

**BROOKLYN COMMUNITY BOARD 6
LANDMARKS/LAND USE COMMITTEE
MARCH 25, 2010**

ATTENDANCE: LANDMARKS/LAND USE COMMITTEE

PRESENT:

J. ARMER	B. ATKINS	P. BLAKE
W. BLUM	D. KUMMER	B. LESTER
R.LEVINE	T. MISKEL	R. OBERLENDER
A. PUGLIESE	M. SHAMES	L. SONES
E. SPICER	B. STOLTZ	

EXCUSED:

P. FLEMING	K. FREEMAN	G. KELLY
M. MURPHY	P. THOMAS	

ABSENT:

D. SCOTTO	R. SLOANE
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GUESTS:

C. HUDSON – REP. OF HON. JOAN MILLMAN, STATE ASSEMBLY MEMBER		
T. COBURN	R. NEWTON	C. ALLEYNE
S. GLASS	J. FONSECA	J. STILES
S. FOLWELL	H. FOLWELL	E. SCOTT
G. POLLARD	S. STEVENS	J. ESPOSITO
M. DI MEGLIO	S. GOLDFINGER	J. NACHOWITZ
J. METHAM	C. CACACE	

***** MINUTES *****

Presentation and discussion with representatives for the Economic Development Corporation on a proposed long-term lease for the Brooklyn Philharmonic Symphony Orchestra, Inc. to occupy the former quarters of FDNY Engine Company 204 at 299 Degraw Street (between Court/Smith Streets), Brooklyn.

James Methom of NYC Economic Development Corporation presented. Lease structure rather than land sale. EDC and the city work together for use of building. Meetings, rehearsal and concerts would be on the first floor, administrative offices on the second. \$1.5 million dollars allotted for 10 years at 2 – 5 year terms at \$1.00 per year.

Sarah Stevens – Director of Operations said it would be a cultural resource for the community. Conversated with elected officials who are in agreement. The Brooklyn Philharmonic serves 12,000 per year. 30 week long project.

Don Elliott, Vice Chairman said that they created a partnership with NYC public schools and serve 9,000 students each year.

The program includes:

- Classes and workshops
- Early childhood
- Adult and senior planning
- Affordable fees
- Music, dance, theater, chamber orchestra
- Hours of operation 9am to 9pm – 7 days

1st floor – community room, community classrooms, practice room

2nd floor – offices

Design: overhead door replaced with wall of windows. Restore exterior brick façade. Cellar to be used for storage.

Robert Levine commented that it seems to be decided already.

Don Elliott said they want to comply. Had to secure capital funding.

Lou Sones asked why monies not allotted to the Fire Department. Committee would like to keep building as close to Fire facility as possible without major redesign.

Mechanicals will stay as they are with new plumbing on 1st floor i.e., restrooms. Acoustics – none. None of design implemented. Business terms of lease is primary discussion.

Jerry Armer asked for cost - \$2.5 to \$2.79 million.

- Phase 1 – office space, demolition, chair lift \$1.56 million
- Phase 2 – window replacement, lighting
- Phase 3 – restoration of façade

There has been no study of community needs, Noise on community – cannot assure amplified music won't be an issue.

Robert Levine asked if the lease could be amended?

EDC wants to use the building for BPO with minimal changes. Activity will not disrupt community.

What is maintenance budget and what is procedure if project defaults?

Less than \$60,000 per year.

Lou Sones asked why EDC is not charging rent – city priorities questioned?

EDC said city is supporting cultural affairs.

Bill Blum made a motion to approve disposition under terms except rent should not be \$1.00 but \$60,000. Money to be kept in fund for the city to determine its use after 10 year lease is up.

Ben Atkins was disturbed by the motion.

Mark Shames said we prefer the firehouse but not deteriorated building. Fine for community.

Elly Spicer called the question

VOTE: 12.....AYES 2.....NAYS

Presentation and discussion of a Certificate of Appropriateness application submitted to the Landmarks Preservation Commission for a new storefront installation (including fenestration, commercial entrance and signage) at 329 Smith Street (between President/Carroll Streets), Carroll Gardens Historic District.

Scott Glass representing Seersucker - replacing storefront with wood framed glass door – side light. Lighted sign overhead – recessed door – large single window on side doors on other side of storefront. Painted wood entire front. Security gate inside.

Lou Sones made a motion to approve as presented and Pauline Blake seconded the motion.

Presentation and discussion of a Certificate of Appropriateness application submitted to the Landmarks Preservation Commission for the alteration of a bay window addition at the side façade of 219 Clinton Street (between Amity/Congress Streets), Cobble Hill Historic District.

Jesse Fearing presented Degraw mansion. Renovate bay window erected in 1979 on the side of the building. Existing moldings extended to middle bay window. Sliding doors in middle – encasement doors on sides of bay windows.

Jerry Armer suggested double hung windows and Robert Levine expressed the importance of the windows.

Jerry Armer made a motion to approve on condition the 6 windows on the parlor floor be changed to double hung. Lou Sones seconded the motion.

VOTE: 11.....AYES 1.....NAY
MOTION PASSED

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

The minutes were submitted by Betty Lester.