Community Board No. 8  
Concern for Independent Living  
151 Rochester Avenue  
Brooklyn, NY 11213  

December 14, 2017  

Members Present  
Wayne Bailey  
Princess Benn-James  
Julia Boyd  
Adem Bunkeddeko  
Helen Coley  
Faith Corbett  
Michael Cox  
Diane Duke  
Fred Frazier  
Nizjoni Granville  
Elijah Gray  
Crystal Hudson  
Xeerxeema Jordan  
Tarves Lord  
Kwasi Mensah  
Adelaide Miller  
Atim Oton  
Robert Puca  
Brian Sauunders  
Meredith Staton  
Edison Stewart  
Mark Thurton  
Ethel Tyus  
Gib Veconi  
Irsa Weatherspoon  
Robert Witherwax  
Deborah Young  
Pedro Zapata  

77th Precinct  
Capt. Abraham Sanabria, Executive Officer  
Det. Sacha Pierre-Louis, Comm. Affair  
PO Laverne Green, Comm. Affairs  

Members Absent/Excused  
Glinda Andrews  
Deshauna Appleton  
LeeAnn Banks  
Gail Branch-Muhammad  
Phu Duong  
James Ellis  
Andrea Ferris  
Tamika Gibbs  
Shalawn Langhorne  
Elaine Mahoney  
Robert Matthews  
Yahya O. Raji  
Adam Sachs  
Stacey Sheffey  
Audrey Taitt-Hall  
Gregory Todd  
Sheryl Vassell  
Yves Vilus  
Sharon Wedderburn  
Vilma Zuniga  

Elected Official Representatives  
Richard Nelson, Senator Hamilton  
Charles Onwuche, Assemblywoman Richardson  
Darryl White, Public Advocate James  
Bella Pori, Assemblyman Mosely  
Amanda Robinson, Assemblywoman Wright  
Matthew Pitt, Councilwoman Cumbo  
Kathleen Daniel, Brooklyn Borough President Adams  

Liaison’s Present  
Karen Chambers, KCDA’s Office  
Judith Destin, KCDA’s Office  

CB 8 Staff  
Julia Neale, Community Coordinator  
Melanie Grant, Community Assistant
The general meeting of Community Board 8 was called to order at 7:20 PM by Ms. Nizjoni Granville, Chairperson. She wished everyone a happy holiday season and hoped to see everyone in good health and good spirits in the New Year. She stated that she was glad to see so many people taking the time to attend the meeting despite the inclement weather. Ms. Granville reminded all Board members to sit in the front few rows, and Mr. Wayne Bailey, Sergeant at Arms, reminded everyone of basic housekeeping rules to allow the meeting to go smoothly and quickly.

Ms. Granville acknowledged 77th Precinct Community Affairs officers Det. Pierre-Louis and PO Green, as well as Executive Officer (XO) Captain Sanabria. She asked XO Sanabria to give a brief update on the 77th Precinct.

**77th Precinct** – Captain Abraham Sanabria, Executive Officer

Capt. Abraham Sanabria announced that he has been assigned to the 77th Precinct as the Executive Officer since August, coming from the 84th Precinct. He stated that he is pleased to be the Executive Officer of such a great command, with courteous and hard-working officers in a wonderful community. He directed everyone to Across the Board, Community Board 8’s newsletter, which congratulated the 77th Precinct for being Number 1 in crime reduction in all of Brooklyn with an almost 20% overall reduction. He stated that a reduction of this magnitude only happens with the community’s help cooperating with and working with officers to report crime in an effort to help keep crime rates low.

Ms. Granville thanked Executive Officer Sanabria for his comments and commended the 77th Precinct for their efforts. She welcomed him aboard and wished him great success at the 77th Precinct. She then asked for roll call.

**Acceptance of Minutes** – Mr. Witherwax made a motion to accept the November minutes with any necessary corrections. The motion was seconded by Mr. Staton and carried unanimously.

**Correspondence** – CB 8 newsletter and other information was distributed.

Ms. Granville asked Mr. David Woloch and Ms. Margaret Walton to provide a brief update on the relocation of the Brower Park Library branch to the Brooklyn Children’s Museum.

**Brooklyn Public Library** – Mr. David Woloch, Executive Vice President of Community Affairs with Brooklyn Public Library (BPL)

**Brooklyn Children’s Museum (BCM)** – Ms. Margaret Walton, Director of Government and Community Relations

Mr. Woloch reported that over the summer, BPL received funding from the city, Councilman Robert Cornegy, and Borough President Eric Adams for the proposed project to move Brower Park Library branch from its current location on St. Marks Avenue to the storefront space of BCM on Brooklyn Avenue. BPL is currently in the process of advancing the relocation, and recently released an RFP (Request for Proposal) to hire an architect to design the space. One of the tasks of the architect is to work with the community to get feedback on what it wants to see in the library. He stated that BPL is excited to be working with the museum to create a brand new library space in the building.

