



**MINUTES OF THE
MONDAY, JUNE 28, 2021
COMMUNITY BOARD VIRTUAL MEETING**

In Attendance:

Members Present:

Felicia Alexander, Anthony Buissereth, Michael Catlyn, Ivy Gamble-Cobb, Evelyn Collier, Taina Evans, Marc Abou-Faissal, Carroll “Rusty” Fields, Richard Flateau, Keith Forest, Gregory Glasgow, Shia Greenfeld, Mary Jemison-Head, Abitzel Robinson-Hobson, Everett Hughes, Victor Iroh, Edna Johnson, Dr. Kerliene Johnson, Dr. Debra Lamb, Hardy “Joe” Long, Ellen Miller, Kenneth Mbonu, Christine Parker, Santana Payton, C. Doris Pinn, Simone Pratt, Robert Providence, Annalee Reid, Karen Rhau, Miari Roberts, Wendy Robinson, Jamella Swift, Alicia Walton, Douglas Williams, TJ Wilson

Members Absent/Excused:

Babatunde Awoke, Monique Antoine, Dr. Kim Best, Sharon Forbes, Oma Holloway, Keisha Jerryman, Lisa Lewis, Marion Little, Dovie Matthews, Melissa Plowden-Norman, Carolyn Richburg, Stacey Ruffin, Suzette Sheppard, Rev. Dr. Robert Waterman

Elected Official/Reps:

Lee Church – Hon. Hakeem Jeffries, Hon. Stefani Zinneman, Candice Julien – Hon. Eric Adams, Shelton Jones – Hon. Eric Gonzalez

REMARKS FROM THE CHAIRPERSON – Richard Flateau

Chair Flateau read the agenda into the record followed by his report.

- Chair Flateau gave an update on the SLA application for Amour Cabaret, 566 Nostrand avenue. As a result of the Board advocacy, there will be a hearing on June 13th, at which time he and Board member Marc Abou Faisal will be testifying.
- In addition, he reminder homeowners that the deadline for Local Law 152 is in two days, please have the inspection done if you are not exempt to avoid being fine \$10,000.
- On June 14th, Tywan Anthony resigned from the Board after serving 9 years. Chair Flateau thanked him for his service.
- On June 15th, he attended a press conference with Bridge Street Development Corp. to support Minority & Women Own Businesses. It was held in front of the Life Wellness Center, 376 Tompkins Avenue.

ACKNOWLEDGEMENT OF ELECTED OFFICIALS & COMMUNITY PARTNERS

Damaris Falero – Dept. of Buildings, Det. Conrad Narcisse – 81st Precinct

ASSISTANT DISTRICT MANAGER’S REPORT

- The Department of Homeless Services have announced the return of their clients back to shelters beginning on June 22nd. They have already completed the return to Pomoja House, at the Sumner Armory, Harvey’s Place, at 977 Bedford Avenue and Myrtle Avenue, at 988 Myrtle Avenue will follow.

- Con Ed will begin installation of the charging Station for electric vehicles on Marcus Garvey between Ellery Street and Broadway. The other location will be Stuyvesant Avenue & Chauncey Street.
- Bedford Stuyvesant Campaign Against Hunger is seeking volunteers to assist with distribution, packing produce bags, and delivery. To apply, visit www.tcahnyc.org
- The 81st Precinct will be hosting National Night Out on August 3rd, at 800 Gates Avenue between Malcolm X Blvd and Stuyvesant Avenue.

I. INFORMATIONAL PRESENTATION

A. Housing & Land Use Committee

City Planning gave a presentation on CEQR–21DCP182Y– Citywide Zoning Text Amendment to expand the FRESH Program

C. Doris Pinn, Committee Chair introduced Jesse Hiramawa, City Planner

He informed that this text amendment is to update the existing Fresh Program. The program is geared towards encouraging supermarkets in underserved areas to increase accessibility to fresh foods. The update will expand the boundaries of the program. 11 more locations will be added but this is only applicable in commercial districts. Since 2009 there have been 27 certified, fresh projects citywide. 8 of them are occupied and open.

The update will also make changes to the expansion and saturation provision as well as the window installation and replacement. It will also reduce parking requirements and lower density.

B. Health & Social Services Committee

Smart Start Center gave a presentation on the Mental Health & Substance Abuse program Ivy Gamble-Cobb, Committee Vice Chair introduced Caulette Briggs, Director of Marketing along with Jeanie Hauser, CEO & Wayne Wiltshire

The Smart Start Center is located at 2030 Bedford Avenue, and they also have a location at 1635 Bergen Street. The Office of Mental Health is a State-run program, and the substance abuse program is run by OASIS. Clients can call the 24/7 helpline for early intervention and a peer-to-peer support service.

