



COMMUNITY BOARD No. 1

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October 8, 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, October 16, 2025

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

WHEN: Thursday, October 16, 2025
TIME: 6:00 PM
WHERE: Swinging Sixties Senior Center
211 Ainslie Street.
Brooklyn, NY 11211
(Corner of Manhattan Avenue)

AGENDA:

1. ROLL CALL

2. **PRESENTATION McDONALDS, 710 BROADWAY, BSA CAL # 2025-15-BZ: [Postponed from the September 3, 2025, committee meeting]**

This application is a raise and rebuild of McDonalds and seeks a special permit, pursuant to §§ 73-03 and 73-311 of the New York City Zoning Resolution to permit, on a site within a C4-3 zoning district, the operation of an accessory drive-through facility operating in conjunction with an as of right eating and drinking establishment (Use Group VI). Presenter Elyse Foladare, Representative Eric Palatnik, P.C., Attorneys at Law.

This is an application to re-vamp the current McDonalds into a new McDonalds with a larger building, two curb cuts in place of the current single cut, and a new drive thru. The parking spaces will be reduced from thirteen to six.

The committee was concerned that there is no plan to provide parking for bike and car delivery. The committee was also concerned about the possibility that the new design will result in an increased traffic flow.

Recommendation: A motion was made to postpone the application to the next scheduled committee meeting on October 16, 2025, for the following purposes:

1. To give the committee an opportunity to further review the traffic analysis studies; and
2. For the applicant to provide the committee with a holistic safe parking plan for all delivery vehicles, bike and car.

Vote: 11 yes, 1 no, 0 recusals

The full board approved the motion on September 9, 2025.

3. **PRESENTATION PROJECT OF SUBSTANTIAL RENOVATION / RESTORATION OF A LANDMARKED RESIDENCE AT 113 NOBLE STREET:**

The Brooklyn Studio is presenting the proposed work to the front façade, roof, rear façade, rear extension, rear yard, and interior of 113 Noble Street, an Italianate wood frame rowhouse located in the Greenpoint Historic District in Brooklyn. Originally built in 1861 by John T. Fairfield, the rowhouse has been altered from its original state and is currently a three-story building with a basement, cellar and two-story extension. Presenter, Project Manager, Jasper Grace, The Brooklyn Studio.

4. **INFORMAL PRESENTATION OF A LANDMARKED BUILDING AT 144 GREENPOINT AVENUE:**

This is a Land Use application. The project is a completely new design to the previously approved commercial project at this location. The project has new ownership and is now a multifamily residential project with 55 dwelling units, 20% of which will be affordable. The intent of the design is a standalone building, with a brick façade and regular cadence of windows recalling the historic tenement housing along Greenpoint avenue. Street wall height will be similar to the existing residential street wall on the avenue, and a projecting cornice will reduce sightlines of the set back upper floors. On a volumetric basis the proposed residential building is 30% smaller at 257,008 cubic feet from the previously approved commercial project which was 366,564 cubic feet. Our floor area has increased from the previously approved with the conversion and change to residential zoning but is still about 15% less than the allowable on the site. The lot coverage is also reduced with our full open rear yard to improve the interior of the block.

5. Building Studio Architect, John Field, AIA.

6. **DISCUSSION:** The committee will continue our discussion of

1. our recommendation that Land Use applicants be required to post notice of their applications, and
2. the required wording of the notice.

7. **OLD BUSINESS**

8. **NEW BUSINESS**

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.