

**BROOKLYN COMMUNITY BOARD 6
LANDMARK/LAND USE COMMITTEE
APRIL 24, 2014**

ATTENDANCE:

PRESENT:

J. ARMER	P. BLAKE	Y. GIRELA
G.KELLY	A. KRASNOW	R. LEVINE
H. LINK	T. MISKEL	M. MURPHY
A. REEVES	R. RIGOLLI	R. SLOANE
L. SONES	E. SPICER	B. STOLTZ
J. THOMPSON		

EXCUSED;

W. BLUM	P. FLEMING	M. SHAMES
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ABSENT:

N. BERK-RAUCH	E. SHIPLEY
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GUESTS:

R. BEARAK – REP. FOR HON. ADAMS, BROOKLYN BOROUGH PRESIDENT		
C. SANTANA	R. KESSLER	N. NUGOPAL
C. ZAR	J. HILL	D. CICCARELLI
J. PUCYLOWSKI	J. CASSON	M. CHADWICK
L. MANN	O. SONDRERSEN	J. MULLIGAN
P. BRAY	D. ALQUIST	

*****MINUTES*****

PUBLIC HEARING on 158 Dikeman Street (ULURP No. C120093MMK).

Discussion and formulation of a recommendation on an application (ULURP No. C 120093 MMK) submitted to the Department of City Planning on behalf of Dikeman Realty Corporation for an amendment to the City Map involving: (i) the elimination, discontinuance and closing of a portion of Dikeman Street between Ferris Street and Conover Street; and (ii) the adjustment of grades necessitated thereby; including authorization for any acquisition or disposition of real property related thereto, at 158 Dikeman Street (Block 574, Lot 34), between Ferris and Conover Streets.

The building was built in 1991 and bought by the current owner in 1997 to be used as mixed use. It was mistakenly built past the property line and sticks out over that line to form a triangle from 5” to 11” into city property (for a total of 17.84 sq. ft.). It came to CB6 in 2008 and it was approved at that time and it went to BSA. BSA decided that this issue needed to go before City Planning and we therefore are reviewing it again as a ULURP action.

Comments included - committee member (resident of Red Hook) it was a good example of mixed use in that area.

Motion was made by Jerry Armer and seconded by Roy Sloane to approve the legalization of the existing building at 158 Dikeman St.

VOTE: 16.....YEAS 0....NAYS 0....ABSTENTIONS
MOTION PASSED: UNANIMOUSLY

Presentation and review of a Certificate of Appropriateness application submitted to the Landmarks Preservation Commission for changing partitions, replace windows, door and new stairs at first story rear yard addition at 321 Clinton Street (between Kane/Degraw Streets), Cobble Hill Historic District.

The building is being retrofitted to be a “passive/zero energy use” home. The windows will be either double or triple paned and will tilt in, but look the same as the existing windows from the outside. The stained glass transoms will be removed and put back in front (street side) of new transoms/windows.

They plan to redo/restore/replicate the tea porch on the back (parlor level) to make it into an open air porch, and enclose the area below it (1st fl./ground fl.) It will have a deck and stairs and fire escape/stairs to back yard. The roof will have solar panels and railings (not visible at street level).

Motion was made by Roy Sloane and seconded by Jerry Armer to approve with the condition that all railings be vertical, metal and black.

MOTION PASSED: UNANIMOUSLY
(Note: Owner was accepting of the conditions.)

Presentation and review of a Certificate of Appropriateness application submitted to the Landmarks Preservation Commission for addition of rooftop bulkhead and railing, side elevation removal of doors, replacement and reopening windows, replacement of rear deck with balcony and removal of door and restoration of storefront fenestration at front elevation at 132 Kane Street (corner Kane St/Cheever Pl), Cobble Hill Historic District.

On the corner of Cheever Place, with bricked up side windows (on Cheever Pl.) and an attached “garage” space behind the main building (also on Cheever Pl.) with a roof deck on it and a “permanent” awning above it. The corner (facing Kane St) is a storefront that will be residential behind it. They plan to break the lot into 2 tax lots.

The building is being converted from a three family to a one family building. The storefront will be kept intact (painted hunter green), and the roll down gates were recently removed. The awning in the back (above the “garage” will be removed, and the “ghost” windows (bricked up) will be reopened with 2 over 2 windows.

An L-shaped bulkhead is proposed on the roof, with railings also placed on the roof. Comments from committee included favorable comments about the exterior work on the building and storefront, but several members questioned the need for such a large bulkhead which was felt to be the size of a room, and it was noted that there was no legal requirement to even have a bulkhead (as compared to hatch/slanted).

Motion made by Jerry Armer and seconded by Madeline Murphy to conditionally approve the presentation as follows:

1. We feel that the opening of the ghost windows, restoration of the door and storefront, and the removal of the awning in the back of the building are all in keeping with the historical character of the neighborhood; but
2. We disapprove of the size, shape, and height of the rooftop bulkhead since there is no legal requirement that it be of such size, and that it does not conform to neighboring characteristics: and any/all railings on the roof not be visible from the street.

MOTION PASSED: UNANIMOUSLY

Presentation and review of a Certificate of Appropriateness application submitted to the Landmarks Preservation Commission for the addition of a fourth story, and the enlargement of a two-story rear extension with deck, porch and stairs at 531 11th Street (between 7th/8th Avenues (Park Slope Historic District)).

The building is one of a row of 14 houses. Plans are to add a 4th floor extension that would be placed back from the front of the house so as to not be visible on the street, and to enlarge a small backyard extension to include a deck, porch and stairs.

The applicant noted that there is currently a mock-up of the rooftop extension and it is not visible at street level. The chair mentioned that he went down the block and could not see any mock-up and assumed (wrongly) that it hadn't been built.

The block plan showed that this would be the only extension in that row, and that only one exists on the building in the vicinity behind them (on 10th St;).

Motion made by Pauline Blake and seconded by Elly Spicer to conditionally approve the presentation as follows:

1. That the rooftop addition be set back (as presented) from the front so as not be seen, and that all railings be vertical; and,
2. Since the back yard area of the major portion of the block is "pristine", or free of extensions, the placement of the proposed extension not be allowed as currently planned.

VOTE: 10.....YEAS 5.....NAYS 1.....ABSTENTION
MOTION PASSED

Presentation and review of a Certificate of Appropriateness application submitted to the Landmarks Preservation Commission for a new downspout and the enlargement of

door/window openings at the second story rear elevation of 409 13th Street (between 7th/8th Avenues), Park Slope Historic District.

This is end of a row of houses on 13th St. that is part of a larger complex of houses in the Ansonia complex. It backs on an open courtyard/common area.

The plan is to enlarge the windows/door openings at rear of the second story which therefore necessitates the shifting over of the downspout. The backs of the row have different facings (brick/stucco).

Motion by Judith Thompson and seconded by to approve the plans as presented.

VOTE: 13.....YEAS 3.....NAYS 0.....ABSTENTIONS
MOTION PASSED

Minutes submitted by Yvonne Girela and Bob Levine.