He recapped information from a prior meeting explaining the need for relocation. He stated that because the current space is leased, BPL is not given money from the city to get much needed capital upgrades on the building. Presently, the building needs $5.6 million in funding for repairs. Despite this need for capital funds and the lack of desire by the city to move to purchase the building, BPL considered relocation to a city-owned property. The BCM is city owned, and therefore, any money for capital improvements will be issued. When asked how much it would cost to purchase the current leased property for Brower Park branch, Mr. Woloch
explained that about 3 years ago, it would have cost about $3 million to purchase the property, but as development and speculation of land continues to rise, that cost has likely gone up considerably. He also repeated the fact that on top of the purchase cost, there are still $5.6 million in capital repairs that need to be completed. It is simply more cost effective to relocate, as the entire relocation cost to move to the BCM is only $3 million and there are no necessary upgrades needed to make the space habitable.

Ms. Walton repeated that BCM is a city owned building, and as a result, once the library relocates there, it will never have to move again. As such, the community would not have to worry about losing the resources that the library provides because a city agency cannot be evicted from a city-owned space. She also stated that as BPL and BCM have been coming before the Board with new information as it arises, they will continue to work with the community as the process moves along.

Ms. Oton asked if the plan is to add more space to either the museum or the library. Ms. Walton stated that staff of the museum will be moving to a different area to free up the space for the library. The amount of space in the museum available for the library is the same amount of space it currently has available in the leased space. Yes, the museum will lose some staff space, but the public part with exhibits and congregation spaces will not be impacted.

Mr. Staton asked if there would be a separate entrance so adults would not have to interact with the children attending the museum. Reminding everyone of the previous presentation when the information was distributed, she and Mr. Woloch stated that there will be a separate entrance for the library outside of having to enter through the museum, but the two entities are working on a way to integrate an entrance from the museum to the library for parents who wish to take their children to a reading room after visiting the museum.

A community resident asked if the library located within the museum would impact the number of adult programs being offered. Mr. Woloch stated that programming offered by the library will not be altered. Brower Park branch will continue to offer the same adult programs as it offers now. He urged people to stop focusing on the fact that the library is in the children’s museum and instead focus on the fact that the library will have the necessary amenities to serve all and will not have to move. Nothing changes except the address.

Ms. Lord asked Mr. Woloch if he expects to receive a lot of responses to the RFP. He stated that, as with every RFP issued by the city, there should be considerable interest. However, the library will focus its search on firms that have experience designing libraries. A number of such firms should be interested in responding to the RFP.

Ms. Granville thanked Mr. Woloch and Ms. Walton for ensuring that Community Board 8 is always kept abreast of any advances in the relocation plan. She applauded their efforts in ensuring that the community is involved, and thanked them for their patience in answering the community’s questions.

Ms. Granville asked for a report from the following committees:

**Economic Development** – Ms. Atim Oton, Chairperson

The Economic Development Committee met on Wednesday, December 6, 2017 at Brooklyn Neighborhood Improvement Association (BNIA) located at 465 Sterling Place, Brooklyn. Present were Atim Oton, Elaine Mahoney, Yahya Raji, and LeeAnn Banks.

The committee discussed the list of the training programs to decide how to prioritize the training programs under consideration for the future Training Fair to be held on two days in April or May once a location has been determined. The list was narrowed to 27 programs that was divided amongst committee members to contact regarding the Fair. The priority for the programs was their ability to create potential salaries of $18-25 per hour, if not more.
The next meeting of the Economic Development Committee will be held on Wednesday, January 3, 2018 at 6:30 PM at BNIA located at 465 Sterling Place, Brooklyn. All are invited to attend.

**Health and Human Services** – Mr. Kwasi Mensah, Chair

The Health and Human Services Committee met on Monday, December 11, 2017 at Brooklyn Neighborhood Improvement Association (BNIA) located at 465 Sterling Place, Brooklyn but did not submit a report. However, Mr. Mensah announced that the Annual Health Fair will be held on Saturday, June 23, 2018 at BNIA from 11 AM to 2 PM. Also, the committee is in the process of having a community supported agriculture event in April 2018. More details will follow at a later date.

At the January 2018 meeting, the committee will meet with representatives from Bishop Walker Health Center, who are seeking a support letter for their interactive health services. The next Health and Human Services Committee meeting will be held on Monday, January 8, 2018 at BNIA. All are invited to attend.

**Housing** – Ms. Nizjoni Granville, Chair

The Housing Committee met on Wednesday, December 13, 2017 at Brooklyn Neighborhood Improvement Association (BNIA) located at 465 Sterling Place, Brooklyn, NY. Due to the inclement weather, the only person present was the Chair, Ms. Nizjoni Granville. The next meeting will be held on Wednesday, January 10, 2018 at 6:30 PM at BNIA. All are invited to attend.

**Land Use** – Ms. Ethel Tyus Chair

The Land Use Committee met on Thursday, December 7, 2018 at the Center for Nursing and Rehabilitation located at 727 Classon Avenue, Brooklyn. In the absence of the Chair, Ethel Tyus, the meeting was chaired by Ms. Irsa Weatherspoon. In addition, present were James Ellis, Nizjoni Granville, Danae Oratowski, Katherine Perko, Meredith Staton, Gib Veconi, and Fred Frazier.

