

**BROOKLYN COMMUNITY BOARD 6  
LANDMARKS/LAND USE COMMITTEE  
DECEMBER 03, 2015**

**ATTENDANCE:**

**PRESENT:**

J. ARMER	P. BLAKE	D. BRIGGS
P. FLEMING	A. FREEMAN	R. FREEMAN
V. HAGMAN	G. KELLY	D. KUMMER
Y. LEE	R. LEVINE	S. LONIAL
M. MURPHY	M. RACIOPPO	A. REEVES
D. SCOTTO	M. SHAMES	R. SLOANE

**EXCUSED:**

T. MISKEL

**ABSENT:**

J. THOMPSON

**GUESTS:**

O. CHERNOMORETS– REP. FOR BOROUGH PRESIDENT ADAMS

D. WILEY – REP. FOR MEMBER OF CONGRESS VELÁZQUEZ

L. SERRANO	A. SANSOM	J. TAMPAKIR
F. GARCIA	M. GARCIA	M. DAGHMORRIS
L. SONES	M. STEWART	G. HAYNES
M. OROZCO	D. YELLIN	G. FLORENC
M. SHANNON	A. KNOLL	T. FERNANDEZ
J. KRIGMAN	M. DUDINEVILLE	R. MCGETTRICK
M. CICETTI	I. MESSNER	J. PADILLA

**\*\* M I N U T E S \*\***

**PUBLIC HEARING on 141 Conover Street (ULURP Nos. 150361ZMK, 150362ZSK, 150363ZCK).**

Application of Conover King Realty. Public Hearing held with numerous community members voicing opposition to project and speaking in favor.

- Committee Member Victoria Hagman spoke against the project.
- Question from committee member: Could Oxford build fewer beds than certificate of need allows?  
Answer: Yes
- Question: Could additional FAR for Mandatory Inclusionary Housing be built?  
Answer: Only if residential development occurs.

**Other concerns:**

- No commitment to employee shuttle
- No shadow study conducted
- As-of-right rendering (2.0 FAR as-of-right)
- Inadequate consideration of infrastructure needs
- Parking only for staff – 53 spaces
- Actual construction will be 4.0 FAR

Applicant says there is no plan to transfer unused FAR

Committee Members concerns:

- This is spot rezoning – no comprehensive plan
- Building nursing home in a flood zone
- Property zoned for manufacturing
- Once rezoned could be developed for residential (but only 2.2 FAR)

What is Oxford's relationship with the community?

- Local hiring
- Frequent communication with the Community Board
- Construction impact mitigation

Loading zone on Sullivan Street:

- Residential on both sides of the street
- No formal lease with ambulatory care group
- Oxford has committed not to open dialysis center
- MRI/CT facility would generate additional traffic but would also be used for residents
- No oxygen tanks on-site
- Oxford has relationship with Methodist Hospital

Motion was made by Victoria Hagman and seconded by Allison Reeves that the application should be disapproved. An amendment was proposed by Jerry Armer to add reasoning for the motion: Project is totally out of character with the community.

Glenn Kelly: Size is not the problem – location is the issue.

Pauline Blake: Located in a flood zone.

Mark Shames spoke against the motion and in favor of Oxford's plan - should have even more beds.

**VOTE: 11.....YEAS 6.....NAYS 1.....ABSTENTION**  
**MOTION APPROVED**

Motion by Allison Reeves, seconded by Victoria Hagman. Committee calls for a comprehensive review of zoning in Red Hook by Department of City Planning.

Bob Levine: Should note that we have a 197a plan for Red Hook to provide background and context.

**MOTION APPROVED: UNANIMOUSLY**

**Presentation and review of a proposal by the Brooklyn Public Library for exterior site improvements, including a secure and accessible reading garden with seating and planters for a community sponsored edible gardening program at the Park Slope Branch Library at 431 6<sup>th</sup> Avenue (between 8<sup>th</sup>/9<sup>th</sup> Streets).**

Motion was made by Jerry Armer and seconded by Madeleine Murphy to approve the project as presented.

**MOTION APPROVED: UNANIMOUSLY**

**Presentation and review of a Certificate of Appropriateness submitted to the Landmarks Preservation Commission for the replacement of a 3-story rear yard extension and front façade restoration at 469 Henry Street (between Kane/Degraw Streets), Cobble Hill Historic District.**

There are 3 elements to the application:

- Restore façade
- Replace extension
- Roof bulkhead

Façade not part of our review

- Rear extension – demolish existing extension and existing rear façade
- New extension and façade – historical materials on cornice and top windows. Same depth as existing extension but width expanded to fill lot and one floor added.
- Roof – low bulkhead and skylights.
- Numerous extensions already in block donut.
- New extension and roof elements are not visible from Henry Street but partially visible from Strong Place.
- Bulkhead is required by code due to new stairs from top floor to roof.

Motion was made by Jerry Armer and seconded by Roy Sloane for conditional approval.

1. Railing on roof should be pulled back as far as code will allow (or removed).
2. Accentuate the separation between rear windows on basement and parlor floor levels on rear extension.

**MOTION APPROVED: UNANIMOUSLY**

**Presentation and review of a Certificate of Appropriateness application submitted to the Landmarks Preservation Commission for infill of side courtyards and addition of new floor at 105 8<sup>th</sup> Avenue (between President/Carroll Streets), Park Slope Historic District.**

This is a former Montessori School.

- Converting to seven apartments
- Rear courtyards will be filled in and a penthouse added.
- New penthouse will be set back 18 feet
- “Simple design” – not trying to copy neo-classical design
- Only chimneys can be viewed from 8<sup>th</sup> Avenue at street level

Motion made by Daniel Kummer and seconded by Jerry Armer to disapprove application in its entirety.

Daniel Kummer: This is one of the most iconic buildings in the Park Slope Historic District.

- Adding a penthouse is unacceptable
- Lot line windows in rear courtyard.

**VOTE: 11.....YEAS 0.....NAYS 1.....ABSTENTION**

**MOTION APPROVED**

**Presentation and review of a Certificate of Appropriateness application submitted to the Landmarks Preservation Commission for the enlargement of windows at the front elevation parlor level, painting cornice, enlargement of 2-story rear yard extension and addition of HVAC equipment on roof at 26 Tompkins Place (between Kane/Degraw Streets), Cobble Hill Historic District.**

- Rear extension enlarged from 10 feet to 15 feet
- Removing (recent) bay window on rear as part of new extension
- Front façade – restoring Juliet balcony/Window guards

Motion was made by Glenn Kelly to approve as presented.

**MOTION PASSED: UNANIMOUSLY**

Motion was made to approve the minutes of the previous meeting held on October 22, 2015 and to ask the Landmarks Preservation Commission to hold record open.

**MOTION APPROVED: UNANIMOUSLY**

The minutes were submitted by Daniel Kummer.