



BROOKLYN COMMUNITY BOARD 14
FLATBUSH–MIDWOOD COMMUNITY DISTRICT
810 East 16th Street
Brooklyn, New York 11230

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ERIC L. ADAMS
Borough President

ALVIN M. BERK
Chairman

SHAWN CAMPBELL
District Manager

IMPORTANT NOTICE

Please be advised this mailing may contain important governmental notification and/or announcements on issues of interest to your neighborhood. You are encouraged to attend and participate in any meetings of interest to you. All Community Board meetings are open to the public.

Dear Community Resident:

Please be advised that Community Board 14 has scheduled the following public hearings:

WEDNESDAY, DECEMBER 5, 2018
Community Board 14 District Office
810 EAST 16TH STREET
(between Avenue H and the LIRR Dead End)
BROOKLYN, NEW YORK

If a hearing exceeds its allotted time, the following hearing will begin immediately after.
All materials for public hearings are available for review at the Community Board 14 office.

SPECIAL PERMITS: Applications for Special Permits have been filed with the Board of Standards and Appeals (BSA), pursuant to Zoning Resolution of the City of New York §73-622, to enlarge a single or two-family detached or semi-detached residence within the designated R-2 district bounded by Avenue I, Nostrand Avenue, Kings Highway, Avenue O and Ocean Avenue in Community Board 14 in the Borough of Brooklyn.

6:30 PM – 1234-1238 East 22nd Street, between Avenue K and Avenue L, Block 7621, Lots 72 & 74,
BSA# 2018-104-BZ – Applicant's Representative: Lyra J. Altman, 212-452-4284

6:45 PM – 966 East 24th Street, between Avenue I and Avenue J, Block 7587, Lot 74,
BSA# 2018-154-BZ – Applicant's Representative: Lyra J. Altman, 212-452-4284

7:00 PM – 1123 East 27th Street, between Avenue K and Avenue L, Block 7627, Lot 35,
BSA# 2018-155-BZ – Applicant's Representative: Jay Goldstein, 646-535-3771

7:15 PM – 1315 East 24th Street, between Avenue M and Avenue N, Block 7660, Lot 39,
BSA# 2018-146-BZ – Applicant's Representative: Eric Palatnik, 212-425-4343

7:30 PM – 1133 East 22nd Street, between Avenue J and Avenue K, Block 7604, Lot 19,
BSA# 2018-167-BZ – Applicant's Representative: Richard Lobel, 212-725-2727

1640 FLATBUSH AVENUE REZONING: A Uniform Land Use Review Procedure (ULURP) application No. C 190053 ZMK submitted by the applicant, 1640 Flatbush Owner LLC, seeking a Zoning Map amendment to rezone the development site at 1640 Flatbush Avenue (Block 7577, Lot 60) from a C8-2 and an R6 zoning districts to a C4-4D zoning district; and to rezone portions of two adjacent properties, Block 7577, Lot 25 and Block 7576, Lot 69 from a C8-2 zoning district to an R6 zoning district.

In addition to this application, the applicant has filed a related ULURP application No. N 190054 ZRK seeking a Zoning Text amendment to amend the text of the New York City Zoning Resolution ("ZR") to designate the development site as a Mandatory Inclusionary Housing Area (Appendix F), to facilitate the development of a 13-story plus cellar mixed use building with retail on the first and second floors and residential above, which would include approximately 34 units of affordable housing.

7:45 PM – 1640 Flatbush Avenue, between East 32nd Street and Aurelia Court, Block 7577, Lot 60;
p/o Block 7566, Lot 25; p/o Block 7576, Lot 69
Applicant's Representative: Jay A. Segal, Greenberg Traurig, LLP, 212-801-9265

If you would like to testify at any of these public hearings, please pre-register for speaking time by calling the District office at 718-859-6357 or you may register to speak on the evening of the hearing on December 5th. Speakers who register in advance will be given priority on the speaking schedule.