The committee entertained the following applications:

1. **LPC Application for a Certificate of Appropriateness for 867 Sterling Place, Crown Heights North Association**

   Ms. Christy Cheng, the architect for 867 Sterling Place, a two-story brownstone between Nostrand and New York Avenues, made a presentation asking the Committee to approve the changes that the owner had made to the transom windows on the front façade of the building without the prior approval of the Landmarks Preservation Commission (LPC). When the owner had purchased the building, the original stained-glass windows had been removed, and the architect had not been able to find any historic photographs of the original windows. The architect reported that only one building on the block, 861 Sterling Place, still had its original stained-glass windows on the front.

   The windows that the owner installed were not in keeping with the historic nature of the building. During a lengthy discussion, members of the committee explained to the architect how the community has fought hard for more than a decade to have several portions of CB8 designated as historic districts, and that by approving unauthorized changes that are not in keeping with that designation, we are legalizing changes that are in clear violation of the protections that we fought for. Members felt it was inappropriate to support the changes that had been made. The Committee recommended to Ms. Cheng that she work with LPC on finding appropriate windows.
Mr. Veconi stated that in general, in situations like this, the Land Use committee tends not to appreciate or approve the legalization of work done without LPC approval. He cautioned that once the Board begins approving work without prior authorization, it would be setting a precedent to allow work without prior authorization, thus leading to the potential for more people to alter their properties and then come to us after the fact for forgiveness and legalization. He made a motion that the Board deny support for the legalization. The motion to deny support for the application was seconded by Mr. Staton.

Following the motion, Mr. Stewart questioned the validity of 861 Sterling Place being the only property with the original stained glass windows. Mr. Veconi agreed, stating that on Google Street Maps, you can clearly see that many other buildings on the block have the stained glass windows.

The Board supported the motion to deny support for the application with a final vote of 24 in favor, 0 opposed, with 0 abstentions.

2. LPC Application for a Certificate of No Effect for 570 Bergen Street, Prospect Heights Historic District

When the owner, Mr. Richard Baronio, had purchased the one-family building in 2008, the roof had been falling in and extensive renovations had been necessary. He explained to the committee that he had received approval for the renovations from the Dept. of Buildings (DOB) prior to the historic designation of the block in June 2009. The plans approved by DOB had included the installation of the railings on the front stoop. Due to financial difficulties, the renovations on the property ceased for a while due to the recession, but resumed shortly after the house had been historically designated. Because the railings on the property were installed after designation, LPC issued a violation to the owner because it objected to the railings that he had installed without the agency’s prior approval. Mr. Baronio asked the Committee to approve the railings that have been installed so that he will not have to replace them with the metal railings that LPC recommends. His architect had written to LPC to ask them to rule in favor of finding the existing railings acceptable. The building now consists of two condominium units, and both owners are happy with the appearance of the existing railings. One owner stated that she likes the railings and feels that they look better than the original ones.

The Committee suggested that Mr. Parlonio work with LPC to discuss options available to him.

Mr. Veconi again cautioned the Board not to approve work done without the requisite LPC approval. He stated that he is sympathetic to the owner’s situation, but LPC believed they should have been consulted before the railings were installed. He made a motion to deny support for the railings. The motion was seconded by Ms. Oton and carried with a final vote of 21 in favor, 0 opposed, 2 abstentions, with 1 recusal.

3. ULURP Application for a FRESH market at 805 Washington Avenue

Mr. Eldad Gothelf, a representative of Happy Living, the developer of 805 Washington Avenue at the corner of Lincoln Place, made a presentation asking the Committee to support a ULURP application to increase the height of the proposed building by up to 15 feet in connection with a proposed 9-story mixed-use building which will contain a FRESH food store on the first story and cellar. The 350,000 s.f. building will consist of 37 residential, market-rate units on the upper floors. The store will consist of 6,300 s.f. on the ground floor, with 1,600 s.f. in the cellar.

Committee members expressed concerns about the affordability of the food that will be sold in this new supermarket. One of the members stated he would like to see a variety of foods available in a wide range of price points and wanted to know more about the operating plan for the store. The previous store at the site had been a Key Food, which members reported as being higher priced than other supermarkets in the immediate vicinity. There was a general feeling that it would be helpful to know if certain franchises are being considered
for the space. The legislation that governs the FRESH program includes a restrictive provision by the Dept. of City Planning (DCP) that entails that the space must continue to be used as a FRESH market if the application is granted. If the store closes down or is used for a business that is not a supermarket, the building will lose its Certificate of Occupancy as a result. Enforcement will be done by the Department of Buildings.

During the meeting, members present initially supported the request to increase the height of the building by up to 15 feet.

Mr. Puca asked why the applicant needed the additional 15 extra feet. He was informed by the developer that the 15 feet is the incentive for putting in a FRESH market in the location. Mr. Witherwax stated that the incentive is provided to ensure that the grocery store remains in the location in perpetuity.

