



COMMUNITY BOARD No. 1

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COUNCILMEMBER, 34th CD

November 27, 2023

MEETING NOTICE

TO: Members of the Land Use, ULURP and Landmarks [subcommittee]
Committee

Teague (Chair); Chesler (Co-Chair), Kaminski (Landmarks Co-Chair);
Drinkwater; Indig; Itzkowitz; Kantin; Kelterborn; Meyers; Miceli; Rabbi
Niederman; Pferd; Sofer; Vega; Weiser; Berger*; Kawochka*; Stone*
(*non-board member)

(10 Members Constitute a Quorum for This Committee)

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

RE: Scheduled Committee Meeting, December 4, 2023

Please be advised that a meeting of the Land Use, ULURP & Landmarks [subcommittee]
Committee is scheduled as follows:

WHEN: Monday, December 4, 2023
TIME: 6:00 PM
WHERE: Swinging Sixties Senior Center
211 Ainslie Street
Brooklyn, NY 11211
(corner of Manhattan Avenue)

AGENDA

1. **PRESENTATION-306 RUTLEDGE STREET**: Application to allow a use variance filed pursuant to Section 72-21 of the Zoning Resolution of the City of New York ("ZR"), seeking a variance of ZR Section 32-00, within a C8-2 zoning district, to permit the development of twelve

two-family town homes (24 dwelling units), which will total 73,681 square feet (2.79 FAR).
Presenter: Robin Gonzalez – Erik Palatnik, P.C., Attorneys at Law

2. PRESENTATION-17 FILLMORE PLACE: The project proposes to maintain the existing historical front street façade, while creating a single-family interior, which utilizes a three-story central atrium, to connect the individual floors together into a shared family residence. The design of the interior atrium is then translated to the rear elevation of the residence, which proposes to better match the adjacent building’s rear extension in style. The floor area void created by the atrium, is recaptured by the extension of the upper two floors, which creates a cohesive rear elevation, not visible from the surrounding perimeter streets. Presenter: Paulina Kernacova – Sarah Jefferys Architecture + Interiors

3. Continuation of AMI discussion

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.