

**Community Board 9
890 Nostrand Avenue
Brooklyn, NY 11225**

**MINUTES OF THE COMMUNITY BOARD
HELD ON **June 23, 2021**
ZOOM VIRTUAL MEETING PLATFORM**

AMENDED

Board Members Present

Khyrie Alleyne
Nicolas Almonor
Fred Baptiste
Rabbi Yaacov Behrman
Warren Berke
Augustine Blackwell
Alejandra Caraballo
Suwen ‘Suki’ Cheong
Tessa Hackett-Vieira
Bishop Hamilton-Gonzales
Shloma Hecht
Primo Lasana
Mayna Legoute
Francisca Leopold
Nolan Levenson
Melsnie Lewis
Mattijs Limberger

Board Members Present

Christian Loubeau
Patricia Moses
Beverly Newsome
Riel Peerbooms
Amy Pinkerton
Unella Rhone-Perry
Dexter Roberts
Melissa Severe
Rashidah Siddiqui
Chanina Sperlin
Debbie Timothy
Linda Watson-Lorde
Eve-lyn Williams
Lorianne Wolseley
Cheryl Wright

Board Members Absent

Stuart Balberg
John Beckles, Jr.
Verleen Dozier
Rosemarie Evering
Menachem Margolin
Carmen Martinez
Vivia Morgan
Yankee Pearson
Felice Robertson
Mary Rollerson-Blackett
Desma Ross
Rashida Sykes

Elected Officials / Agency Representatives Present

Brooklyn Borough President Eric L. Adams – Ricardo Newball
U.S. Congresswoman– Yvette D. Clarke – Eli Slavin
NYS Attorney General Letitia ‘Tish’ James – Eric White
NYS Assemblywoman Diana C. Richardson – Rich Honeywell
NYS Senator Zellnor Y. Myrie – Paurcha Edwards
Kings County District Attorney Eric Gonzalez – Karen Crawford

Meeting called to order at 7:08pm

Presentations

- Major R. Owens Health & Wellness Community Center, NYC Economic Development Center

NYS State Liquor Authority Application

- a. **Boo’ote, LLC** – 302 Troy Avenue, Brooklyn, NY 11213, for the renewal of a Liquor, Wine, Beer & Cider license

Public Session

Public Comment

Business Session

Roll call attendance was conducted and confirmed quorum with 32 members present, 12 absent.

May 2021 General Board Meeting minutes approved

Committee Reports

Nominations Committee – Primo Lasana, Committee Chair – Provided an overview of Board Member outreach with additional outlining of the voting process and use of the Google form.

Motion to allow for a run-off voting of the top three candidates for the position of Member-At-Large.

- Voice vote in favor. Unanimous in favor

Candidate Speeches

- Chair
 - Fred Baptiste
- First Vice Chair
 - Warren Berke
- Second Vice Chair
 - Francisca Leopold
- Executive Secretary
 - Alejandra Caraballo
- Treasurer
 - Dexter Roberts
- Members-at-Large
 - Nick Almonor
 - Melanie Lewis
 - Amy Pinkerton- (No longer wants to be considered)
 - Mary Rollerson Blackett- (Not present)
 - Linda Watson-Lorde
 - Eve-lyn Williams

Voting Items

Franklin Avenue Rezoning

CB9 Chairman Fred P. Baptiste introduced the following proposed resolution for adoption by Community Board 9:

Whereas, the application for 960 Franklin Avenue (ULURP Number C200187ZSK) was filed on April 30, 2020 and certified for public review by the City Planning Commission on February 4, 2020.

Whereas, Brooklyn Community Board 9 (CB9) through its ULURP, Parks/Recreation/Cultural Affairs, Environmental Protection, and Housing committees has conducted a coordinated review of the application,

Whereas, CB9 as part of its due diligence has requested the production of supplemental materials as part of the application review from the applicant and the Department of City Planning (DCP),

Whereas, CB9 requested project financial documents and a copy of the restrictive declaration with any proposed community benefits and they were not provided after repeated requests,

Whereas, shadow studies conducted as part of the Draft Environmental Impact Statement (DEIS) have indicated the potential for significant adverse effects on portions of the community district including the Brooklyn Botanic Garden (BBG) and the Jackie Robinson Playground,

Whereas, CB9 conducted a public hearing on June 21, 2021 on the 960 Franklin Avenue application with a quorum in accordance with the Uniform Land Use Review Procedure,

Whereas, the overwhelming majority of the testimony provided to the Board as part of the public review was in opposition to the application,

Whereas, testimony provided indicates serious concerns on the effects this unprecedented development would have on the Brooklyn Botanic Garden, the Jackie Robinson playground, local infrastructure, service delivery and quality of life,

Whereas, the large influx of market rate housing in the district has the potential to create upward pressure on current housing stock rental pricing,

Whereas, the affordable housing options proposed by the developer are insufficient given a significant portion of the community district falls below the proposed income bands,

Whereas, the project is grossly inconsistent with current zoning and threatens to set a precedent of large-scale, unaffordable development,

Whereas, CB9 previously participated in a scoping review for 960 Franklin Avenue in March 2019 and subsequently voted in the negative on the application,

Whereas, there was little interaction between the applicant and the Board to try and incorporate community concerns into a revised application prior to filing,

Whereas, the 1991 zoning of the district previously contemplated the issue of height restrictions of buildings in close proximity to the BBG,

THEREFORE, it is RESOLVED, that the recommendation of Brooklyn Community Board 9 is to DISAPPROVE the application for 960 Franklin Avenue (ULURP Number C200187ZSK) without modifications/conditions.

It is ALSO RESOLVED that the 1991 zoning of the district previously contemplated the issue of height restrictions for the protection of the BBG and should be sustained.

It is FURTHER RESOLVED that any proposed modifications to the application after certification should not be considered as part of this ULURP review as the Board has not been provided sufficient documentation to substantiate or refute any claims made in revised presentations.

It is FURTHER RESOLVED that as the magnitude of the proposed project is grossly inconsistent with the character of the neighborhood and the applicant has not acted in good faith to address community concerns, the recommendation of Brooklyn Community Board 9 is that the Brooklyn Borough President,

the Borough Board, the City Planning Commission (CPC), the City Council, and the Mayor should DISAPPROVE the application without modifications/conditions.

So moved by N. Levenson and seconded by A. Caraballo

B. Board Member Beverly Newsome with a motion to amend, second by Unella Rhone-Perry to include the following statement:

“Lack of BBG’s responsibility to ensure the community was sufficiently informed by the following: 1) Holding a formal presentation to the ULURP Committee. 2) Holding a forum for the community allowing for questions and giving answers.

23 No votes, motion fails

Motion to adopt the original resolution

23 in favor, 3 no votes, 8 abstentions, motion carries ; Resolution is adopted as originally proposed with no modifications.

SLA Application

- **Boo’ote, LLC** – 302 Troy Avenue, Brooklyn, NY, 11213 for a new Liquor, Wine Beer, and Cider license

Voice vote in favor, no members in opposition, no members abstaining. Application is approved.

Election Results

Fred Baptiste, Chair

Warren Berke, 1st Vice Chair

Francisca Leopold, 2nd Chair

Dexter Roberts, Treasurer

Alejandra Caraballo, Secretary

Nicolas Almonor, Member-at-Large

Eve-lyn Williams, Member-at-Large

Motion to adjourn 10:08pm by Alejandra Caraballo, second by Melanie Lewis