BROOKLYN COMMUNITY BOARD 6 LANDMARKS/LAND USE COMMITTEE MEETING

JUNE 22, 2017

Attendance:

J. Armer	Р	B. Fuller-Goggins	Α	M. Racioppo	Α
P. Basile	Е	V. Hagman	Р	A. Reeves	Α
P. Blake	Р	G. Kelly	E	D. Scotto	Α
D. Briggs	Е	Y. Lee	Α	M. Shames	Е
G. Faeth	Α	R. Levine	Р	R. Sloane	Р
P. Fleming	Р	T. Miskel	E		
R. Freeman	Р	M. Murphy	Р		

P = present, E = excused, A = absent

Guests:

C. ZINNEL – REP. FOR HON. BRAD LANDER, CITY COUNCIL MEMBER J. HARVEY – REP. FOR HON. JO ANNE SIMON. STATE ASSEMBLY MEMBER S. HERSCHOWITZ – REP. FOR HON. NYDIA VELAZQUEZ, MEMBER OF CONGRESS J. BROWN A. BUSHELL A. FFRENCH A. DOWNS S. SMITH J. BANKS D. WHITE P. GEE E. EMELIENOVA S. SULLIVAN A. THOMPSON A. MUHAMMAD N. PERRY **B. EZRA** L. ZENG A. KORNER J. KORNER

Meeting called to order by the Chairperson at 6:20 pm.

Presentation and review of a Certificate of Appropriateness application submitted to the Landmarks Preservation Commission for a partial rooftop addition and new HVAC equipment at 536 1st Street (between 8th Avenue/Prospect Park West), Park Slope Historic District.

The applicant did not appear so no action was taken.

Presentation of an application for minor change to eliminate the 40-foot height requirement for sites 3A, 3B and 3C in the Baltic Street Urban Renewal Plan to allow for a proposed project at 120 5th Avenue to be built to a maximum of 75 feet, pursuant to current contextual zoning.

Presented by Lin Zeng, Housing, Preservation and Development Agency, to introduce and explain the proposal. The project includes retail and affordable housing. Height increases will only be applicable to this site alone.

Developer Brian Ezra/Avery Hall provided a detailed explanation of proposed project on the site of the Key Food on 5th Avenue. Currently, there is 20K plus square feet on their site. Proposal is to increase to roughly 200K square feet including both retail and residential development. The North building will be

6 stories, the South building will be 4 stories. 186 car parking will be provided, below grade. A pedestrian plaza will be located in the center of the project site.

The developer has committed to:

- 22K square feet for a supermarket/20 year lease.
- 41 affordable units
- 25% of the units will be affordable.
- Preference for local residents
- Active ground floor retail.

Construction is expected to take 2 years. Proposed start is spring, 2018.

Questions from community residents and committee members were answered by Brian Ezra.

- 75 foot height does not include rooftop mechanicals
- Community agreement does include community input on exterior design considerations.
- Smaller retail units were requested to support local retailers.

Council Member Brad Lander expressed support for the project.

Assemblywoman Jo Anne Simon expressed support for the project.

Congresswoman Nydia Velazquez supported it as well.

Jerry Armer made a motion to recommend to the Department of City Planning approval of minor change to eliminate 40- foot height requirement for sites 3A, 3B and 3C in the Baltic Street Urban Renewal Plan to allow for a proposed project at 120 5th Avenue to be built to a maximum of 75 feet pursuant to current contextual zoning.

The motion was seconded by Madelaine Murphy. Motion passed unanimously.

The meeting was adjourned at 7:30pm.

The minutes were submitted by Roy Sloane.