

THE CITY OF NEW YORK COMMUNITY BOARD 3



MINUTES OF THE MONDAY, DECEMBER 5, 2016 COMMUNITY BOARD MEETING BEDFORD-STUYVESANT RESTORATION CORP. 1368 FULTON STREET BROOKLYN, NY 11216

Attendance:

Members Present: Idris Abdullah, Babatunde Akowe, Felicia Alexander, Tywan Anthony, Anthony Buissere, Evelyn Collier, Dolores Witherspoon-Dickerson, Taina Evans, Marc Abou-Faissal, Richard Flateau, Sharon Forbes, Keith Forest, Gregory Glasgow, Mary Jemison-Head, Kimberly Hill, Oma Holloway, Tarris Iriarte, Edna Johnson, Dr. Kerliene Johnson, Marion Little, Hardy "Joe" Long, Dovie Matthews, Paulette Moorehead, Eldica Murray, Michael McCaw, Melissa Plowden-Norman, C. Doris Pinn, Kwaku Payton, Stacey Ruffin, Shekera Shehid, Nelson M. Stoute, Lydia Temples, Chinyelu Udoh, Rev. Dr. Robert Waterman, Shanita Wells, Douglas Williams, Tremaine Wright

Members Absent: Dr. Kim Best, Gloria Boyce, Mulan Isaiah Burgess, Ivy Gamble-Cobb, Danelle Johnson, Dr. Debra Lamb, Rev. Jesse Sumbry, T. J. Wilson

INVOCATION

The invocation was given by Rev. Dr. Robert Waterman.

ACKNOWLEDGMENT OF ELECTED OFFICIALS & COMMUNITY PARTNERS

Mr. Butler invited Richard Flateau to address the audience regarding the circumstances that led to the deed theft of his building. Mr. Flateau informed the audience that someone fraudulently stole his property at 1424 Fulton Street by forging his signature on his Power of Attorney. He was notified by an alert from ACRIS on Veterans Day. The locks on the building and the mailbox was changed.

Mr. Butler also asked Kenya Handy-Hilliard, Office of the NYS Attorney General to introduced Michael Barbosa, who is in charge of the Brooklyn office. Mr. Barbosa highlighted the dangers of deed and identity theft. He stated that the Attorney General's has a complaint system to address these issues and other scams. Materials were left on the table.

Oma Holloway, 1st Vice Chair officiated over the meeting. Mr. Butler read the agenda into the record.

Michael Smith – Hon. Annette Robinson

Ms. Smith announced that this is the last official meeting under the banner of the NYS Assembly. He thanked everyone for their support over the years.

Shelton Jones – Kings County District Attorney Office

Mr. Jones announced that the deadline to apply for the internship has been extended to December 29th. In addition, there will be an Immigration Forum on December 17th, from 10:00 a.m. – 12:00 p.m., at the Brooklyn Children’s Museum.

There is an increase in hate crime, to report any crime or other issues, please contact the Action Center at 718-250-2340 or call the Hate Crime Unit at 718-250-4949.

He also acknowledged the Assistant District Attorney, Renee Gregory.

Candice Julien – Hon. Eric Adams

Ms. Julien announced that Department of Youth and Community Development (DYCD) will hold a Needs Assessment Public Hearing on December 6th, at M.S. 35, from 6:00 p.m. – 7:30 p.m.

Borough President Adams will host a community reception for community board members and District Managers on December 7th, at Borough Hall. It will begin at 5:30 p.m.

On November 1st, the Borough President announced that he will allocate half a million dollar for public safety and community police relations. He also announced that he will allocate \$200,000 for the Billie Holliday Theatre for a major renovations.

Sarissa Phillips-Singletary – Hon. Darlene Mealy

Ms. Singletary stated that Council Member Mealy will be hosting her 10th Annual Pearl Harbor Memorial event on December 7th, from 12:00 p.m. – 3:00 p.m., at Borough Hall.

Sasha Sealey – Hon. Laurie Cumbo

Ms. Sealey reported that the Turkey Drive was a success. They were able to giveaway 500 turkeys. There will also be a Toy Drive at the new office at 55 Hanson Place.

In addition, she stated that legal services will be provided in a mobile unit in front of the district office at 55 Hanson Place.

Josh Board – Hon. Walter Mosley

Mr. Board announced that he had applications for the housing lottery at the BAM South Apts. The deadline is December 12th. He added that deadline for 333 Schermerhorn Street will be soon. For more information please call the office at 718-596-0100.

