

**BROOKLYN COMMUNITY BOARD 6
LANDMARKS/LAND USE COMMITTEE
DECEMBER 1, 2016**

ATTENDANCE

J. Armer	P	V. Hagman	A	M. Racioppo	P
P. Basile	A	G. Kelly	P	A. Reeves	P
P. Blake	P	Y. Lee	A	D. Scotto	P
D. Briggs	P	R. Levine	P	M. Shames	P
P. Fleming	P	T. Miskel	E	R. Sloane	A
R. Freeman	A	M. Murphy	P		
B. Fuller-Goggins	P	M. Neuman	A		

P = present, E = excused, A = absent

**** MINUTES ****

Presentation and review of a Certificate of Appropriateness application submitted to the Landmarks Preservation Commission for a partial floor rooftop extension, rear façade restoration and cellar extension at 828 Union Street (between 7th/8th Avenues), Park Slope Historic District).

Presented by David Jiang from West Chin Architects.

Motion was made by David Briggs to approve as presented, except that the new chimney extension must be brick.

**VOTE: 6.....YEAS 5.....NAYS 0.....ABSTENTIONS
MOTION APPROVED**

Presentation and review of a Certificate of Appropriateness application submitted to the Landmarks Preservation Commission for window replacements including new lintels and sills, façade repair, new cornice and parapet wall at 446 Henry Street (between Kane/Degraw Streets), Cobble Hill Historic District.

Applicant was not present. The committee will ask Landmarks Preservation to postpone the request until the applicant appears before the committee.

VOTE TO LAY OVER: UNANIMOUS

Presentation and review of a Certificate of Appropriateness application submitted to the Landmarks Preservation Commission for 4 Verandah Place (between Clinton/Henry Streets), Cobble Hill Historic District.

The request is for a rooftop addition. The presenter was Mary Dierickx

A motion was made by Jerry Armer to approve as presented.

VOTE: 10.....YEAS 1.....NAYS 0....ABSTENTIONS
MOTION APPROVED

Presentation and discussion with representatives of the Department of City Planning on the recently launched Gowanus PLACES neighborhood study.

Department of City Planning presentation of the Gowanus Neighborhood Planning study.

Questions and concerns.

- Q. Timeframe for the study?
- Q. What funding is tied to this?
- C. Wyckoff Gardens Resident Association does not support NextGen development at Wyckoff Gardens.
- C. Suggest a proposed timeline for community input and review that community.
- C. City should provide clear goals and priorities upfront.
- C. A survey of existing significant buildings (historic, architecturally, culturally, economically)
- C. Environmental concerns about contamination from industrial waste and by products and concerns about resiliency.

Informational presentation and discussion with representatives of Thor Equities on the redevelopment of the former Revere Sugar Factory sites at 280 Richards Street.

Fox Rothschild of Thor Equities presented.

Office space @ 620,000 sq. ft. and retail space @ 25,000 sq. ft. in 2 buildings, each 4 stories. Below grade parking (1,100 spaces sought). Bulk and use proposed is as-of-right. 2,500-2,700 occupants. Thor will be seeking relief from parking requirements and some waterfront design requirements.

Questions and comments:

Q. Is presentation online? No, but Thor will provide a copy.

C. Lack of transparency and outreach.

C. Community benefits agreement.

Q. Traffic study?

Q. Sewage treatment?

Q. December 22nd hearing on parking variance. When is BSA hearing? Not scheduled.

Q. Maintaining cobblestones?

Q. Maintaining bike lane?

Q. BQX light rail?

C. Community wants more outreach and integration with Thor Project and the many neighborhood resiliency and zoning initiatives such as IFPS.

C. Most of existing waterfront esplanades are not used well.

C. Maritime use could really activate the use of the waterfront.

Carlos Menchaca's office (via David Estrada)

1. Real engagement

2. Community benefits agreement with consequences for breaking it.

The minutes of the previous meeting held on October 27, 2016 were approved unanimously.