175 Morgan Ave. (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest.)
5. Aura Cocina & Bar Inc, DBA Aura, 315 Meserole St. (All Night Permit Community Board Notification)
6. Avant Gardner LLC, DBA Avant Gardner, The Great Hall, The Kings Hall and The Brooklyn Mirage, 111 Gardner Ave. and 140 Stewart St. (All Night Permit Community Board Notification)
7. BK Backyard Bar LLC, 61 Dobbin St. (Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern)
8. Bkln Garden LLC, DBA Freehold, 41, 43, 45 South 3rd St. (Corporate Change, Liquor, Wine, Beer & Cider, Rest)
9. Brooklyn Roots Collective Inc, 255 Randolph St. (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Cabaret)
10. Chipotle Mexican Grill of Colorado LLC, DBA Chipotle Mexican Grill # 4927, 885 Manhattan Ave. (New Application and Temporary Retail Permit, Wine, Beer & Cider, Rest)
11. Chrome Williamsburg Inc, DBA Chrome Williamsburg, 525 Grand St. (New Application, Liquor, Wine, Beer & Cider, Rest)
12. Dinastia Ecuadorian Food II Corp, 394 Bedford Ave. (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
13. Don Pancho Villa Restaurant LTD, 189 Borinquen Place, (All Night Permit Community Board Notification)
14. Doud Inc, 742 Driggs Ave. (New Application and Temporary Retail Permit, Wine, Beer & Cider, Rest)
15. Ensenada Brooklyn LLC, DBA Ensenada, 168 Borinquen Place, (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
16. Eris Evolution LLC, 167 Graham Ave. (All Night Permit Community Board Notification)
17. Esse Taco Williamsburg LLC, DBA Esse Taco, 142 North 5th St. (Method of Operation, Liquor, Wine, Beer & Cider, OP Tavern)
18. Golden & Kui Inc. 121 Greenpoint Ave. (New Application and Temporary Retail Permit, Wine, Beer & Cider, Cafe and Wine, Rest)
19. Guerrero Deli Cafe Inc, 657 Flushing Ave. (New Application, Liquor, Wine, Beer & Cider, Rest)
20. Hungry Burrito 3 Inc, DBA Hungry Burrito, 1079 Manhattan Ave. (Corporate Change, Liquor, Wine, Beer & Cider, Rest)
21. Jinli BK LLC, 623 Grand St. (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Rest)
22. Made 21 Inc, 231 South 4th St. (All Night Permit Community Board Notification)
23. Medusa Brooklyn LLC, DBA Medusa, 618 Grand St. (All Night Permit Community Board Notification)
24. McCarren Park House LLC, DBA McCarren Parkhouse, 855 Lorimer St. (Method of Operation, Liquor, Wine, Beer & Cider, Rest. Live Music)
25. Mia Brooklyn Inc, DBA Mya & Brooklyn Coffee & Bakery, 46 Roebling St. (New Application and Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern)

26. MurrayWalsh LLC, DBA Oberon, 482 Driggs Ave. (New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider, Bar/Tavern)
27. Number Nine Show LLC, DBA The Dead Letter, 63 Grand St. (All Night Permit Community Board Notification)
28. Number Nine Show LLC, DBA The Dead Letter, 63 Grand St.(Removal, Liquor, Wine, Beer & Cider, Rest)
29. Padel Haus Greenpoint LLC, DBA Padel Haus, 12 Berry St. (New Application and Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern)
30. Salka Food LLC, DBA Cooper Mug Coffee, 131 North 4th St. (New Application, Wine, Beer & Cider Rest)
31. Tikka Indian Grill Inc, 185 Grand St. (New Application and Temporary Retail Permit, Wine, Beer & Cider, Bar/Tavern)
32. Waynes World LLC, DBA Jimbo Slims, 524 Graham Ave. (New Application and Temporary Retail Permit, Tavern)

