



**MINUTES OF THE  
MONDAY, OCTOBER 1, 2018  
COMMUNITY BOARD MEETING  
BEDFORD STUYVESANT RESTORATION CORP.  
1368 FULTON STREET  
BROOKLYN, NY 11216**

**Attendance:**

**Members Present:** Felicia Alexander, Tywan Anthony, Monique Antoine, Anthony Buissereth, Michael Catlyn, Evelyn Collier, Pastor Gwendolyn Dingle, Taina Evans, Richard Flateau, Sharon Forbes, Keith Forest, Dennis George, Mary Jemison-Head, Oma Holloway, Everett Hughes, Tarris Iriarte, Edna Johnson, Dr. Kerliene Johnson, Dr. Debra Lamb, Hardy “Joe” Long, Dovie Matthews, Kenneth Mbonu, Ellen Miller, Melissa Plowden-Norman, Kwaku Payton, Santina Payton, Simone Pratt, Karen Rhau, Carolyn Richburg, Stacey Ruffin, Shekera Shahid, Suzette Sheppard, Jamella Swift, Chinyelu Udoh, Omar Walker, Rev. Dr. Robert Waterman, Douglas Williams, T. J. Wilson

**Members Absent:** Babatunde Akowe, Dr. Kim Best, Ivy Gamble-Cobb, Marc Abou-Faissal, Gregory Glasgow, Shia Greenfeld, Abitzel Robinson-Hobson, Marion Little, Dionicio Liz, Eldica Murray, C. Doris Pinn, Shanita Wells

**INVOCATION**

The invocation was given by Mary Jemison-Head.

**REMARKS FROM THE CHAIRPERSON – Richard Flateau**

Mr. Flateau read the agenda into the record.

Mr. Flateau informed the Board that Ms. Pinn will be taking a leave of absence from the Board for three months. Dr. Debra Lamb will assume the role of Parliamentarian in her absence.

He added that the Board will be hosting a Retreat for Members only on Saturday, October 20<sup>th</sup>, from 9:00 a.m. – 1:00 p.m. It will be held in Restoration Plaza, 5<sup>th</sup> Floor.

Mr. Flateau gave an update on the Vital Brooklyn Initiative. He stated that in August, the Executive Committee voted to give a letter of support for the project which is to develop the parking lot on Herkimer Street between Albany and Troy Avenues. The lot is owned by Interfaith Medical Center and is currently used for employee parking.

In addition, he reported that he attended a press conference on affordable housing. According to the Comptroller there were one million affordable apartments available and suddenly they disappeared. 90,000 of which were rent stabilized apartments. For more information, please visit the Comptroller website.

**ACKNOWLEDGMENT OF ELECTED OFFICIALS AND COMMUNITY PARTNERS**

**Deputy Inspector Winston Faison – 81<sup>st</sup> Precinct**

Deputy Inspector Faison reminded everyone that the Precinct Council meetings are held on the 2<sup>nd</sup> Tuesday of every month, at 1958 Fulton Street. He is available to speak with everyone.

**Nicholas Perry – NYC Comptroller Scott Stringer**

He mentioned that the Comptroller’s Report on the Transit crisis can be found on the website at [www.comptroller.nyc.gov](http://www.comptroller.nyc.gov)

**Shelton Jones – Kings County District Attorney Eric Gonzalez**

Mr. Jones informed that a “Begin Again” event was held and they were able to vacate 168 warrants. The records of 3,146 individuals who were not in attendance records were sealed.

**Jacqueline Wright-Williams – Council Member Robert Cornegy**

Ms. Williams informed the audience about the various services that are provided such as immigration, lactation, tenant support, Civilian Complaint Review Board, etc. For more information, call the office at 718-919-0740

The next Advisory Board Meeting will be held on Saturday, October 27<sup>th</sup>, from 10:00 a.m. – 12:00 p.m.

**Monica Abend – Council Member Laurie Cumbo**

Council Member Cumbo will host a Community Conversation Series on Tuesday, October 23<sup>rd</sup>, at St. Joseph College from 6:00 – 8:00 p.m.

**Taiquan Coleman – Assembly Member Tremaine Wright**

Assembly Member Wright will be hosting Cannabis 101, an open discussion on the State’s plans to legalize marijuana. She will also be hosting a NYS Citizen Preparedness Corps on Wednesday, October 10<sup>th</sup>, from 6:30 – 8:30 p.m. It will be held in Restoration Plaza at 1360 Fulton Street, Lower level.