Olanike Alabi – 57th Assembly District Leader

Ms. Alabi announced that she will host a book and toy drive. Flyers were available.

Nora Daniels & John Edwards – Brooklyn Navy Yard

Mr. Edwards announced that his office works with the businesses at the Navy Yard to help staff their open positions. Flyers were available on the table for open positions.

Michael Lambert – Bedford-Stuyvesant Gateway BID

Mr. Lambert announced the 7th Annual BID meeting on December 7th, Skylight Gallery, 13698 Fulton Street, 3rd floor, at 5:30 p.m. after which they will host the First Annual Holiday Party. Please RSVP if you plan on attending on Facebook Eventbrite, or by calling 718-636-6989 or by email to info@bedstuybid.org
The 4th Annual Holiday Tree Lighting will be held on Friday, December 9th, at 5:00 p.m., in Restoration Plaza.

Daniel Fisher – 81st Precinct Community Council

Mr. Fisher thanked everyone for their support of the Thanksgiving Senior Luncheon. It was a success. He added that the Annual Christmas Concert will be held on December 10th, at Christ Fellowship Baptist Church, 11 Sumpter Street, at 6:00 p.m. Tickets are \$10.00 for adults and \$5.00 for children.

The Annual Christmas Party for children will be held at I.S.324, 800 Gates Avenue. Toys will be provided. He added that the next Precinct Council meeting will be on December 13th, at the Multi-Service Center, 1958 Fulton Street at 7:00 p.m.

Dr. Torian Easterling – Department of Health (DOH)

Dr. Easterling announced that the Department of Health will host a Fatherhood Townhall at Boys & Girls High School on December 10th, from 10:00 a.m. – 2:00 p.m.

In addition, on December 8th, the DOH will host a forum to address the stigma and other issues with mental health at Restoration Plaza. He is seeking individuals between the ages of 17-34 and 50-60.

Betty Staton – Brooklyn Legal Service

Judge Staton gave the contact numbers for various assistance:

Citywide – 917- 661- 4500

Veterans – 718-237-5509

Elder law – 718-237-5500

HIV – 718-237-5509

Oma Holloway – Bridge Street Development Corp.

Ms. Holloway announced that she is the new Director of Community Engagement for Bridge Street Development Corp.

Bridge Street Development Corp. in partnership with HPD will be hosting a Tenant Resource Fair on December 7th, at the Quincy Senior Residence, 625 Quincy Street. It will be held from 6:30 p.m. – 8:00 p.m.

There is also a free Legal Services Clinic in conjunction with CAMBA is provided at 456D Nostrand Avenue

Taina Evans – Brooklyn Public Library

Ms. Evans announced the various programs that the library offers such as the high school equivalency, adult learning in reading and writing, story time.

Tahirah Moore – Mayor’s CAU

First Lady McCray has launched Thrive NYC. To access the services please call 888-NYCWELL.

Stefani Zinerman – Hon. Robert Cornegy, Jr.

In honor of the late District Attorney Kenneth Thompson, Council Member Cornegy will kick-off colon cancer screening at Woodhull Hospital on December 7th, at 11:00 a.m. In addition, on December 10th, there will be free HIV and HEP C testing day at Siloam Presbyterian Church, from 11:00 a.m. – 1:00 p.m.

A Constituents Open House will be held on December 12th, at Bedford-Stuyvesant Restoration Corp.

Acknowledgements

Michael Smith – Hon. Annette Robinson, Karen Cherry – Hon. Erik Dilan, Renee Turner-Gregory – Assistant District Attorney, Det. William Jenkins – 81st Precinct, P.O. Christopher Charles – 79th Precinct

DISTRICT MANAGER'S REPORT – Henry L. Butler

Mr. Butler informed that next meeting will be held on January 9, 2017 due to the holiday.

I. PUBLIC HEARING

A. Housing & Land Use Committee:

In the Matter of an application submitted by Riverside Developers USA Inc. pursuant to Section 197-C of the NYC Charter for an amendment of the Zoning Map, Section No. 12d.

- 1) Changing from an M1-2 District to an R7A District property bounded by Flushing Ave, Franklin Ave, the easterly prolongation of the northerly street line of Little Nassau Street, the terminus of Little Nassau Street, Little Nassau Street, and Kent Ave
- 2) Changing from an M1-2 District to an M1-2/R6A District
- 3) Establishing within the proposed R7A District a C2-4 District
- 4) Establishing a Special Mixed Use District (MX-4)

C. Doris Pinn, Committee Chairperson introduced Richard Lobel, Representative She added that this is a rezoning application. It is currently a manufacturing district and the application would change it to a mixed use with residential on Flushing and Franklin Avenues.

