

**BROOKLYN COMMUNITY BOARD 6  
LANDMARK/LAND USE COMMITTEE  
JUNE 26, 2014**

**ATTENDANCE:**

**PRESENT:**

J. ARMER	P. BLAKE	W. BLUM
P. FLEMING	G. KELLY	A. KRASNOW
R. LEVINE	T. MISKEL	M. SHAMES
R. SLOANE	L. SONES	E. SPICER
B. STOLTZ		

**EXCUSED;**

R. RIGOLLI

**ABSENT:**

N. BERK-RAUCH	Y. GIRELA	H. LINK
M. MURPHY	A. REEVES	E. SHIPLEY
J. THOMPSON		

**GUESTS:**

J. DEROW	L. SCHRAMM	E. BRUNSTEN
C, SANTANA	M. DIERICKX	A. ALLI
A. APFEL	N. ROSARIO	L. DEIRO
S. HERON	K. LONERGAN	C, MOLDOW
F. BROOKS	A. BIRSH	JC FORGOTSON
J. VENEROSO	P. PARKHILL	P. SODHI
A. QUIRONA	C. ROSS	C. MATTHEWS
J. ROSENFELD	L. ORNSTEIN	

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

**PUBLIC HEARING (continued) on 798-804 Union Street (BSA Cal. No. 997-84-BZ).**

The owner, Lou Melzer, acquired the property in 1982 as a residential space then changed to commercial then changed to garages.

Now proposes: New front to the building – residential on five floors (28-one, two and three bedrooms). Lobby on 7<sup>th</sup> Avenue side – the rest of the lobby and cellar for retail use. Due to change, the rear of the building will be extended by five feet. He is asking for a letter to be sent to BSA for a change in use.

Community concerns:

1. Traffic due to elimination of garage.
2. Rear balconies – privacy or safety issues. Back of building up against property walls.
3. Roof top concerns.
4. Concerns for the Fire Dept.
5. Negative impact on the Food Coop – parking.

A motion was made by Jerry Armer and seconded by Glenn Kelly to accept the minutes of the previous committee meeting held on May 22, 2014.

**MOTION PASSED: UNANIMOUSLY**

**Discussion and formulation of a recommendation on an application (BSA Cal. No. 997-84-BZ) submitted to the Board of Standards and Appeals on behalf of 222 Union Associates for changes of use to a mixed use building pursuant to Sections 11-412, 11-413 and 52-34 of the Zoning Resolution, with proposed commercial (retail) uses in Use Group 6 on the first floor and cellar, and proposed residences in Use Group 2 on second through sixth floors, and structural alterations for the confirming residential use at rear wall and at roof, and extinguishment of the term of the previous BSA approval upon commencement of alterations at 798-804 Union Street (Block 957, Lot 29), between 6<sup>th</sup> and 7<sup>th</sup> Avenues.**

Discussion:

1. Pull back of walls – 5 feet. Required by law-multiple dwelling law – 1<sup>st</sup> floor not required to pull back.
2. Applicant requested at BSA hearing to decide even though CB6 and the community had no input before this meeting.
3. Rental \$4M to \$5M monthly and up. Hearing because it was built under a variance.

The District Manager must send Responsible Rules for Development (contractor’s rule). The developer has no knowledge.

Motion on BSA Cal. No. 997-84-BZ: Based on the plans presented on 6/27/14 to give conditional approval.

Conditions:

1. Back wall to be pulled back 5 feet.
2. Balconies removed from 3<sup>rd</sup>, 4<sup>th</sup>, 5<sup>th</sup> and 6<sup>th</sup> floors and doors converted to windows.
3. Rooftop terrace should be pulled back an additional 5 feet from presented location.
4. Recommend Developer agree to CB6 responsible contractor rules.
5. Three apartment units be made affordable units – a one bedroom, a 2 bedroom and a 3 bedroom – 60% AMI (area median income).

Bill Blum requested a friendly amendment to add Juliet balconies.

**VOTE: 2.....YEAS 11.....NAYS 0.....ABSTENTIONS  
MOTION FAILED**

Motion to approve BSA Cal. No. 997-84-BZ with conditions.

**MOTION APPROVED: UNANIMOUSLY**

**RED HOOK LIBRARY: Information for a letter of support.**

- a. New kiosk for information
- b. New multi-purpose room used for local performing artists. Partnered with Spaceworks.
- c. Enhancing the entrance. – Adding new entrance at the back and air conditioning on the roof.

Closure: 4 to 6 months. Make sure there is signage posted outside and a Book Mobile.

Motion was made to approve the Brooklyn Public Library/Spaceworks agreement with the 2 hours of community use be outside of school hours. That the space be programmed in such a way to maximize the public benefit (more people).

Motion was made by Bill Blum and seconded by Lou Sones.

**VOTE: 7.....YEAS 3.....NAYS 0.....ABSTENTIONS**

**Presentation and continued review of a Certificate of Appropriateness application submitted to the Landmarks Preservation Commission for a new canopy with signage, new ADA ramp with railings and alterations to storefront at 292 Court Street (between Kane/Degraw Streets), Cobble Hill Historic District.**

Montessori School for infants to kindergarten.

- Front: remove metal mesh and restore terracotta.
- New concrete access ramps
- New doors, sign with low lights.
- Rear: Replacing windows new and existing openings. New bulk

Motion to approve as presented was made by Bill Blum and seconded by Peter Fleming.

**MOTION APPROVED: UNANIMOUSLY**

**Presentation and continued review of a Certificate of Appropriateness application submitted to the Landmarks Preservation Commission for restoration of storefront fenestration and framing, replacement and alteration to main entrance doors at 6-8 Cheever Place (between Kane/Degraw Streets), Cobble Hill Historic District.**

Proposed work: No change to cornice. Restoring door.

A motion was made to recommend approval as presented - as far as color we will leave it to Landmarks.

**MOTION APPROVED: UNANIMOUSLY**

There being no further business to come before the committee, the meeting was adjourned.

The minutes were submitted by Pauline Blake.