

September 15, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 1, LPC-27-01190

123 Milton Street – Greenpoint Historic District
Borough of Brooklyn

To testify virtually, please join Zoom

Webinar ID: 165 187 7336

Passcode: 066380

By Phone: 646-828-7666 US (New York)

833 435 1820 US Toll-free

833 568 8864 US Toll-free

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.

COMMUNITY BOARD PRESENTATION

SCOPE OF WORK FOR LPC RESUBMISSION

Proposed 1st floor addition to the existing building approved under LPC Docket LPC-26-10081.

Proposed rear 2nd floor addition under **LPC Docket-27-01190**

- **Scope of work**
- **Full height addition (2nd floor bedroom):**
 - Bulk addition not visible from street to add a room at second floor of the building.
- **Cladding the addition and the existing semi-painted brick wall in stucco:**
 - Clad deteriorated rear facade and paint existing semi-painted Brick wall.



QUICK FILL-IN PROJECT DATA

Applicant / Owner: ELI HAZAN

Architect / RDP: Arnold S. Montag / AM/PM Design & Consulting, P.C.
(verify)

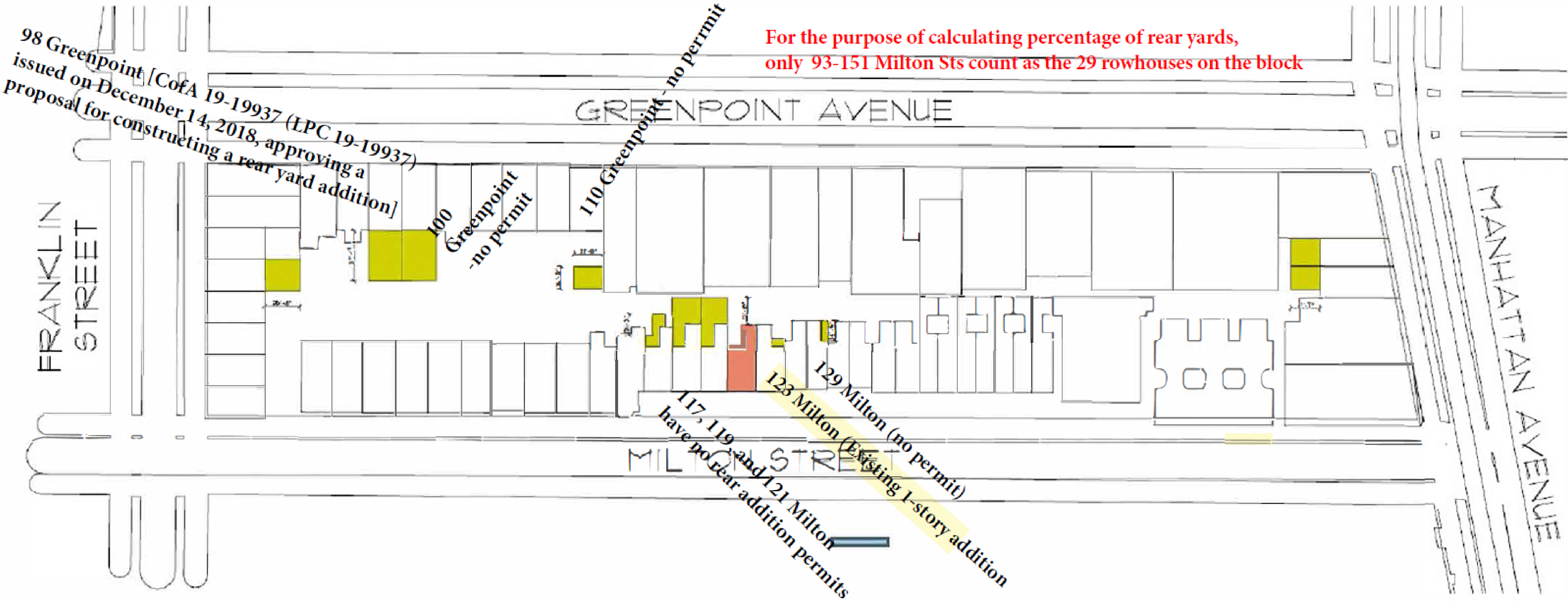
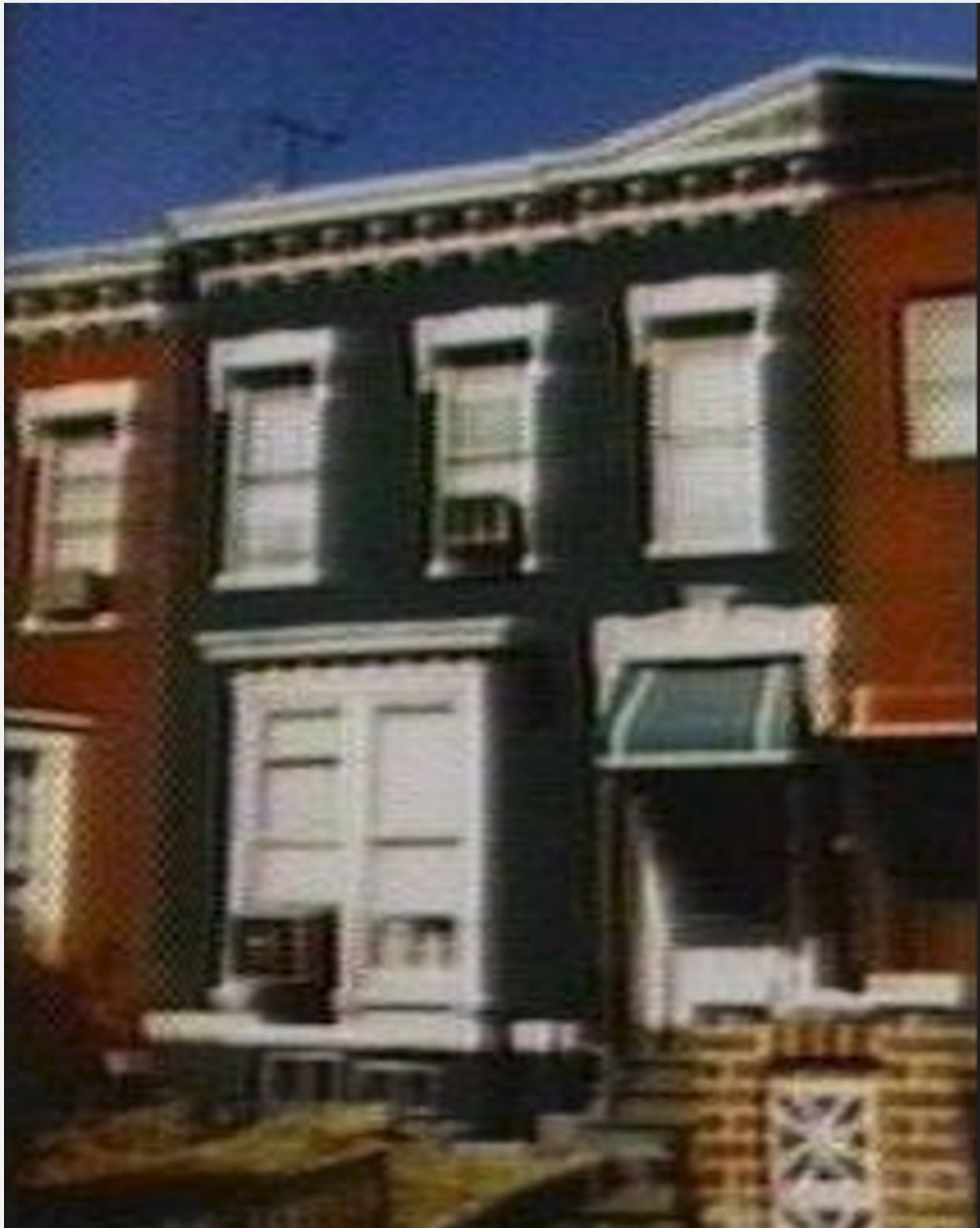
LPC Staff: James Russiello