Mr. Veconi stated that he does not agree with the statement that the general opinion of the committee was that there was support for the application. He informed the Board of his opinion that he felt that the committee wanted more information and had questions about the price of the food to be sold. He continued, stating that he had done some research after the meeting, and it looks like the owner of the former Key Food would own the ground floor area. The applicant responded by repeating that the FRESH application requires that the ground floor be a supermarket. The owners that sold the property for development did in fact operate the Key Food and will operate the new supermarket as well. The applicant continued by responding to one of the committee’s concerns, stating that he would love to be able to give the commitment to say the name of the operator, but that is still at least 18 months away because it is so early in the process. However, because it is the same owner of the Key Food, it will likely be a Key Food or something similar. The message of range of affordability has been given to the potential operator, and CB 8 can include the mandate for affordability ranges as part of its condition of support.

Mr. Veconi countered by stating that the FRESH program is intended to attract grocery stores to underserved communities without fresh food options. However, this application is based on a space where a grocery store was already present. Also, it cannot be said that this area is a food desert as he listed many food locations within walking distance of the area. He stated that to approve this FRESH application would provide incentive to other one story stores on large lots to tear down their existing structures and build luxury condominium towers just by applying for a FRESH application. As a Community Board, we should not be condoning this. He announced to members that he drafted a letter to the Dept. of City Planning regarding the application and read its contents to the Board. He made a motion that the Board send the denial letter he penned against the application, detailing how this application underscores the FRESH initiative because there was no need to use FRESH to attract a grocer in a location where there had already been a grocer. Furthermore, a height modification is not necessary to reward the removal of a supermarket to add a large scale construction condominium.

Mr. Staton reiterated that the owner of the Key Food has already sold the supermarket. He stated that the only question that matters to him now is whether or not there will be affordability of the units. He was informed that the condominiums are presently slated to be market rate, but the rate they will go for will be slightly less than what people are currently paying in the area. A specific price range was not given because the developer stated that the prices will be based on the market rate at the time of completion.

Another representative for the applicant stated that a FRESH market in this location will make it more convenient for residents. She countered Mr. Veconi’s point by stating that even though there are other stores with fresh produce in the vicinity, there can be obstacles in getting to some of these other stores for a number of people. She reiterated Mr. Witherwax’s notation that with the FRESH application, it is ensured that there will always be a supermarket in this location. She continued by stating that the developer is very receptive to the community’s needs and wants to do well in the community. Mr. Staton asked her directly what the Board’s benefit would be by giving the bonus without the assurance that there will be much needed affordable housing. He was informed that a supermarket in perpetuity is the only benefit.
A resident asked if this project must adhere to the 20% affordability requirement under MIH (Mandatory Inclusionary Housing). They were informed that the project does not fall under MIH because it is not a zoning change. This is an as of right project in an R7A district. Ms. Granville also stated that the FRESH zoning does not address the need for affordability of housing; it is merely a zoning proposal pertaining to fresh groceries.

Ms. Oton stated that there is no need to give an additional 15 feet of height because we are not getting anything out of it. She used Mr. Veconi’s argument that the grocery store was already present and demolished for the sake of luxury development. The agent for the developer repeated again that the community is getting the guarantee that the supermarket will be there forever. Mr. Witherwax stated that in this particular case, FRESH is not enough to warrant 15 extra feet. Mr. Cox asked if the Board could get a range and proportion of the prices with relation to the AMI. The agent stated that she did not have an answer to his request, but stated that units will range in size from 1, 2, and 3 bedrooms. Mr. Cox, unrelenting, demanded to know what the developer is projecting its cash flows against. The agent reiterated her prior point that the condominiums will be available at cheaper market rates versus what other buildings are offering in the area.

As additional questions were asked about the community benefit, Mr. Witherwax stated that the promise to restore the grocery store in perpetuity might be a good trade-off for 15 extra feet of height if the community looks at the broader picture. He stated that without the FRESH guarantee, the space could be used for any number and variety of merchants and does not have to be a grocery store. He stated that since it is two floors and sold as an individual condo unit, it could become a movie theater after a few years. The FRESH application guarantees that the space cannot be used for anything other than a grocery store. He also stated that issues of affordability for the condo units are not germane to the FRESH application and have no business as part of the discussion.

Ms. Hudson stated that it is her understanding that the grocery store will have a space regardless of the extra 15 feet, and asked the applicant to explain why they needed the extra height if it is already part of the project. She was informed that practically everything about this project is essentially as of right. However, part of the reason for the desire to get the extra height, is to add a higher ceiling in the commercial space. The additional height is not for the residential units, but for the grocery store to make it feel more comfortable for shoppers, considering most commercial spaces have higher ceilings to make it more aesthetically pleasing.

Mr. Cox seconded Mr. Veconi’s motion to send his letter to DCP denying the FRESH application for this location. The motion carried with a final tally of 24 in favor, 1 opposed, with 1 abstention.

4. Request for letter of support pertaining to a National Register of Historic Places Grant of $500,000 for a synagogue located at 603 St. John's Place

Mr. Fred Polinicki, representative, is requesting a non-regulatory letter of support to receive a $500,000 grant from the National Register of Historic Districts, earmarked for overall upgrades include repairs to crumbling walls, installation of an air conditioning system, upgrades to the kitchen and bathrooms, etc. The synagogue is currently holding service, but would like to host other services to support community, such as a food pantry and community meeting space. Members present agreed that a support letter should be given for the grant.

