

**BROOKLYN COMMUNITY BOARD 6  
LANDMARK/LAND USE COMMITTEE  
MARCH 28, 2013**

**ATTENDANCE:**

**PRESENT:**

J. ARMER  
R. LEVINE  
J. REISCHEL  
B. STOLTZ

P. BLAKE  
T. MISKEL  
M. SHAMES

P. FLEMING  
M. MURPHY  
L. SONES

**EXCUSED:**

W. BLUM  
A. REEVES  
R. SLOANE

G. KELLY  
R. RIGOLLI  
D. WILLIAMS

S. MILLER  
E. SHIPLEY

**ABSENT:**

Y. GIRELA

E. SPICER

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

Meeting called to order by Landmark Committee Chair Bob Levine at 6:13 PM

**AGENDA ITEM: Presentation and review of a Certificate of Appropriateness application submitted to the Landmarks Preservation Commission for the installation of a chair lift in front areaway at 222 Baltic Street (between Court/Clinton Streets), Cobble Hill Historic District.**

A representative of the architect working on the project made presentation of the proposed chair lift. Though they had considered having the chair lift go up to the parlor floor, it was thought that this design was too intrusive. The chair lift will go from street level to the garden apartment. Access to the chair lift will be from the western side of the front railing. The original railing will be converted from being affixed to being hinged. The need for this installation is that the owner of the building has MS. After a few questions, the following motion/recommendation was made by Jerry Armer and seconded by Tom Miskel.

**MOTION:** Recommend to LPC that application be approved with the following condition, that any sections/pieces of the railing that are removed for the installation and not reinstalled be retained by the building owner for any future repairs or modifications to the existing railing.

**VOTE:** Yes; 9, No; 0, Ab; 0, motion/recommendation passes.

**AGENDA ITEM: Presentation and review of a Certificate of Appropriateness application submitted to the Landmarks Preservation Commission for alterations to the storefront, reconfiguration of the sidewalk vault, and repaving of the sidewalk at 288 Court Street (between Kane/Degraw Streets), Cobble Hill Historic District.**

The presentation for this item was made by a representative of Union Market. The proposal calls for an entirely new storefront made of extruded aluminum, full glazing on the entire storefront, moving the door from the middle to the left side, installation of a handicap ramp at the far right of the store and installation of an awning at approximately 3/4 of the height of the storefront. After a series of questions concerning the color of the aluminum, the type of store lettering on the sign, If the glass to be used is tinted or not and the height of the awing, the following motion/recommendation was made by Jerry Armer and seconded by Lou Sones.

MOTION: Recommend to LPC conditional approval of the proposal as presented. With the following conditions: 1) that the glazing at the upper level of the storefront be tinted, to show a more distinctive break/difference from the main storefront glazing. 2) That the extruded aluminum used in the storefront be colored either dark brown or black and 3) that the railing on the handicapped ramp be colored to match.

**VOTE: Yes; 9, No; 1, Ab; 0. Motion/recommendation passes**

**AGENDA ITEM: Presentation and review of a Certificate of Appropriateness application submitted to the Landmarks Preservation Commission for the legalization of window installations and restoration of new wood brick molds at front facade of 356 President Street (between Smith/Hoyt Streets), Carroll Gardens Historic District.**

The owner of the building provided the committee with a short history of his dealings with LPC. In 2009, LPC issued a Certificate of No Effect for interior work. At that time the building had vinyl replacement windows, grills on the parlor floor windows, the parlor floor replacement windows had a transom window at the top and all of the replacement windows had aluminum covering the side wood window frames. After all interior work was completed LPC issued violations to the homeowner. After a detailed presentation of what was required for legalization, the following motion/recommendation was made by Jerry Armer & seconded by Peter Fleming.

MOTION: Recommend to LPC conditional approval for legalization of the windows on the upper floors and the garden floor, and legalization of the window grills on the parlor floor. The front windows on the parlor floor should be replaced with full size one over one windows and the aluminum covering the wood frames on all the windows should be replaced with wood frames or covered with wood frames.

**VOTE: Yes; 7, No; 0, Ab; 3. Motion passes.**

MOTION: Request that PLC keep the record open until the full board meets & votes on the committee recommendation, made by M. Murphy & seconded by Pauline Blake.

**VOTE: All in favor. Motion passes.**

**AGENDA ITEM: Presentation and consideration of a request to permit the continuation and expansion of a legal non-conforming Zoning Use Group 4 use which would allow the creation of a "day care center" at 500 4th Avenue (between 12th/13th Streets).**

The architect for the project presented the following information. The day care center will be 2,100 square feet, will operate from 8 AM to 6 PM and will have a capacity of 35-40 children between the ages of 3 months to 2 years old. The store in question is currently zoned as a community facility – medical office. A child day care center is in the same zoning use group. A recommendation from the community board would help their case when they present to the Chair of the City Planning Commission. Bob Levine made the motion and it was seconded by Tom Miskel.

MOTION: Recommend approval to change the C of O to allow for a child day care center at 500 4<sup>th</sup> Ave. (as presented).

**VOTE: Yes; 10, No; 0, Ab; 0. Motion passes.**

Motion to adjourn at 7:27 PM

Minutes submitted by Jerry Armer