Submission date: 08-14-2026

DOB job/application no.: B01373592-I1

Interior DOB filing: B01354308-I1

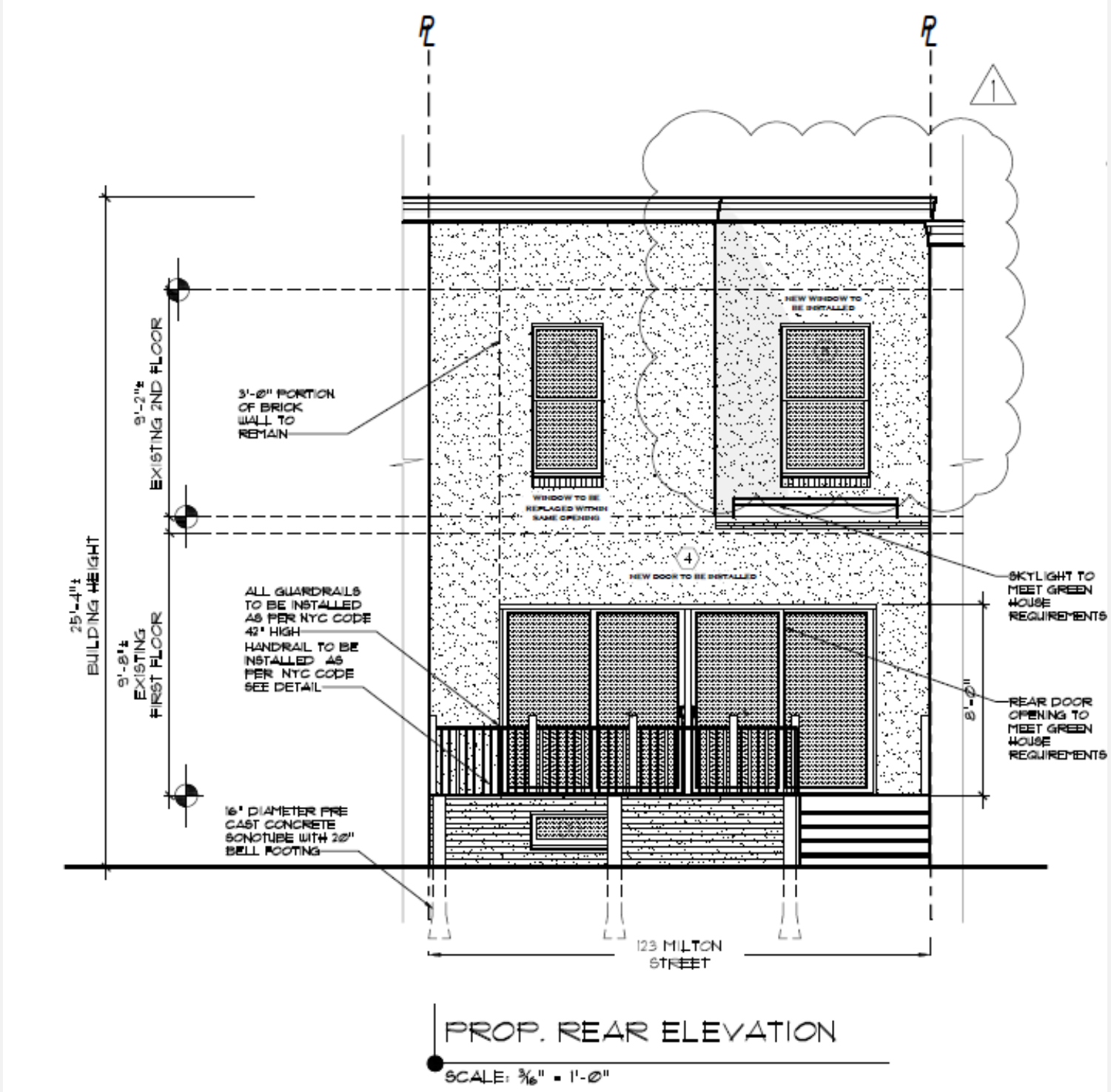
HISTORICAL PICTURES



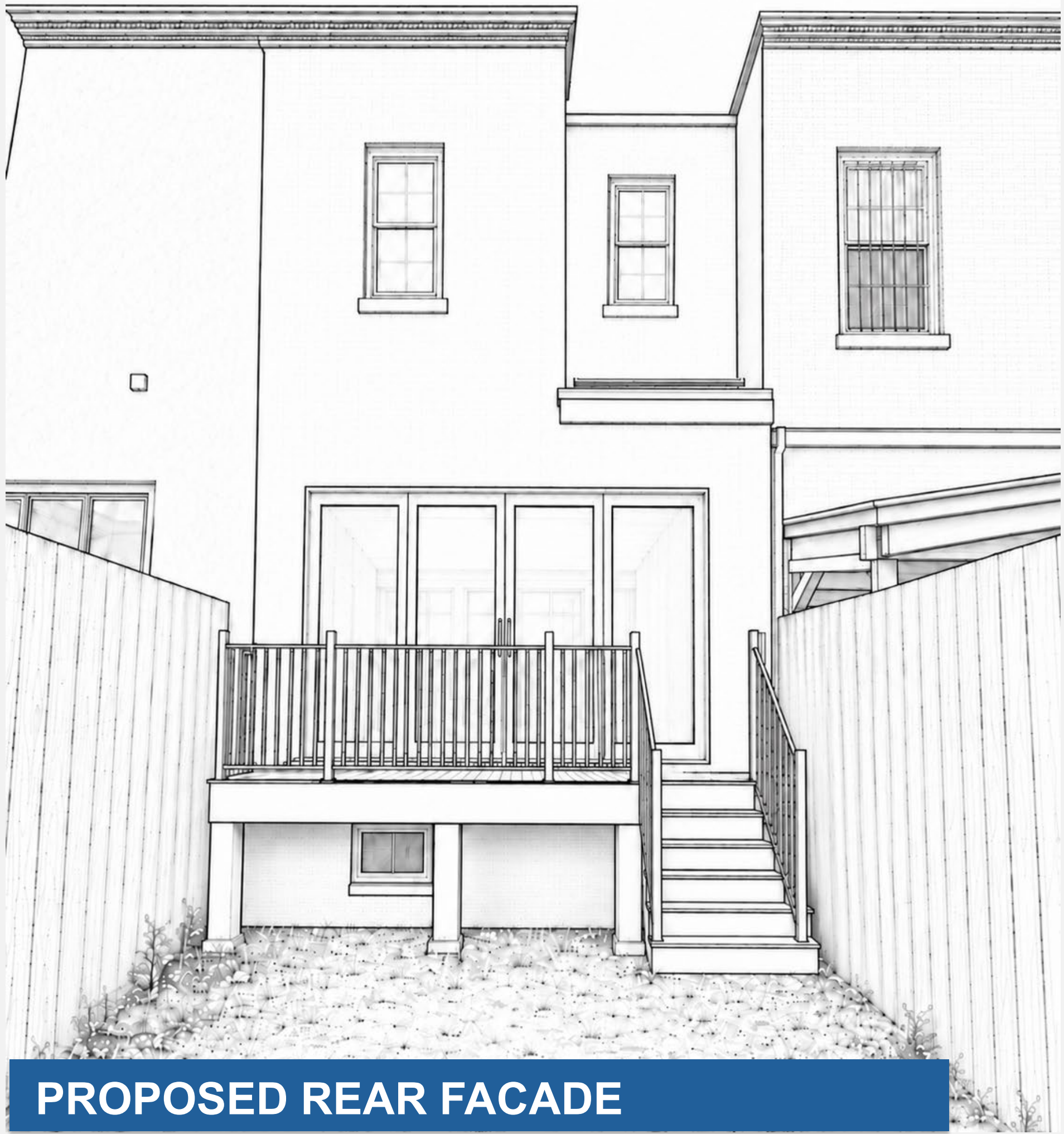
EXISTING REAR FACADE



EXISTING REAR FACADE

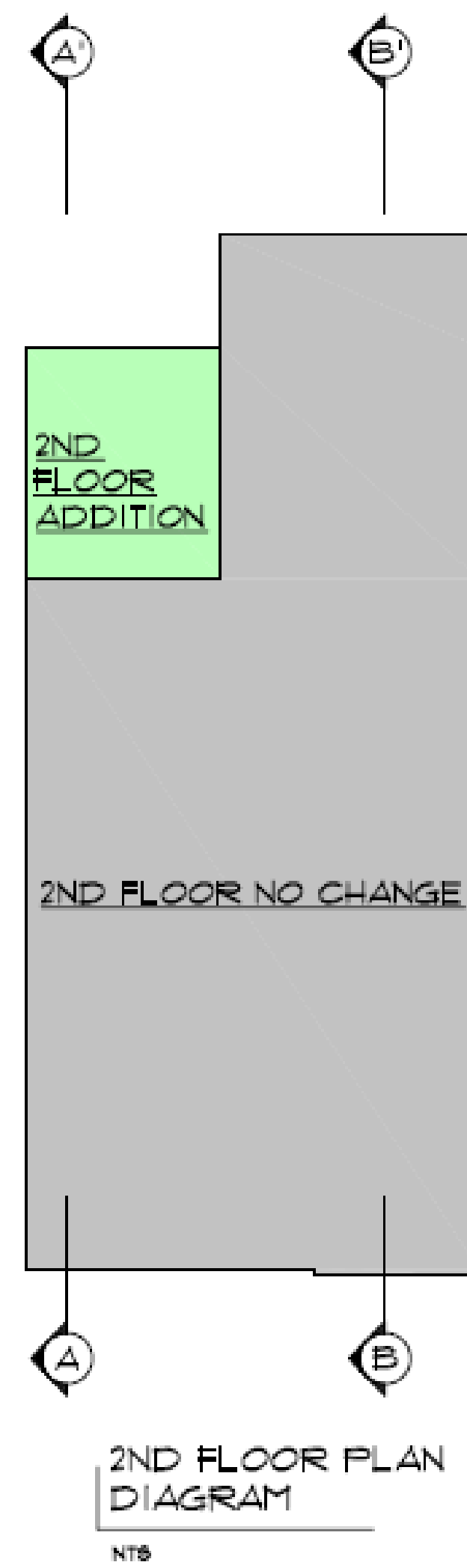


PROPOSED REAR FACADE

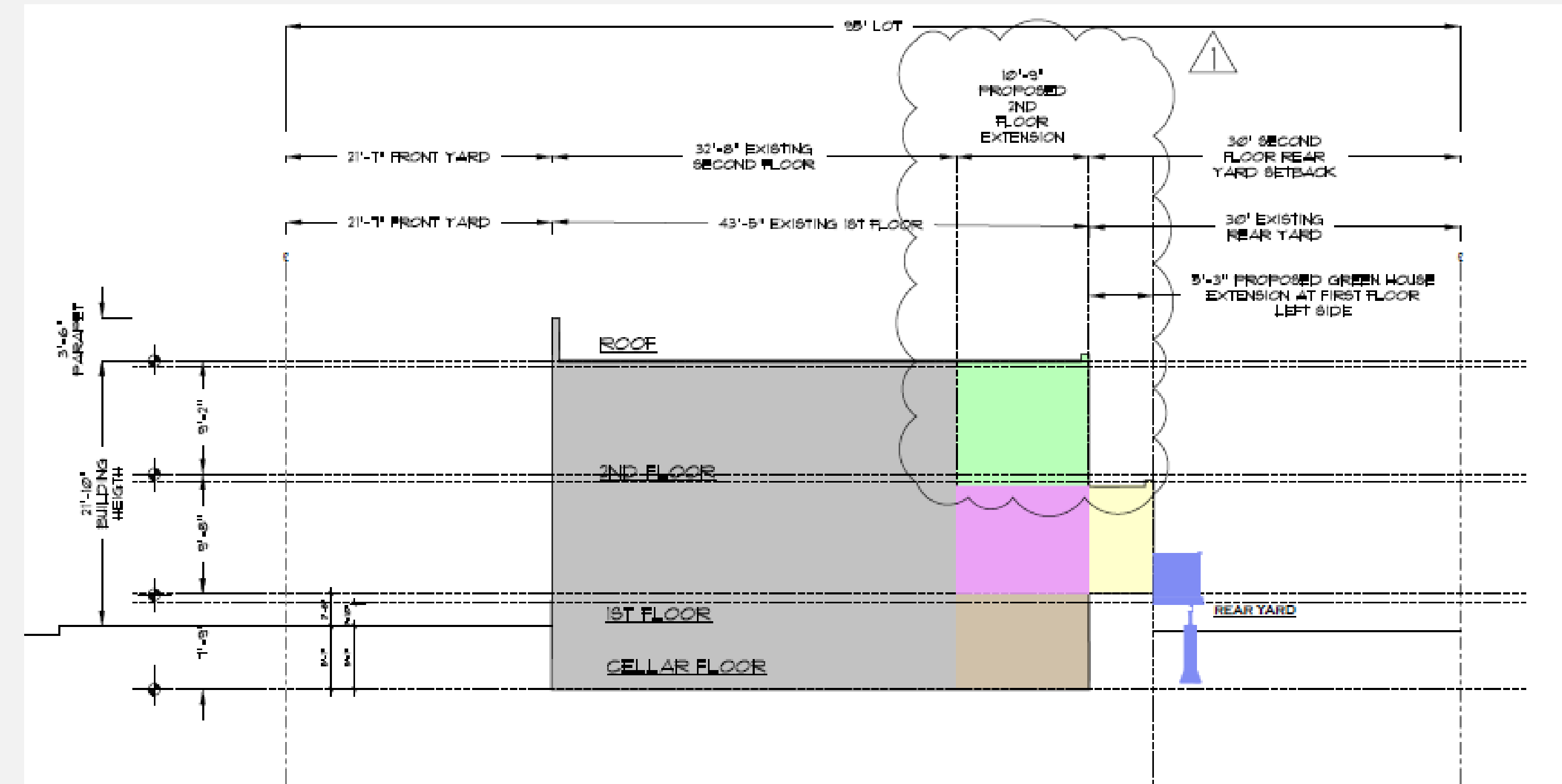


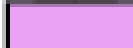
PROPOSED REAR FACADE





SECTION "A" (1ST FLOOR ADDITION ALREADY APPROVED UNDER LPC-26-10081 PERMIT CNE-26-10081)



- | | |
|---|--|
|  | EXISTING BUILDING |
|  | PROPOSED CELLAR REAR ADDITION |
|  | PROPOSED 1ST FLOOR REAR ADDITION |
|  | PROPOSED 1ST FLOOR GREEN HOUSE REAR ADDITION |
|  | PROPOSED 2ND FLOOR REAR ADDITION |
|  | PROPOSED REAR DECK |

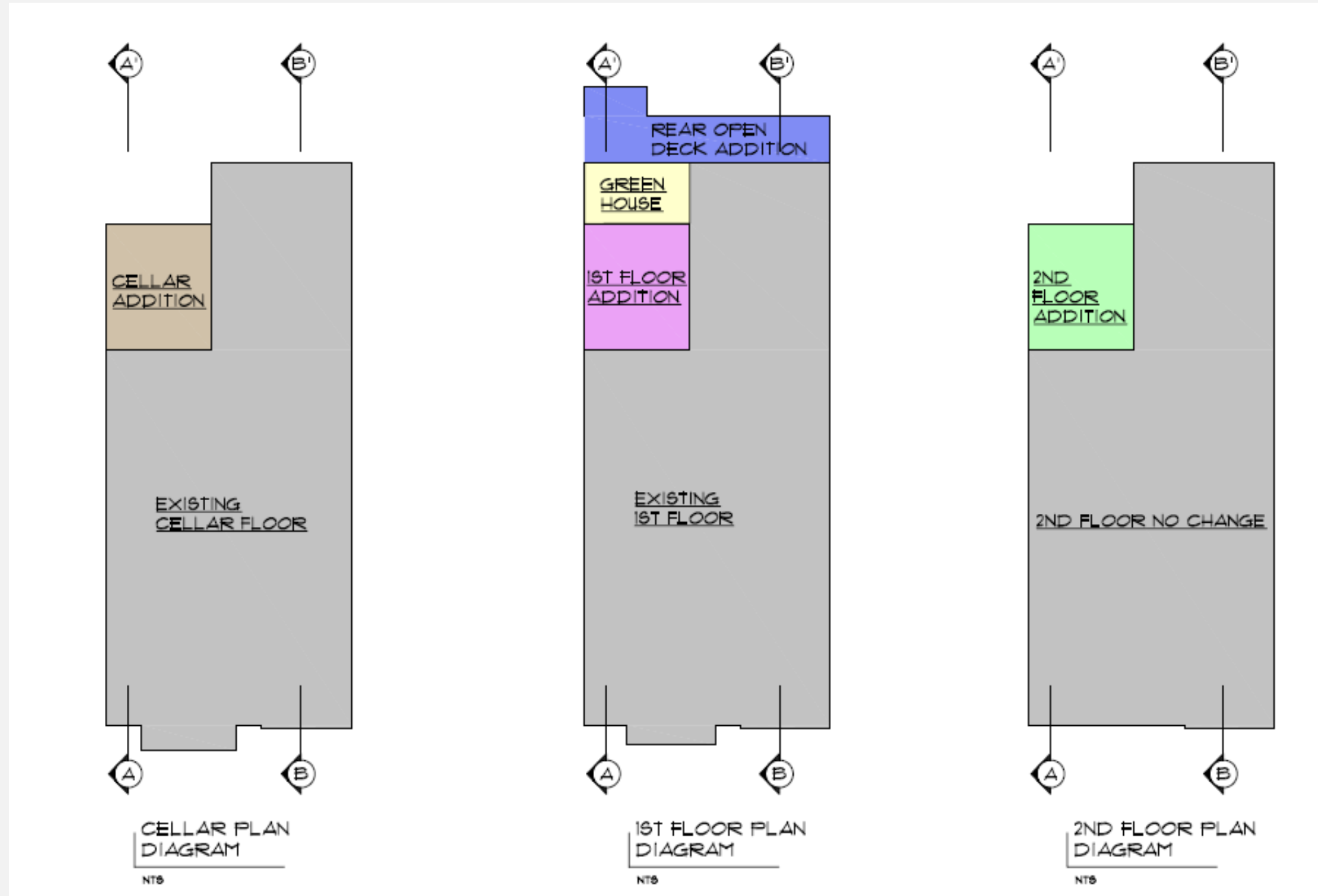
123 MILTON STREET

(REAR FACADE EXTENSION)

123 MILTON

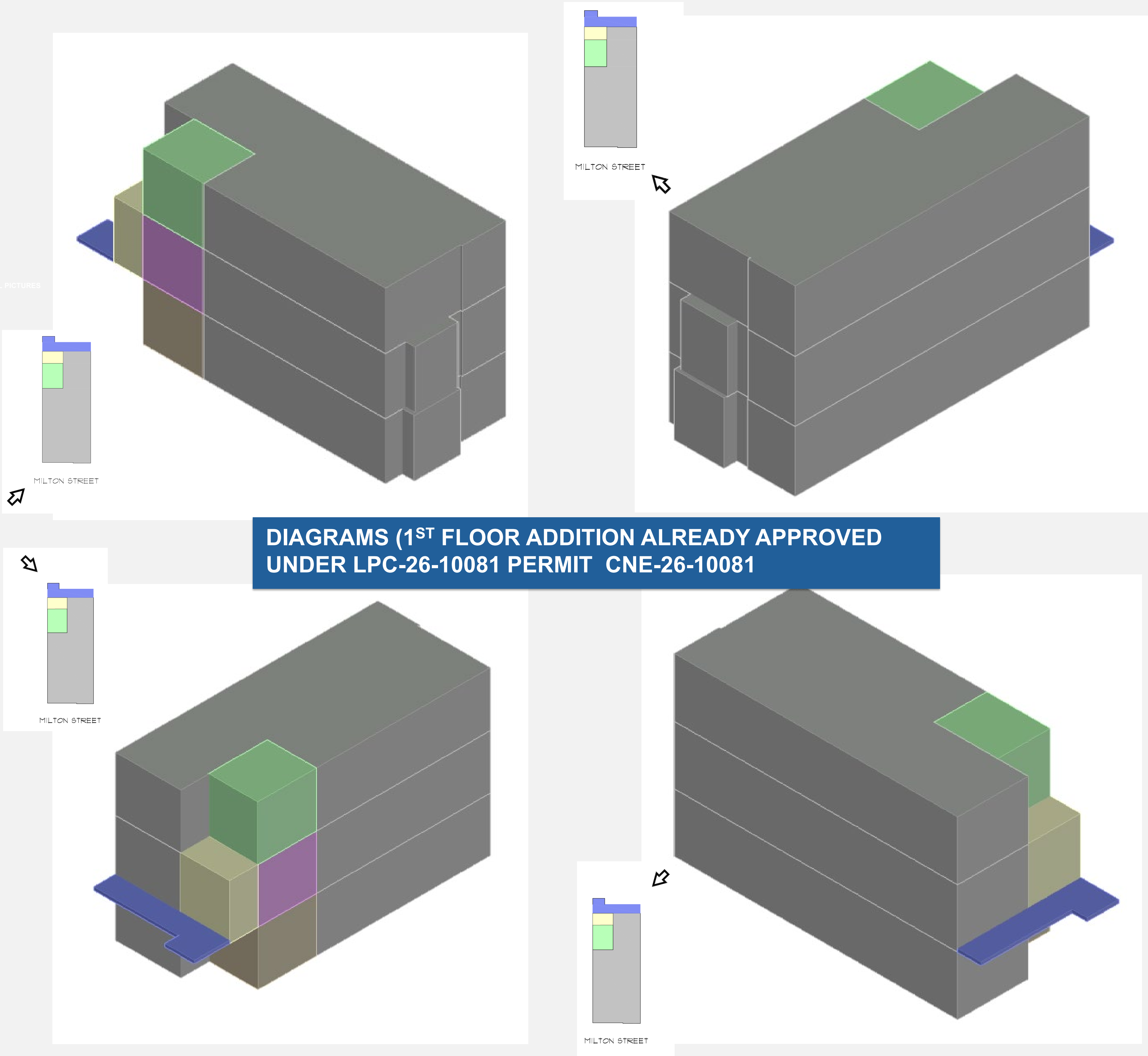
ADDITION DIAGRAMS

ADDITION DIAGRAMS



- EXISTING BUILDING
- PROPOSED CELLAR REAR ADDITION
- PROPOSED 1ST FLOOR REAR ADDITION
- PROPOSED 1ST FLOOR GREEN HOUSE REAR ADDITION
- PROPOSED 2ND FLOOR REAR ADDITION
- PROPOSED REAR DECK