The applicant made a correction stating that the synagogue is listed on the National Register of Historic Places and is hoping to get a grant from the NYS Office of Parks, which oversees the grant. Mr. Veconi informed the Board that all work done with this grant will have to be approved by LPC. He made a motion to support the letter for the grant application.

Mr. Puca asked why the grant is coming from NYS Parks. He was informed that NYS Parks has a historic preservation fund and the synagogue is eligible for a grant.
Mr. Bailey seconded Mr. Veconi’s motion to support the letter of support. The motion passed with a final vote of 25 in favor, 0 opposed, with 0 abstentions.

Finally, Ms. Weatherspoon introduced an item that the Land Use Committee discussed in November. At the November 2, 2017 Land Use Committee meeting, the committee discussed the following ULURP application. The application was not voted on at the November general meeting because of a miscommunication over whether or not the public hearing notice had been inputted into the City Record as required by law.

5. ULURP Application # I-80095 ZMK (CEQR # 18DCP041K) to Rezone 35 Underhill Avenue from R6B to R6A/C2-4

Land Use attorney Richard Lobel and Victor Foletti of Sheldon Lobel P.C. presented an application for the owner, Silvershore Properties, to change the site from R6B to R6A/C2-4 in order to convert a ground floor parking area with 15 permitted parking spaces to commercial use. There are 20 required parking spaces in the cellar of this 40 unit building occupying part of lots 13, 1001, 1040, and lot 9 of block 1131. Under the existing restrictions, the building uses all permitted floor area. They are seeking a zoning map amendment that will increase the maximum floor area ratio (FAR) from 2 to 3, and add 3635 sqft of commercial space to the Project Area: Underhill Avenue bounded by Washington Avenue, Dean Street and Pacific Street. The area to be rezoned also includes two buildings (with FAR > 3) not owned by the applicant. Mr. Lobel indicated that the additional space will likely be used for a small supermarket. David Hwang, one of the 39 condominium owners (who is also a Condo Board member) was present and indicated his support for the proposal.

Committee members inquired about:
- how the proposal interfaced with the FRESH program;
- traffic congestion caused by truck deliveries;
- whether there are alternatives to a supermarket, since there is purportedly another supermarket within two blocks, and
- why there were cars parked in the permitted parking area that was purportedly unused.

The presenters responded that FRESH requires 6500 SF and that a tenant has not been identified. Mr. Hwang advised that several of the condo owners support the proposal and that the condo board may have to approve the type of commercial use. Mr. Lobel disclosed that there are no concrete prospects for future use of the additional space, and that notices have been sent to the neighbors with copies provided to the Community Board office.

On motion made and seconded, the Committee voted 8 in favor with 4 against and 2 abstentions to support the proposal. It hopes the full Board will support its recommendation.

Mr. Veconi asked for clarification if there is FRESH application attached to this project or if it is just a zoning change? He was informed that it is just a zoning change.

Mr. Witherwax asked why the FAR needed to be changed for a zoning change in this case. Mr. Veconi informed him that parking is excluded from FAR and does not count toward the FAR. Mr. Witherwax asked if there would be any changes to the envelope of building. He was informed by the applicant’s representative that there would be no more changes made to the building. Essentially, they need the rezoning and increase in FAR for the commercial space. The representative assured the Board that no development will be engendered by the proposal.

Mr. Veconi stated that he is not a big fan of street level parking, and stated that he believes the commercial space will add to the community and benefit Washington Avenue. He made a motion to support the committee’s recommendation to support the application.
Ms. Tyus asked if the condo owners would benefit from the rental of the commercial space. A condo board member stated that the space itself will become a condo unit and that residential condo owners will not get a share of any profits made by the occupant of the commercial space.

Mr. Puca asked since there currently is no tenant, and the developer is asking to change the FAR for whoever will own the commercial unit, what would the community benefit be. He believes the commercial space will create congestion and asked where the cars that are currently using the parking space in the condo are going to go. He also inquired about parking for clients of the unit. He was informed by the applicant that the parking space is not really used at the present time. Additionally, there are commercial overlays in this particular area of Underhill Avenue. Furthermore, this particular parking space is basically a dead space. He, along with a few members of the condo board, stated that they are looking forward to a revitalization in the area with the newly created commercial space. The Condo Board President added that the condo unit owners already have parking in the building and that this segment of the garage has never been used for any real purpose. Additionally, the area on Dean Street has a number of small startups that will benefit from the foot traffic created by occupation of this commercial space. Also, the firehouse on Dean Street no longer uses Dean Street as a thruway anymore and instead uses Atlantic Avenue. He used this point to refute Mr. Puca’s claim that the commercial space would add congestion to the area.

Mr. Puca also stated that this zoning change affects two other buildings, and these two buildings now have an increased FAR from 2 to 3 and they could in the future build up, taking advantage of the increased FAR. He was informed by the applicant that the two buildings are currently grandfathered. Presently, they are not compliant with the zoning, and even under the new zoning, they will still not be compliant because they are over built. This change gives them partial legality, especially considering that there is a commercial space that is grandfathered that will now be legalized.

Mr. Bailey asked what use groups will be created for the commercial space. He was informed Use Groups 6 and 7 and all Use Groups in C1 and C2 commercial districts.

