

**BROOKLYN COMMUNITY BOARD 6
LANDMARK/LAND USE COMMITTEE
JANUARY 22, 2015**

ATTENDANCE:

PRESENT:

J. ARMER	N. BERK-RAUCH	P. BLAKE
W. BLUM	V. HAGMAN	R. LEVINE
H. LINK	P. FLEMING	M. MURPHY
P. PACHANO	A. REEVES	D. SCOTTO
E. SPICER	M. SHAMES	

EXCUSED:

R. DRESDNER	G. KELLY	D. KUMMER
T. MISKEL	R. SLOANE	J. THOMPSON

ABSENT:

R. RIGOLLI

GUESTS:

J. MOST	B. EZRA	B. ELLIS
J. ANTHONY	R. BIANCO	

***** MINUTES *****

Discussion and formulation of a recommendation on an application submitted to the Board of Standards and Appeals (BSA Cal. No. 258-14-BZ) on behalf of Henry Atlantic Partners LLC for a variance of Section 22-10 of the Zoning Resolution to permit the construction of a 4-story mixed use building with commercial use on the first floor in an R6 zoning district at 112 Atlantic Avenue (Block 285, Lot 6), southeast corner of Atlantic Ave/Henry Street, pursuant to Section 72-21 of the Zoning Resolution.

Jordan Most, attorney representing Henry Atlantic Partners LLC presented:

- It was discussed that the other properties along the block were accepted at existing uses.
- Victoria Hagman brought up the issue of the community benefit offered since the gas station will be lost. It was recorded by an audience member.
- Mark Shames moves to approve as presented. Seconded by?

VOTE: 13.....YEAS 0.....NAYS 0.....ABSTENTIONS

MOTION APPROVED: UNANIMOUSLY

Presentation and review of a Certificate of Appropriateness application submitted to the Landmarks Preservation Commission for a new 2-story (30 feet tall) commercial building to be erected at 178 Court Street (northwest corner Court/Congress Streets), Cobble Hill Historic District.

Project presented by Jaime Anthony representative for Robert Bianco, PKSB.

- Windows on Congress Street façade – why so many? Answer: For transitioning into residential.
- Victoria Hagman comments on height of ground store signage not matching the rest of the block.

- Audience is concerned about garbage accumulation on Congress Street
- Lighting was confirmed.
- Space size was confirmed.
- Tenant storage was confirmed.
- Side façade abutting Congress neighbor is discussed.
- It was confirmed that only two commercial spaces are possible.
- It was confirmed that the bulkhead is 9 feet.

Allison Reeves is concerned about the scale of the front façade.

Jerry Armer made a motion to approve with conditions:

1. Landmarks to approve style and size of the brick.
2. Reduce size of Court Street ground floor windows.
3. Reduce height of the bulkhead.

Second motion was questioned by Bob Levine. He moves to remove second condition: Denied 7-6.

4. Recommend that Landmarks find a solution to blank wall in rear of building.

VOTE: 10.....YEA 2.....NAYS 0.....ABSTENTIONS
MOTION PASSED

Presentation and review of a Certificate of Appropriateness application submitted to the Landmarks Preservation Commission for a new 2-story rear yard extension with deck at 310 Clinton Street (between Baltic/Kane Streets), Cobble Hill Historic District.

The presentation for 310 Clinton Street was made by Ben Ellis, architect.

Bill Blum made a motion to approve as presented, seconded by Madelaine Murphy.

There was a concern from neighbor about the depth of the extension.

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

Motion was made by Madelaine Murphy to hold open the record for official notice from the full board, seconded by Jerry Armer.

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

The minutes were submitted by Pedro R. Pachano.