



# COMMUNITY BOARD NO. 1

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May 23, 2014

## MEETING REMINDER

TO: Members of the Land Use, ULURP  
and Landmarks (subcom.) Committee  
  
FROM: Ms. Del Teague, Committee Chair  
  
RE: Scheduled Meeting

Please be advised that the Land Use, ULURP and Landmarks (subcom.) Committee will meet as follows:

**WHEN: WEDNESDAY MAY 28, 2014**  
**TIME: 6:30PM**  
**WHERE: CB #1's District Office**  
**435 Graham Avenue**  
**Brooklyn, NY 11211**  
**(Corner of Frost Street)**

## AGENDA

- 1.) **BSA APPLICATION: (CAL. # 50-14-BZ) 825 Manhattan Avenue (Block 2573 Lot 17):**  
An application for special permit to allow a physical cultural establishment (PCE) within an existing commercial building. (Applicant Representative/Eric Palatnik PC).
  
- 2.) **BSA APPLICATION: (CAL. #59-14-BZ) 114-122 Jackson Street-AKA 357 Manhattan Avenue (Block 2748 Lot 21):** This is an application for a zoning variance pursuant to ZR 72-21 to permit the construction of a four-story plus penthouse community facility (Use Group 4) on the above-referenced premises. The proposed community facility does not comply with the zoning requirements for street wall location, setback, maximum building height, maximum base

height, zoning floor area, and percent for lot coverage. The application is to facilitate the construction of a four-story plus penthouse, Use Group 4A settlement house (the "Proposed Building") on the captioned premises. The property is located in a R6B zoning district, which permits Use Group 4A as-of-right, and is currently improved with a 100-year old settlement house that will be demolished. (Applicant Representative/Caroline Harris/Goldman Harris LLC).

**3. ) DCP - (Application #'s N130228, N 130230 CMK, CMK N 090053 ZSK) - First renewal of an application for a special permit pursuant to ZR 62-736 and an application (N 090054 ZAK):** For an authorization pursuant to ZR 62-722 (b) to facilitate the development of a 39-story mixed use development at 145 and 155 West Street (Block 2530, Lots 1, 55, & 56), which was approved by the City Planning Commission on March 2, 2009. (145 West Street LLC and 157-159 West Street LLC) (Applicant Representative/Vivien R. Krieger/Cozen O'Connor)

**4. ) DCP - (Application # N 140343 CMK & N 140344 CMK) - Rose Plaza on the River: For Renewal of Special Permit C080340 ZSK& Authorization N 080341 ZAK:** 470 Kent Avenue, Block 2134, Lots 1 and 150. R7-3 & R7-3/C2-4 Districts, Borough of Brooklyn. Request by Waterfront Realty LLC and CL SPE LLX requesting the first three-year renewal of the previously approved special permit and authorization (C 080340 ZSK and N 080341 ZAK). (Applicant Representative/Howard S. Weiss, Esq.)

**5. ) PRESENTATION: Proposed land use change that would require special permits for hotel developments** - by Mr. Devin Maroney, Deputy Political Director, New York Hotel Trades Council.

DT/mbw

cc: CB #1 Board Members