

**BROOKLYN COMMUNITY BOARD 6  
LANDMARK/LAND USE COMMITTEE  
FEBRUARY 27, 2014**

**ATTENDANCE:**

**PRESENT:**

J. ARMER	P. BLAKE	Y. GIRELA
G. KELLY	R. LEVINE	H. LINK
T. MISKEL	M. MURPHY	A. REEVES
L. SONES		

**EXCUSED;**

N. BERK-RAUCH	P. FLEMING	R. RIGOLLI
M. SHAMES	B. STOLTZ	

**ABSENT:**

W. BLUM	A. KRASNOW	E. SHIPLEY
R. SLOANE	E. SPICER	

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

There were three (3) Public Hearings:

**PUBLIC HEARING on 482 President Street (BSA Cal. No. 314-13-BZ).**

**PUBLIC HEARING on 164 Coffey Street (BSA Cal. No. 211-12-BZ).**

**PUBLIC HEARING on Red Hook Park Major Concession (ULURP No. C140227MCK).**

After the public hearings the committee opened up discussion.

**Discussion and formulation of a recommendation on an application (BSA Calendar No. 314-13-BZ) submitted to the Board of Standards and Appeals on behalf of Katsina, Inc. for a variance pursuant to Section 72-21 of the Zoning Resolution to permit construction of a new three story, two family residence to replace a two story, three family residence in an M1-2 Zoning District at 482 President Street (Block 447, Lot 13) between Nevins Street and 3<sup>rd</sup> Avenue.**

The representative of the owner detailed the reason(s) for the variance as they apply to the five points under Section 72-21 and also noted that the property was purchased 2 years ago by the current owner. The current building on the site is within a flood zone, has a rubble stone foundation, and is located on a narrow width street. The (small) size of the lot doesn't lend itself to the construction of a manufacturing building (very small floor plate) which would comply with the area zoning. After more questions for the applicant by committee members and some committee discussion the following motion was made by J. Armer and seconded By T. Miskel.

**MOTION:** To recommend to BSA that the application as presented (BSA Calendar No. 314-13-BZ) be approved.

**VOTE: 10.....YEAS 0.....NAYS 0.....ABSTENTIONS**  
**MOTION PASSED**

**Discussion and formulation of a recommendation on an application (BSA Calendar No. 211-12-BZ) submitted to the Board of Standards and Appeals on behalf of Jessica and Matthew Sheehan for a variance pursuant to Section 72-21 of the Zoning Resolution to permit proposed reestablishment of a cellar and three-story, two-family residential building in an M1-1 Zoning District at 164 Coffey Street (Block 585, Lot 39) between Conover and Ferris Streets.**

This item has already been heard by BSA and BSA is expected to vote on it at its' next meeting. History; There have been multiple errors concerning this property the first was made by NYC DOB. DOB granted all needed permits for this building and before the final DOB inspection, it was determined that this property had been empty for more than two (2) years and thus had reverted back to the underlying zoning (M1-1). That is the reason for the BSA application. In addition CB6 did not hold a hearing or a Land Use Committee meeting on this application. (Note: CB6 did not receive copy of the application from the applicant when it was originally filed with BSA.) BSA has asked that CB6 give its recommendation now.

After some committee discussion and a few questions to the person presenting this application the following motion was made by J. Armer and Seconded by Pauline Blake.

**MOTION:** Recommend approval of the variance request for 164 Coffey St (BSA No. 211-12-BZ) as presented.

**VOTE: 10.....YEAS 0.....NAYS 0.....ABSTENTIONS**  
**MOTION PASSED**

**Discussion and formulation of a recommendation on an application submitted by the Department of Parks and Recreation for a major concession to Xavier High School to use and renovate Red Hook Park Ballfield #3 (Block 602, Lot 1).**

This project had been presented to the Community Board's Parks Committee and to the full Board. However, since the City has classified this as a "Major Concession", the City determined that it has to go through the ULURP process. This project has the support of the elected officials and Red Hook community leaders and residents.

Xavier HS will be adding lights to the ballfield which will allow for additional playing time. Currently the field can be used for approximately 3416 hours per year, assuming no rain/mud/other problems. The lights will allow for an additional 2424 hours of playtime, bring the total hours to 5840. Xavier HS will be able to use the field during the season 3 days per

week from 3PM to 6PM and one Saturday per month from 3PM to 6PM. The rest of the time the Parks Department will determine who uses the field in accordance with their current regulations. The Following motion was made by L. Sones and seconded by G. Kelly.

**MOTION:** To recommend approval of the ULURP application for a major concession to Xavier HS for use of Ballfield #3 in the Red Hook Recreation Area.

**VOTE: 9.....YEAS 1.....NAYS 0.....ABSTENTIONS**  
**MOTION PASSED**

**Presentation and review of a Certificate of Appropriateness application submitted to the Landmarks Preservation Commission for the replacement and enlargement of roof dormers at front and back of building at 13 Cheever Place (between Kane/Degraw Streets), Cobble Hill Historic District.**

The applicant presented the proposed dormer design for the front and back. The front proposed dormer would be five (5) windows wide, nearly covering the entire front of the building and would be high enough to be nearly totally visible from the street and would replace a small single window dormer. The rear dormer would also be five windows wide. For both the front and the back the windows would be two over two wood windows. The surrounding structure would be anodized aluminum colored dark gray. Committee members had significant problems with the overall size of the front dormer. It was too wide and too high. There were very few objections concerning the dormer in the rear since the rear yard area already had a number of structures added to a majority of the building. It was pointed out the front roof line on the buildings on either side of 13 Cheever Place were clear of any obstruction or addition and present as a single row. The following motion was made by J. Armer and seconded by M. Murphy.

**MOTION:** Recommend to LPC that the rear dormer be approved as presented. That the Community Board recommend to LPC that the front dormer be conditionally disapproved for the following reasons; it is too wide (it nearly covers the building side to side), that the front dormer be reduced in width by two fifths (2/5) and the height of the front dormer be reduced and further that the front dormer be pulled back from the cornice.

**VOTE: 9.....YEAS 1.....NAYS 0.....ABSTENTIONS**  
**MOTION PASSED**

Meeting adjourned 7:30PM

The minutes were submitted by Jerry Armer