PHOTIC PICTURES



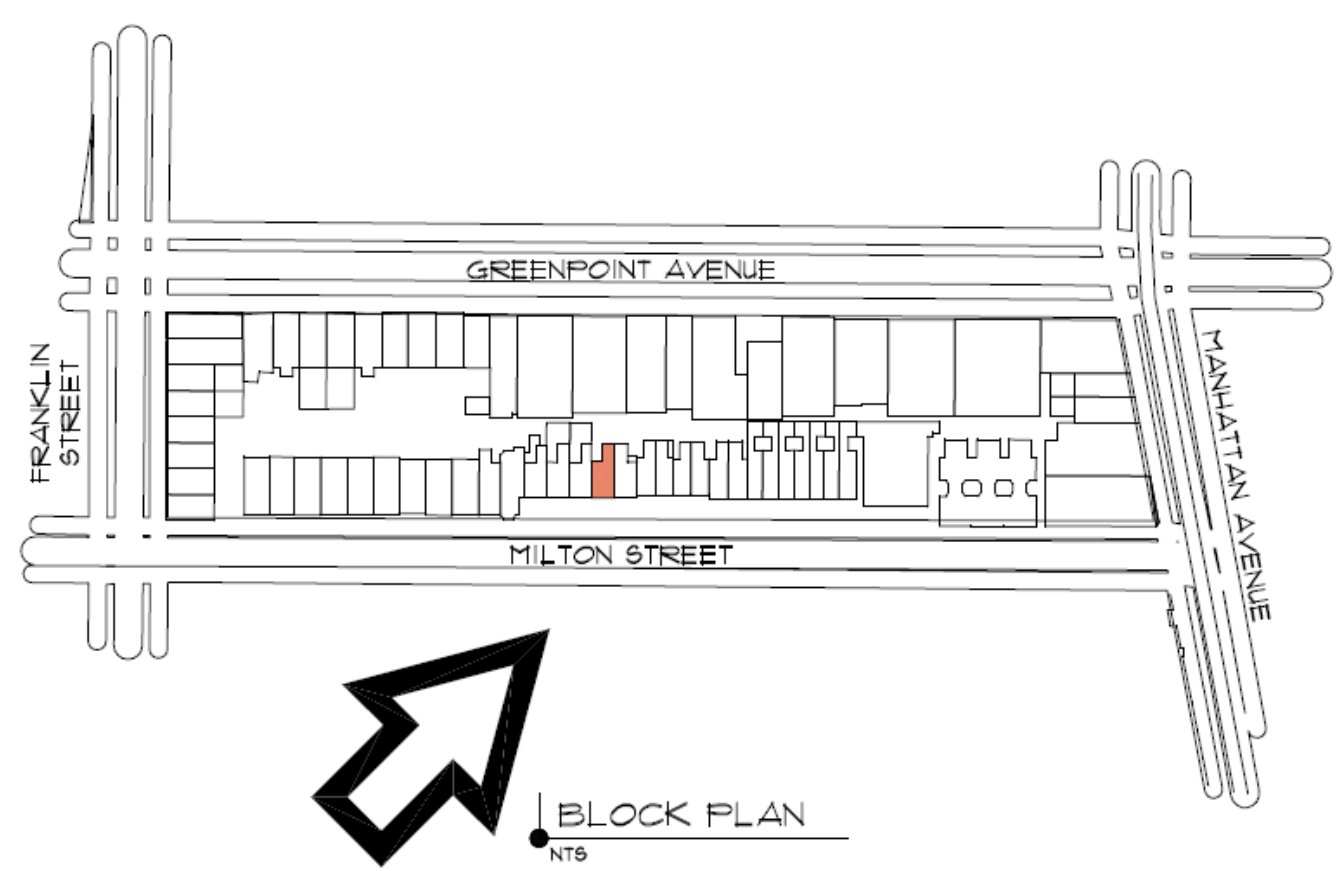
DIAGRAMS (1ST FLOOR ADDITION ALREADY APPROVED
UNDER LPC-26-10081 PERMIT CNE-26-10081

123 MILTON STREET

(REAR FACADE EXTENSION)

123 MILTON

123 STREET DIAGONAL VISIBILITY PICTURE (REAR ADDITION NOT VISIBLE)

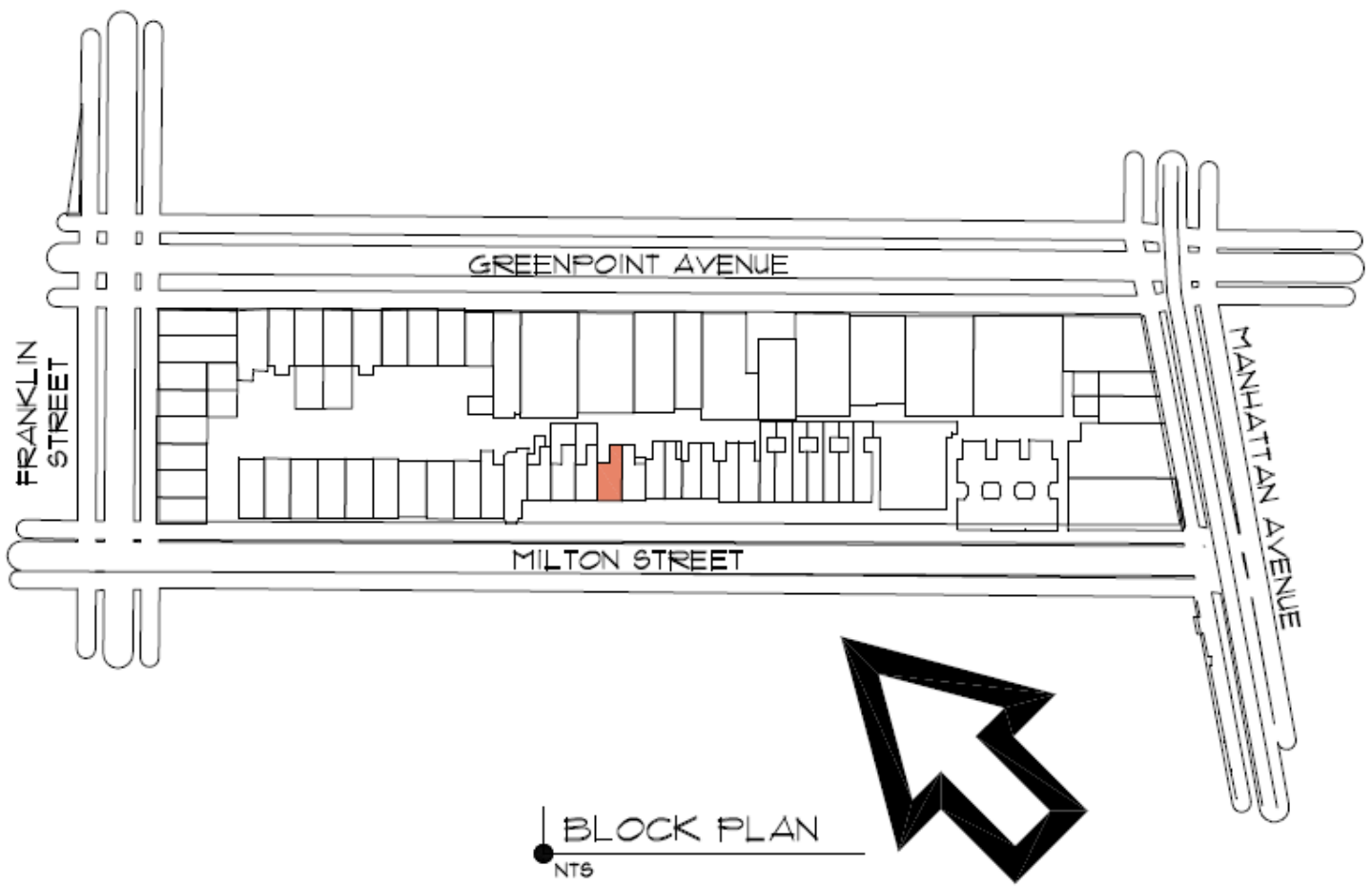


123 MILTON STREET

(REAR FACADE EXTENSION)

123 MILTON

123 STREET DIAGONAL VISIBILITY PICTURE (REAR ADDITION NOT VISIBLE)

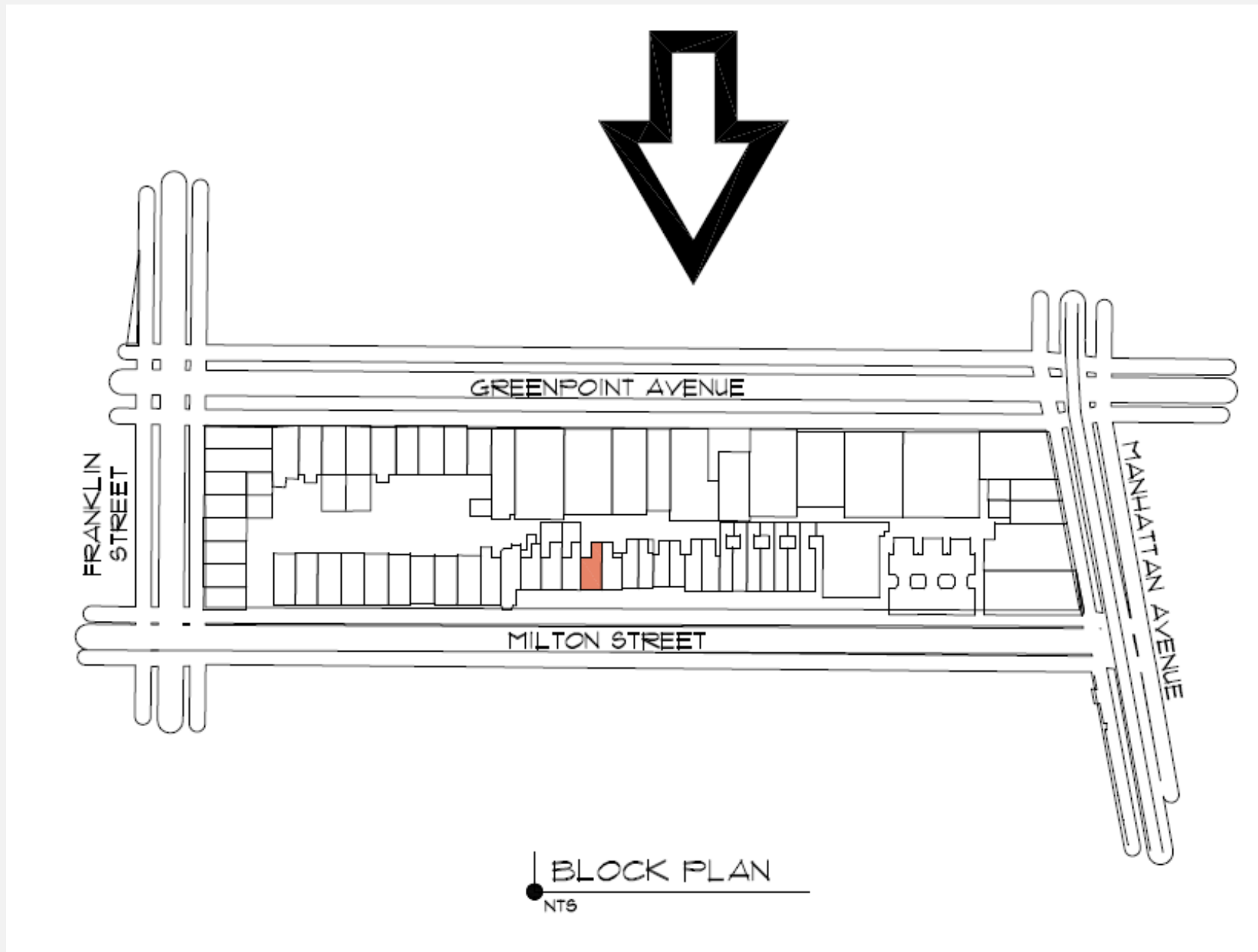


123 MILTON STREET

(REAR FACADE EXTENSION/)