Mr. Lobel was accompanied by Frank St. Jacques and Mordy Steinfeld stated that the Rose Castle site is currently M1-2. The Rose Castle development consist of two new buildings: an eight-story mixed used building with 168 units Flushing Avenue between Kent and Franklin Avenues, and a six-story building with 128 units to the south of Flushing Avenue between Franklin and Skillman Avenues, totaling 296 units. The rezoning would allow a R7A/C2-4 and a R6A/M1-2. The Mandatory Inclusionary Housing Program (MIH) would apply to this development which would allow 30% or 90 units will be set aside for permanent affordable housing. The Riverside Developers have developed 25 buildings in Community District 3, including 18 residential and 6 mixed-use and a hotel.

The Architect, Nick Liberis added that the eight-story building on Flushing Avenue will be six-stories, 63 feet with two-story setback for a total of 85 feet. He added that they try to comply with the requests made by the committee which will result in a better looking building. However, they were not able to move the parking from Skillman Avenue.

Questions and Answers

Allan Stone: The neighborhood and the surrounding building that was built on Hasidic live there creates housing discrimination.

Richard Lobel: Due to the MIH rules, the City dictates that these units have to be accepting of everyone. 1/3 of the units must go to a regulatory agent, not-for-profit selected by HPD. This will be a market rate building. By law 96 of the units have to be devoted to all types of income level. The units will be disbursed throughout the building, you can't segregate.

Macon Resident: Can a board member be on the committee to help with the selection?

Richard Lobel: We have no problem with that, however, we are bound by HPD rules.

Resident: What are the breakdown of the apartments?

Nick Liberis: There are 30 – 1 bedroom; 24 – 2 bedrooms; 40 – studio and 10 – bedrooms

Richard Flateau: One of Riverside's building at 360 Decatur Street has a "Stop Work" order and 21 open violations. Can you address what happened to the tenants from that building?

Richard Lobel: He does not have specific information on that building. However, in general the other building are in good condition.

Gregory Glasgow: You mentioned inclusionary, does that mean you will be getting public funding?

Richard Lobel: Pursuant to MIH, if the developer get the benefit of transferring and developing a manufacturing building, then they will have 100% guarantee that there must have affordable units. It is the law.

Hardy “Joe” Long: 15 years ago there was a building on Classon and Willoughby Avenues that only allowed one minority person to reside for a year. Now you want us to believe that the same is not going to happen here.

Richard Lobel: I do not know about that building but several years ago I came before the Board for a site across from Home Depot and I was told at the public hearing that “these people”, (my client) are not welcome in this community. My client is required by law to devote 96 units for affordable housing, 50% will have community preference.

Michael McCaw: What does the affordable units means?

Richard Lobel: The MIH Regulations looks at two options: Option 1: 25% of the units are affordable at 60% AMI; and Option 2: 30% affordability at 80% AMI; a work force option can also be added. Studio: \$48,000 - \$1200; 2 bedroom: \$62,000 - \$1500

Tarisse Iriate: 115% AMI is extremely high

Richard Lobel: Studio: \$69,000 - \$1700; 2-bedroom: \$89,000 - \$2200

B. Economic Development Committee

Café Erzulie is seeking a letter of support for an Alcohol Beverage Control License at 894 Broadway between Stockton Street and Arion Place Belvidere Street
Richard Flateau, Committee Chair introduced Mark Luxama, August Doyle and Justinian Montapeito, Owners

Mr. Luxama stated that Café Erzulie will be a neighborhood café and bar, open to everyone in the community. It will provide a healthy food at an affordable price. They will serve coffee, pastries, and lunch with a Cajun Caribbean twist. Cocktails, beer and wine will be served in the evening. He introduced Shawnti who will be managing the business.

He added that the Café will operate from the back of a flower shop. The flower shop have been operated by Rodrigo Reyes for several years and they would like for him to continue. The hours of operation will be Sunday – Thursday: 7:00 a.m. – 1:00 a.m.; Friday – Saturday: 7:00 a.m. – 2:00 a.m.

Questions and Answers

Santina Payton: Why did you pick that area? There are lots of people who are recovering from substance abuse and other addictions.

