

**BROOKLYN COMMUNITY BOARD 6
LANDMARKS/LAND USE COMMITTEE
DECEMBER 2, 2010**

ATTENDANCE:

PRESENT:

J. ARMER	P. BLAKE	W. BLUM
M. BROWN	P. FLEMING	G. KELLY
R. LEVINE	M. MURPHY	R. OBERLENDER
A. REEVES	D. SCOTTO	M. SHAMES
E. SHIPLEY	R. SLOANE	L. SONES
B. STOLTZ	P. THOMAS	

EXCUSED:

B. ATKINS	M. KENTON	T. MISKEL
R. RIGOLLI	E. SPICER	

ABSENT:

A. PUGLIESE

GUESTS:

K. WONG	A. BRAMBLE	J. KOHL-RIGGS
J. POSNER	N. WEISBARD	A. NOSE
C. BRAFSMITH		

***** MINUTES *****

The meeting was called to order and the minutes were taken by Glenn Kelly.
Bob Levine reported on the Park Slope Library renovation status.

Peter Fleming began Public Hearing #1 at 6:11pm

PUBLIC HEARING on 20-30 Carroll Street (ULURP No. C110118ZMK)

Aiko – City Planning – Brooklyn office propose to shift M1-1 zoning line westward to move 6 lots into the R6B zone.

- 6 lots - 12,000 feet
- 4 lots – 3 story non-complying buildings
- 1 lot – 3 story mixed use

Rezone to R6B provides 50 foot height limit on FAR of 2.0

Two speakers speak for the change – local residents. Several other people spoke in favor.

Jonah Blumstein spoke in favor of affordable housing on behalf of Council Member Brad Lander.

PUBLIC HEARING on 25 and 233 Carroll Street (ULURP No. C090225ZMK).

Neil Weisbard would like to extend M1-1 zoning line 135 feet west to change zoning to R6B. Would like to demolish 33 Carroll Street and build a 4 story 8 unit residential building.

One speaker in support – said that the neighborhood is becoming more residential.

- New zoning line would be more reflective of residential character of the block.
- Current variance would be removed.

Marshall Sohne, owner of 33 Carroll Street spoke in favor of local jobs and affordable housing but the affordable housing does not apply in this case.

Norman Cox COWNA would like to see more mixed use and residential use – does not oppose rezoning but regrets the loss of the commercial use.

PUBLIC HEARING on 550 5th Avenue (BSA Cal. No. 11-00-BZ) aka 191 15th Street.

Todd Dale speaking on behalf of applicant – would like to extend the term of a special permit for physical culture establishment, Harbor Fitness. Certificate of Occupancy issued in 2007 requested a change to hours of operation to 24 hours weekdays.

Jerry Armer asked how far the entrance is from 5th Avenue.

A. 200 feet from 5th Avenue.

Concern for 24 hour use on residential block.

Lou Sones also concerned about residential impacts. Residential above some parts of the facility. No sports played – just equipment. Local residents were notified of meeting.

Pauline Blake concerned about hours- expects problems.

Peter Fleming asks about current hours: 5:00am to 12:00am.

Elizabeth Shipley lives on block said that everyone drives to the gym and parking is a problem. There was no notice of intent to change hours. The immediate community should have an opportunity to speak to this issue.

Peter Fleming notes that it is easier for people to attend a Community Board 6 hearing rather than a BSA hearing.

Jerry Armer suggests that applicant agree to provide better notice to the community about hours and return next month. He made a motion to table until next month that was seconded by Pauline Blake.

VOTE: 16.....YEAS 1.....NAY 0.....ABSTENTIONS
MOTION PASSED

Discussion and formulation of a recommendation on an application (ULURP No. C110118ZMK) submitted by the New York City Department of City Planning for an amendment of the Zoning Map, Section No. 16A changing from an M1-1 District to an R6B District property bounded by Carroll Street, a line 260 feet northwesterly of Columbia Street, a line midway between Carroll Street and Summit Street, and a line 380 feet northwesterly of Columbia Street, also known as 20-

30 Carroll Street (Block 352, Lots 19,20,21,22,23,24), subject to the conditions of CEQR Declaration E-264.

Bill Blum suggested combining discussion on 20-30 and 25-33.

