

**BROOKLYN COMMUNITY BOARD 6  
LANDMARK/LAND USE COMMITTEE  
APRIL 26, 2012**

**ATTENDANCE:**

**PRESENT:**

P. BLAKE	P. FLEMING	E. GOTTLIEB
G. KELLY	R. LEVINE	S. MILLER
T. MISKEL	A. REEVES	L. SONES
E. SPICER	B. STOLTZ	D. WILLIAMS

**EXCUSED:**

J. ARMER	M. MURPHY	R. RIGOLLI
M. SHAMES	R. SLOANE	

**ABSENT:**

W. BLUM	M. DEPALMA	G. O'CONNELL
E. SHIPLEY		

**GUESTS:**

J. VOLLER

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

The meeting was called to order at 6:40 PM.

**Discussion and formulation of a recommendation on an application submitted to the Board of Standards and Appeals for a variance of Sections 25-23, 23-145 and 23-633 of the Zoning Resolution that would (i) waive the residential off-street parking requirements for the site, and (ii) waive the residential floor area, floor area ratio, open space, lot coverage, maximum base height and maximum building height regulations for the small portion of the site zoned R6B to facilitate the construction of a mixed-use building with retail located on the ground floor and residential dwelling units located on the end through 6<sup>th</sup> floors at 213-223 Flatbush Avenue aka 456-470 Dean Street (collectively referred to as "215 Flatbush Avenue") (Block 1135, Lot 11), southeast corner of Flatbush Avenue and Dean Street, pursuant to Section 72-21 of the Zoning Resolution.**

The applicant's attorney R. Levin discussed the proposal highlighting the following:

1. Lot size: totals 11,600 square feet, 10,297 square feet are zoned R7A with FAR 4.0 and 1,302 square feet are zoned R6B with FAR 2.0
2. Proposed fifty-three (53) units on the 2<sup>nd</sup> to the 6<sup>th</sup> floor
3. Commercial space on Flatbush and Dean Street
4. Zoning change on the R6B portion to allow additional height.

The community and members of the committee objected to the following:

- Lack of required parking space
- Commercial space on Dean Street because of the residential nature of the block
- Height of the Dean Street portion of the project zoned R6B.

The motion was made by L. Sones and seconded by S. Miller:

**MOTION:**

Conditional approval of the application submitted to the Board of Standards and Appeals for the variance with the following conditions:

- (a) Maximize parking with a minimum of twelve (12) parking spaces in the basement;
- (b) No commercial entrance on Dean Street and the commercial space on Flatbush Avenue be limited to approximately forty (40) feet on Dean Street;
- (c) Dean Street should have architectural characteristic to the rest of the block;
- (d) Multiple use of retail space; and,
- (e) Building height of the portion on Dean Street should be the height allowed in the Current Zoning.

**After much discussion the motion was approved.**

**VOTE: Yea ....11 Nay .... 1.**

**Presentation and review of a Certificate of Appropriateness application submitted to the Landmarks Preservation Commission for the construction of rear yard extension at 223 Berkeley Place (between 7th/8<sup>th</sup> Avenues), Park Slope Historic District.**

**Discussion:**

The proposed addition is in the backyard and not visible. The applicant's request for the removal of the chimney and the construction of the addition to the full height of the building would be the tallest in the block.

**MOTION:**

Conditional approval of the Certificate of Appropriateness application submitted to the Landmarks Preservation Commission for the construction of a rear yard extension with the following conditions:

- (a) Windows should be double hung with symmetrical harmony with the back of other buildings.
- (b) No side, or "lot line" windows on the side elevations of the rear yard extension.

**The motion after much discussion was approved.**

**VOTE: Yea ... 11 Nay .... 1**

The committee then discussed the other area of concern the height and the made the following motion - L. Sones seconded by D. Williams:

**MOTION:**

Lower the extension by one floor to the height of the existing buildings on the other side.

**VOTE: Yea .... 6 Nay .... 5**

**MOTION:**

Ask Landmarks Preservation Commission to hold open this item until after the full CB6 Board meeting.

**MOTION APPROVED UNANIMOUSLY.**

**Presentation and discussion with Representatives for the Department of City Planning on proposed revisions to the New York City Waterfront Revitalization Program pursuant to the Section 197-a of the City Charter.**

Michael Marrella, Director and Mary Kimball, Planner presented to the committee the proposed revisions for the Public Review that the WRP (Waterfront Revitalization Program) will use.

They reviewed the ten policy areas in the current WRP that require a city, state or federal discretionary action.

**MINUTES OF THE PREVIOUS MEETING APPROVED UNANIMOUSLY**

Meeting adjourned at 8:44 PM.

Minutes submitted by Pauline Blake