

**BROOKLYN COMMUNITY BOARD 6
LANDMARK/LAND USE COMMITTEE
JUNE 23, 2011**

ATTENDANCE:

PRESENT:

J. ARMER	P. FLEMING	G. KELLY
M. KENTON	R. LEVINE	T. MISKEL
M. MURPHY	R. RIGOLLI	M. SHAMES
E. SHIPLEY	R. SLOANE	L. SONES
B. STOLTZ		

EXCUSED:

P. BLAKE	D. SCOTTO	P. THOMAS
W. BLUM		

ABSENT:

B. ATKINS	M. BROWN	E. SPICER
R. OBERLENDER	A. REEVES	

GUESTS:

R. BEARAK – REP. FOR BROOKLYN BOROUGH PRESIDENT MARKOWITZ		
J. VOGEL – REP. FOR STATE SENATOR MONTGOMERY		
J. LEVIN	J. CASSON	J. LONGO
B. FIRST	E. ROWLAND	H. DANA
K. HOCK	J. CICCONE	S. J. AVERY
A. STODDARD	J. LEVY	H. SERISON
I. LO RE	H. HUGHES	

***** MINUTES *****

**PUBLIC HEARING on the Special Fourth Avenue Enhanced Commercial District
(ULURP Nos. C110386ZMK & N110387ZRK)**

There was a presentation made by Jennifer Posner of the Department of City Planning with respect to the Proposed Special Fourth Avenue Enhanced Commercial District which would require ground floor commercial or community facility uses along the residentially zoned portions of 4th Avenue from Pacific Street to 24th Street. It would have minimum glass requirements and restrict curb cuts on 4th Avenue.

A Public Hearing was held. Various members of the Park Slope Civic Council spoke in favor of the new district as a first step. Irene Lo Re of the Park Slope 5th Avenue BID asked for delay and more study of the effects on commercial establishments of 5th Avenue. Michele de la Uz of the Fifth Avenue Committee spoke of the need for more affordable housing.

Jerry Armer expressed concern about large chain stores occupying such spaces and the fact that many such stores block off the windows negating the transparency that was being sought by this proposal.

Lou Sones expressed that the more commercial establishments the better and that they had a synergistic effect but he also expressed the need for more affordable housing.

Glenn Kelly asked whether the City had the tools to limit the store sizes. Ms. Posner stated that the City does not limit store size or square footage other than certain big box restrictions.

It was noted that this does not apply to manufacturing zoned blocks.

It was noted that this does not apply to signage.

Mark Shames objected to going forward with this without also going forward with affordable housing “inclusionary zoning” and felt the glass and curb requirements could be met without requiring commercial use on the ground floor.

Ms. Posner stated that commercial had become the “context” for the corridor and that it was City policy that once an area was upzoned it would not be downzoned to include “inclusionary zoning”

Roger Rigolli stated that Fourth Avenue could be like Park Avenue in Manhattan and the special district was not needed.

It was pointed out that local council members supported this special district.

A motion was made by Jerry Armer and seconded by Roy Sloane to conditionally support the above-described ULURP action as presented subject to the Department of City Planning looking at creating a restriction on the size of stores in this district.

VOTE: 11.....YEAS 2.....NAYS
MOTION APPROVED

A motion was made by Jerry Armer and seconded by Lou Sones to recommend to the Department of City Planning to investigate the rezoning of the manufacturing and commercially zoned streets in the district and with respect to any residentially zoned areas within the corridor to downzone same and then apply inclusionary zoning for affordable housing such that the height restriction remains at 120 feet. The motion passed 13-0.

MOTION APPROVED: UNANIMOUSLY

Presentation and review of a Certificate of Appropriateness application submitted to the Landmarks Preservation Commission for the extension of existing window openings at parlor and garden levels, restoration of cornice, and restoration of front entrance doors at front façade of 59 Tompkins Place, Cobble Hill Historic District.

At issue were the extension of two windows and conversion from round top to square top. Jerry Armer and Roy Sloane expressed a preference for rounded tops. Roy made a motion, which was seconded by Lou Sones to recommend approval as presented. The motion passed unanimously.

MOTION APPROVED: UNANIMOUSLY

Continued review of a Certificate of Appropriateness application submitted to the Landmarks Preservation Commission for the addition of a roof extension with rear deck and HVAC equipment, conversion of window to door on rear elevation, installation of balcony at rear elevation and alteration to front areaway basement entrance at 627 3rd Street (between 8th Ave./PPW), Park Slope Historic District.

The final agenda item was 627 3rd Street, which was a representation to the committee. The applicant indicated that it had lowered the roofline, simplified the façade, roof structure runs from party wall to party wall.

A number of neighbors spoke against the plan as inconsistent with landmark character of area.

A motion was made by Jerry Armer and seconded by Tom Miskel to reject the application as presented as being out of context with the glazing being too modern, the Juliet balcony's without and roof top addition are out of place, and the excavation and resulting glass expanse a desecration of the donut. The motion passed unanimously.

MOTION APPROVED: UNANIMOUSLY

A motion was further made by Bob Levine and seconded by Ray that any future iteration of the application come back to the committee and that LPC be so informed. The motion passed unanimously

MOTION APPROVED: UNANIMOUSLY

A motion to adjourn was duly made and seconded.

Minutes taken by Mark Shames