

**BROOKLYN COMMUNITY BOARD 6  
LANDMARKS/LAND USE COMMITTEE  
MARCH 23, 2017**

**Attendance:**

J. Armer	P
P. Basile	P
P. Blake	P
D. Briggs	P
G. Faeth	A
P. Fleming	P
R. Freeman	A

B. Fuller-Goggins	A
V. Hagman	A
G. Kelly	P
Y. Lee	A
R. Levine	P
T. Miskel	P
M. Murphy	P

M. Neuman	A
M. Racioppo	A
A. Reeves	P
D. Scotto	E
M. Shames	P
R. Sloane	A

P = present, E = excused, A = absent

**Guests:**

S. OSTOLAZA  
L. VARACCHI

K. BERNIER  
R. LESTER KENTON

S. BAXT  
T. DALE

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

The meeting called to order at 6:24 PM.

**Public Hearing on 550 5<sup>th</sup> Avenue (BSA Cal. No. 2017-20-BZ)**

**Discussion and formulation of a recommendation on an application submitted to the Board of Standards and Appeals on behalf of GTO Holding LLC for a variance to legalize a physical culture establishment operated as Harbor Fitness Park Slope within an existing mixed use building located within R6B and C4-3A zoning districts at 550 5<sup>th</sup> Avenue (Block 1041, Lot 7501), northwest corner of 15<sup>th</sup> Street and 5<sup>th</sup> Avenue.**

The applicant's representative discussed the proposal highlighting the following:

1. Lot size: 27,000 sq. feet
2. The Harbor Fitness is an already existing business that has been in this location for several years. Because of the recent rezoning action, the building is now operating in two zones and therefore their renewal of its special permit to operate a physical cultural establishment was rejected and a variance was applied for.

The community and members of the committee:

- Requested full discussion on whether he has met the five (5) points of Section 72-21
- The applicant answered all questions to the Committee's satisfaction.

The motion was made by Jerry Armer and seconded by Mark Shames

**MOTION**

Recommend approval of the BSA Cal. No. 2017-20-BZ to grant the requested variance under Section 72-21 of the zoning code to allow a physical culture establishment operating as Harbor Fitness at 550 5<sup>th</sup> Avenue, Park Slope.

After much discussion, the motion was approved.

**VOTE: Yea ....11 Nay .... 0 ..... 0 Abst.**

**Presentation and discussion with representatives for the Department of City Planning on the Self-Storage Text Amendment, ULURP No. (Pending), a citywide zoning text amendment to establish a Special Permit under the jurisdiction of the City Planning Commission for all new self-storage development in proposed Designated Areas within manufacturing districts throughout the City.**

Staff Members of the Department of City Planning under the direction of John let the informational discussion.

**Discussion:**

Members of Committee raised questions on its impact on the Gowanus and other areas in the district and what kind of role Community Boards would play in the oversight process and what was the intended goal. We request an update as the time period when this issue would begin the review process. We were informed that it should be late Spring.

**Presentation and discussion with representatives for the NYU Langone Cobble Hill on their plans for a new healthcare facility at 70 Atlantic Avenue (southeast corner of Atlantic Avenue/Hicks Street).**

The President of NYU Langone and Members of his Executive Staff presented an overview of the proposed facility:

- (a) Size 160,000 square feet
- (b) Preliminary Plans of the four (4) story building
- (c) Full ambulatory care center which will include cancer, diagnostic imaging and Infusion center
- (d) Ambulance location on Hicks Street
- (e) And other emergency services

**Discussion:**

Members of the Committee raised questions on the location of the Ambulance on Hicks Street and the number of parking spaces that would be available for Staff and Patients. The Presenter indicated that Hicks Street was more logical than Pacific Street as suggested. He indicated that was assured by the Developer that he would have 140 parking spaces. A committee member asked if the presentation be sent of the district office in electronic form. The presenter replied that he would have to check with those in charge. He would get back to the district office with a response.

The Committee was assured that we would have further discussions before the final phase.

**MOTION: NO MOTION REQUIRED.**

**Presentation and review of a Certificate of Appropriateness application submitted to the Landmarks Preservation Commission for a rooftop addition at 55 7<sup>th</sup> Avenue Park Slope Historic District.**

Michael Scaduto, Architect, made the presentation of the various drawings. He stated that the building dated around 1870's but was restored as resident in the 1930's and that the building currently has a limestone façade.

The Applicant is seeking to add a one story roof addition with 25 foot setback with deck (42 inches above the deck surface) with simple iron rails and front lights. The structure as proposed would be visible only from the rear since it overlooks a one-story commercial building.

**Discussion:**

- Any other rooftop structures on the block only mechanicals

- Any building with height yes the Berkley Carroll School

After much discussion the following was recommended. The motion was made by Dave Briggs and seconded by Jerry Armer

**MOTION:**

**To approve with the understanding that if the NYC Building Code requires any modifications to the proposed work/addition that increases its visibility, we request that the applicant return to the Committee with a new presentation.**

**VOTE: Yea ....8 Nay .... 2 Abst. ....1**

**Presentation and review of a Certificate of Appropriateness application submitted to the Landmarks Preservation Commission for illuminated exterior signage at 227 4<sup>th</sup> Avenue (Individual Landmark).**

George Weiss representing the applicant review his drawings for two small signs that will fit within stone – one on 4<sup>th</sup> Avenue & one on President Street (4 feet x 8 inches) and a smaller sign on the side of the building. All signs will be metal. He also presented a “Blink” flag 8 feet x 5 feet for the flagpole that is on the roof 20-feet from the edge of the roof.

**Discussion:**

The Committee had no objections to the two signs but felt that the flagpole should be utilized for the US Flag.

**MOTION: (Recommendation no quorum)**

**Recommend to LPC approval of the two (2) illuminated signs but disapprove banner on the Flag Pole because it is not contextual with the neighborhood and is therefore in appropriate.**

**VOTE: Yea ....10 Nay .... 0 ..... 0 Abst.**

**Presentation and review of a Certificate of Appropriateness application submitted to the Landmarks Preservation Commission on behalf of the Brooklyn Public Library for new exterior signage at the Park Slope Branch Library at 431 6<sup>th</sup> Avenue (Individual Landmark)**

Robin & Laura representing the Library System stated that they were in the process of upgrading all signage for the Brooklyn Library system which has not been updated within the last twenty to thirty years. The proposed change would not occur in this fiscal period but they were presenting all changes on Landmarked buildings at the same time.

They are proposing to install two eight feet banners with address and name behind the fence to avoid impacting on the architectural design of the building. In addition they are planning to install a Digital sign which will show activities.

**Discussion:**

The Committee liked the signage presented but requested that the Library’s digital sign be programmed to dim or shut down in the evenings.

**MOTION: (Recommendation no quorum)**

**Recommend approval to LPC for the Park Slope Signage.**

**VOTE: Unam.**

Meeting adjourned at 7:40 PM

Minutes submitted by Pauline Blake and Mark Shames.