Jerry Armer supports keeping discussion separate.

Peter Fleming explained that applicants are different with different agendas.

- 22 and 26 have an E designation
- 22 has changed use due to existing commercial use.
- 26 is a vacant lot and may require testing and remediation.

These buildings were built in 1898 and 1961 zoning intended to allow expansion of the container port.

Jerry Armer made a motion to approved rezoning of 20-30 Carroll Street from M1-1 to R6B. The motion was seconded by Bill Blum.

Discussion and formulation of a recommendation on an application (ULURP No. C090225ZMK) submitted by the Center for Negative Thinking LLC for an amendment of the Zoning Map, Section No. 16A changing from an M1-1 District to an R6B District property bounded by a line 100 feet southwesterly of President Street, a line 240 feet northwesterly of Columbia Street, Carroll Street, and a line 375 northwesterly of Columbia Street, also known as 25 and 33 Carroll Street (Block 347, Lots 50 and 54), subject to the conditions of CEQR Declaration E-263.

Pauline Blake asked about propose building which looks totally different from neighboring buildings.

Mike Brown stated that he agrees building is out of context but that we are discussing land use and not design. He is concerned about loss of mixed use and manufacturing use.

Deb Scotto owns the two properties to the east. Wants to retain manufacturing on ground floor but was dissuaded by City Planning. Speaks for residential.

Jerry Armer stated that Van Brunt Street will return to 2-way after construction is finished, perhaps in 18 months.

Bette Stoltz concerned about retaining mixed use for the time when Van Brunt Street is finished.

Bill Blum moved to accept the application without restrictions.

Phaedra Thomas requests an amendment to add one unit of affordable housing. Seconded by Pauline Blake.

Jerry Armer spoke against the amendment to keep building size.

**VOTE: 2.....YEAS 13.....NAYS 2.....ABSTENTIONS
MOTION FAILED**

Bill Blum calls the question.

**VOTE: 11.....YEAS 4.....NAYS 2.....ABSTENTIONS FOR CAUSE
MOTION PASSED**

Presentation and discussion of a Certificate of Appropriateness application submitted to the Landmarks Preservation Commission for the restoration below grade storefront and the introduction of new metal ramp and railings at the front entrance of 158 Court Street (northwest corner Court/Amity Streets), Cobble Hill Historic District.

Bette Stoltz expressed relief that the work had not been done.

Bob Levine stated that ADA does not necessarily require a ramp. This committee can only vote on plans – not a concept.

Jerry Armer said we need to see a plan and materials.

Bob Levine asked the committee to make a motion to request that Landmarks hold the application open.

Jerry Armer made a motion to disapprove and request plans for the next meeting. Madelaine Murphy seconded the motion.

If the applicant pulls the application, the committee will not bring to it to the full board and will consider it next month.

VOTE: 17.....YEAS 0.....NAYS 0.....ABSTENTIONS
MOTION PASSED

Presentation and discussion of a Certificate of Appropriateness application submitted to the Landmarks Preservation Commission for the replacement and alteration of windows at 417-431 and 439-443 Hicks Street, 129 & 134-138 Baltic Street and 140 Warren Street, Cobble Hill Historic District.

Window alterations at the Cobble Hill Towers – working men’s houses. The original windows were replaced by a new owner in 1978 with aluminum. Landmarks refused to allow replacement without some restoration.

The owner intends to use simulated 2/2 divided lite aluminum with aluminum capping.

Motion to approve was made by Jerry Armer and seconded by Roy Sloane.

VOTE: 17.....YEAS 0.....NAYS 0.....ABSTENTIONS
MOTION PASSED

A motion was made by Jerry Armer and seconded by Glenn Kelly to hold over Landmark items

VOTE: 17.....YEAS 0.....NAYS 0.....ABSTENTIONS
MOTION APPROVED

A motion was made by Madelaine Murphy and seconded by Pauline Blake to approve the minutes of the previous meeting held on October 28, 2010.

VOTE: 17.....YEAS 0.....NAYS 0.....ABSTENTIONS

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

