



# COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

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September 23, 2024

## LAND USE, ULURP AND LANDMARKS [SUBCOMMITTEE] COMMITTEE MEETING NOTICE

**TO:** Members of the Land Use, ULURP and Landmarks  
[subcommittee] Committee  
Teague, Chair; Chesler, Co-Chair; Kaminski, Landmarks Subcommittee Co-Chair;  
Drinkwater; Indig; Itzkowitz; Kelterborn; Rabbi Niederman; Pferd; Sofer; Vega;  
Weiser; Berger\*; Kantin\*; Kawochka\*; Stone\* (\*) *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 Land Use, ULURP and Landmarks [Subcommittee] Committees  
Meeting, October 1, 2024

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

**WHEN:** Tuesday, October 1, 2024  
**TIME:** 6:00 PM  
**WHERE:** CB # 1 District Office  
435 Graham Ave.  
Brooklyn, NY 11211  
(corner of Frost Street)

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## **AGENDA:**

1. **PRESENTATION: DOMINO REFINERY – MARQUEE SIGNAGE INTERNAL ILLUMINATION PACKAGE:** – Change to the marquee at the refinery that was previously approved by CB#1 and the LPC. Presenter Mr. David Lombino, Managing Director, Two Trees Management Company.  
Mr. Lombino presented this application to the full board prior to our summer break. No concerns or objections were raised by board members or people in attendance at the board meeting. He needs a letter of recommendation from the Board.
2. **PRESENTATION: 535 MORGAN AVENUE** – a proposed rezoning application designed to permit development of a new Aldi Supermarket in the retail space currently occupied by Staples in the shopping center at the above location.  
This application is pending with the Department of City Planning and has not been certified. The applicant would like an opportunity to present the application to this committee, for informational purposes, prior to formal ULURP meetings
3. **PRESENTATION: APPLICATION BSA- 2024-31-BZ 166 NORTH 12TH STREET:** A new application to Board of Standards and Appeals concerning 166 North 12th St. Application 2024-31-BZ. DOB Job # B01021399-I1. This is a variance application filed pursuant to ZR Section 72-21 to permit a Use Group (“UG”) 3A non-profit institution contrary to bulk regulations within the subject R6A district. The proposed variance seeks to facilitate the development of non-profit disability arts ensemble with a theater, artist boarding and company support spaces. Presenter, Richard Lobel, Sheldon Lobel PC.
4. **PRESENTATION:** Steve Chesler will present housing data provided by HPD and DCP that he has uncovered in his recent research.

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.