

**BROOKLYN COMMUNITY BOARD 6  
LANDMARKS/LAND USE COMMITTEE  
AUGUST 26, 2010**

**ATTENDANCE:**

**PRESENT:**

J. ARMER  
G. KELLY  
M. MURPHY  
R. SLOANE  
P. THOMAS

W. BLUM  
R. LEVINE  
R. OBERLENDER  
L. SONES

P. FLEMING  
T. MISKEL  
M. SHAMES  
B. STOLTZ

**EXCUSED:**

B. ATKINS  
D. KUMMER  
E. SPICER

P. BLAKE  
A. PUGLIESE

K. FREEMAN  
D. SCOTTO

**GUESTS:**

J. FISHER

A. TRACEY

**\*\*\* MINUTES \*\*\***

The meeting was called to order at 6:10pm following a public hearing on the following matter:

1. Application for variance to construct two family residence at 107 Union Street between Columbia and Van Brunt Streets in an M1-1 district.

Q. of applicant – Where is other building with similar height?

A. Two lots away.

Q. – Altering essential character factor for variance. Is it harmonious in terms of appearance?

A. It's energy efficient "passive" house. Terra-cotta façade which resembles brick. Porch windows – not floor to ceiling.

Q. – Any other people living on the block?

A. Yes – predominantly residential.

Q. – Set back?

A. Yes, with terrace at 4<sup>th</sup> floor.

Q. – Layout?

A. 1<sup>st</sup> floor – garage and rental apartment. Balance – 2 ½ floor residence.

Q. – Curb cut?

A. Yes – existing – 15 feet.

Q. – Public notice?

A. Yes, as required.

Q. – Consistent with R6A or R6B?

A. R6B – which is more restrictive in terms of FAR.

Q. – If complied with lot coverage, what would happen?

A. No rental unit which hurts finances.

Q. – Variance does not require a passive house?

A. Correct.

Q. – How big is the yard?

A. 33 feet at ground floor.

Q. – Financial return?

A. 7% annual as designed.

Q. – Number of owners.

A. One.

Q. – What attempts to sell/rent with existing use?

A. Listed for sale/rent. No takers and no offers. Brokers letters supplied.

Q. – Per square foot - cost for as of right use?

A. 2300 square feet - \$700,000 asking price.

Q. – Sounds high for residential?

A. Whole area should be mixed use.

Q. – Is façade dictated by “Passive House”?

A. No – could change façade.

Comment: I am a neighbor. I like the idea that it’s going to be residential.

Comment: The waterfront is heterogeneous - so no need to change the façade. Lots of modern building.

Comment: Whole side of the block has no character – all a brick wall.

Comment: Should we not have a curb cut?

A. Far from the subway and it’s an existing curb cut.

Q. – Curb cut length?

A. Being reduced from 23 to 15 feet.

A motion was made by Jerry Armer and seconded by Mark Shames. Recommending conditional approval with the following conditions.

1. Reduce curb cut to minimum – approximately 12 feet.
2. Applicant should explore different façade but one that is modern and harmonious with the neighborhood.
3. Window louvers should be made more harmonious.

**VOTE: 12..... YEAS 0....NAES 1.....ABSTENTION**  
**MOTION APPROVED**

**Presentation and discussion of a Certificate of Appropriateness application submitted to the Landmarks Preservation Commission for legalization of an existing fence at 102 Park Place (between 6<sup>th</sup>/7<sup>th</sup> Aves), Park Slope Historic District.**

This is a landmarked lot. Old photo shows substantial cast iron fence. Later – no fence. When owner bought it – it had a different fence – not a traditional cast iron fence – more elaborate. The fence was installed between 1969 and 1975. This is a strip of identical limestones.

A motion was made to approve conditionally to legalize with condition that the fence be painted black. The motion was made by Madelaine Murphy and seconded by Bette Stoltz.

**MOTION APPROVED: UNANIMOUSLY**

There being no further business to come before the committee, the meeting was adjourned at 6:40pm.