

**BROOKLYN COMMUNITY BOARD 6  
LANDMARKS/LAND USE COMMITTEE MEETING  
February 22, 2018**

**Attendance:**

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

P = present, E = excused, A = absent

**Guests:**

J. Salgado – Rep. for Hon. Carlos Menchaca, City Council Member  
E. Rooney – Rep. for Hon. Felix Ortiz, State Assembly Member  
O. Jones – Rep. for Hon. Velmanette Montgomery, state Senator  
D. Wiley – Rep. for Hon. Nydia Velazquez, Member of Congress

M. Kule	V. Adler	A. Sansom
L. Branch	H. Parkins	J. McGettrick
J. Ellis	J. Protos	C. Barnes
B. Hone	E. Knowles	M. Bogin
J. Masyr	J. Van Bramer	K. Noun
G. Fiala	P. Wong	R. Berrios
Y. Lee	W. Sohne	I. Vilnits
A. Lasky	C. Yates-Ewins	J. Weiss
S. Avakelyan	J. Lavin	

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

**Consideration of an application to the Department of City Planning for an authorization to modify the waterfront public access area and visual corridor requirements at \*280 Richards Street\*.**

- Shuttle bus is part of BSA resolution.
- Recent additions to the plan in response to community concerns.
- A public bathroom can/will be provided.

**COMMUNITY CONCERNS:**

1. Unfinished piling fill
2. Uncovered piles of material/soil with no dust control
3. Fence in disrepair

4. Storm water run-off and flooding on Beard Street
5. Creosote pile lumber. Thor disputes that there is any present on the site.
6. From PortSide NY – Lack of activated maritime use is a disappointment.

Resolution: Jerry Armer stated – does not take into account the concerns of most public comments.

Recommend to the Department of City Planning conditional approval given the following conditions:

1. Thor commits in writing to include a public bathroom on the promenade.
2. Thor enters into agreement with DEC to remediate the debris.
3. DEP/Engineering investigation into flooding on Beard Street.
4. Cover the piles.

**VOTE: 10.....YEAS 1.....NAYS 1.....ABSTENTION**  
**MOTION APPROVED**

**Consideration of an application to the Board of Standards and Appeals for a special permit to allow the reduction of accessory parking spaces for a proposed altered building with current uses in parking requirement category B1 at \*288 4<sup>th</sup> Avenue\*.**

Owner is requesting a reduction of parking from 50 spots to 25 spots.

A motion was made by Yvonne Lee to approve the application, seconded by Jerry Armer.

**VOTE: 12.....YEAS 0.....NAYS 0.....ABSTENTIONS**  
**MOTION APPROVED**

**Consideration of Appropriateness application for storefront façade renovations, a new secondary egress door, and a rear yard extension at \*76-82 St. Marks Avenue\*, Park Slope Historic District.**

A motion was made by Jerry Armer and seconded by Peter Fleming for conditional approval to Landmarks Preservation.

- Front façade: no conditions
- Rear façade: where visible construct of brick veneer

**VOTE: 8.....YEAS 2.....NAYS 0.....ABSTENTIONS**  
**Motion passed (no quorum)**

**Consideration of Appropriateness application for a new rooftop access staircase bulkhead, new windows and a new first floor double door at \*608 5<sup>th</sup> Street\*, Park Slope Historic District.**

Motion was made by Peter Fleming and seconded by Jerry Armer to approve as presented except bulkhead from front to rear be reduced in size so it is less visible from the street.

**VOTE: 8.....YEAS 1.....NAYS 1.....ABSTENTION**  
**Motion Passed (no quorum)**

**Request to legalize existing security roll-down gate and exterior housing, shopfront light fixture, conduit and siren, and second floor windows at \*244 Court Street\*, Cobble Hill Historic District.**

Consideration of this request has been rescheduled.

**NEW BUSINESS:**

**Consideration of a request for expeditious historic landmark designation for two buildings located at 236 and 238 President Street (between Court/Clinton Streets), Carroll Gardens Historic District.**

The residence at 236 President Street has sold to a developer with the intention of demolishing it and erecting a 6 story building. Concern that rezoning 238 President to a R6A will cause future development problems. City Planning set a 74 foot height in 2009. Nine years later fears have materialized. Application has been sent to FDC that both buildings be considered for individual Landmark status.

The Community Board cannot take a vote on this. A request should be made to Landmarks to look into the situation. If Landmarks Preservation Commission decides to designate or calendar the properties it will come back to the committee as a ULURP. The timing is critical as the closing on the property is due to take place on March 1. If LPC supports, the Department of Buildings can hold off on demolition until LPC makes a decision

**The historic significance of the properties:**

Both properties were bought in 1897 by Elmira Christian. 238 President Street, the larger of the two properties became a Home for Deaconesses. The smaller of the properties, 236 President Street became a memorial to her husband as the Hans Christian Kindergarten. Until 1974 they were a single property, at which time, they were split and sold separately to different owners. 236 became the first Spanish Methodist Church.

The Coop President agreed that it made sense to hold off on the closing as there is value to individual landmark status. He is sending a letter of support to the Landmarks Preservation Committee asking for their review.

The Landmarks/Land Use committee of CB6 agreed unanimously to the request for review of the properties by the Landmarks Preservation Commission.

There being no further business to come before the committee, the meeting was adjourned.

Minutes were submitted by Allison Reeves and Peter Fleming.