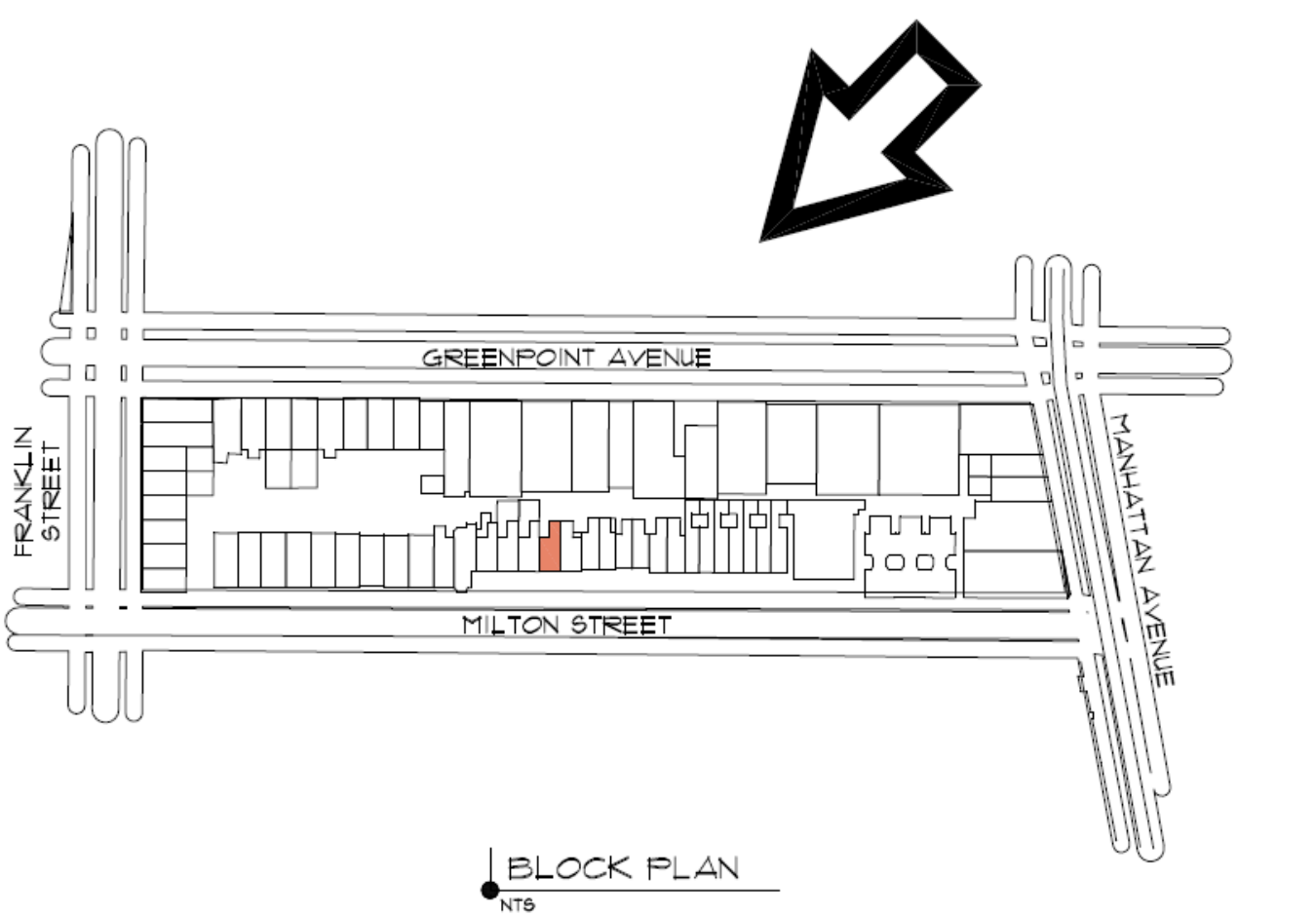
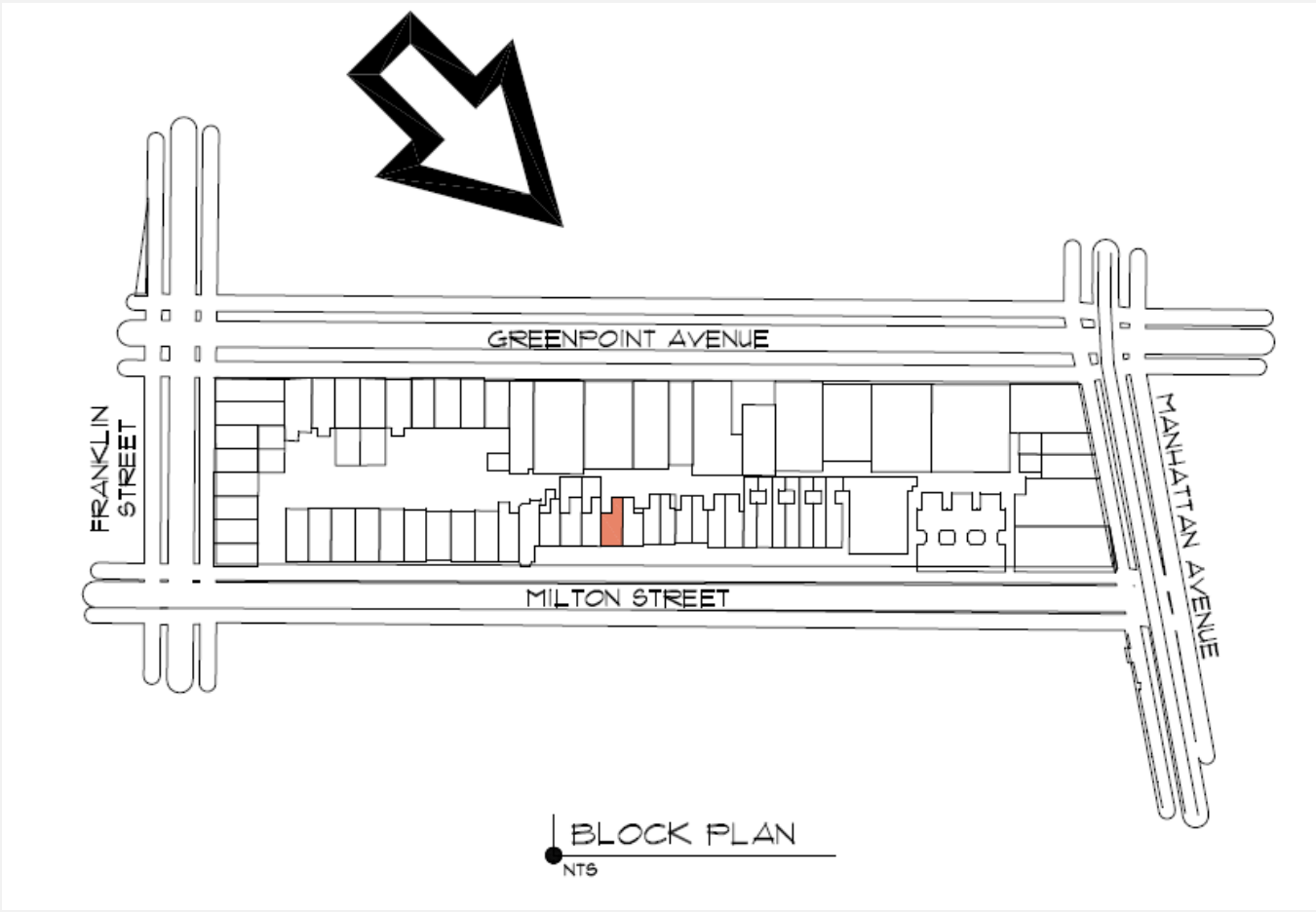
123 MILTON

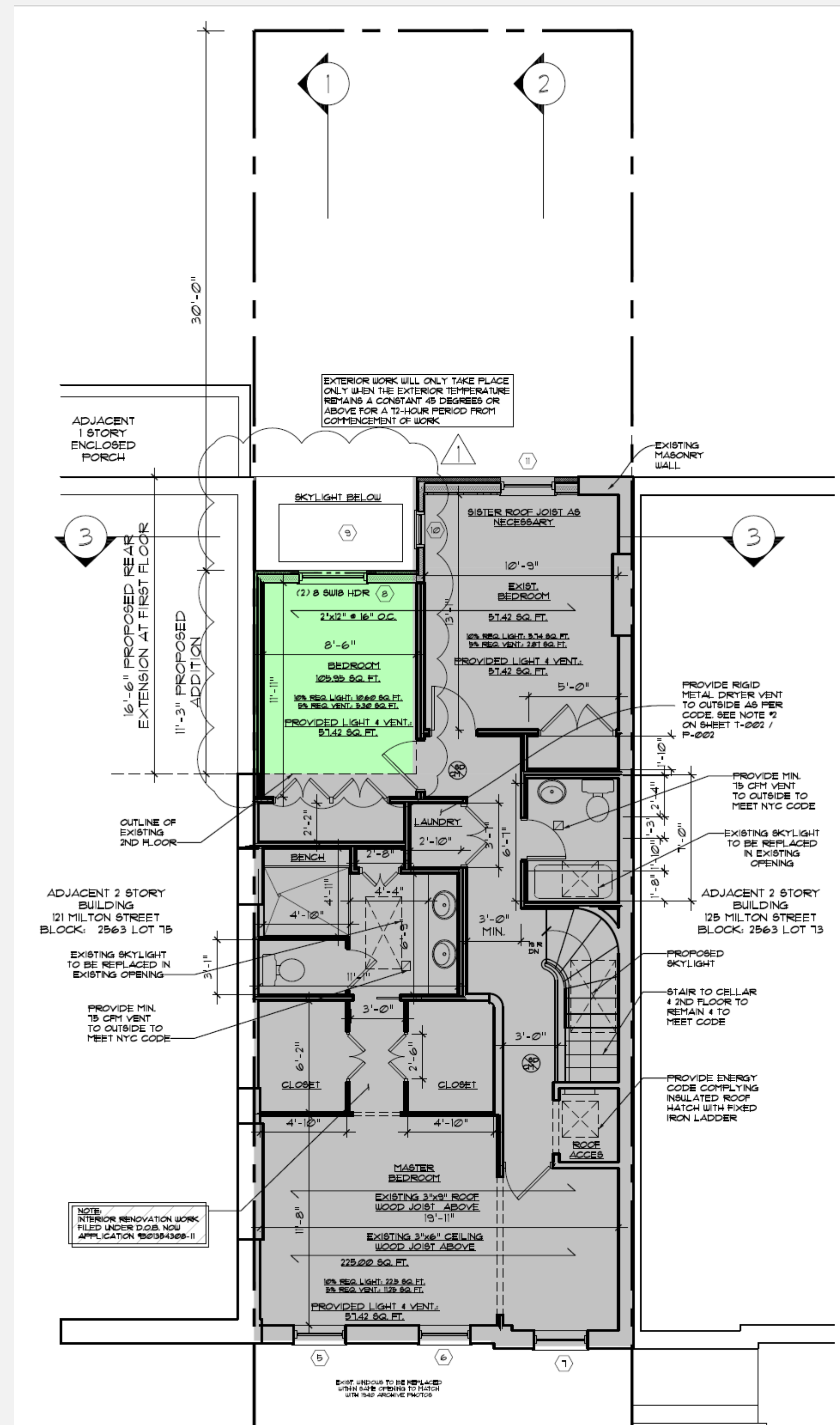
123 STREET DIAGONAL VISIBILITY PICTURE (REAR ADDITION NOT VISIBLE)