**Daniel Fisher – 81<sup>st</sup> Precinct Community Council President**

Mr. Fisher stated that the next Precinct Council meeting will be held on Tuesday, October 9<sup>th</sup>, at 7:00 p.m., at the Multi-Service Center, 1958 Fulton Street.

The Senior Thanksgiving Dinner will be held on Tuesday, November 20<sup>th</sup>, at Cornerstone Baptist Church, at 12:00 p.m.

**Olanike Alabi – 56<sup>th</sup> Assembly District Leader**

Ms. Alabi will be hosting a Town Hall on “What to do When Stopped by the Police”. It will be held on Thursday, October 25<sup>th</sup>, at Teen Challenge Center, 444 Clinton Avenue, at 6:30 p.m.

**Lynette Lewis-Rogers – Brownstoners of Bedford Stuyvesant, Inc.**

Ms. Rogers announced the Annual Bed-Stuy Alive event will take place on Saturday, October 13<sup>th</sup>, and the Annual House Tour will be held on Saturday, October 20<sup>th</sup>. There will be ten homes on the tour. The cost is \$20. and the proceeds provides scholarships for the students at Boys and Girls High School and the Old Boys High.

**Miari Roberts – Brooklyn Academy**

Ms. Roberts is a teacher at stated that Brooklyn Academy is a transfer school for students between the ages of 16-21 years. They are accepting students until Tuesday, October 30<sup>th</sup>, with 10 credits. A student can earn 20 credits in two years. The school is located in the Old Boys High located at 832 Marcy Avenue.

**Nicole Greaves – Pathways to Graduation**

Ms. Greaves stated that she is also a teacher and the school is located in the Old Boys High. They service students between the ages of 17-21 years who have not completed that GED, high school. They have a rolling admission.

**Oma Holloway – Bridge Street Development Corp.**

On Wednesday, October 24<sup>th</sup>, there will be an Affordable Housing Lottery Workshop. It will be held at the Quincy Senior Center, 625 Quincy Street from 6:00 – 7:30 p.m.

On Wednesday, October 17<sup>th</sup>, Bridge Street Development Corp. will host “How to Start or Revitalize a Block/Resident Association”. It will be held at the office 456D Nostrand Avenue from 6:30 – 8:00 p.m.

**Nailah Graves-Manns – Friends of Macon Library**

Ms. Graves-Manus informed that there will be a Halloween Show on Wednesday, October 31<sup>st</sup>, on Macon Street between Lewis and Stuyvesant Avenues from 4:00 – 8:00 p.m.

**Hon. Tremaine Wright**

Assembly Member Wright reiterated the information about the Cannabis 101 Workshop. She invited the Economic Development Committee to join her.

**ACKNOWLEDGEMENTS**

Karen Cherry – Hon. Erik Dilan; Darlene Mealy – 55<sup>th</sup> Assembly District Leader; P.O. Christopher Charles – 79<sup>th</sup> Precinct; P.O. Artese Davis – 81<sup>st</sup> Precinct; P. O. Robin Edwards – PSA 3 NCO; P. O. Nwajei Keneji– PSA 3 NCO

**DISTRICT MANAGER’S REPORT – Henry L. Butler**

Please see attached report. [..\DM October Report.pdf](#)

**I. INFORMATIONAL PRESENTATION**

**A. Economic Development Committee:**

Presentation by Small Business Services (SBS) on the Minority Women Business Enterprise (MWBE) program

*Tywan Anthony, Committee Chair introduced Roy Allen*

Roy Allen presented on the MWBE requirements for becoming certified. He stated that there are three requirements:

1. One-year in business
2. Minority Women Owned
3. The business have to be located within the five boroughs, the three counties and/or New Jersey.

