



COMMUNITY BOARD No. 1

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September 28, 2026

MEETING NOTICE

TO: **Members of the Land Use, ULURP, & Landmarks [Subcommittee] Committee**
Dennis, Chair; Chesler, Co-Chair; Kaminski, Landmarks Subcommittee Co-Chair; Isaacs; Kawaguchi; Rabbi Niederman; Greenfeld; Pferd; Sofer; Teague; Vega; Weiser; Brousset*; Costa*; Kantin*; Kawochka*; Nieves*; Salgado* (*) *Non-Board Member*

(10 members constitute a quorum for this committee)

FROM: Mr. Ward Dennis, Land Use, ULURP Committee Chair
Mr. Stephen Chesler, Land Use, ULURP Committee Co-Chair
Ms. Bozena Kaminski, Landmarks Subcommittee Co-Chair

RE: Scheduled Committee Meeting, October 5, 2026

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

WHEN: Monday, October 5, 2026
TIME: 6:00 P.M.
WHERE: CB1 District Office
435 Graham Avenue
Brooklyn, NY 11211
(Corner of Frost Street)

AGENDA

1. **PRESENTATION PROJECT N 270091 ZAK 197 BERRY STREET PARKING AUTHORIZATION:**

The applicant, Bensing 250 LLC (the "Applicant"), is seeking approval of a City Planning Commission ("CPC") authorization pursuant to ZR Section 75-31

(Authorization to Remove Required Parking) to facilitate the removal of 42 existing accessory residential parking spaces in the existing building (the “Existing Building”) located at 197 Berry Street (Block 2351, Lots 1001-1088, f/k/a Lot 1) in Brooklyn (the “Development Site” or “Project Area”). Presenter: Land Use Attorney, James Power, HSF Kramer (US) LLP.

2. **PRESENTATION PROJECT BSA APPLICATION ZR 73-44 SPECIAL PERMIT 2026-17-BZ (26BSA029K) 27 STEWART AVENUE:**

This application (“Application”) is filed by Pryor Cashman LLP on behalf of 25c LLC, the owner of the Premises (the “Owner”), pursuant to Section 73-03 and 73-44 of the Zoning Resolution of the City of New York (“ZR” or “Resolution”), to seek a reduction in the number of accessory off-street parking spaces required for the proposed, 122,518 square foot Use Group III(B) ambulatory diagnostic and treatment healthcare facility within the substantially completed 11-story, Use Group V transient hotel building on the Premises (the “Building”). Presenter: Partner, Paul Proulx. Pryor Cashman LLP; Architect, David Bench, Bench Architecture; Owner, James Kot, 25c LLC.

3. **Old Business:**

- Continuing discussion of UAP applications

1. **488 Leonard Street – New UAP Application**

The proposed development will consist of 96 residential dwelling units. Of the 96 residential units, 15 units will be designated as Affordable at 60% of Area Median Income (AMI), and 81 units will be market rate. The UAP zoning lot floor area will be 92,211.74 square feet, and the UAP site residential floor area will be 62,161.42 of which 9844.06 square feet will be allocated for affordable housing. The project has been filed with the New York City Department of Buildings under Job Number B01450346 and BIN 3067529. Construction is anticipated to be completed by June 2027.

2. **124 Broadway – New UAP Application**

Situated in Williamsburg of Brooklyn, 124 Broadway LLC is developing a new residential building with an address at 124 Broadway. This building is located in the Brooklyn Community Board 1 District with close proximity to the Broadway/Cedar Street Bus station. The Project will consist of 38 residential dwelling units. 8 units will be designated for affordable tenants at 60% AMI pursuant to the Universal Affordability Preference Program and the 485x Tax Exemption Program. Building consists of approximately 28,000 square feet of Residential Floor Area.

3. **77 Richardson Street – New UAP Application**

The proposed project is a 7-story residential development located at 77 Richardson Street situated on a 5,000-square-foot site in the Williamsburg neighborhood of Brooklyn. The building will contain a total of 19,112.4 New residential SF. The development will include 28 residential units, of which 6 will be designated as affordable under the Universal Affordability Preference (UAP)

program administered by HPD. All affordable units will also satisfy the Affordable New York Housing Program (485x), also administered by HPD. The affordable units will target a weighted average Area Median Income (AMI) of 60%. Construction is expected to take approximately 12 months, with full lease-up anticipated within 6 months following completion.

4. **New Business**

cc: CB#1 Board Members

Board Meeting notices can be found at:

<https://www1.nyc.gov/site/brooklyncb1/meetings/agendas.page>

(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.)