



COMMUNITY BOARD No. 1

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December 23, 2021

MEETING NOTICE

TO: Members of the Land Use, ULURP and Landmarks [subcommittee] Committee
Del Teague (Chair); Viera (Co-Chair), McKeever (Landmarks Chair) ; Chesler; Drinkwater; Indig; Kaminski; Lebovits; Miceli; Rabbi Niederman; Nieves; Sofer; Solano; Weidberg; Vega; Weiser; Andrews; Berger; Kantin*; Kawochka*; Naplatarski*; Stone**
(12 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, 1-03-2022

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

WHEN: Monday, January 3, 2022
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)

Meeting Address for Attendees

<https://nyccb.webex.com/nyccb/j.php?MTID=m5a612547f5e8c28db43893cb85a2ed57>

Meeting number: 2343 528 0579

Meeting password: 7JKjHs5j6Nu

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

Access code: 2343 528 0579

AGENDA

1. **103 Lee Avenue, Brooklyn, NY 11211 (Calendar # C 210312 ZMK) [RELATED N 210313 ZRK]**. In the matter of an application submitted by Sbeny Holdings LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12d:
 - (1) eliminating from within an existing R6 District a C1-3 District bounded by Williamsburg Street East, Lee Avenue, and the southwesterly prolongation of a line midway between Keap Street and Hooper Street;
 - (2) changing from an R6 District to an R7X District property bounded by Williamsburg Street East, Keap Street and its southwesterly centerline prolongation, a line 100 feet northeasterly of Lee Avenue, and a line midway between Keap Street and Hooper Street and its southwesterly prolongation; and
 - (3) establishing within the proposed R7X District a C2-4 District bounded by Williamsburg Street East, Keap Street and its southwesterly centerline prolongation, a line 100 feet northeasterly of Lee Avenue, and a line midway between Keap Street and Hooper Street and its southwesterly prolongation;The proposed zoning map amendment seeks to rezone all of portions of seven (7) properties classified on the New York City (“the City”) tax maps as Block 2200, Lots 6 and 4 (p/o) and Block 2199, Lots 22, 33 (p/o), 39 (p/o), 43 (p/o) and 44 (p/o) (the “Project Area”) from R6 and R6/C1-3 to R7X/C2-4. Block 2200, Lot 6 and the portion of Lot 4, Block 2199, Lot 43 and Lot 44 in the proposed Project Area are currently zoned R6, while the Lots 33 (p/o) and 39 (p/o) on Block 2199 are zoned R6/C1-3. The proposed zoning text amendment seeks to amend Appendix F of the Zoning Resolution of the City of New York (“ZR”) to establish the Project Area as a Mandatory Inclusionary Housing Area (“MIH”). – Presentation by Applicant: Mr. Richard Lobel.

2. **Application to the Landmarks Preservation Commission (LPC)** – Applicant states the application is for renovations to a Landmarked Townhouse at 1097 Lorimer Street (Block 2569, Lot 46). Proposed work is: some interior and exterior work to this property - by Nicholas Brown/Architect (Property Owners/Elisabeth Holm & Daniel Berger).

DT/mbw

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.