



COMMUNITY BOARD No. 1

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HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

August 22, 2025

COMMITTEE HELD PUBLIC HEARING

AND MEETING NOTICE

- TO:** **Members of the Land Use, ULURP and Landmarks [subcommittee] Committee**
Teague, Chair; Chesler, Co-Chair; Kaminski, Landmarks Subcommittee Co-Chair; Drinkwater; Itzkowitz; Kelterborn; Rabbi Niederman; Pferd; Sofer; Vega; Weiser; Berger*; 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, September 3, 2025**

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

WHEN: Wednesday, September 3, 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. **APPLICATION C250033MMK, CEQR 25DCP010K, PROJECT: EAGLE STREET DEMAPPING**

IN THE MATTER OF an application submitted by BOP Greenpoint D LLC pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving:

1) the elimination of Eagle Street between West Street and the United States Pierhead line; and

2) the adjustment of grades and block dimensions necessitated thereby; including authorization for any acquisition or disposition of real property related thereto, in Community District 1, Borough of Brooklyn, in accordance with Map No. X-2777 dated June 30, 2025, and signed by the Borough President.

Presenter: Mr. Nick Williams, Fried, Frank, Harris, Shriver & Jacobson LLP

3. **APPLICATION (N 250271 ZAK) 242 SIEGEL STREET BULK AUTHORIZATION, BLOCK 3100, LOT 22. SUBMITTED BY 215 NYM MOORE, LLC**

A zoning authorization pursuant to ZR 75-21 to facilitate a new six-story, approximately 215,000 sf development, including sound stages and mill is being sought by a private applicant, Bungalow Projects, at 242 Seigel Street, in the Williamsburg neighborhood of Community District 1, Brooklyn. The applicant seeks authorization pursuant to Section 75-21 of the Zoning Resolution to modify the applicable height and setback, and yards regulations, in connection with a proposed production studio use, on property at the above referenced location.

Presenters: Susi Yu, Founding Partner, Bungalow Projects. Travis Feehan, Founding Partner, Bungalow Projects. Zachary Bernstein, Partner, Fried Frank.

4. **ADJOURNMENT OF PUBLIC HEARING**

COMMITTEE MEETING

(Immediately Proceeding)

AGENDA :

1. **PRESENTATION McDONALDS, 710 BROADWAY, BSA CAL # 2025-15-BZ:**

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.

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4. OLD BUSINESS

5. NEW BUSINESS

cc: CB#1 Board Members

Note: For further information on accessibility or to make a request for accommodations, 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.