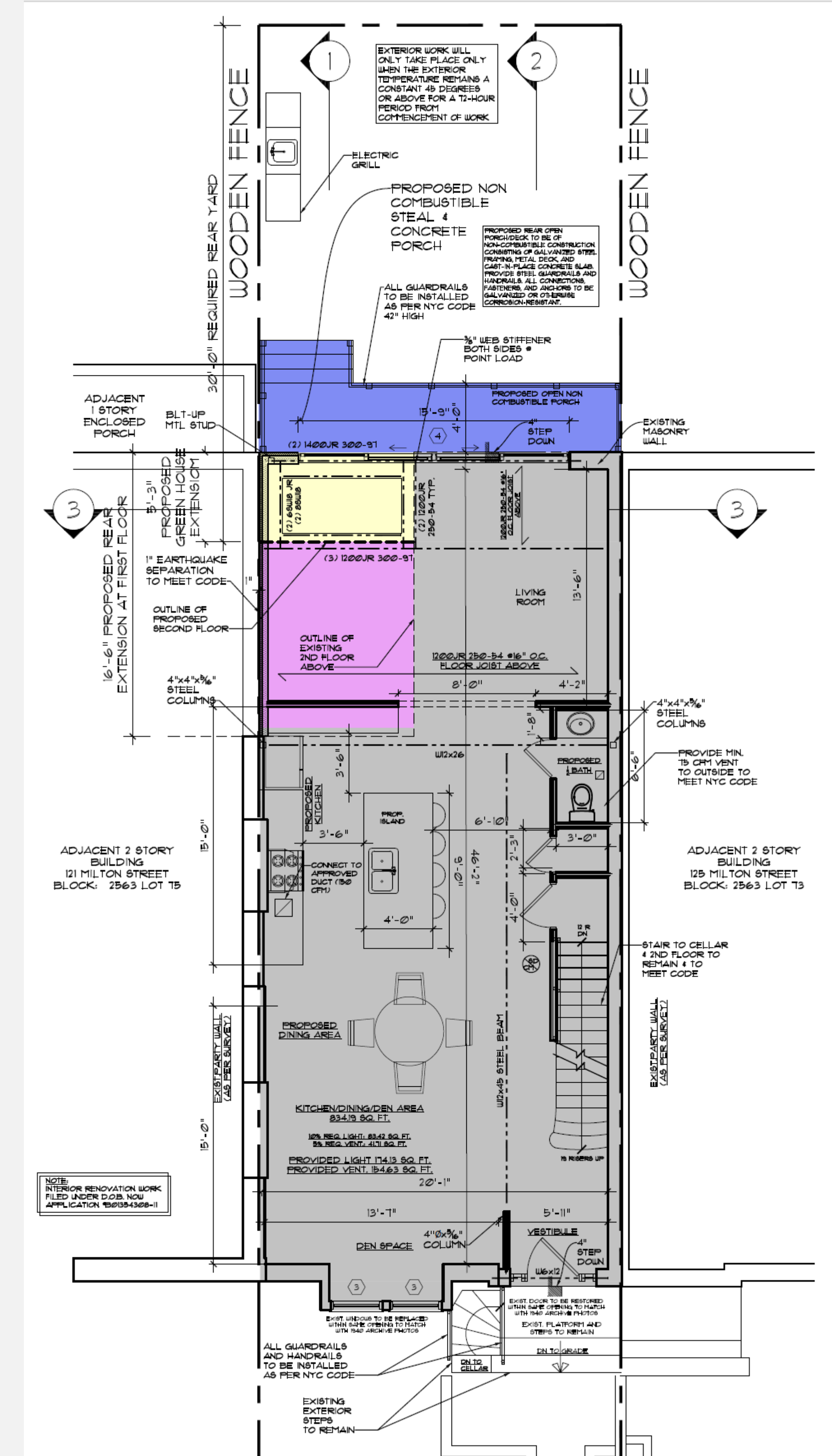
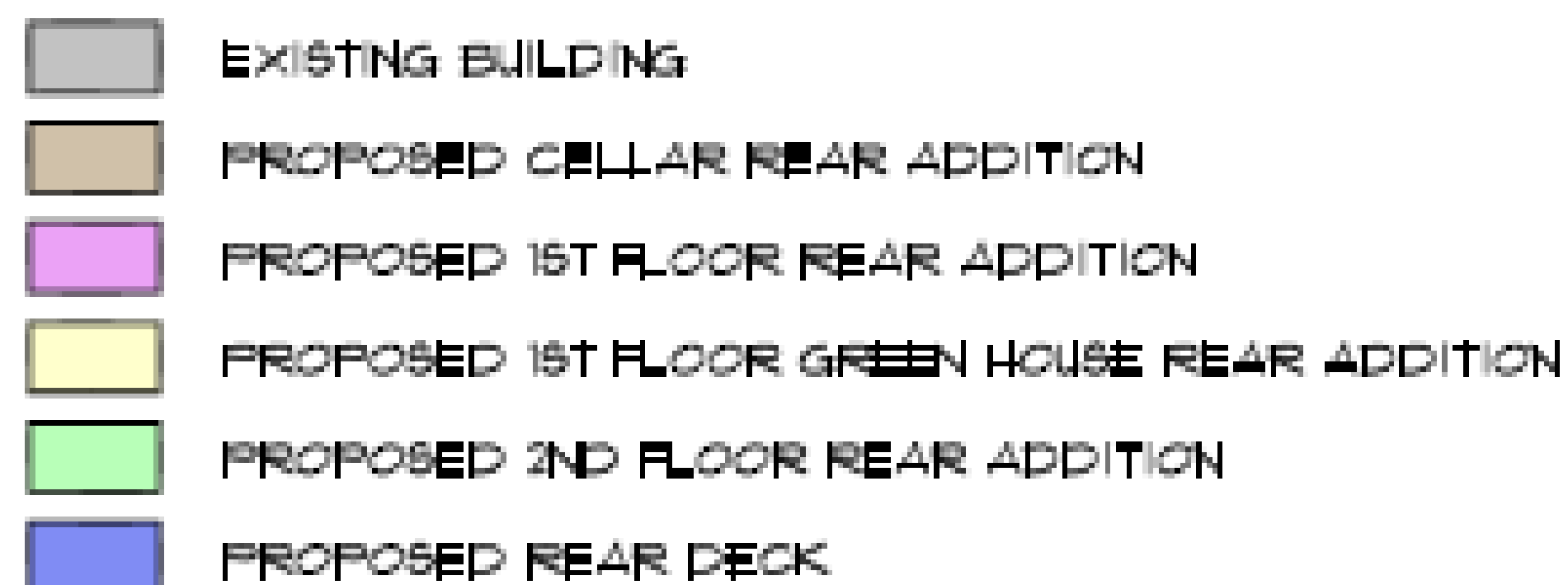
123 MILTON

GREENPOINT AVENUE VIEW (REAR ADDITION NOT VISIBLE)





2ND FLOOR PROPOSED ADDITION



**1ST FLOOR ADDITION ALREADY APPROVED
UNDER LPC-26-10081 PERMIT CNE-26-10081**

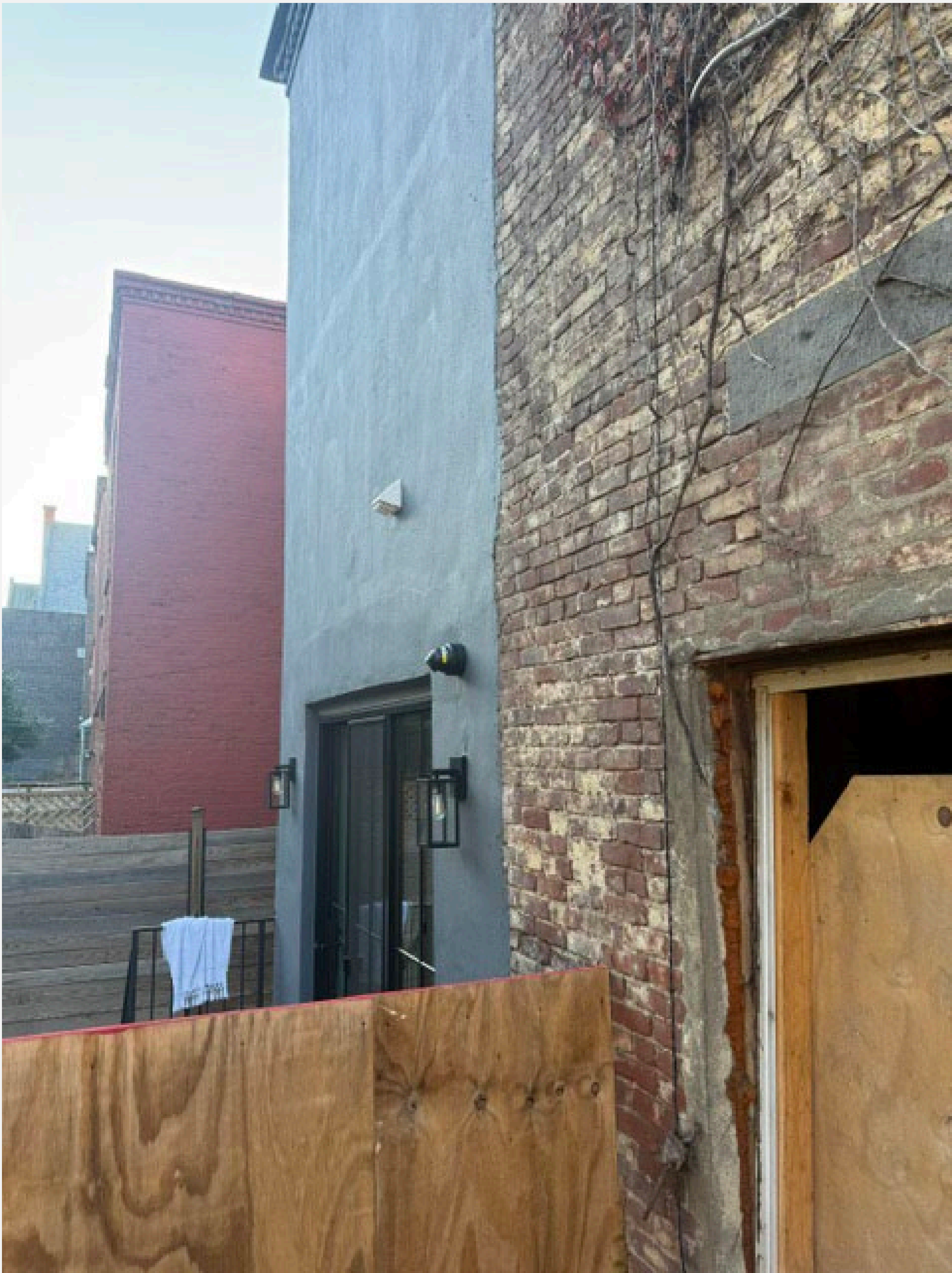
123 MILTON STREET

(REAR FACADE EXTENSION/RESTORATION AND FRONT FACADE RESTORATION TO MATCH 1940 HISTORICAL PICTURES)

Block 2563 / Lot 74 - LPC Docket LPC-27-11190

123 MILTON

125 MILTON STREET SIDE PICTURES



121 MILTON SIDE PICTURES

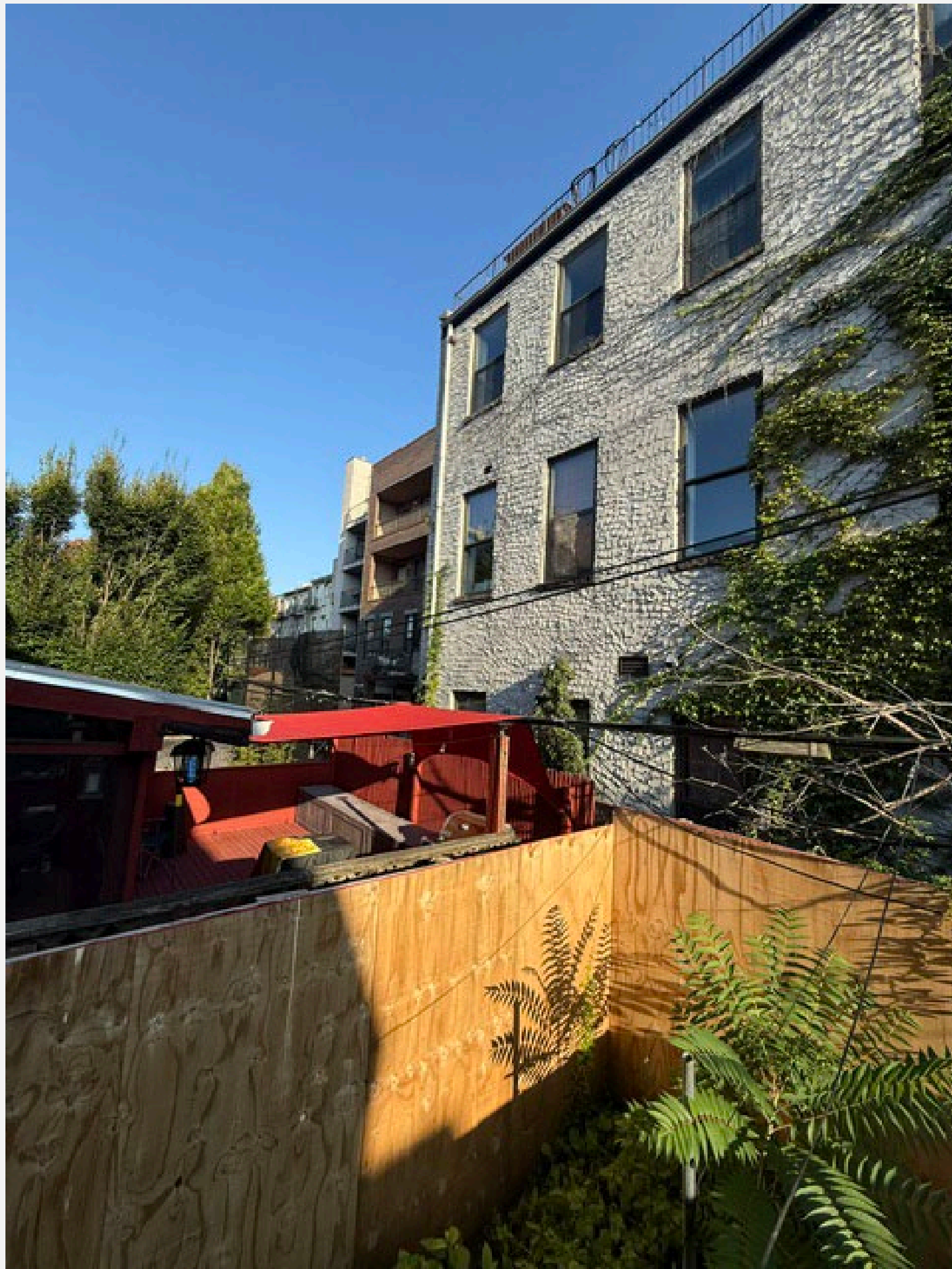


123 MILTON STREET

(REAR FACADE EXTENSION/RESTORATION AND FRONT FACADE RESTORATION TO MATCH 1940 HISTORICAL PICTURES)

