

**BROOKLYN COMMUNITY BOARD 6
LANDMARK/LAND USE COMMITTEE
DECEMBER 4, 2014**

ATTENDANCE:

PRESENT:

J. ARMER	N. BERK-RAUCH	P. BLAKE
W. BLUM	R. DRESDNER	P. FLEMING
V. HAGMAN	G. KELLY	R. LEVINE
H. LINK	M. MURPHY	P. PACHANO
D. SCOTTO	M. SHAMES	

EXCUSED:

T. MISKEL	R. RIGOLLI
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ABSENT:

A. REEVES	E. SPICER	T. TAYLOR
J. THOMPSON		

GUESTS:

M. LAEDLEIN	N. SCHOFER	W. DESTEFANO
I. DESTEFANO	A. GONSALVES	F. DESTEFANO
A. POULOS	P. ROGAROS	C. LOCASCIA
L. FEMENELLA	S. RUBENSTEIN	S. RUBINSTEIN
A. LYNN		

***** MINUTES *****

PUBLIC HEARING on 64 Degraw Street (BSA Cal. No. 219-14-BZ).

It is currently a vacant lot in a manufacturing zone and would be allowed to develop residential. Building within an R6A zoning due to lot coverage issue, however, the building itself will be R6B FAR compliant. Narrow lot, narrow street, poor soil conditions, in flood zone and building must be raised. A conforming use would bring a negative return. Block has a mix of uses with 5 sites being used residentially. Vacant 40 years. No self-created hardship. No adverse environmental impact. Analysis of minimum that would create a positive return. Curb cut size will be reduced. Will be used as single family home.

One person spoke in favor of the project at the public hearing.

PUBLIC HEARING on 1-37 12th Street (BSA Cal. No. 184-14-BZ).

Applicant presented with regard to physical culture establishment above Pathmark on 3rd Floor. Space currently unoccupied. National organization with 120 locations. \$19.99 per month with child care space. Entrance by elevator or stairs next to Dunkin Donuts.

There was no comment pro or con at the public hearing.

Discussion and formulation of a recommendation on an application (BSA Cal. No. 219-14-BZ) submitted to the Board of Standards and Appeals on behalf of People 4 Parks LLC for a variance of Section 42-10 of the Zoning Resolution to allow the construction of a three-story, approximately 3,638 square foot, single-family residence with one parking space at 64 Degraw Street (Block 329, Lot 6), which is located within an M1-1 zoning district, pursuant to Section 72-21 of the Zoning Resolution.

Additional questions not fully explored in the presentation were raised. Questions were raised about R6A zoning rather than R6B. Applicant stated it had to do with lot coverage and light requirements but that there was a restrictive deed covenant that stopped building any higher than R6B would allow and the square footage is within R6B. Why not light manufacturing? There would be a negative return on investment and particularly so given the need to raise the site 3 to 5 feet. There was a quorum present. Jerry Armer made a motion to approve as the applicant had met the 5 points for a variance. Bill Blum seconded the motion.

**VOTE: 11.....YEAS 0.....NAYS 2.....ABSTENTIONS (1 WAS FOR CAUSE)
MOTION PASSED**

Discussion and formulation of a recommendation on an application (BSA Cal. No. 184-14-BZ) submitted to the Board of Standards and Appeals on behalf of Hamilton Plaza Associates to permit the operation of a Physical Culture Establishment on the third floor of the existing building (Gowanus Pathmark) at 1-37 12th Street (Block 1007, Lot 172), which is located within an M1-2 zoning district, pursuant to Section 73-36 of the Zoning Resolution.

Applicant stated that the signs would be at same placement and size as current signs for that location. Hours will be from 4 or 5 AM to midnight during the week and 7 to 7 on Saturday and Sunday. Jerry Armer made a motion to approve as presented. Madelaine Murphy seconded the motion.

MOTION APPROVED: UNANIMOUSLY

Presentation and review of a Certificate of Appropriateness application submitted to the Landmarks Preservation Commission for a new 2-story (30-foot tall) commercial building to be erected at 178 Court Street (northwest corner Court/Congress Streets), Cobble Hill Historic District.

Applicant did not appear. *(Note: Applicant called district office to request lay-over, still changing plan based on LPC staff input.)*

Presentation and review of a Certificate of Appropriateness application submitted to the Landmarks Preservation Commission for the completion of a storefront with fenestration, detailing and awning at 349 Smith Street (between Carroll/2nd Streets), Carroll Gardens Historic District.