For more information, he can be reached at 212-618-8947 or at [rallen@sbs.nyc.gov](mailto:rallen@sbs.nyc.gov)

**B. Health & Social Services Committee:**

Presentation on the services provided by Woodhull Hospital

*Edna Johnson, Committee Chair introduced Maria Hernandez-Riccio, Director of Community Affair, Gregory Calliste, CEO of Woodhull Hospital and Anthony Di Vittis, Associate Director of Public Affairs*

Ms. Hernandez gave an update on the services that Woodhull Medical Center provide to the community. She added that under the leadership of Mr. Calliste, Woodhull has become the hospital of choice. They provide healthcare regardless of immigration status, ability to pay and with dignity. Brochures were distributed outlining their services such as: asthma care, cardiology, diabetes, mental health, cancer, free health education, etc.

The hospital accepts most insurance plans and on Thursday, October 25<sup>th</sup>, they will host a “Health Insurance 101” workshop. On Thursday, October 4<sup>th</sup>, there will be a lecture on “Women’s Cancer: Are You at Risk?” On Thursday, November 1<sup>st</sup>, the lecture will be on pancreatic cancer; on Thursday, December 6<sup>th</sup>, there will be cancer screenings and prevention

**C. Health & Social Services Committee:**

Presentation by the New York State Nurses Association on the proposed “Safe Staffing for Quality Care Act”.

*Edna Johnson, Committee Chair introduced Judith Cutchin, RN, Woodhull Hospital*

Ms. Cutchin explained the importance of safe staffing and ask for the Board’s support. She is the head nurse at Woodhull Hospital and president of NYSNA.

[..NYS Nurses Assn Resolution.pdf](#)

**II. PUBLIC HEARING**

**A. Capital & Expense Budget Committee:**

The Budget Coordinator held a Public Hearing on Community Board 3 Fiscal Year 2020 Budget Request

*Richard Flateau, Board Chair introduced TJ Wilson, Budget Coordinator*

Ms. Wilson gave a brief synopsis of some of the priority budget requests and the agency responses:

✓ **Upgrade existing facilities for the homeless**

**Request:** The rehabilitation of the Sumner Avenue Armory for Community Use, we request funding to conduct a feasibility study that would demonstrate the multifaceted usage of the Armory, which can include or exclude the current homeless program.

✓ **Request: Roadway Maintenance (trench restoration)**

- Hancock Street between Marcy and Tompkins Avenues was funded
- MacDonough Street between Malcolm X Blvd & Stuyvesant Avenue was not funded
- Jefferson Avenue between Stuyvesant Avenue & Malcolm X Blvd was not funded

✓ **Request: Provide more housing for medium income households**

The request was sent to HPD regarding the land at Saratoga Avenue and Fulton Street

**Response:** The agency will try to accommodate

✓ **Request: Reconstruct or to upgrade a park or amenity (i.e. playground, outdoor athletic field)**

The agency’s response is that their funds is insufficient for this project and it should be brought to the attention of the elected officials

✓ **Request: Conversion of Marcy/Kosciuszko Pool into a Year-Round Facility**

The agency’s response is that their funds is insufficient for this project and it should be brought to the attention of the elected officials

- ✓ **Request: Re-open the Bedford Avenue end of the Nostrand Avenue A & C Station**

**Response:** The Board was told to contact the Transit Authority directly.

- ✓ **Request: Construction of a catch basin on the Northeast and Northwest corners of Macon Street and Throop Avenue**

**Response:** More information is needed before a funding decision can be made.

**Henry Butler:** It was determined by DOT and DEP that this is not a catch basin issue. The tree trunk damaged the sidewalk therefore the water is not able to run off properly into the catch basin. The church is responsible for repairing the sidewalk.

She asked residents to complete the budget survey by going to [www.surveymonkey.com/r/2020cb3](http://www.surveymonkey.com/r/2020cb3)

Mr. Flateau reiterated that residents can go online or submit one of the forms on the table in order to have input in the Capital and Expense Budget Request.

### Questions & Answers

**Resident:** Is the opening of the Bedford Avenue A/C station coming out of the budget or MTA?

**Henry Butler:** It comes out of MTA's budget.

### B. Housing and Land Use Committee:

IN THE MATTER OF an application submitted by 895 Bedford Avenue Realty, LLC Pursuant to Section 197-c and 201 of the NYC Charter for an Amendment to the Zoning Map, Section No. 17a:

1. Changing from an M1-2 District to an R7a District property bounded by a line 80 feet northerly of Willoughby Ave, Spencer Street, Willoughby and Bedford Avenues; and
2. Establishing within the proposed R7A District a C2-4 District bounded by a line 80 feet northerly of Willoughby Ave, Spencer Street, Willoughby and Bedford Avenues.

