

**BROOKLYN COMMUNITY BOARD 6
LANDMARKS/LAND USE COMMITTEE
FEBRUARY 25, 2010**

ATTENDANCE: LANDMARKS/LAND USE COMMITTEE

PRESENT:

J. ARMER	P.FLEMING	K. FREEMAN
D.KUMMER	B. LESTER	R.LEVINE
M. MURPHY	D. SCOTTO	M. SHAMES
R. SLOANE	L. SONES	

EXCUSED:

B. ATKINS	P. BLAKE	W. BLUM
G. KELLY	T. MISKEL	R. OBERLENDER
A. PUGLIESE	E. SPICER	B. STOLTZ
P. THOMAS		

GUESTS:

T. DALE	P. PLUNKETT	D. KRUMPUS
---------	-------------	------------

***** MINUTES *****

PUBLIC HEARING on 562 Court Street (BSA Cal. No. 11-10-BZ).

Discussion and formulation of a recommendation on an application submitted to the Board of Standards and Appeals (BSA Cal. No. 11-10-BZ) on behalf of 562 Court Street LLC, for a Special Permit pursuant to Section 73-36 of the Zoning Resolution to legalize a physical culture establishment use and to permit extension of use into cellar within existing mixed use building in a C2-3 (R6B) zoning district at 562 Court Street (Block 382, Lot 37), the northwest corner at Court/Garnet Streets.

Todd Dale presented for 562 Court Street. Legalizing kick boxing.

Jerry Armer: Upset that business has been open so long.

Deborah Scotto: Tough space to fill and this is a nice operation for that location and this law is ridiculous. Any complaints regarding this facility? No.

Jerry Armer made a motion to approve permit with condition that issuance be back dated to April 2008 when they started the business. Seconded by Madelaine Murphy.

VOTE: 9.....AYES 0.....NAES

MOTION: APPROVED

Presentation and discussion of a Certificate of Appropriateness application submitted to the Landmarks Preservation Commission for restoration of brownstone and cornice, replacement front doors, sidewalk and areaway at 44 Strong Place, Cobble Hill Historic District.

Darrin Krumpus of Boro Architects made the presentation.

- Old doors fell apart, replaced with doors from inside the house.
- Lowered areaway, installed drain in front yard.
- Add bulkhead to roof and fencing.

Madeline Murphy: Why did you do the work without approval?

Owner: We had to make a call on the spot.

Roy Sloane: I like the changes – looks great.

Jerry Armer: Can you shrink bulkhead?

Owner: No, need the head room.

Roy Sloane: Fence is modern – Fence should be straight up and down.

Jerry Armer: Make bulkhead gray not brown.

Roy Sloane: Move to legalize seconded by Jerry Armer

1. Approve doors, fence, areaway
2. Conditional approval of bulkhead if its gray color and roof railing is vertical
3. No approval of brownstoning, cornice, sidewalk until plans are shown to the Community Board.

VOTE: 10.....AYES 0.....NAES

MOTION APPROVED: Unanimously

Presentation and discussion of a Certificate of Appropriateness application submitted to the Landmarks Preservation Commission for secondary façade alterations at 274 Clinton Street, Cobble Hill Historic District.

Pat Plunkett, Architectural Designer presented the application.

- Replace rear door, 2 windows, add a window and remove a window, extend fire escape to 5 foot deep with stairs down.
- Removing fixed ladder installation, dropped ladder.
- Rejected because of lack of double hung windows.

Motion was made by Daniel Kummer and seconded by Jerry Armer for conditional approval of the windows. We made double hung and windows are same width and location as existing windows.

Due to lack of elevations and detail, we take no position on front areaway and would like to see the proposal before Landmarks Preservation Commission approval – we give no approval.

VOTE: 10.....AYES 0.....NAES

MOTION APPROVED: Unanimously

A motion was made by Bob Levine and seconded by Jerry Armer to hold open the file until full CB6 vote.

MOTION APPROVED: Unanimously

A motion was made by Madelaine Murphy and seconded by Roy Sloane to approve the minutes of the meeting held on January 28, 2010.

MOTION APPROVED: Unanimously

There being no further business to come before the committee, the meeting was adjourned.

The minutes were submitted by Ken Freeman