



# COMMUNITY BOARD No. 1

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HON. ANTONIO REYNOSO  
BROOKLYN BOROUGH PRESIDENT



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COUNCILMEMBER, 33rd CD

HON. JENNIEFER GUTIERREZ  
COUNCILMEMBER, 34th CD

April 24, 2023

## MEETING NOTICE

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

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

(11 Members Constitute a Quorum for This Committee)

**FROM:** Del Teague, Committee Chair  
Maria Viera, Committee Co-Chair  
Trina McKeever, Landmarks Subcommittee Chair

**RE: Scheduled Committee Meeting, May 1, 2023**

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

**WHEN: Monday, May 1, 2023**

**TIME: 6:30 PM**

**WHERE: Via WEBEX**

(While we cannot meet in person, we will be meeting virtually. Below are options for you to connect)

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### Meeting Address for Attendees:

<https://nyccb.webex.com/nyccb/j.php?MTID=mc1d2d1aab0f301657f9bf7f740ed7a5c>

**Meeting number:** 2335 620 6345

**Meeting password:** XcRBEJZC678

**Audio conference:** +1-646-992-2010 [New York City]

**Access code:** 2335 620 6345

## **AGENDA**

**1.) PRESENTATION: 12 FRANKLIN STREET SPECIAL PERMIT RENEWAL NON-ULURP**

-This is a Special Permit Renewal by 12 Franklin Property Co LLC, 12 Franklin 230 LLC and 12 Franklin 197 LLC requesting a Zoning Special Permit renewal pursuant to Section 74-96 to facilitate a new seven-story, approximately 134,222 square foot mixed office, retail, and industrial building at 12 Franklin Street. Presenters: Presenter: Ellen Lehman, Associate, Real Estate, Fried, Frank, Harris, Shriver & Jacobson LLP.

**2.) PRESENTATION: 68 SOUTH 1 STREET -BSA CAL. NO 2023-08-BZ** -The application is filed pursuant to ZR Section 72-21 to permit the construction of a single-family residence at 68 South 1st Street, contrary to bulk regulations. The applicant requires a waiver of ZR Section 23-153 (maximum floor area) to build a four-story single-family residence on an existing small lot (840 sq. ft.). Presenter: FAYANNE BETAN, Sheldon Lobel, P.C.

**3. PRESENTATION: GREENPOINT LANDING PARCEL 5C-2 WATERFRONT-DCP N230035 ZAK & N2300236 ZAK**

-Westerly side of West Street between Eagle Street and Huron Street Block 2502, Lot p/0 1 & 5 Block 2510, lot 1 & Block 2520, Lot 57 R6, R6/C2-4, R8 and R8/C2-4 Districts- N230035 ZAK &an application for grant of an authorization pursuant to section 62-822 (a) of the Zoning Resolution to modify the location, are and minimum dimension requirements of section 62-50 (General requirements for visual corridors and waterfront public access areas and, in conjunction therewith, section 62, 332 (Rear yards and waterfront yards): and N 230036 ZAK- an application for the grant of an authorization pursuant to section 62-882 (b) of the zoning resolution to modify the design requirements of section 62-60 (Design requirements for waterfront public access areas. Presenter: Ellen Lehman, Associate, Real Estate, Fried, Frank, Harris, Shriver & Jacobson LLP.

**4. PRESENTATION: 150 CALYER STREET - LPC-23-02669**- Our office was retained to prepare drawings for the rehabilitation of an existing Framed, 4-story, 8-unit multifamily building at the above address, due to structural deficiencies. The building is located within a Landmark district and therefore modifications to the façade are subject to the Landmarks Preservation Community's (LPC) review and approval. Drawings have been submitted to LPC under docket#LPC-23-02669-time sensitive matter can be reviewed and remedied. Presenters: Shlomo Banbahji, Dominick Casale, and Mendy Deutch, CORE Consultants NYC LLC.

**5. PRESENTATION:** Presentation by Erin Buchanan on behalf of the Borough President regarding a comprehensive plan to address health disparities in Brooklyn. The office of the Borough President asked to adjourn this presentation to our May 1, 2023, committee meeting. Presentation by Erin Buchanan on behalf of the Borough President [comprehensive plan](#)

cc: CB#1 Board Members

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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.