123 MILTON

118 GREENPOINT SIDE PICTURES



123 MILTON

EXISTING REAR FACADE PANORAMIC VIEW



GREENPOINT AVENUE

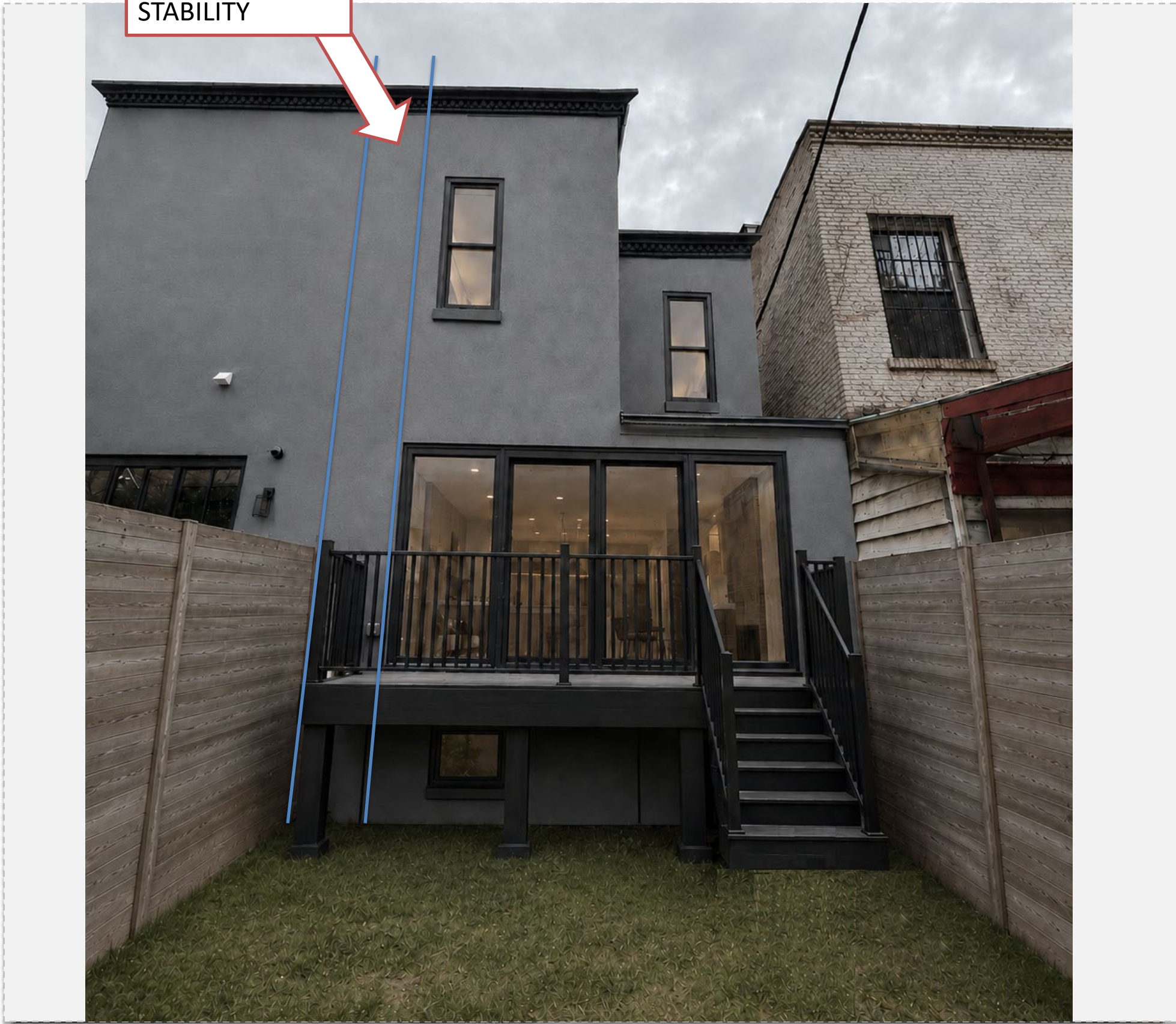
123 MILTON

PROPOSED REAR FACADE FINISH DETAIL

PROPOSED REAR FACADE FINISH

Thin stucco-like skim coat over existing brick — NOT panel cladding

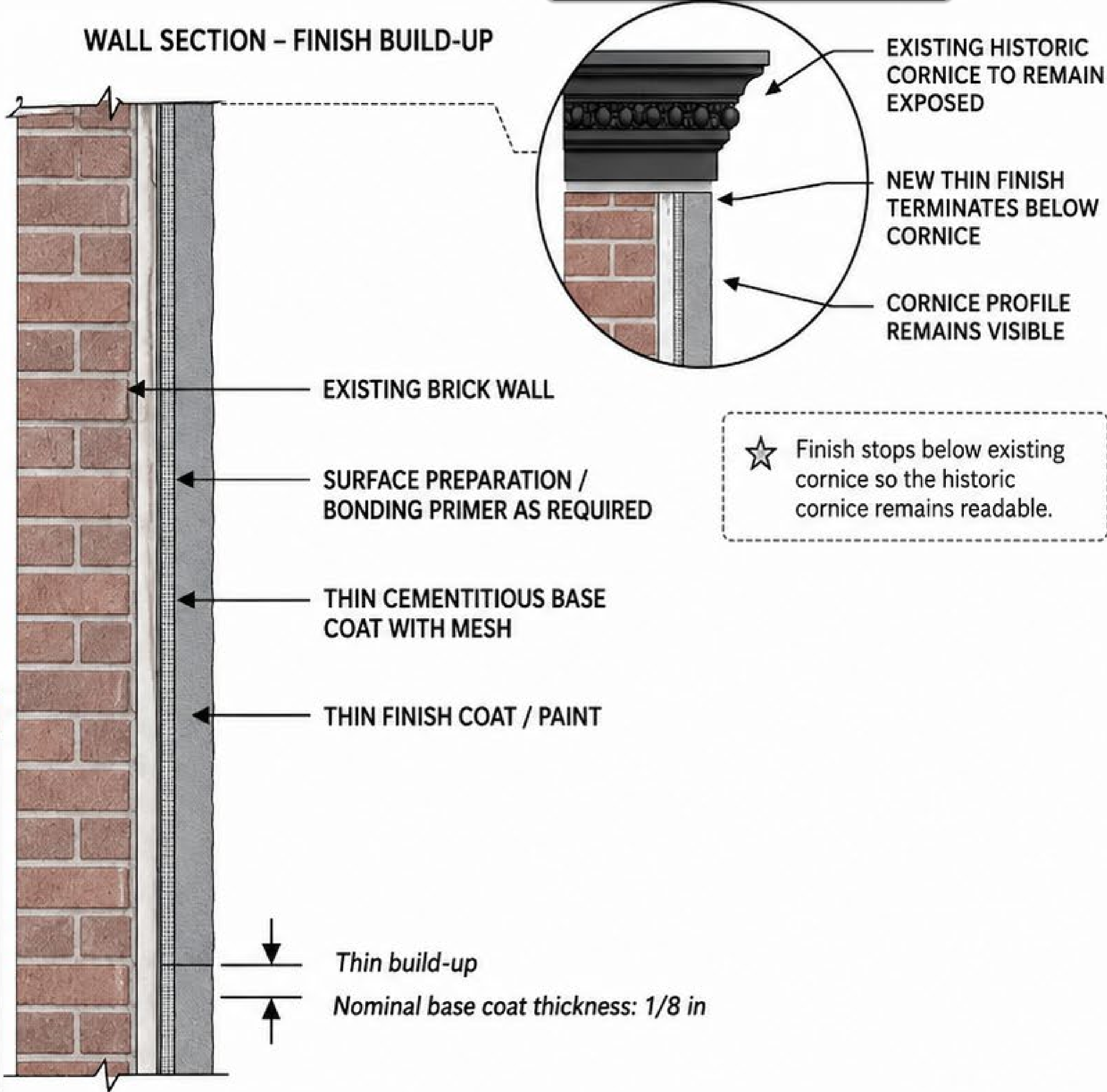
2'0 OF BRICK TO REMAIN FOR STRUCTURAL STABILITY



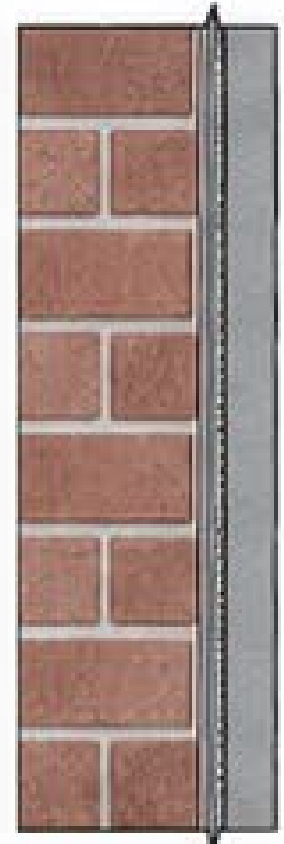
Proposed finish color to visually match adjacent gray rear facade.

CORNICE DESIGN FOR REFERENCE ONLY, CONTRACTOR TO MATCH EXISTING DESIGN

WALL SECTION - FINISH BUILD-UP



WHAT IS PROPOSED



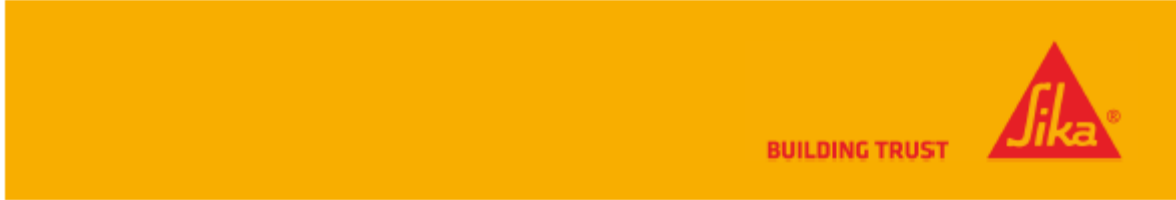
- ✓ thin stucco-like finish
- ✓ applied directly over brick
- ✓ paint finish
- ✓ no visible change to cornice profile

WHAT IS NOT PROPOSED



- ✗ no panels
- ✗ no rails
- ✗ no cavity system
- ✗ not a ventilated facade

Thin build-up
Nominal base coat thickness: 1/8 in



PRODUCT DATA SHEET

SikaWall® Stucco BaseX

Formerly LaHabra® BaseX.

PRODUCT DESCRIPTION

Polymer-modified base coat and anti-fracture membrane for smooth-troweled finishes, available in #20 and #30 grit.

USES

SikaWall® Stucco BaseX is specifically designed for application over brown coat where smooth-troweled finishes are used (such as SikaWall® Santa Barbara Finish). When Sika mesh is embedded in SikaWall® Stucco BaseX, cracking is reduced, which allows for higher quality smooth-troweled finishes. SikaWall® Stucco BaseX can also be used on rescrubs directly over structurally sound existing plaster, eliminating the need for sandblasting.

PRODUCT INFORMATION

Chemical Base	SikaWall® Stucco BaseX contains a high percentage of polymer for flexibility, microscopic fibers for crack-resistance, and proprietary additives for workability and working time.
Packaging	90 lbs. (40.8 kg) net weight in a multi-wall moisture resistant bag.
Shelf Life	12 months from date of production if stored properly in original, unopened and undamaged sealed packaging.
Storage Conditions	Store dry, off ground and protect from rain and moisture.
APPLICATION INFORMATION	
Coverage	Coverage depends on thickness of mesh used. One 90 lb bag will cover approximately 80-100 ft ² (7.4-9.29 m ²) at 1/8 in. (3.18 mm) thickness over 4 oz. (113g) mesh.

Product Data Sheet
SikaWall® Stucco BaseX
August 2016, Version 01.01
021801000000040896

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BASIS OF PRODUCT DATA

Results may differ based upon statistical variations depending upon mixing methods and equipment, temperature, application methods, test methods, actual site conditions and curing conditions.

LIMITATIONS

SikaWall® Stucco BaseX should not be expected to eliminate all cracking, and is most effective for controlling one-time minor structural cracks, including door and window cracks. SikaWall® Stucco BaseX should not be used when temperature exceeds 110 °F (43 °C) or will fall below 40 °F (4 °C) within 48 hours of application. Consult Sika Facades Technical Services Department at +1 800-226-2424 for specific recommendations concerning all other applications.

APPLICATION INSTRUCTIONS

SikaWall® Stucco BaseX #20 is suitable for application over standard Portland cement brown coat, concrete masonry units, existing stucco, and brick. For smoother finish coats, #30 should be used.

MIXING

SikaWall® Stucco BaseX should be mixed with clean water to a consistency of exterior Portland cement brown coat. This can be accomplished one bag at a time in a bucket with a suitable drill and mixing paddle, or in a mechanical mixer. Do not entrain air by overmixing or using excessive mixer speed. After mixing, allow material to sit for approximately 5 minutes, and then re-temper by mixing for a short period of time.

APPLICATION

SikaWall® Stucco BaseX must be used in conjunction with alkali-resistant mesh to achieve its full crack-resistance. Apply 1/8" (3.18 mm) of SikaWall® Stucco BaseX over the brown coat and then immediately embed mesh in SikaWall® Stucco BaseX. Float the SikaWall® Stucco BaseX with a sponge float in order to achieve optimal results when the finish plaster is applied.

Allow SikaWall® Stucco BaseX to dry at least 24 hours. To ensure bond, mix SikaWall-73 Adacryl Admix & Bonder into the finish coat plaster at a ratio of 1/3 gallon (1.26 l) per 90 lb. (40.8 kg) bag of stucco.

Sika Corporation
201 Polaris Avenue
Lombard, IL 60148
Phone: +1 800-933-7452
Fax: +1 208-933-6225
usa.sika.com



Product Data Sheet
SikaWall® Stucco BaseX
August 2016, Version 01.01
021801000000040896

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CLEANING OF TOOLS

Immediately clean all tools and mixing equipment with water after use.

LEGAL DISCLAIMER

- KEEP CONTAINER TIGHTLY CLOSED
- KEEP OUT OF REACH OF CHILDREN
- NOT FOR INTERNAL CONSUMPTION
- FOR INDUSTRIAL USE ONLY
- FOR PROFESSIONAL USE ONLY

Prior to each use of any product of Sika Corporation, its subsidiaries or affiliates ("Sika"), the user must always read and follow the warnings and instructions on the product's most current product label, Product Data Sheet and Safety Data Sheet which are available at usa.sika.com or by calling Sika's Technical Service Department at 1-800-933-7452. Nothing contained in any Sika literature or materials relieves the user of the obligation to read and follow the warnings and instructions for each Sika product as set forth in the current product label, Product Data Sheet and Safety Data Sheet prior to use of the Sika product.

Sika warrants this product for one year from date of installation to be free from manufacturing defects and to meet the technical properties on the current Product Data Sheet if used as directed within the product's shelf life. User determines suitability of product for intended use and assumes all risks. User's and/or buyer's sole remedy shall be limited to the purchase price or replacement of this product exclusive of any labor costs. NO OTHER WARRANTIES EXPRESS OR IMPLIED SHALL APPLY INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. Sika shall not be liable under any legal theory for special or consequential damages. Sika shall not be responsible for the use of this product in a manner to infringe on any patent or any other intellectual property rights held by others.

