

**BROOKLYN COMMUNITY BOARD 6
LANDMARKS/LAND USE COMMITTEE
JANUARY 28, 2010**

ATTENDANCE: LANDMARKS/LAND USE COMMITTEE

PRESENT:

J. ARMER	W. BLUM	P.FLEMING
K. FREEMAN	G. KELLY	D.KUMMER
B. LESTER	R. LEVINE	T. MISKEL
M. MURPHY	R. OBERLENDER	D. SCOTTO
M. SHAMES	R. SLOANE	L. SONES
P. THOMAS		

EXCUSED:

B.STOLTZ

ABSENT:

B. ATKINS	P. BLAKE	A. PUGLIESE
E. SPICER		

GUESTS:

J. CLARKE	M. COUGHLIN	N. ACCAD
A. AKKAD	G. RODRIGUEZ	R. RZEHAK
S. UHRIK	D. KRUMPUS	S. JENSON
L. NAM	W. CHUI	A. TAMIR
L. KOPPELMAN	J. KOPPELMAN	R. LOBEL

☆☆☆ MINUTES ☆☆☆

PUBLIC HEARING on 255 Butler Street (BSA Cal. No. 327-09-BZ).

Discussion and formulation of a recommendation on an application submitted to the Board of Standards and Appeals (BSA Cal. No. 327-09-BZ) to request a special permit under Section 73-19 of the Zoning Resolution to allow a Use Group 3 charter school (non-profit without residential accommodations) with first floor retail in an existing Use Group 16 warehouse in an M1 district at 255 Butler Street (Block 405, Lot 27).

Applicant presents:

1. Richard Lobel – explanations of requirements for special permit.
2. Gene Moore – school is at PS27 presently.
3. 400 students at peak growing to high school students from the district.

Speaking against the application:

Adel Tamir, a business owner on Baltic Street is concerned about the hazards to children and loss of parking. Large rigging company with heavy equipment.

Luu Quan Nam – Baltic Street business owner– 95% of business on the block – a lot of truck traffic.

Wai Chui, a Baltic Street business owner. Problem with tractor trailers coming up from Smith Street. Lots of truck traffic, trade repairs and oil company.

Scott Johnson, property owner on Baltic Street, said that dead end and one way streets will lead to traffic bottleneck.

Steven Ferris – Printing company and import/export across the street from the site will have difficulty unloading shipping containers.

Joe Koppelman – Woodworker on Baltic Street. Many accidents at Bond and Baltic Streets. Small businesses suffer from gentrification. Possible flooding would be a problem.

Steve Hart lives on Warren Street and is already having serious parking problems.

Close of public hearing.

Peter Fleming asked about Department of Transportation requirements?

- Answer: Studied 100 pages of regulations for traffic and parking study.
- Building unoccupied for years.
- School staff max 65 people.

What about retail component?

Answer: Use Group 6 allows offices.

Debra Scotto asked did you ever drive a truck? Concern with visibility and safety.

Answer:

- NYC allows schools in M1 zones close to R zones.
- Have put 2 schools on McDonald Avenue.
- Traffic and parking issues are lower for school than permitted uses.

Superfund site: NYC requires an environmental assessment.

Jerry Armer said we are not dealing with 400 people who don't exist (office workers).

Answer: 300 students by 2012.

? Retail ? or offices?

Jerry Armer asked how many staff? And where will they park?

Answer: 65 teachers. Do not anticipate reserved parking. Entrances will be on Butler and Nevins Street.

Phaedra Thomas asked what is school's plan to work with businesses on student safety and business operations?

Answer: No intent to push out businesses - regulations fit this project well.

Audience member mentions motorcycle club, prostitution and drug dealing – mural dedicated to children killed in traffic accidents.

Lou Sones asked is this school intended for local area?

Answer: Yes – for this district.

Jerry Armer asked was there a modal split in Environmental Assessment for students commuting?

Answer: Table 3, page 14 – 16 school bus trips in the morning.

Jerry Armer – Did the EIS take into account buses operating amidst truck traffic and commercial activities?

Answer: Did not consider this – just the number of trips. All environmental consideration have been taken into account.

Betty Lester – Likely that school will ask for reserved parking. Con Ed may collect PCB's across the street. What was the previous use of the building? It was a printing plant in the 60's. Are there any issues in the building?

Answer: No

Betty – Age range?

Answer: 6th grade

Madelaine Murphy – Will there be recreation space?

Answer: Yes on roof.

Phaedra Thomas recommended that they build a working relationship with community and businesses.

Betty Lester – How will you store and dispose of trash?

Answer: Will be stored inside and will be picked up regularly.

Lou Sones – Will the school create or save jobs?

Answer: 65 teacher jobs and construction jobs.

Debra Scotto – We have rezoned and are forced to site school in an unsafe area!

Bill Blum – Referred to DOT – for what reason?

Answer: Require study and action such as striping to increase safety.

Jerry Armer made a motion that special permit be denied for the following reason: because of the high volume of commercial traffic, we feel that the children would not be safe.

Bill Blum would prefer then a conditional approval with DOT to study further.

Ken Freeman seconded Bill Blum's motion and said he would like to see more mitigation to solve problems.

Mark Shames said he expects that permit will be granted but thinks it is unsafe.

Bob Levine asked about the school at Butler Street and 4th Avenue.

Peter Fleming notes that it is not industrial – there are lots of schools along 4th Avenue.

Roy Sloane agrees with Bill Blum. Represented owner of building for a long time and does not believe it is inappropriate. Will likely be used for residential purposes if disapproved.

Betty Lester said Board turned down residential rezoning. Internal parking and loading zone inside would possibly solve problem.

Lou Sones – difficult decision – we need more schools. Red Hook has similar problems with truck traffic and schools - not comfortable speaking against.

The question was called. 9 FOR – 7 AGAINST.

This will be presented to the full board on February 10, 2010.

Presentation and discussion of a Certificate of Appropriateness application submitted to the Landmarks Preservation Commission for restorations and alterations to the main basement entrance at 190 8th Avenue (northwest corner of 1st Street/8th Avenue), Park Slope Historic District.

Ground floor currently has brick face around front door. Stoop had been removed years ago. Owner would like to restore some detail around door – egg and dart using stucco not limestone.

Bob Levine asked about restoring the stoop?

Ben Ellis, the architect, said that Landmarks did not suggest stoop restoration.

Bob Levine asked what is shown in tax photos?

Jerry Armer said the stoop would be nice but this is a very nice approval. He recommends approval. The motion was seconded by Roy Sloane.

MOTION APPROVED: Unanimously

Request Landmarks Preservation Commission keep the application open until the full board meets.