AvLee Greek Restaurant between Carroll and 2nd St. on Smith. When they took over Joe's and started to restore the old facade it came down from disrepair. They are adopting details from 351 and 347 Smith Street. Want to use a wooden door although landmarks suggested metal. It will be painted brown. There will be a green canvas awning and no backlit lighting.

Motion to approve as presented including the proposed the wooden door was made by Madelaine Murphy and seconded by Glenn Kelly.

MOTION APPROVED: UNANIMIOUSLY

Presentation and review of a Certificate of Appropriateness application submitted to the Landmarks Preservation Commission for the construction of a rooftop shade pergola at 620 10th Street (between 7th/8th Avenues), Park Slope Historic District.

Applicant presented for a pergola attached to railing and beam with cedar strips on top, natural wood. It would go to the edge of the building. Hildegard Link pointed out that with the pergola coming out to the building edge the required setback would effectively be eliminated and has a negative impact on light and air and increases the perceived bulk of the building.

A motion was made by Bill Blum and seconded by Hildegard Link to disapprove the application as presented because with the pergola coming out to the building edge the required setback would effectively be eliminated and this has a negative impact on light and air and increases the perceived bulk of the building. However, disapproval is subject to the applicant's withdrawal of its application from the LPC in which case the item will be deemed tabled.

VOTE: 13.....YEAS 1....NAY 0.....ABSTENTIONS
MOTION PASSED

Presentation and review of a Certificate of Appropriateness application submitted to the Landmarks Preservation Commission for the addition of a 2-story rear yard extension with deck, new window openings at side elevation and the demolition of an existing garage and replacement with carriage house at 355 President Street (northwest corner President/Hoyt Streets, Carroll Gardens Historic District.

Positive comments were made about the front of the building as proposed. There were concerns raised about light and air with respect to neighbors due to the depth of the extension and the numbers and configurations of glass doors and windows.

(MINUTES TAKEN UP TO THIS POINT BY MARK SHAMES)

Motion by Jerry Armer, seconded by Peter Fleming, to recommend to LPC approval of the changes to the front facade without any conditions. Recommend to LPC conditional approval of the changes to the rear/side of the building.

Conditions:

1. That the mechanical be placed on the west side of the roof of the main building and be set back from the front of the building.
2. That the sills and lintels be moved out to create a great shadow line.
3. That the mechanical for the garage structure be placed on the ground along-side the structure.
4. That access to the roof on the main building be via a roof hatch and not a stairway and bulkhead.
5. That the size of the garage structure be reduced (width of the structure, not the depth) to reduce its effect on the rear yard donut.

MOTION APPROVED: UNANIMOUSLY

Presentation and review of a Certificate of Appropriateness application submitted to the Landmarks Preservation Commission for the legalization of window replacements at 454 14th Street (between 8th Avenue/Prospect Park West), Park Slope Historic District.

Motion by Jerry Armer, seconded by Hildegard Link, to recommend to LPC approval of the one piece, 72-inch wide wood replacement for the front facade of the building. This window will be a double hung style with both upper and lower sash being the same size with the upper sash being fixed in place.

VOTE: 10.....YEAS 1.....NAY 0.....ABSTENTIONS
MOTION PASSED

Motion by Madelaine Murphy, seconded by Bill Blum, to request that LPC hold open its record to wait for CB6 official recommendation on these Landmarks items.

MOTION APPROVED: UNANIMOUSLY

NEW BUSINESS

Discussion on LPC's proposed action to de-calendar nearly 100 proposed landmarks from its calendar. Based on the discussion the following motion was made.

Motion by Bob Levine, seconded by Hildegard Link, that CB6 send a letter to the Landmarks Preservation Commission objecting to the de-calendar of any item without 1) adequate & proper notice to the public and 2) without a public hearing for each item & 3) we strongly object to the de-calendar of St. Augustin's Church in Park Slope

MOTION APPROVED: UNANIMOUSLY

Motion by Bob Levine, seconded by Noel Berk-Rauch, that the Landmarks Preservation Commission expedite the review of three CB6 Landmarks applications, namely, 1) extension of the Carroll Gardens Historic District, 2) extension of the Park Slope Historic District and 3) designation of the Pacific and Carroll Gardens Library.

MOTION APPROVED: UNANIMOUSLY

Motion by Jerry Armer, seconded by Madelaine Murphy, to adopt the minutes of the October 2014 Committee meeting

MOTION APPROVED: UNANIMOUSLY

There being no further business to come before the committee, the meeting was adjourned at 8:35 PM.

Minutes completed by Jerry Armer.