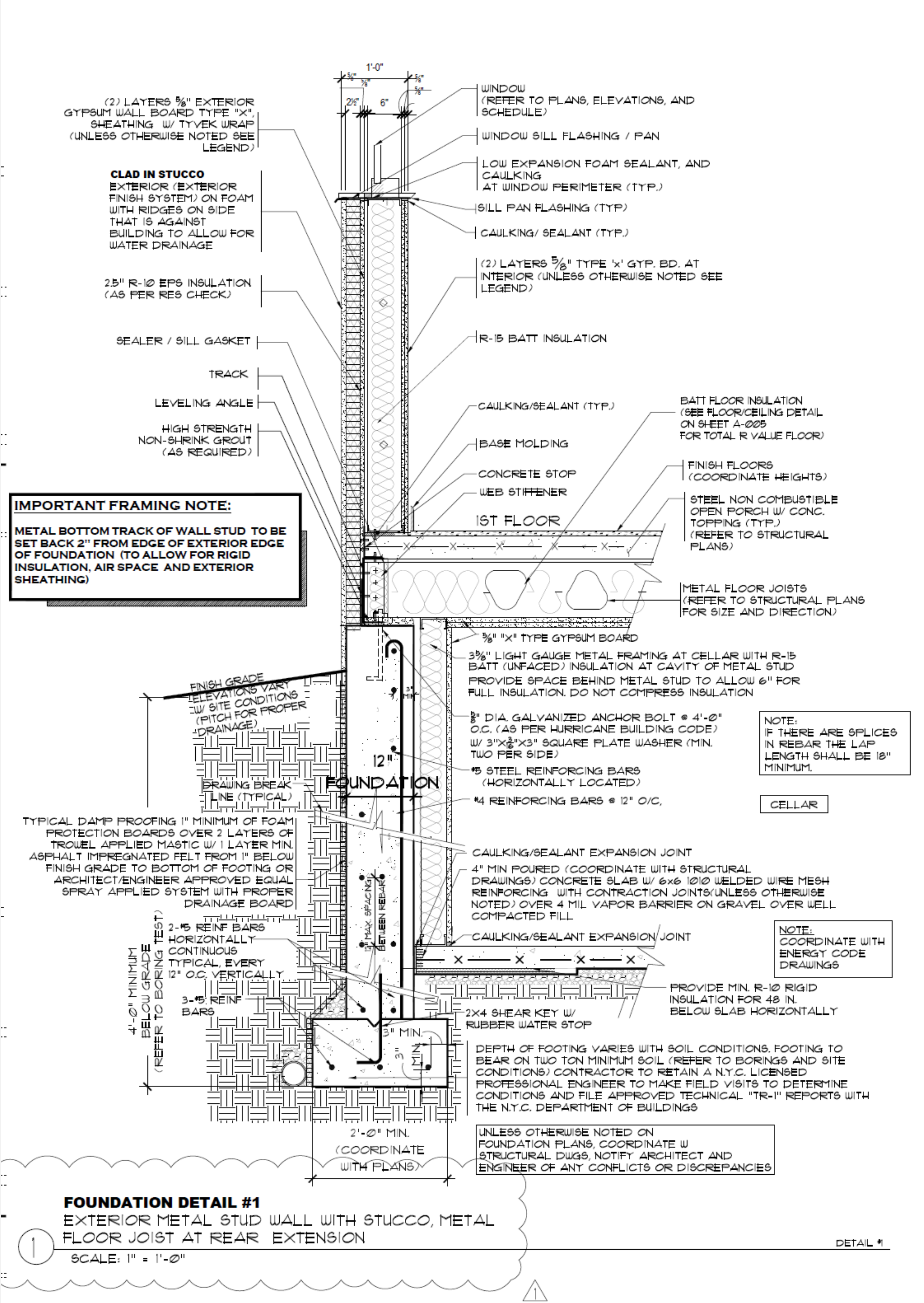
Sale of Sika products are subject to the Terms and Conditions of sale which are available at <https://usa.sika.com/en/about-us/terms-conditions-of-sale.html> or by calling 1-800-933-7452.

SikaWallStuccoBaseX-en-US-08-2016-1-1.pdf

BUILDING TRUST

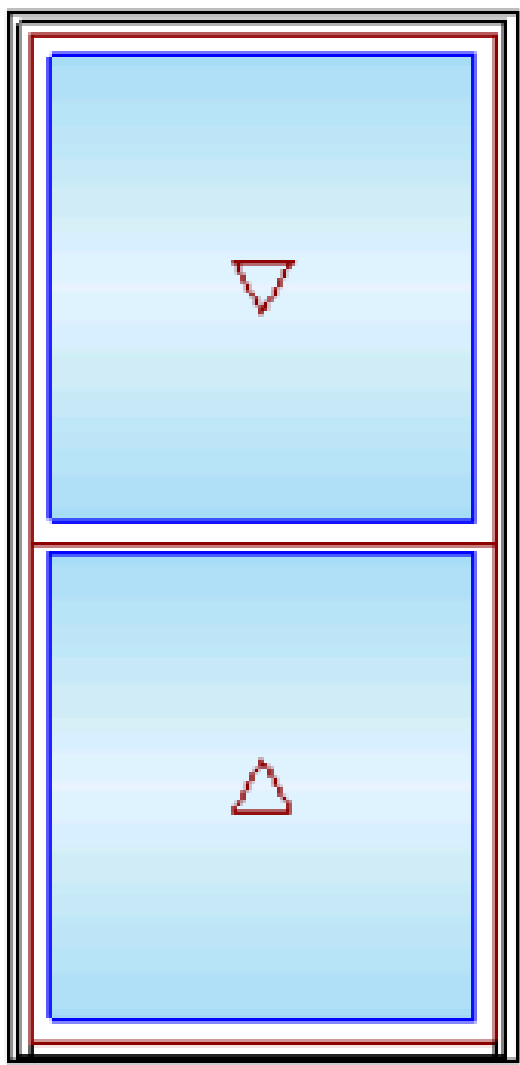


PROPOSED REAR FACADE FINISH DETAIL



EXISTING REAR FACADE PANORAMIC VIEW

REAR WINDOWS RESTORATION TO BE INSTALLED AT THE SAME OPENING TO MATCH ARCHIVE 1940 PHOTO (SPECS & DETAILS)

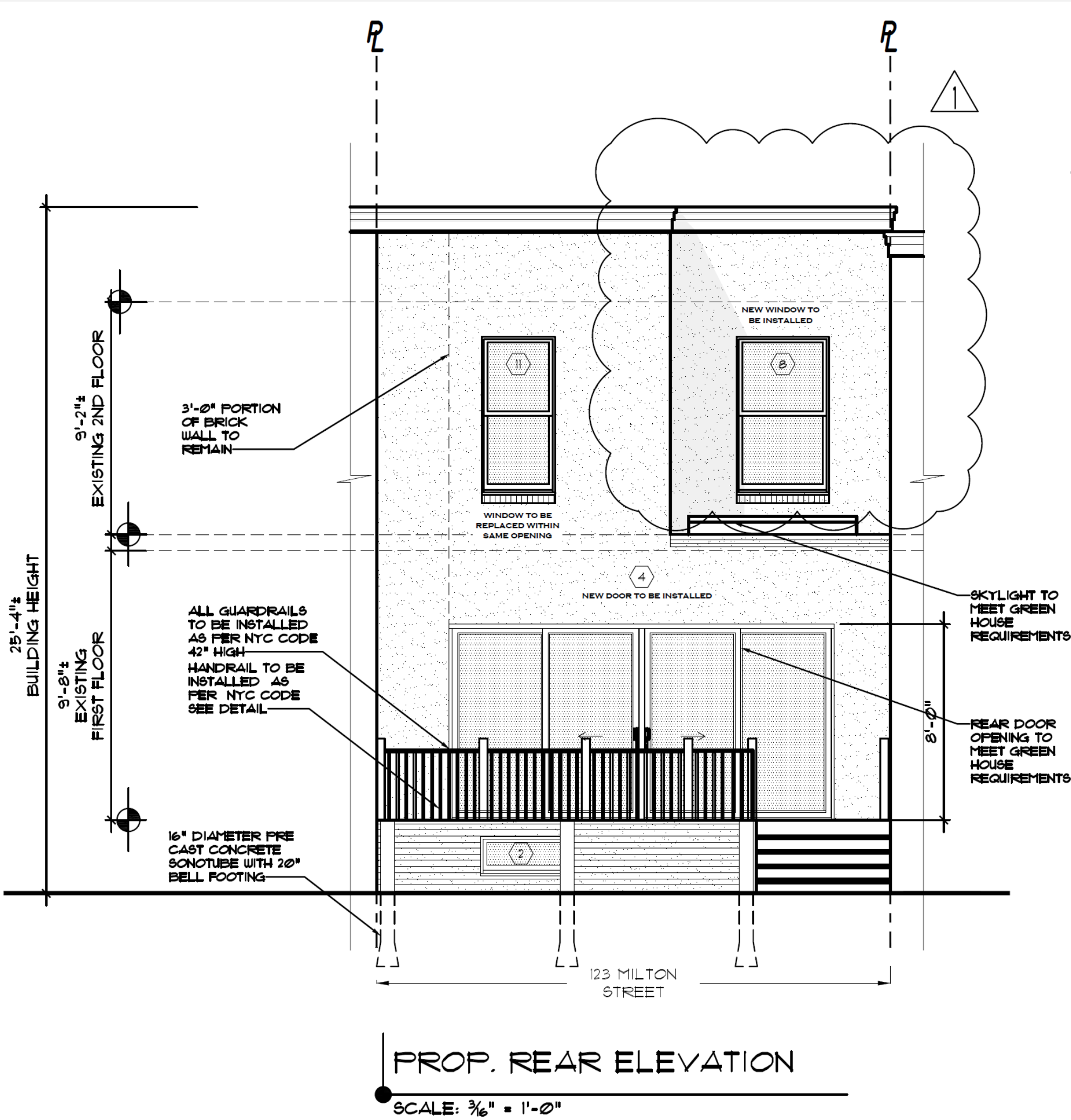


As Viewed From The Exterior

CN 3672
FS 35 1/2" X 71 3/4"
RO 36 1/2" X 72 1/4"
Egress Information
Width: 32 3/8" Height: 30 31/32"
Net Clear Opening: 6.96 SqFt
Performance Information
U-Factor: 0.24
Solar Heat Gain Coefficient: 0.21
Visible Light Transmittance: 0.48
Condensation Resistance: 45
CPD Number: MAR-N-272-01480-00001
ENERGY STAR: NC, SC, S
Ultrtex Fiberglass: AAMA 624

- 1 Matte Black Sash Lock
- Exterior Aluminum Screen
- Ebony Surround
- Bright View Mesh
- ***Screen/Combo Ship Loose
- 4 9/16" Jamb
- Nailing Fin
- ***Note: Unit Availability and Price is Subject to Change

