

BROOKLYN COMMUNITY BOARD 6
LANDMARKS/LAND USE COMMITTEE
JUNE 23, 2016

ATTENDANCE:

PRESENT:

J. ARMER	P. BLAKE	D. BRIGGS
P. FLEMING	A. FREEMAN	V. HAGMAN
Y. LEE	M. MURPHY	M. RACIOPPO
M. SHAMES		

EXCUSED:

G. KELLY	D. KUMMER	R. LEVINE
T. MISKEL	A. REEVES	D. SCOTTO
R. SLOANE		

ABSENT:

R. FREEMAN	J. THOMPSON
------------	-------------

GUESTS:

R. BEARAK – REP. FOR BORO. PRES. ADAMS		
D. CONNORS	C. STIENOU	F. HEALEY
G. EMERY	A. ROTHKRUG	T. DALE
D. LUTZ	F. SHEERS	A. SHEERS

**** MINUTES ****

PUBLIC HEARING on 342 Flatbush Avenue (BSA Cal. No. 2016-4154-BZ).

Presentation with regard to a proposed physical culture establishment to be run as a www.soul-cycle.com. It will be on part of the 1st floor and on the 2nd floor. It will be a spin studio with 55 cycle stations and that is the maximum use for any session. It will be handicap accessible and there will be sound attenuation. Box in a box construction. Hours are 5:30am to 11:00pm weekdays and 7:00am to 9:00pm weekends. The site once housed a Halloween costume shop.

No one spoke either for or against the application and the Public Hearing was closed.

PUBLIC HEARING on 14-18 Carroll Street (ULURP Nos. N 150360 ZMK, N 160379 ZRK).

Presentation of a proposed zoning change for a vacant lot of approximately 6,200 square feet from M-1-1 to R6B zone. The floor area ratio (FAR) is 2.0 and with the application of Mandatory Inclusionary Housing (MIH) there would be a 1,200 square foot bonus. This applicant in a small (10 unit) development would opt to pay into an affordable housing fund in an amount as yet to be determined by the City. The building intended would be four stories with 6 parking spaces in the rear and a rear yard of 30 feet facing the community garden. There will be an archeologist on site and there was a limited (due to size of project) environmental review.

No one spoke either for or against the application and the Public Hearing was closed.

PUBLIC HEARING on 227 4th Avenue (BSA Cal. No. 2016-4209-BZ).

This is the former Lyceum site. It is individually landmarked and known as Public Bathhouse #7. There will be no changes with regard to the bulk of the building. It will be a physical culture establishment operated by www.blinkfitness.com. It will be 18,000 square feet and handicap accessible. The building will have sprinklers. Hours will be 5:30am to 11:00pm weekdays and 7:00am to 9:00pm on weekends. Remaining building department violations incurred during prior use will be cured during and removed after renovation.

No one spoke either for or against the application and the Public Hearing was closed.

Discussion and formulation on an application submitted to the Board of Standards and Appeals on behalf of 342 Flatbush LLC for a special permit pursuant to Section 73-36 of the Zoning Resolution to allow a physical culture establishment (PCE) within portions of the existing building at 342 Flatbush Avenue (Block 1058, Lot 33), between Sterling Place/8th Avenue, which is located within a C2-4A(R7A) + R7B zoning district.

The applicant stated in response to a question that the patrons were generally local and did not arrive by car and that there was no parking requirement. A motion was made by Jerry Armer and seconded by Pauline Blake to approve a special permit pursuant to Section 73-36 of the Zoning Resolution to allow a physical culture establishment (PCE) within portions of the existing building at 342 Flatbush Avenue (Block 1058, Lot 33), between Sterling Place/8th Avenue, which is located within a C2-4A(R7A) + R7B zoning district.

The motion passed with the vote being 9 in favor, 0 opposed and 1 abstention.

Discussion and formulation of a recommendation on two applications submitted to the Department of City Planning on behalf of 14-18 Carroll LLC for a zoning map amendment which proposes to change the existing M1-1 zoning designation to R6B for the properties at 14-18 Carroll Street (Block 352, Lots 16, 17 and 18) between Columbia and Van Brunt Streets (N150360 ZMK), and a zoning text amendment to establish a Mandatory Inclusionary Housing Area coterminous with the rezoning area in accordance with the City's Mandatory Inclusionary Housing Policy (N160379 ZRK).

The building will have slab foundation and no basement. The building height will be forty feet. The building will have the same street wall as one of the buildings next to it but not match the other which has a different setback from the street. Representative from the Borough President's office confirmed that this is code compliant. Applicant stated that the building was designed to have open area abutting the community garden. The applicant stated that it had not considered doing passive house construction. The applicant stated that the only environmental restriction with regard to air quality was that air conditioning could not be in window units.

A motion was made by Jerry Armer and seconded by Madeline Murphy to approve a zoning map amendment which proposes to change the existing M1-1 zoning designation to R6B for the properties at 14-18 Carroll Street (Block 352, Lots 16, 17 and 18) between Columbia and Van Brunt Streets (N 150360 ZMK), and a zoning text amendment to establish a Mandatory Inclusionary Housing Area coterminous with the rezoning area in accordance with the City's Mandatory Inclusionary Housing policy (N 160379 ZRK) conditioned upon the building retaining the configuration and appearance as presented to the committee, and that to the extent permitted that the funds paid into the affordable housing fund by used towards additional affordable units or levels of affordability of housing within Brooklyn Community

Board 6.

The motion was approved by a vote of 8 in favor, 1 opposed and 1 abstention.

Discussion and formulation of a recommendation on an application submitted to the Board of Standards and Appeals on behalf of 4th Avenue Development II, LLC for a special permit pursuant to Section 73-36 of the Zoning Resolution to allow a physical culture establishment (PCE) within portions of the existing building at 227 4th Avenue (Block 955, Lot 1), northeast corner 4th Avenue/President Street which is located within a C2-4A(R8A) zoning district.

A motion was made by Madeline Murphy and seconded by Pauline Blake to approve a special permit pursuant to Section 73-36 of the Zoning Resolution to allow a physical culture establishment (PCE) within portions of the existing building at 227 4th Avenue (Block 955, Lot 1), northeast corner 4th Avenue/President Street which is located within a C2-4A(R8A) zoning district as presented.

The motion passed unanimously (10-0-0).

Presentation and review of a Certificate of Appropriateness application submitted to the Landmarks Preservation Commission for a façade renovation to include new facing, cornice, entranceway, etc. at 121 Congress Street (between Henry/Hicks Streets), Cobble Hill Historic District.

The applicant seeks approval for the removal of a brick face front and the creation of a stucco façade in the brownstone style. The applicant had intended to return to the original brick but the concrete application for the brick face destroyed the underlying brick. The windows to be replaced will have the same two over two configuration and be made to fit openings and of wood. The existing openings will be used. There will be a fiberglass cornice similar in appearance to an adjacent building of the same height. There will be lintels and pilasters for reveal and shadowing. Committee members commented on the inappropriateness of the front door for the district.

A motion was made by Victoria Hagman and seconded by Jerry Armer to approve a Certificate of Appropriateness for a façade renovation to include new facing, cornice, entranceway, etc., at 121 Congress Street (between Henry/Hicks Streets), Cobble Hill Historic District with the condition that the profile of the lintels and pilasters be made deeper and with a recommendation that applicant include a request to LPC for approval of a replacement for the entry door with one consistent with the character of the district.

Minutes submitted by Mark Shames on June 23, 2016.