*Dennis George, Committee 1<sup>st</sup> Vice-Chair introduced Eric Palatnik Esq., Legal Representative for the owners*

Erik Palatnik stated that 895 Bedford Avenue is currently a gas station but it is presently under performing. They do not sell a lot of gas or fix a lot of cars. They are requesting a zoning change from manufacturing to residential, a R7 with ground floor commercial overlay. It will be a seven-story brick building with 36 units, 11 will be affordable under the Mandatory Inclusionary Housing Program (MIH). There will be 6000 sq. ft. of retail space.

There were discussion about jobs, parking and the increase in the affordable units.

### Question & Answers

**Dr. Debra Lamb:** How can you ensure that the occupants in the building will not only be Hasidic?

**Erik Palanik:** The developer is not Jewish and they are building this for the market needs.

**Henry Butler:** The Housing & Land Use Committee always require that the developer contact a local organization like Bridge Street Development Corp. Richard Bearak, Office of the Borough President and they will be voting on the application on Thursday, October 11<sup>th</sup>, at 6:00 p.m.

**Richard Bearak:** The hearing can be seen on the website and comments can be sent to [askeric@brooklynbp.nyc.gov](mailto:askeric@brooklynbp.nyc.gov)

**Tywan Anthony:** What firm are you using for construction and the process and who will be managing it?

**Erik Palanik:** We will be speaking with Bridge Street Development Corp.

**C. Economic Development Committee:**

Alcohol Beverage Control License Application for the Bushwick Ale House, 1056-1058 Broadway between Malcom X Blvd and Hart Street

*Tywan Anthony, Committee Chair introduced Louie Selamaj, Owner*

Frank Nalevaiko gave a PowerPoint presentation. The owners, Louie Selamaj and his wife Alida Maioriano were also in attendance.

Mr. Nalevaiko informed that this will be an American Classic Diner style restaurant serving breakfast, lunch and dinner. The owner has opened three other businesses in the past three years: the Ridgewood Ale House on Myrtle Avenue, Bushwick Bagel House on Wyckoff Avenue and Maspeth Pizza House of the Long Island Expressway. The restaurant is currently open and they have held a license since 2011.

There will be 32 tables with 108 seats and 13 stools at the bar. There is a food counter for breakfast with 12 seats. The hours of operation will be seven days a week from 7:00 a.m. – midnight. A PowerPoint presentation was done highlighting the menu and the interior and exterior of the space.

**Resident:** It sounds like you are having a sports bar.

**Frank Nalevaiko:** Primarily we will be serving food and drinks, there will televisions with a sports bar atmosphere. Like Applebee's.

**Morgan Munsey:** Why the name Bushwick and not Bed-Stuy?

**Louie Selamaj:** I already had the sign made for another business in Bushwick but it fell through and it cost \$1700.

**D. Economic Development Committee:**

Alcohol Beverage Control License Application from 566 Nostrand Avenue Inc., 566 Nostrand Ave between Herkimer Street and Atlantic Avenue

*Tywan Anthony, Committee Chair introduced Michael Franklin Jr., the owner*

A PowerPoint presentation was done. This will be night club. The hours of operation are 10:00 p.m. – 4:00 a.m. from Thursday – Sunday. There will be standup tables and chairs at the bar. It will have an open style buffet

He stated that according to the State Liquor Authority due to the “500 Foot Rule” there are three businesses within 500 feet: the Brooklyn A Hotel, 1285 Fulton Street and 608 Nostrand Avenue. They requested an official measurement but no one came. According to SLA map, they are 505 feet and 525 feet away.

He stated that the area lacks night life and he thinks that it will enhance the area. They have hired Heighten Security. There will employ 68 security guards including females and 32 cameras. There will be metal detectors and wands.

### **Questions & Answers**

**Simone Pratt:** Who will be your clientele?

**Michael LaBoy:** It will be a diverse 25 years and older crowd.

**Hardy “Joe” Long:** Where is the second exit and do you have a fire escape?

**Michael Laboy:** The second exit is on the left and yes, there is a fire escape in the rear.

**Mary Head:** Did you get in contact with Friendship Baptist Church?

**Michael LaBoy:** We have reached out to them and was not able to talk to anyone.

### **III. ROLL CALL**

There were 38 members present and 12 absent.

