



# COMMUNITY BOARD NO. 1

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COUNCILMEMBER, 34<sup>th</sup> CD

September 27, 2018

## MEETING NOTICE

**TO:** Members of the Land Use, ULURP & Landmarks (subcommittee) Committee  
(Teague, Viera, McKeever, Chesler, Kaminski, Needelman, Rabbi Niederman, Nieves, Sofer, Weidberg, Weiser)

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

**RE:** Scheduled Meeting  
(7 Members Constitute a Quorum for this Committee)

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Please be advised that the Land Use, ULURP & Landmarks (subcommittee) Committee will meet as follows:

**WHEN:** WEDNESDAY – OCTOBER 3, 2018  
**TIME:** 6:30 PM  
**WHERE:** CB #1's District Office  
435 Graham Avenue  
Brooklyn, NY 11211  
(Corner of Frost Street)

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### AGENDA:

1. **BSA CAL. # 2018-128 BZ – 103 NORTH 10<sup>TH</sup> STREET** (Block 2296 Lot 7501) – An application for a special permit to permit a physical culture establishment (“PCE”) within portions of the cellar and first floor of an existing mixed-use building located in an M1-2/R6A (MX-8) zoning district. (Application Rep./Rothkrug, Rothkrug & Spector LLP)

2. **CITY PLANNING: 12 FRANKLIN STREET, ZONING TEXT AMENDMENT N180388 ZRK – MODIFICATION OF USE, BULK, PARKING AND LOADING REGULATIONS IN INDUSTRIAL BUSINESS INCENTIVE AREAS. SPECIAL PERMIT 180387 ZSK, 180389 ZSK** (Applicant Representative: Melanie Meyers/Fried, Frank, Harris, Shriver & Jacobson, LLP)
- **IN THE MATTER OF an application (180388 ZRK)** submitted by 12 Franklin Property Co LLC, 12 Franklin 230 LLC, and 12 Franklin 197 LLC pursuant to Section 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York, adding an Industrial Business Incentive Area to Article VII, Chapter 4 (Special Permits by the City Planning Commission).
  - **IN THE MATTER OF an application (180387 ZSK)** submitted by 12 Franklin Property Co LLC, 12 Franklin 230 LLC, and 12 Franklin 197 LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant Section 74-962 of the Zoning Resolution to allow an increase in the maximum permitted floor area for a development occupied by Industrial uses and Incentive uses, in connection with a proposed 7-story mixed-use commercial/industrial building on property located at 12 Franklin Street (Block 2614, Lots 1, 3 and 8), in an M1-2 District, within an Industrial Business Incentive Area, Borough of Brooklyn, Community District 1.
  - **IN THE MATTER OF an application (180389 ZSK)** submitted by 12 Franklin Property Co LLC, 12 Franklin 230 LLC, and 12 Franklin 197 LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant Section 74-963 of the Zoning Resolution to allow a reduction in the parking requirements of Section 44-20 (REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR MANUFACTURING, COMMERCIAL OR COMMUNITY FACILITY USES) and a reduction in the loading berth requirements of Section 44-50 (GENERAL PURPOSES), in connection with a proposed 7-story mixed-use commercial/industrial building on property located at 12 Franklin Street (Block 2614, Lots 1, 3 and 8), in an M1-2 District, within an Industrial Business Incentive Area, Borough of Brooklyn, Community District 1.
3. **CITY PLANNING: 420 KENT AVENUE PHASING AUTHORIZATION, 416-420 Kent Avenue, between Kent Avenue and the East River (Block 2128, Lot 5 and Block 2134, Lot 56)** for phased development of waterfront public access areas (WPAA) pursuant to Section 62-822(c) of the Zoning Resolution (ZR). The proposed development consists of two buildings that are currently under construction. The application is for a zoning authorization that would permit a portion of the WPAA to open to the public in late summer 2018, rather than early 2019. The zoning authorization is not subject to ULURP but is referred to the Community Board for a 45 day period. (Applicant Representative: Richard Lobel/Sheldon Lobel P.C.)
4. **LPC - LANDMARKS APPLICATION:** 200 Guernsey Street, Brooklyn, NY 11222 (Block 2959, Lot 14). Renovation – Remove existing rear yard windows and replace with large window. Add enclosed backyard extension on top of existing backyard extension on top of existing backyard extension. (Alfred Karmen Architects)
5. **LPC - LANDMARKS APPLICATION:** 133 Kent Street, Brooklyn, NY 11222 (Block 2550, Lot 59) – Application to construct a rooftop stair bulkhead and rear yard addition. (Courtney Walleston Architect PC)
6. **LPC – LANDMARKS APPLICATION:** 175 Broadway, Brooklyn, NY 11211 (Block 2457, Lot 28) Williamsburgh Savings Bank - Proposed Marquee. (David Scott Parker Architects LLC)

DT/mbw

cc: CB #1 Board Members