They are seeking a letter of support for the mental health program, and they will come back to the Board for a letter of support for the substance abuse portion.

C. Housing Land Use Committee

City Planning gave a presentation on CEQR–21DCP183Y – Citywide Zoning Text Amendment for the Health & Fitness Establishments

C. Doris Pinn, Committee Chair introduced Jesse Hiramawa, City Planner

Jesse Hiramawa informed that the text amendment focusses on gyms, spa and license massage business, martial arts studios, yoga, and therapeutic and wellness centers. The Department of City Planning is proposing to remove the special permit requirements for gyms, spas, and license massage therapies. Gyms and spas would be considered commercial uses and if they are less than 5,000 sq. ft, they would be allowed commercial manufacturing districts.

II. PUBLIC HEARING

A. Housing & Land Use Committee

Atlantic Brooklyn LLC is requesting a zoning map amendment from M1-1 to a C6-3A district and a zoning text amendment to create a new MIH area to facilitate a newly constructed 17-story mixed-use building with a total of 490,000 SF, including 426 units and 63,000 SF of commercial uses (8.5 FAR), is sought by private applicant at 1045 Atlantic Avenue in the Bedford-Stuyvesant District

Vivian Liao introduced herself, her partner Tucker Reed, and the team: Elizabeth Canela, Project Manager; Colvin Granum and Gordon Bell from Restoration; Frank Lang from St. Nicks Alliance, and Rohan De Freitas from Crescent Consulting

The proposed building is located at 1045 Atlantic Avenue is between Franklin & Classon Avenues. It will be 17 stories electric building.

Elizabeth Canela gave a brief synopsis of the housing plan. She stated that Bed Stuy is losing low and medium households who make between 31%-120% AMI. There were 3200 new units built in the district since 2014 and only 200 is affordable.

There will be 420 units of which 126 will be permanently affordable. They are choosing Option II which will allow them to target families making 40%-100% AMI. For example, a household of 3 that makes \$42,00 - \$100,000 would qualify. 35,000 sq.ft., will be for commercial/retail in addition to office space on the second floor. There will be a solar carving and economic mobility. to provide 50% of 107 units, 15% will be for the homeless.

They will create a Community Impact Fund of \$50,000 which will be managed by Brooklyn Community Foundation to give grants to local non-profits. The resident advisory board will determine who gets the funds. They will also be working with Local 32BJ for the construction jobs

Questions & Answers were asked and answered.

III. ROLL CALL

There were 35 members present and 14 absent.

IV. COMMITTEE UPDATES & RESOLUTIONS

TJ Wilson informed the audience that the Parks, Arts & Culture Committee will host the State of the Park on June 30th, from 6:30p.m. – 8:30 p.m.

Gregory Glasgow reported that the Transportation, Sanitation & Environment Committee met on June 8th, where the main discussion was the Capital & Budget Requests.

Anthony Buissereth reminded the committee chairs to submit their budget requests.

In addition, the Landmarks Committee will be meeting during the summer to plan the 50th Anniversary of Stuyvesant Heights celebration on September 18th.

V. ACTION ON THE PUBLIC HEARING

Atlantic Brooklyn LLC request for a zoning map amendment from M1-1 to a C6-3A district and a zoning text amendment to create a new MIH area to facilitate a newly constructed 17-story mixed-use building

Ms. Pinn informed that the committee voted unanimously to support the project with the one stipulation that the project be changed from a R9A to a R8A.

A motion to accept the committee recommendation was made by Douglas Williams and seconded by Michael Catlyn.

Vote: 35 – For; 0 – Against; 0 – Abstention

[..\Documents\Vote for 1045 Atlantic Avenue.pdf](#)

VI. CHAIRPERSON’S REPORT

Chair Flateau informed the members that Governor Cuomo has ended the State of Emergency for in-person meetings. However, the Board is waiting for guidance from Borough Hall.

He has a scheduled meeting with Council Member Cornegy

- **Nominating Committee**
Election for Executive Secretary

There were two candidates for the position: Felicia alexander and Michael Catlyn. There were no nominations from the floor.

Vote:

Felicia Alexander – 15

Michael Catlyn – 17

VII. ADJOURNMENT

A motion to adjourn the meeting was adjourned

Respectfully submitted by,
Beryl Nyack