

**BROOKLYN COMMUNITY BOARD 6  
LANDMARKS/LAND USE COMMITTEE  
APRIL 27, 2017**

**Attendance:**

J. Armer	P
P. Basile	P
P. Blake	P
D. Briggs	P
G. Faeth	P
P. Fleming	P
R. Freeman	A

B. Fuller-Goggins	E
V. Hagman	P
G. Kelly	P
Y. Lee	P
R. Levine	A
T. Miskel	E
M. Murphy	P

M. Racioppo	P
A. Reeves	P
D. Scotto	P
M. Shames	P
R. Sloane	A

P = present, E = excused, A = absent

**Guests:**

J. Sherman  
K. Sachs  
A. Hewitt

F. Leguelinel  
K. Karmas

N. Hom  
D. Krumeus

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

Meeting begins at 5:59 with quorum

**Presentation and review of a Certificate of Appropriateness application submitted to the Landmarks Preservation Commission for replacement of a storefront entrance door, repair masonry wall below storefront window, replacement of sliding glass storefront windows, new awning, replace concrete with bluestone pavers in front areaway, and replacement of windows on side elevation at 204 6th Avenue (northeast corner of Union Street/6th Avenue), Park Slope Historic District.**

204 6th Avenue - corner of Union Street - Park Slope Historic District, Kylie Sachs one of the business owners) and architect Carla presenting Retail establishment Milk Bar (coffee and food purveyor).

- Hope to match the look of existing Milk Bar at Vanderbilt and Prospect Avenues in Prospect Heights.
- Propose new fabric awning of size and location to allow more light to enter the establishment.
- Would like to maintain existing window size and locations but allow the windows to open.
- Security Gates will be removed.
- Will restore the stained glass transom above main windows.
- Will retain the brickwork masonry below main windows in front.
- Will try to restore the existing original bluestone patio in front of building.
- Perimeter fencing will remain.
- Split air conditioner system to be placed inside perimeter fence on the ground along the side of building - will be partially concealed with a planter.

Jerry Armer motions to approve the application with the condition that the front and side windows be

retained or replaced with fixed single frame windows to match historical context. Seconded by Madelaine Murphy.

### **Approved 11 - 2 - 0**

#### **Presentation and review of a Certificate of Appropriateness application submitted to the Landmarks Preservation Commission for a rear yard addition with a deck, and a partial rooftop addition with a new partial deck, railings and new HVAC equipment at 848 President Street (between 7th/8th Avenues), Park Slope Historic District.**

848 President Street - between 7th and 8th Avenues - Park Slope Historic District presented by owners Justin Sherman, Nelson Hom, Antonin Hewitt and by Franck Leguelinel.

- Will change use from 5-family to 3- or possibly 4-family.
- Propose multiple width rear yard addition and partial rooftop addition.
- 6 story full width (20 feet 10 inch) addition (4 plus basement and cellar) 9 feet, 5 inch deep to better align with rear facades of neighboring buildings - will meet rear wall of 850 President and will extend past rear wall of 846 President by 4 feet.
- 4 story 14 foot 6 inch wide addition (2 plus basement and cellar) 10 feet 5.5 inch deep with roof deck and railing.
- 313 square foot rooftop extension set back from front of building to avoid visibility from street. HVAC equipment to be placed on top rear of this extension. Front (will not show) and rear deck with railings to be added.
- More than half of the buildings in the backyard donut have varying width and height extensions.

Committee discussion centers on the apparent lack of community notification. Applicants only notified the two buildings on either side along President Street and claim that they followed the instructions from the CB6 office. Applicant for #3 reports they received the same instructions.

Jerry Armer motions to approve as presented.      Seconded by Debra Scotto.

### **Approved 12 - 2 - 0**

Jerry Armer motions to ask CB6 office to clarify applicant instructions and to confirm LPC requirements for presentation of extension mock-ups. Seconded by Madelaine Murphy.

### **Approved 14 - 0 - 0**

#### **Presentation and review of a Certificate of Appropriateness application submitted to the Landmarks Preservation Commission for the legalization of a stuccoed wall at the top story of the rear elevation at 191 Baltic Street (between Clinton/Henry Streets), Cobble Hill Historic District.**

191 Baltic Street - between Henry and Clinton Streets - Cobble Hill Historic District presented by Darrin Krumpus.

- Applicant proposes legalization of stuccoed wall on rear elevation. Restoration of top floor rear brick wall resulted in wall failure necessitating removal of damaged brick and subsequent repair using cement block and brick with stucco finish to match lower stories.

Committee discussion centers around cause of damage and repair options.  
Jerry Armer motions to approve repair and legalize as presented. Seconded by Paul Basile.

**Approved 14 - 0 - 0**

Peter Fleming motions to request LPC hold open all items until CB6 can provide full board decision.  
Seconded by Madelaine Murphy.

**Approved 14 - 0 - 0**

Meeting adjourned at 7:24pm. Minutes submitted by Glenn Kelly.