



COMMUNITY BOARD No. 1

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October 27, 2025

MEETING NOTICE

TO: Members of the Land Use, ULURP and Landmarks [subcommittee] Committee
Teague, Chair; Chesler, Co-Chair; Kaminski, Landmarks Subcommittee Co-Chair; Isaacs; Itzkowitz; Kawaguchi; Kelterborn; Rabbi Niederman; Pferd; Sofer; Vega; Weiser; Kantin*; Kawochka*; Nieves*; Salgado* (*) *Non-Board Member*.
(9 Members Constitute a Quorum for This Committee)

FROM: Del Teague, Land Use, ULURP Committee Chair
Stephen Chesler, Land Use, ULURP Committee Co-Chair
Bozena Kaminski, Landmarks Subcommittee Co-Chair

RE: Scheduled Committee Meeting, November 3, 2025

Please be advised that the Land Use, ULURP and Landmarks [Subcommittee] Committee Meeting will meet as follows:

WHEN: Monday, November 3, 2025
TIME: 6:00 PM
WHERE: CB1 District Office
 435 Graham Avenue.
 Brooklyn, NY 11211
 (Corner of Frost Street)

AGENDA:

1. ROLL CALL

2. **PRESENTATION APPLICATION # C260063PCY NEWTOWN CREEK COMBINED SEWER OVERFLOW (CSO) STORAGE TUNNEL PROJECT CEQR # 24DEP053Y**: IN THE MATTER OF an application submitted by the Department of Environmental Protection and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for acquisition of properties listed and as specified below, Borough of Brooklyn, Community District 1 and Queens, Community Districts 2 and 5, and for site selection of such properties for a combined sewer overflow (CSO) retention system. Presenters: David Lee, Bureau of Environmental Planning & Analysis, Kate Edden, Bureau of Engineering Design and Construction, Drisana Hughes, Bureau of Public Affairs & Communication, Terrel Estes, Bureau of Environmental Planning & Analysis. DCAS Team: Shelton Getter, Assistant Director of Leasing and Acquisitions.

3. **PRESENTATION PROJECT 20 BERRY STREET, APPLICATION # C240273ZSK, CEQR # 24DCP038K**: IN THE MATTER OF an application submitted by Mihata Corp. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-94 of the Zoning Resolution to allow an increase in the maximum permitted floor area in accordance with Section 74-943 (Permitted floor area increase) for a development occupied by Business-Enhancing uses and Incentive uses and, in conjunction therewith, to modify publicly accessible open space design requirements of Section 37-70 (PUBLIC PLAZAS), to modify the off-street parking requirements of Section 44-20 (REQUIRED ACCESSORY OFF-STREET PARKING SPACES), and to modify the loading berth requirements of Section 44-50 (OFF-STREET LOADING REGULATIONS), in connection with a proposed 10-story building within an Industrial Business Incentive Area*, on property located at 20 Berry Street (Block 2283, Lots 25, 28, 31, 33, 35, 38, 41 and 43), in an M1-2** District, Borough of Brooklyn, Community District 1. Presenter, Diane Luebs, Planning and Development Specialist, GoldmanHarris LLC.

4. **PRESENTATION BSA CALENDAR # 2025-31-BZ,2025-32-A, 2025-33-A, 99 SUTTON STREET**: This variance application is submitted pursuant to Section 72-21 of the Zoning Resolution of the City of New York, as amended (the “Zoning Resolution” or “ZR”). The applicant seeks to legalize the existing four-story plus cellar residential building, which includes 10 dwelling units in the lower level, contrary to ZR §§ 42-10, 43-12, and 54-31, as well as HMC § 27-2082 and MDL § 34.6. Presenter, Mr. Jed Weiss, Sheldon Lobel, P.C.

5. **DISCUSSION RE:** Drafts of poster and public notice requirements for Land Use, Landmarks, and BSA applicants.

6. **NEW BUSINESS:** Input welcome regarding NYC Industrial Plan.

cc: CB#1 Board Members

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.