



The City of New York
Brooklyn Community Board 15



ERIC ADAMS
 BOROUGH PRESIDENT

BILL DE BLASIO
 MAYOR

THERESA SCAVO
 CHAIRPERSON

LAURA SINGER
 DISTRICT MANAGER

AGENDA
TUESDAY DEC. 15th, 2015
COLLATION 6:30 P.M.

OFFICERS
 RONALD TAWIL
 FIRST VICE –CHAIRPERSON
 RITA NAPOLITANO
 SECOND VICE-CHAIRPERSON
 JACK ERDOS, ESQ
 TREASURER
 ALLEN POPPER, ESQ
 SECRETARY

Kingsborough Community College
2001 Oriental Boulevard
Brooklyn, New York 11235
FACULTY DINING ROOM – RM. U112

- **7:00 P.M. - PUBLIC HEARING**
- Presentation by Metropolitan Waterfront Alliance:
 On Waterfront Edge Design Guidelines
- Zoning Text Amendment and Zoning Special Permit
 Application # N150342ZRK
 STGG Realty, LLC
 3133-3135 Emmons Avenue, Block 8804, Lot 75
 Emmons Avenue between Ford Street and Coyle Street

The applicant is seeking a Zoning Text Amendment from the City Planning Commission in a R5/C2-2 (Special Sheepshead Bay District - Sub Area G) to allow for two actions, the enlargement of the two-story building on the Site, which is occupied by Prime Home Health Services. The existing two-story building stands 25'-0" in height, with 100% lot coverage, and contains 12,297 square feet of floor area. It is proposed to enlarge the building with a full second floor and third floor, thereby increasing its height to 34'-8", and increasing its floor area to 23,348 square feet (2.0 FAR). The building also contains a 44 car parking garage, which will be reduced by 12 parking spaces, as a result of the zoning special permit parking waiver. After the reduction, there will be a total of 32 off-street parking spaces.

- BSA Cal. No. 214-00-BZ / 2761 Plumb 2nd Street
 Located along Shell Bank Creek, fronting Plumb 2nd Street and a portion of Harkness Avenue

Pursuant to ZR Sections 72-01 and 72-22, this application requests an extension of term of the previously granted special permit for the UG6 eating and drinking establishment in the existing building at the Premises and an amendment to the previously approved plans.

- BSA Cal. No. 258-15-BZ / 2619 East 16th Street
 East 16th Street between Sheepshead Bay Road and Avenue Z

Special Permit pursuant to Section 73-44 and 73-03, of the Zoning Resolution of the City of New York, as amended (hereinafter "ZR") to vary ZR Section 36-21 to reduce the number of required accessory off street parking spaces from thirty (30) to fifteen (15) at the proposed eight thousand nine hundred and ninety one (8,991) square foot, five (5) story new building in a C4-2 zoning district.

- Review Unenclosed Sidewalk Café – Coffee Place Corp., D/B/A Sunflower Café, 1223 Quentin Road, Brooklyn, NY 11229-1054

Agenda subject to change without prior notice.

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- **7:45 P.M. - PUBLIC SESSION**
- **8:00 P.M. – EXECUTIVE SESSION**
 - a) Roll Call Attendance
 - b) Adoption of Minutes of November 17, 2015
 - c) District Manager's Report
 - d) Chairperson's Report
 - e) Committee Reports
 - Parks Committee Report
 - Public Safety Report
 - Zoning Committee
- **OLD BUSINESS**
- **NEW BUSINESS**
- **ADJOURNMENT**

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