RENEWAL

1. 147 149 McCarren LLC, DBA CODA Williamsburg, Bohemia, Creatures of All Kinds, 160 North 12th St. (Renewal, Liquor, Wine, Beer & Cider, Rest)
2. 270 Meserole Rest Corp, DBA 9 Bob Note, 272 Meserole St. (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
3. 274 Broadway Corp, DBA Emperador Elias Rest Corp, 274 Broadway (Renewal, Liquor, Wine, Beer & Cider, Rest)
4. Anfield Road Inc, DBA Banter, 132 Havemeyer Street Store 3, (Renewal, Wine, Beer & Cider, Bar/Tavern)
5. Antola Pizzeria Corp, DBA Danny's Pizzeria, 239-241 Bushwick Ave. (Renewal, Wine, Beer & Cider, Rest),
6. Bedford Coast LLC, DBA Super Burrito, 320 Bedford Ave. (Renewal, Liquor, Wine, Beer & Cider, Rest)
7. Beer Karma LLC, 470 Union Ave. (Renewal, Wine, Beer & Cider, Bar/Tavern)
8. Berry 212 Corp, DBA The Levee, 212 Berry St. (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
9. BRK Bar Group LLC, DBA Silver Light Tavern, 689 Lorimer St. (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
10. Brooklyn Billiards LLC, 90 N 11th St. AKA 97 North 10th Street. AKA North 10th St. (Renewal, Liquor, Wine, Beer & Cider, Rest)
11. Crabby Patty Brooklyn LLC, DBA Skinny Dennis 152 Metropolitan Ave. (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
12. Enerugi Ramen & Co LLC, 1020 Manhattan Ave. (Renewal, Wine, Beer & Cider, Rest)
13. Graham Ave Pizza Corp, DBA Carmine's Pizzeria, 358 Graham Ave. (Renewal, Liquor, Wine, Beer & Cider, Rest)
14. Hole in the Wall Williamsburg LLC, DBA Hole in the Wall, 292 Bedford Ave. (Renewal, Liquor, Wine, Beer & Cider, Rest)

15. Hummus Market LLC, DBA Hummus Market, 361 Graham Ave. (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
16. Isla & Co Williamsburg LLC, DBA Isla & Co, 55 Wythe Ave. (Renewal, Liquor, Wine, Beer & Cider, Rest)
17. Lemons & Olives Inc, 98A South 4th St. (Renewal, Liquor, Wine, Beer & Cider, Catering Facility Private Events Only)
18. Little Tiffin LLC, 970 Manhattan Ave. (Renewal, Wine, Beer & Cider, Rest)
19. MacMurray LLC, DBA The Craic, 488 Driggs Ave. AKA 482-504 Driggs Ave. Unit B-02 (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
20. Midway Bar LLC, 272 Grand St. (Renewal, Liquor, Wine, Beer & Cider, Rest)
21. Mother's Smokehouse and Banquet Hall LLC, DBA Mable's Smokehouse, 44A Berry St. (Renewal, Liquor, Wine, Beer & Cider, BBQ Rest)
22. Nobars LLC DBA Panzon, 23 Greenpoint Ave. (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
23. Nora Estrada LLC, DBA Guarapo 58 North 3rd St. (Renewal, Liquor, Wine, Beer & Cider, Rest)
24. Pinkerton Wine Bar LLC, Pinkerton Wine Bar, 263 North 6th St. (Renewal, Wine, Beer & Cider, Rest)
25. Sampa Restaurant LLC, DBA Beco, 715 Lorimer St. AKA 45 Richardson St. (Renewal, Liquor, Wine, Beer & Cider, Rest)
26. Severed Heads LLC Blanca, 261 Moore St. (Renewal, Liquor, Wine, Beer & Cider, Rest)
27. Sire Restaurant Group LLC, DBA Sama Street, 988 Manhattan Ave. (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
28. Stina Easton Inc, DBA TBA, 395 Wythe Ave. (Renewal, Liquor, Wine, Beer & Cider, Bar/Tavern)
29. Taqueria El Torito Corp, 32 Varet St. (Renewal, Liquor, Wine, Beer & Cider, Rest)
30. Williamsburg Thai Cuisine Inc, DBA Williamsburg Thai Cuisine, 212 Bedford Ave. (Renewal, Wine, Beer & Cider, Rest)

6. **CANNABIS LICENSES:**

1. Better States LLC, 539 Metropolitan Ave. (Retail Dispensary)
2. Fignolecar Inc, DBA Fignolecar Inc, 175 Grand St. (Retail Dispensary)
3. Yousaf Saleem DBA Seneca Cann LLC, 799 Grand St. (Retail Dispensary)
4. Salt City Naturals LLC, 200 Franklin St. Unit 102 (Retail Dispensary)
5. Vincent Pezzulo, DBA Alka Life LLC, 145 Broadway. (Retail Dispensary)

BOARD MEETING

MOMENT OF SILENCE

ROLL CALL

APPROVAL OF THE AGENDA

APPROVAL OF THE MINUTES – Combined Public Hearing and Board Meeting of November 12, 2024.

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.

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.