### **IV. COMMITTEE UPDATES & RESOLUTIONS**

#### **Edna Johnson – Health & Social Services**

The next meeting will be held on Monday, October 15<sup>th</sup>, in the Board office. They will be discussing and planning a Community Forum with the Civic and Public Safety Committee.

#### **Resolution**

##### **A. The New York State Nurses Association proposed “Safe Staffing for Quality Care Act”.**

The committee recommended giving a letter of support. A motion was made to accept the recommendation by Taina Evans and seconded by Michael Catlyn.

[..\Resolution for Safe Staffing for Quality Care Act.pdf](#)

#### **Omar Walker – Transportation, Sanitation & Environment**

The committee will be meeting with a representative from the Department of Sanitation at the meeting on Tuesday, October 9<sup>th</sup>, at 6:30 p.m. Anyone with issues regarding sanitation and pickup can attend.

#### **Evelyn Collier – Landmarks**

Ms. Collier informed that their committee will be meeting will be held on Monday, October 15<sup>th</sup>, in 1360 Fulton Street, 5<sup>th</sup> floor.

#### **Resolutions:**

##### **A. Certificate of Appropriateness #19-21219 to abolish an existing historic garage to build and construct a new building**

The committee does not support this project. A motion to accept the recommendation was made by Edna Johnson and seconded by Hardy “Joe” long.

[..\Resolution for 375 Stuyvesant Avenue.pdf](#)

[..\Vote for 375 Stuyvesant Avenue.pdf](#)

##### **B. LPC Application #19-22259 for 485-87 Tompkins Avenue**



Ms. Collier stated that the committee recommendation is to support. A motion was made to support the recommendation by Dr. Kerliene Johnson and seconded by Santana Payton.

[..\Resolution for 485-87 Tompkins Ave.pdf](#)

[..\Vote for 485-87 Tompkins Ave.pdf](#)

### **Tywan Anthony – Economic Development**

The committee will meet on the first Thursday of the month. He stated that they are currently planning the Economic Conference to discuss jobs, etc.

## **V. ACTION ON THE PUBLIC HEARING**

- B.** 895 Bedford Avenue Realty, LLC seeking a letter of support pursuant to section 197-c and 201 of the NYC Charter for an Amendment to the Zoning Map, Section No. 17a

Dennis George stated that the committee have met with the Attorney and the Architect of 895 Bedford Avenue over the past year and again on Wednesday, September 12<sup>th</sup>. They made several updates to the design based on the committee's comments such as adjustments to the floor plans and the commercial entry, changes to the market rate of the rental to match the area. They also assured the committee that a local contractor will be used. The owners got a letter of support from their neighbor at 389 Willoughby Avenue.

The recommendation is to support the development. A motion was made to accept the recommendation by Ellen Miller and seconded by Douglas Williams.

[..\Vote for 895 Bedford Ave.pdf](#)

- C.** Bushwick Ale House request for a letter of support for an Alcohol Beverage Control License.

Tywan Anthony stated that the committee recommendation is to give a letter of supports. A motion to accept the recommendation was made by Michael Catlyn and seconded by Simone Pratt.

- D.** 566 Nostrand Avenue request for a letter of support for an Alcohol Beverage Control License.

Tywan Anthony stated that committee recommendation is to give a letter of support. A motion was made to accept the recommendation by Douglas Williams and seconded by Kwaku Payton.

[..\Vote for 566 Nostrand Avenue.pdf](#)

## **VI. CHAIRPERSON'S REPORT – Richard Flateau**

### **❖ Selection of Nominating Committee**

Mr. Flateau selected Chinyelu Udoh as the Chair of the committee. The following member volunteered: Melissa Plowden Norman, Mary Jemison Head, Evelyn Collier, Santana Payton, Michael Catlyn and Dr. Debra Lamb.

## **VII. ACCEPTANCE OF THE SEPTEMBER 10, 2018 MINUTES**



A motion to accept the minutes was made by Rev. Dr. Robert Waterman and seconded by Douglas Williams.

**VIII. ADJOURNMENT**

The meeting was adjourned.

Respectfully submitted by,  
Beryl Nyack

Reviewed and edited by:  
Stacey Ruffin, Executive Secretary  
Thursday, November 1, 2018