The motion to support the committee’s recommendation was seconded by Mr. Bailey and carried with a final tally of 16 in favor, 8 opposed, with 0 abstentions.

The next Land Use Committee meeting will be held on Thursday, January 4, 2018 at 6:30 PM at the Center for Nursing and Rehabilitation. All are encouraged to attend.

**Livable Streets** – Mr. Robert Witherwax, Chair; Ms. Irsa Weatherspoon, Vice-Chair

The Livable Streets committee met on Tuesday, November, November 28, 2017 at the Center for Nursing and Rehabilitation located at 727 Classon Avenue, Brooklyn. Present were: Issac Blasenstein, Phu Duong, Holly Fuchs, Alan Gerber, Elijah Gray, Xeerxeema Jordan, Regina Kinsey, Robert LaPointe, Edison Stewart, Mark Thurton, Irsa Weatherspoon, Robert Witherwax, Julia Boyd, Greg Todd, Deborah Young, Henry Flax, and Jackie Bregg.

The committee discussed the community request to reduce the number of Alternate Side Parking (ASP) days from 4 to 2. Members reviewed in depth the testimony received during the public hearing on ASP, emails received, and analyzed the statement made by Dept. of Sanitation official, Mr. John Mancuso, who explained the process of the ASP reduction and how it could potentially impact streets. While the majority of those that provided testimony and sent emails were in favor of a reduction in ASP, the committee entertained the following questions:

- Cleanliness: will a reduction make our streets dirtier?
- Parking liquidity: will a reduction make the likelihood of a resident finding a parking spot, on a given block at a given time, more likely, less likely, or have no impact?
- Pollution: will a reduction induce fewer unnecessary car trips, thereby reducing emissions?
- Safety: will a reduction induce fewer car trips, reducing the chances for accidents, or will it induce more car trips due to harder-to-find spots, enhancing the chances for accidents?
- Non resident use: will a reduction reduce or encourage the use of free on street parking by non-residents (commuters, construction workers, etc) to the detriment of residents?

A motion to support the reduction in ASP failed, by a vote of 7 in favor and 8 opposed. Subsequently, the committee voted 8 in favor, 7 opposed, with 0 abstentions to keep the status quo, and not support reducing the number of ASP days from 4 to 2. The committee hopes the full Board supports its recommendation.

A resident questioned how do they come to the score card rating. Ms. Neale, Community Coordinator, explained that the scorecard is calculated by an independent third party contractor unknown to the Dept. of Sanitation (for purposes of neutrality and to eliminate bias) that goes to random streets in the District on any given day and counts the amount of rubbish on the street. The rating is a calculation of how much garbage they spot on streets and sidewalks.

Mr. Veconi stated that the CB 8 district is quite large. He asked if it is really impossible not to parse the district so that a certain segment has a reduction. Ms. Neale explained that legally and technically, Sanitation will reduce ASP cleaning in an isolated section identified by the Community Board if it so chooses. However, Sanitation is loath to do that and, Ms. Neale explained, the District office of CB 8 is unwilling to show a preference to one set of residents over another by parsing the district. She stated that broom routes cross sections and that within the sections themselves, there are segments that are dirtier than segments in other sections. It would be unfair to all residents to arbitrarily select one group over another when all are equally deserving. It is the motto of CB 8, with the backing of Sanitation, to approach a reduction in ASP as an “all or nothing” proposition to eliminate exacerbating tensions between residents.

Mr. Christini stated he is a 21 year resident of CB 8. He stated that he has been in favor of a reduction in ASP days for many years and personally pushed for this for nearly a decade. After hearing all of the arguments both for and against a reduction, he stated that he came to the conclusion that neither position is exactly right for the community. He suggested to members of the board to not weigh the pros and cons, but rather look at how people have been affected by ASP or might be affected by ASP. He gave specific calculations and numbers of people for and against ASP and the numbers illustrated that there is a large margin of distance between people for versus against reduction.

Ms. Kinsey asked for a detailed explanation of what happens if there is a reduction in ASP cleaning regarding financing and the budget. Mr. Witherwax explained that currently, CB 8 is funded for 4 day a week cleaning. If we vote to approve a reduction from 4 days a week to 2 days a week, the resources poured into the district will be reduced. He calmed the audience by stating that the number of garbage collection days will remain the same, but on the other hand, the number of physical street cleaners, mechanical brooms, etc., will likely be reduced.

Ms. Tyus stated that she and her neighbors have been keeping track of when the streets have been swept by the broom. She stated that on her block, Sterling Place between New York and Nostrand Avenues, neighbors noticed that it was only getting swept twice a week and not the 4 times it is supposed to be.

Mr. Atkins commended Mr. Christini for taking such an accurate tally of numbers, but explained that those that attended the ASP public hearing and the Livable Streets Committee meeting raised different issues during discussions. He noted that during the Livable Streets meeting, Mr. Witherwax made a point that people tend to park their cars and leave them there because they will not have to move for an extended period of time. He stated that in his opinion, if there is a reduction, there is a high likelihood that CB 8 will become a dumping
ground for vehicles and that people going away on vacation have the potential to park their car and leave it there, risking the ticket for not moving during the one ASP day because the ticket is much cheaper than a parking garage or airport parking, and also less of a hassle in trying to get someone to move the vehicle for them. He also noted that even with the 4 day a week cleaning, certain cars still never seem to move for ASP and sometimes do not get tickets. Additionally, people toss trash constantly. He noted that while many residents may feel their streets are clean, they might not be as clean as they may think. He expressed his disdain for having to move the car so often, but he stated that he hates seeing streets dirty even more. Those voting on this issue need to be aware of all of the issues and not engage in normal human behavior of looking narrowly at what makes them most comfortable versus what is actually needed.