Mark Luxama: The owner of the building is a friend of my father and we are trying not create a bar since there is one next door.

II. ROLL CALL

There were 37 members present and 8 absent.

III. COMMITTEE UPDATES & RESOLUTIONS

Douglas Williams – Civic and Public Safety

Mr. Williams reminded everyone to keep water in the fresh Christmas trees and to use the proper extension cord.

Evelyn Collier – Landmarks & Preservation

Ms. Collier read the committee's resolution for LPC application for 418A Lewis Avenue.
[Resolution for 418A Lewis Avenue.pdf](#)

Marion Little – Parks Arts & Culture

Mr. Little informed the audience that there will not be any meeting in December. The next meeting will be January 4, 2017.

Shekera Shehid – Health & Social Services

Ms. Shehid announced that the committee is planning a spring Health Fair in March. They would like to focus on a holistic experience along with medical. The next committee meeting will be held on December 19th, they would like input from the community. For more information, please contact her at 347-986-8699.

IV. COMMUNITY ANNOUNCEMENTS

Olga Chernomorets – Hon. Eric Adams

Ms. Chernomorets announced that Borough President Adams will be hosting a public hearing on the Rose Castle ULURP Application on December 20th, at Borough Hall Community Room. It will begin at 6:00 p.m. Comments can be sent to askeric@brooklynbp.nyc.gov

Krista Christophe

Ms. Christophe is trying to launch #blackbusinesstuesdays. The goal is to visit black businesses in the community every Tuesday throughout the month of December.

Jamaal Patterson – Operation Mobilize

Mr. Patterson announced that on December 26th, they will launch "Kwanza for All". They are asking everyone to visit black restaurant and bars on the first day of Kwanza to patronize them. They will like to help these businesses sign up for MWBE. The event starts at 2:00 p.m.

V. ACTION ON THE PUBLIC HEARING

- A. Riverside Developers USA Inc. is seeking a letter of support to make an amendment of the Zoning Map, Section No. 12d
- 1) Changing from an M1-2 District to an R7A District
 - 2) Changing from an M1-2 District to an M1-2/R6A District
 - 3) Establishing within the proposed R7A District a C2-4 District
 - 4) Establishing a Special Mixed Use District (MX-4)

Ms. Pinn stated that this project came before the committee in the preliminary phase about a year and half ago. The project is part of the Mayor's new housing and zoning plan. The Board voted against the Mayor's plan however, City Council voted in favor. Ms. Pinn added that the committee was not in agreement on a number of things.

She read the response from the developer in regards to the committee's concerns:
[Riverside Developer USA Inc Response.pdf](#)

The committee caucused after the presentation and it is their recommendation to give a letter of support with the following conditions:

1. Affordability be reduced to Option 1
2. Zoning from 7A to 6A

A motion was made to accept the committee's recommendation by Douglas Williams and seconded Oma Holloway.

[Vote for Riverside Developers USA - Rose Castle.pdf](#)

B. Café Erzulie is seeking a letter of support for an Alcohol Beverage Control License

Mr. Flateau reported that the committee met with owners in November. They provided all required documents. The committee's recommendation is to give a letter of support.

A motion was made to accept the recommendation by Taina Evans and seconded by Douglas Williams.

[Vote for Cafe Erzulie - 894 Broadway.pdf](#)

C. Resolution for LPC Application COFA for 418A Lewis Avenue

The committee asked the Board to support its decision to reject the front façade design, and the rear extension because of size.

[Vote for 418A Lewis Avenue.pdf](#)

VI. CHAIRPERSON'S REPORT – Tremaine S. Wright

• **Election of Community Board 3 Officers**

The Nominating Committee led by Chair, Tywan Anthony and members: Marc Abou-Faissal, Mary Jemison Head, Anthony Buissereth, Tarris Iriarte, and Melissa Plowden-Norman conducted the election for the open positions. The following are the newly appointed officers of the Board:

Chair: Richard Flateau
1st Vice Chair: Oma Holloway
2nd Vice Chair: Nelson M. Stoute
Treasurer: C. Doris Pinn
Secretary: Stacey Ruffin

VII. ACCEPTANCE OF NOVEMBER 7, 2016 MINUTES

A motion to accept the minutes was made by Richard Flateau and seconded by Felicia Alexander.

VIII. ADJOURNMENT

The meeting was adjourned.

Respectfully submitted by,
Beryl Nyack
December 19, 2016