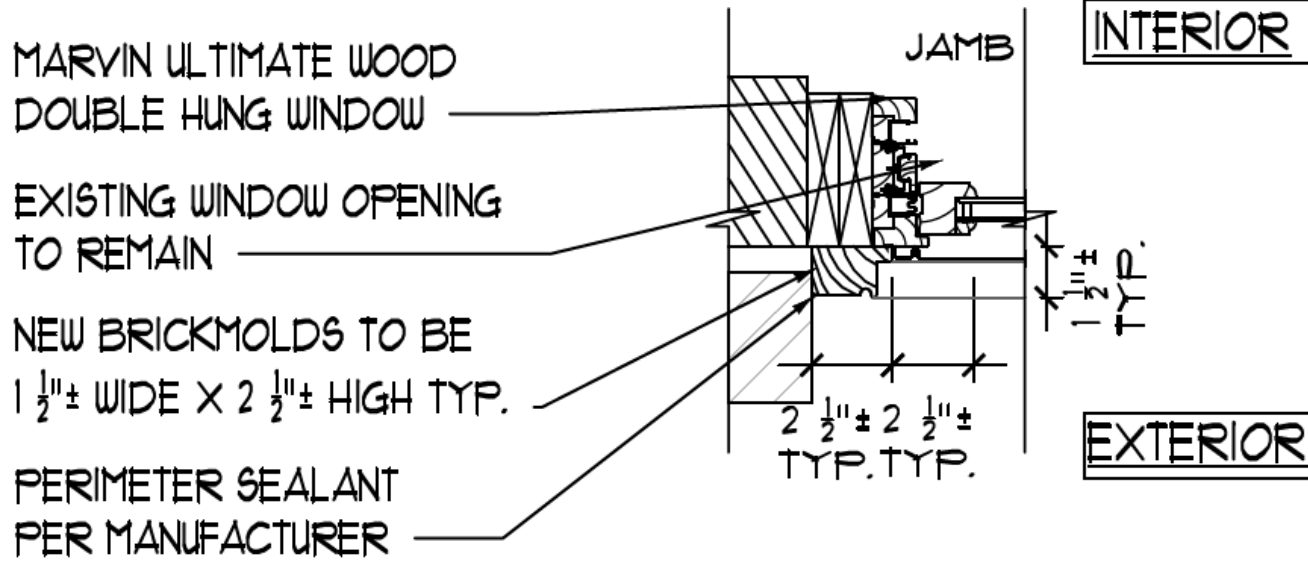
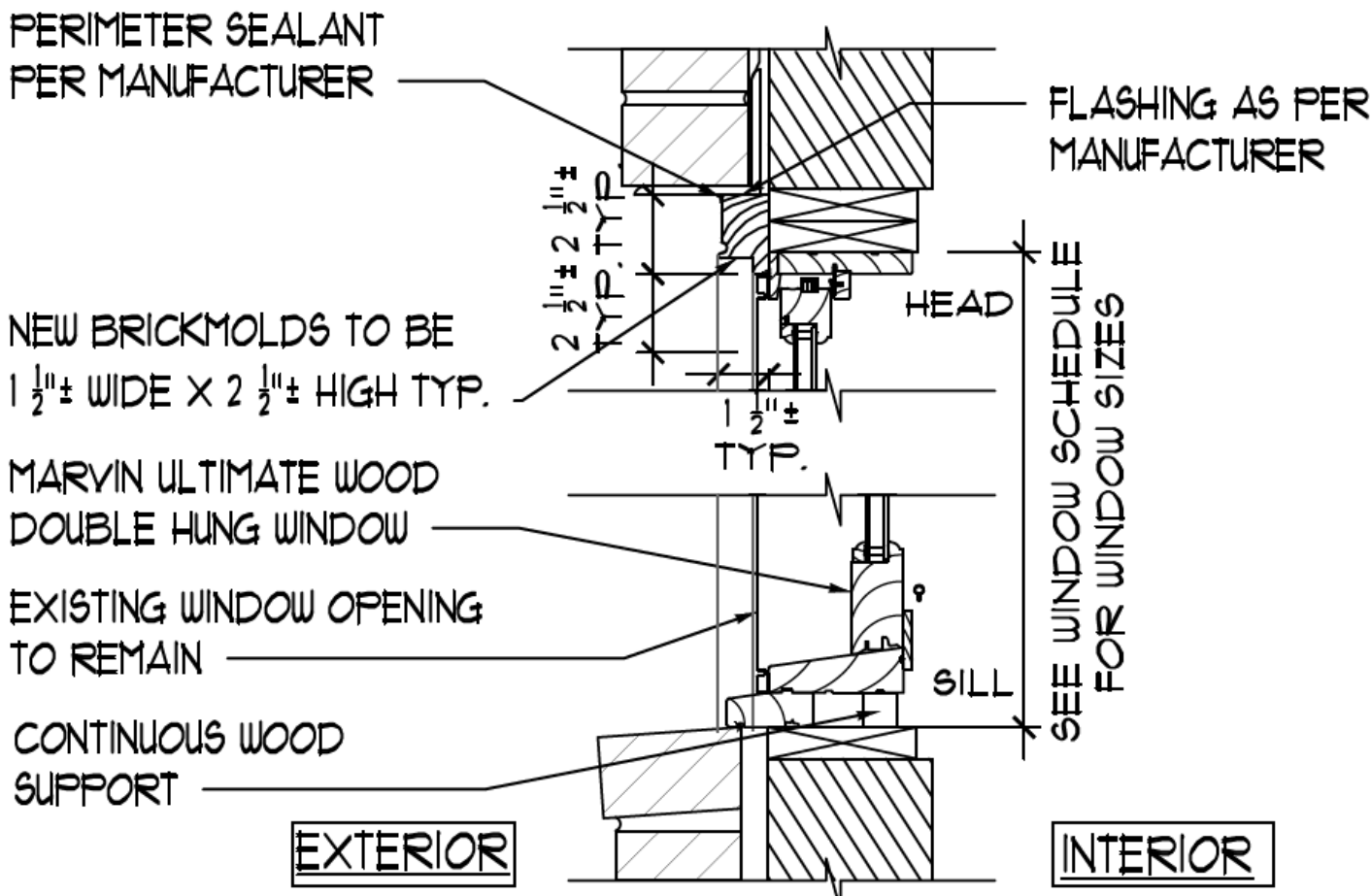
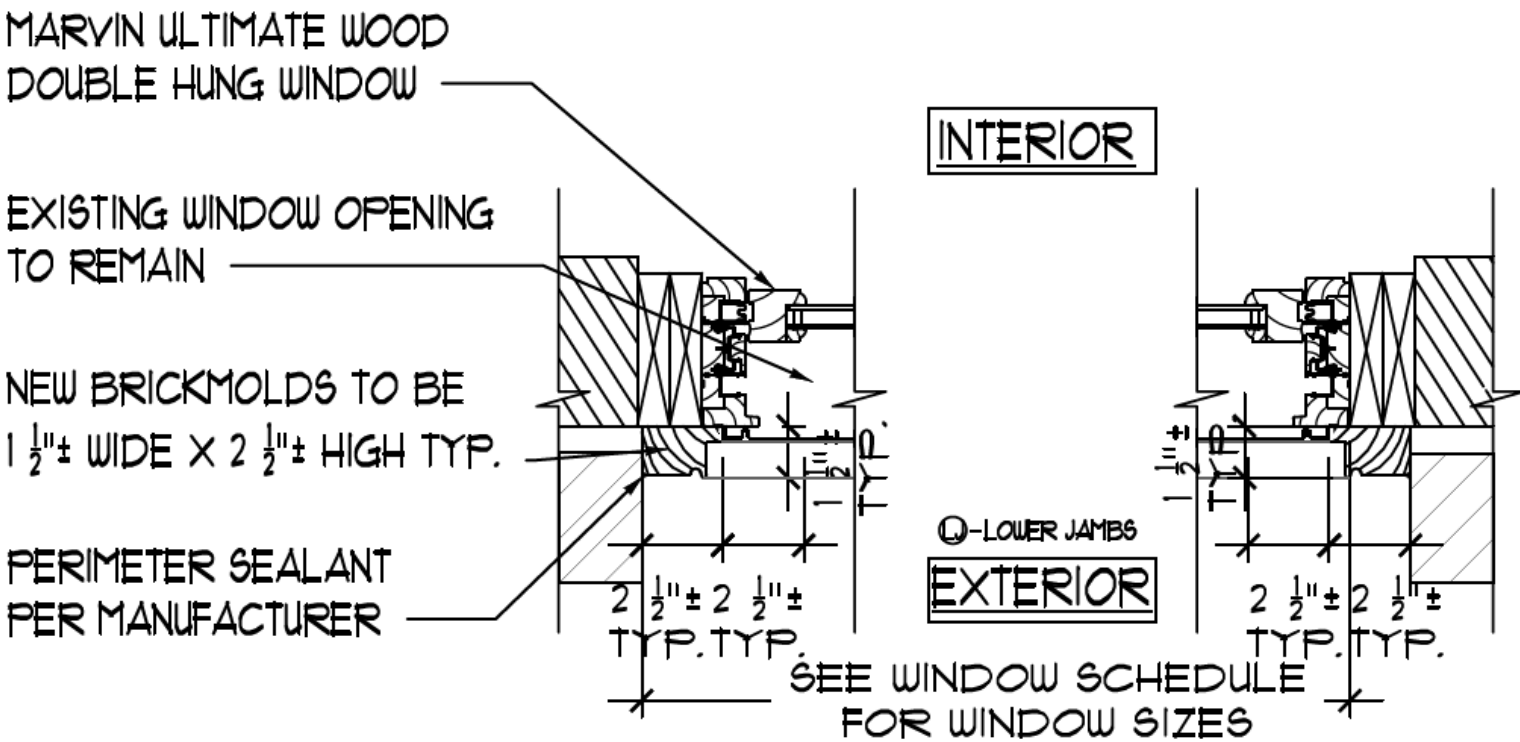
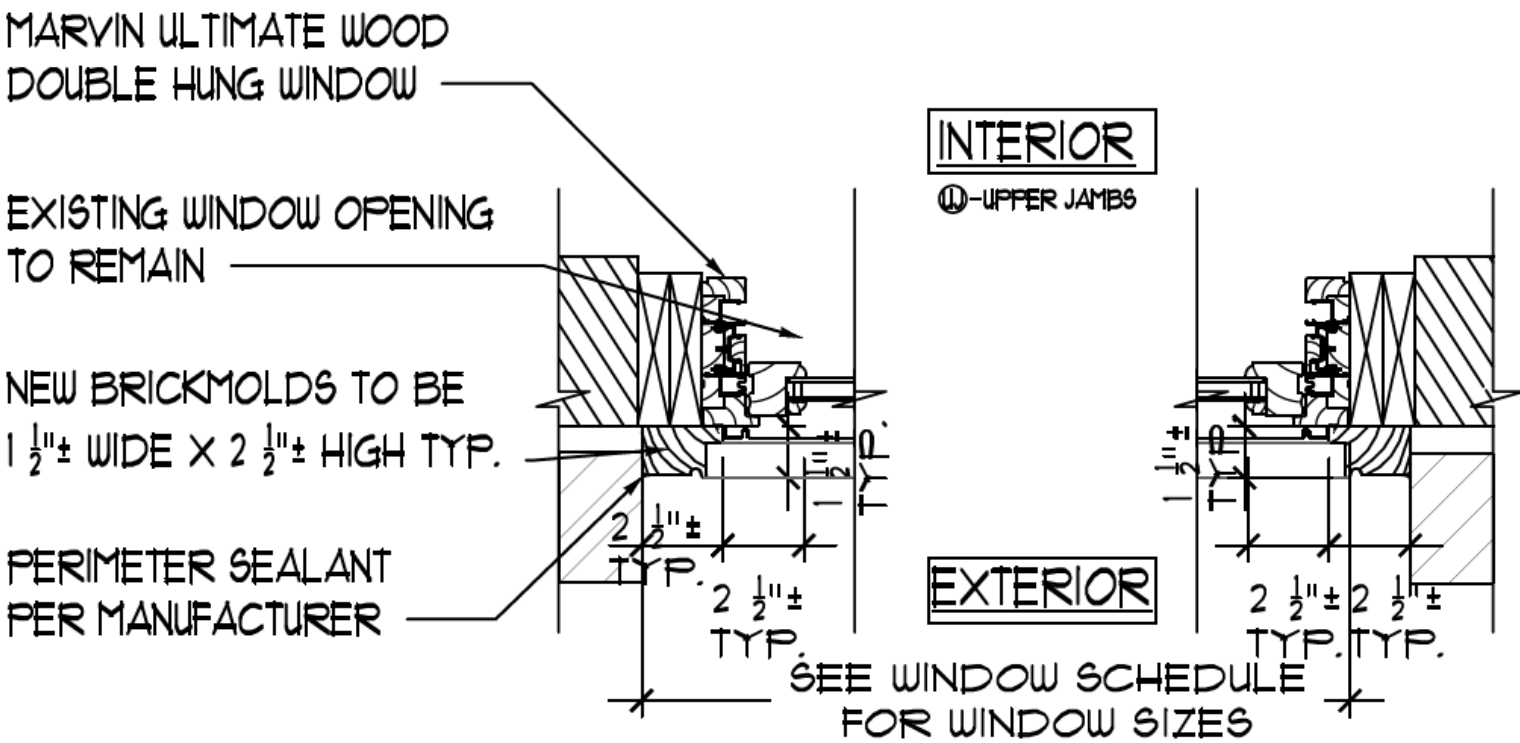
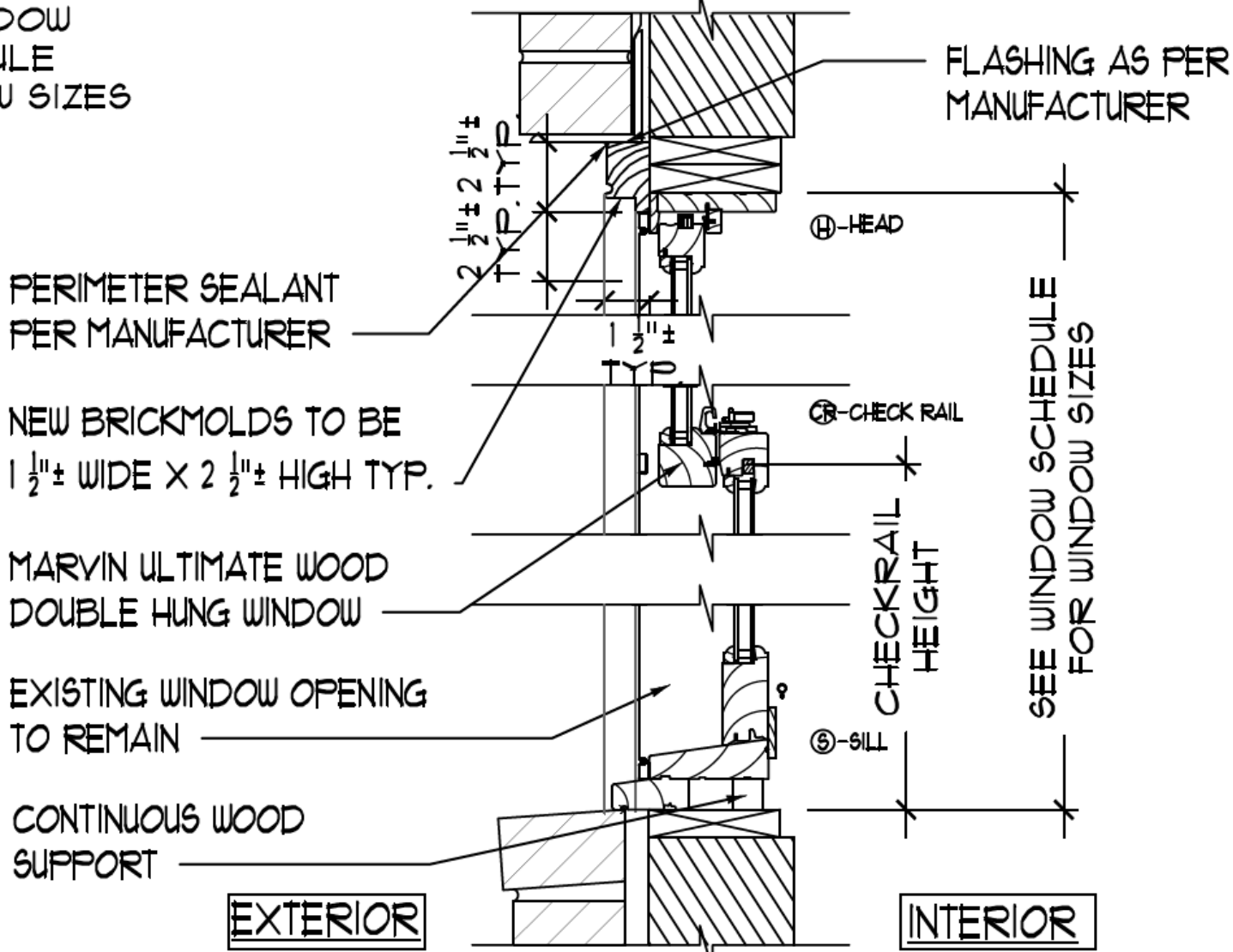
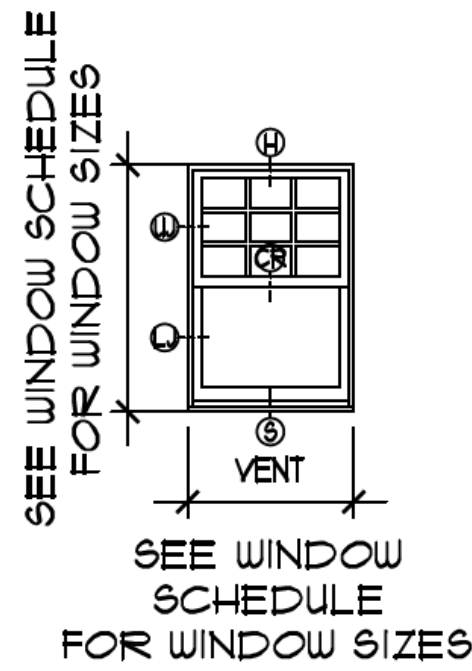
- Ebony Exterior
Painted Interior Finish - Designer Black Pine Interior
Elevate Double Hung
CN 3672
Rough Opening 36 1/2" X 72 1/4"
Glass Add For All Sash
- Top Sash
- Ebony Exterior
 - Painted Interior Finish - Designer Black Pine Interior
 - IG - 1 Lite
 - Low E3/ERS w/Argon
 - Silver Stainless Steel Perimeter Bar
- Bottom Sash
- Ebony Exterior
 - Painted Interior Finish - Designer Black Pine Interior
 - IG - 1 Lite
 - Low E3/ERS w/Argon
 - Silver Stainless Steel Perimeter Bar
 - Black Weather Strip Package



Window / Door Finish References

Plan cards show these finish families; final physical manufacturer samples are required.

Gunmetal exterior (front card)	Ebony exterior (rear card)	Designer Black interior	Bare Pine interior (front card)



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