Mr. Bailey made a motion to support committee’s recommendation to keep things as they are with 4 day a week cleaning. The motion was seconded by Ms. Oton and carried with a final vote of 19 in favor, 5 opposed, with 1 abstention.

The Livable Streets Committee will not meet in the month of December. The next meeting will be held Tuesday, January 23, 2018 at 6:30 PM at the Center for Nursing and Rehabilitation. All are invited to attend.

Parks – Ms. Glinda Andrews, Chairperson

The Parks Committee met on Tuesday, December 5, 2017 at St. John’s Recreation Center located at 1251 Prospect Place, Brooklyn but did not submit a report. The next meeting will be held on Tuesday, January 2, 2018 at 6:30 PM at St. John’s Recreation Center. All are invited to attend.

Public Safety – Ms. Shalawn Langhorne, Chairperson

The Public Safety Committee met on Monday, November 27, 2017 at the 77th Precinct located at 127 Utica Avenue, Brooklyn but did not submit a report. Due to the Christmas holiday, the committee will not meet in December. The next meeting will be Monday, January 22, 2018 at 6 PM at the 77th Precinct located at 127 Utica Avenue. All are encouraged to attend.

SLA and Sidewalk Café Review Committee (SLAC) – Mr. James Ellis, Chair; Mr. Robert Witherwax, Vice-Chair

The SLAC Committee met on Monday, December 4, 2017 at the Center for Nursing and Rehabilitation located at 727 Classon Avenue, Brooklyn. Present were: Wayne Bailey, Gail Branch-Muhammad, Dian Duke, James Ellis, Fred Frazier, Jamie Hardt, Oliver Hardt, Danae Oratowski, Robert Puca, Brian Saunders, Meredith Staton, Mark Thurton, Gib Veconi, Irsa Weatherspoon, Robert Witherwax, and Deborah Young.

The committee discussed the following applications:

A. Renewal Applications:

1. New Heights, 137 Schenectady Avenue (corner St. Marks) – Full License (outdoor space withdrawn from application)
2. Q’s Tavern, 761 Nostrand Avenue (St. John’s/Lincoln) – Full License
3. Woodwork, 583 Vanderbilt Avenue (corner Dean) – Full License
4. Weatherup and Co, 589 Vanderbilt Avenue (corner Dean) – Full License (rear yard to close by 10:30 pm daily and proof that backyard can be legally used as an eating and drinking space submitted to the District office)
The committee voted to support all 4 renewal applications with the conditions espoused within and hopes the full Board supports its recommendation.

Mr. Bailey made a motion to support the committee’s recommendation. The motion was seconded by Ms. Oton and carried with a final tally of 21 in favor, 1 opposed, with 0 abstentions.

**B. Change of ownership application for Finnister, 660 Washington Avenue (corner of Bergen), Full License**

i. Sale of business interest from Brad Nichols to Pete Sophy and Michael Winsch

The committee voted 16 in favor to support the change of ownership application and hopes the full Board supports its recommendation.

Mr. Bailey made a motion to support the committee’s recommendation. The motion was seconded by Mr. Staton and carried with a final tally of 23 in favor, 0 opposed, with 1 abstention.

**C. New Applications:**

1. **Benjamin Tavern, 648 Franklin Avenue (Bergen/St. Marks), Full**

   Details of the application are as follows:
   - Hours of Operation: Sun 10 AM -1 AM, Mon-Thu 11 AM-1 AM, Fri 11 AM-2:30 AM, Sat 10 AM-2:30AM
   - 47 seats indoors with an additional 22 seats on a patio/deck.

   The committee voted 16 in favor to support the application with the following stipulations:
   - Rear yard closes 10 PM Sun-Thu, 11 PM Fri-Sat
   - No amplified sound in rear yard

   It hopes the full Board supports its recommendation.

   Mr. Bailey made a motion to support the committee’s recommendation. Mr. Veconi seconded the motion and carried with a final vote of 23 in favor, 0 opposed, with 1 abstention.

2. **The Islands, 671 Washington Avenue (St. Marks/Prospect) – Full License**

   Details of the application are as follows:
   - Hours of Operation: Sun 10 AM -8 PM, Mon-Thu 10 AM-10 PM, Fri-Sat 10 AM-12 AM
   - 42 seats interior only

   The committee voted 16 in favor to support the application as presented in hopes that the full Board supports its recommendation.

   A member of the audience noted that The Islands restaurant was once located in the 805 Washington Avenue space and is a longstanding business simply moving into new space on Washington Avenue. Mr. Bailey made a motion to support the committee’s recommendation. The motion was seconded by Mr. Staton and carried with a final tally of 23 in favor, 0 opposed, with 1 abstention.

