

**BROOKLYN COMMUNITY BOARD 6
LANDMARKS/LAND USE COMMITTEE
DECEMBER 22, 2016**

ATTENDANCE

| | | | | | |
|-------------------|---|-----------|---|-------------|---|
| J. Armer | P | V. Hagman | A | M. Racioppo | P |
| P. Basile | P | G. Kelly | P | A. Reeves | P |
| P. Blake | P | Y. Lee | A | D. Scotto | A |
| D. Briggs | P | R. Levine | E | 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

GUESTS:

J. DeLaValle
P. Poulakakos
M. Groux

J. Dernan
C. King

J. Steacy
C. Dannenbring

**** MINUTES ****

There were 12 members present throughout the meeting and that constituted a quorum.

Peter Fleming who is the Land Use Committee Chairman chaired the meeting.

Public Hearing Presentations were given with respect to the four matters below:

- PUBLIC HEARING on 280 Richards Street (BSA Cal. No. 2016-4299-BZ).
- PUBLIC HEARING on 240 Smith Street (BSA Cal. No. 2016-4237-BZ).
- PUBLIC HEARING on 341 Nevins Street (BSA Cal. No. 2016-4334-BZ).
- PUBLIC HEARING on 345 Court Street (ULURP No. N100398ECK).

No one spoke pro or con with respect to the four public hearings.

Discussion and formulation of a recommendation was had on an application submitted to the Board of Standards and Appeals on behalf of 232 Smith Street LLC for a special permit pursuant to Section 32-10 of the Zoning Resolution to allow for a period of 10 years a physical culture establishment (PCE) within commercial building to be newly constructed at **240 Smith Street** (Block 408, Lot 41), northeast corner of Smith and Douglass Streets, which is located within a C2-4(R6B) zoning district. The committee expressed concerns about adequate sound and light attenuation. The applicant stated that as tenant it did not control the type of construction but that it would take measures to reduce light intruding on neighbors if that proved a problem and that its speakers would be hung rather than affixed to reduce noise and stated that heavy mats would be used.

Jerry with Glenn seconding made a motion to approve as presented with a recommendation that the applicant work with the community with respect to excessive light being transmitted through the windows on the residential street. **The motion passed 11-1-0.**

Discussion and formulation of a recommendation was had on an application submitted to the Board of Standards and Appeals submitted on behalf of 431 Carroll Street LLC for the grant of a special permit pursuant to Zoning Resolution Section 73-44 to permit a reduction in the accessory off-street parking requirement for Use Group 6B office use (PRC-B1), which will facilitate the development of a new conforming two-story commercial building that will provide 14 accessory parking spaces at **341 Nevins Street** (Block 447, Lot 1), northeast corner of Nevins and Carroll Streets, in an M1-2 zoning district. The applicant (Alloy) has 14 employees and is going to use the property as its headquarters. It is anticipated that the maximum use of spaces will be 11 and 14 are to be provided. Jerry with Maddy seconding moved to approve the application as presented. **The motion passed unanimously with a vote of 12-0-0.**

Discussion and formulation of a recommendation was had on an application submitted to the Department of City Planning submitted on behalf of 345 Court Street Corp. dba Marco Polo Ristorante pursuant to Section 366a(c) of the New York City Charter for the grant of a new application for a revocable consent to operate an existing enclosed sidewalk café with 10 tables and 30 seats at **345 Court Street** (Block 435, Lot 9), southeast corner Court and Union Streets. This came to the committee, as a new application only because the renewal for the pre-existing enclosed structure was not filed in a timely manner. Jerry with Maddy seconding moved to approve the application as presented. **The motion passed unanimously 12-0-0.**

Discussion and formulation of a recommendation was had on an application submitted to the Board of Standards and Appeals on behalf of Thor 280 Richards Street, LLC for the grant of a special permit pursuant to Zoning Resolution Section 73-44 to permit a reduction in the accessory off-street parking requirement for Use Group 6B office use (PRC-B1), which will facilitate the development of an approximately 638,607 sf commercial building with office and retail uses that will provide 1,106 accessory parking spaces at **280 Richards Street** (Block 612, Lot 150), in an M3-1 zoning district. There was general agreement that the reduction in spaces was warranted but there were other transportation related issues raised. The committee reiterated the board's prior position that cobble stone streets be maintained. There were assurances given that any kayaking would not interfere with commercial shipping activity. That the development work in harmony with the Greenway and that alternatives (to private cars) be coordinated with Ikea. There was concern that all of the proposed parking would be paid rather than free parking. Jerry made a motion seconded by Pauline to approve the reduction in accessory of-street parking coupled with a request that the applicant, when it returns with its anticipated additional applications bring more specific information with regard to its coordination with Ikea and other ideas for reduction of automobile trips to the site as well as a response to the committee's request that 10% of the spaces be reserved for free parking. **The motion passed 11-1-0.**

The committee heard and reviewed a presentation for a Certificate of Appropriateness application submitted to the Landmarks Preservation Commission for the addition of a one-story rear yard addition with deck at **92 Park Place** (between 6th/7th Avenues), Park Slope Historic District. The one story addition is only visible within the "donut". The materials will be the same brick, wood frame black clad windows, and a wooden staircase. A motion to approve as presented was made by Jerry and seconded by Madelaine. **The motion passed unanimously 12-0-0**

The committee heard and reviewed a presentation for a Certificate of Appropriateness application submitted to the Landmarks Preservation Commission for modifications to the front entrance door at **929 President Street** (between 8th Avenue/Prospect Park West), Park Slope Historic District. The request was for the use of etched glass above the front door rather than clear glass. A motion to approve as presented as made by Glenn and seconded by Madelaine. **The motion passed unanimously 12-0-0.**

The presenters for an application for a Certificate of Appropriateness submitted to the Landmarks Preservation Commission for the installation of two balconies at the rear elevation of **373 Henry Street** (between Congress/Warren Streets), Cobble Hill Historic District did not appear on time and the

community members who had attended to express opposition had already left without opportunity to be heard. A motion was made by Pauline and seconded by Jerry for a letter to be sent to LPC for it not to hear the application until the applicant came to present before the committee and to deem the application disapproved until properly presented to the committee.

The committee heard and reviewed a presentation for a Certificate of Appropriateness application submitted to the Landmarks Preservation Commission for **113 Congress Street**. The applicant failed to have an adequate presentation as to any aspect of its "proposal". A motion was made by Jerry and seconded by Pauline to table the review of the application and ask LPC to defer determination until a proper presentation was made to the committee. **The motion passed 12-0-0.**

Jerry made a motion seconded by Pauline to approve the prior month's minutes and that motion passed 12-0-0.

A motion was made by Jerry seconded by Glenn asking LPC to hold open its record with respect to applications pending the vote of the full CB6 board. Motion was approved 12-0-0.