3. **Tamra Tea House, 1524 Bergen Street (Schenectady and Utica Avenues), Beer/Wine/Cider License**

   Details of the application are as follows:
   - Hours of Operation: Sun 10 AM-11 PM, Mon-Thu 7 AM-11 PM, Fri-Sat 7 AM-12 AM
   - 36 seats interior only
   - Pan Asian medicinal cooking
The committee voted 16 in favor of supporting the application as submitted and hopes that the full Board supports its recommendation.

Mr. Bailey made a motion to support the committee’s recommendation. The motion was seconded by Ms. Lord and carried with a final vote of 23 in favor, 0 opposed, with 1 abstention.

4. Mekelburg, 535 Carlton Avenue (Pacific and Dean Streets), Full License

Details of the application are as follows:
- Proposed Hours of Operation: Sun 10 AM - 2 AM, Mon-Thu 8 AM-2 AM, Fri 8 AM-4 AM, Sat 10-4 AM
- 71 seats on the interior
- Second location of Mekelburg’s (283 Grand Avenue) combined grocery store and eat-in
- Sidewalk Café indicated on applicant’s 30 day notice to municipality and applicant’s petition to residents, but no specs given to committee. Therefore, the sidewalk café was not entertained and not granted by the committee
- Building and neighborhood residents concerned about noise (interior and exterior), deliveries, trash collection and rodent abatement, and disruptive presence of an eating and drinking establishment with late hours in an otherwise quiet area.

Initially, the committee voted to withhold support for the application as presented, however, it voted 10 in favor, 6 opposed to support the application with the following stipulations:

- Close by 2 AM Sun-Thu, 3 AM Fri-Sat
- Security presence on weekends

The committee hopes the full Board supports its recommendation.

Ms. Hudson stated that the hours of this establishment would be the latest that any establishment would be open on such a residential street on Carlton Avenue. Mr. Witherwax explained that since there are no other establishments with a full liquor license in the vicinity, they could conceivably stay open until 4 AM. The SLAC committee figured the potential for harm was less than a pure bar that would stay open until 4 AM since it is a grocery store and not a traditional bar.

A community resident in the vicinity stated that she was quite upset that community input was cut off before all issues were resolved because the meeting had gone on for so long and time was running short. She explained that the lease has not been signed for the space yet, and that members of the Dean Street Block Association and Carlton Avenue Block Association were told by the owner (Ms. Mekelburg) that they are getting $700,000 from Greenland/Forest City Ratner for the build out. Additionally, the space does not have to open until January 2019. Furthermore, they were told by a high ranking official at Forest City Ratner that the developer themselves had not been informed that the hours of the establishment would be so late. Presently, the two block associations are working with the developer to write something into the lease agreement to reduce hours in this particular space and others coming into the building. The community understands that as of right they can have the 4 AM closing time. However, this particular development is a unique situation that requires special consideration because this is going to significantly impact the quality of life for residents on that block. It is significant for the Board to support the residents despite the potential of the SLA going against the Board’s recommendation.

Mr. Thurton stated that Ms. Mekelburg is aware of the community issues and that he hopes her absence at the meeting is not a reflection of her attitude toward the Board and the community in general.
Mr. Staton stated that there is a park attached to this development. While it is not part of the NYC Parks Department, there will still be children there. He stated that he is afraid of the impacts of people imbibing liquor and interacting with children.

Mr. Puca stated that he made the motion in the committee to reduce the hours from 4 AM to 3 AM, but that he wants to withdraw the motion he made at committee meeting given the new information by the resident about the financial agreement between Ms. Mekelburg and the developer.

Ms. Hudson made a motion to not support the committee’s recommendation. The motion was seconded by Mr. Saunders.

Mr. Veconi made an amendment to the motion to state that the Board deny support for the application. The amendment was accepted and the final vote was 23 in favor, 0 opposed, with 0 abstentions.

5. LA Burrito III, Inc., 43 Underhill Avenue (Pacific/Dean) – Beer/Wine/Cider
Details of the application are as follows:
- Hours of Operation: Sun thru Thurs Noon to 11 PM, Fri and Sat Noon to midnight
- Seats: 20 at 4 tables, no service bar

The committee voted 16 in favor to support the application and hopes the full Board supports its recommendation.

Ms. Tyus made a motion to support the committee’s recommendation. The motion was seconded by Mr. Zapata and carried with a final vote of 23 in favor, 0 opposed, with 1 abstention.

6. Café Nyneve, 105 Kingston Avenue (Dean/Bergen) – Full (Live music) previously approved in May 2017 for a beer/wine/cider application
Details of the application are as follows:
- Hours of Operation: Sun 8-2, Mon-Wed 8-2, Thu-Sat 8-4
- Seats: 42
- Building residents concerned about noise penetration to upper floors

The committee voted 15 in favor, 1 opposed to support the application with the following stipulations:
- Establishment to close by 2 AM Thu-Sat
- All live performances to end by 11 PM
- Adequate soundproofing to be installed

The committee hopes the full Board supports its recommendation.

Mr. Staton stated that he lives a block away from the establishment that is replacing a cleaners that was there and instead putting in a full bar. He is hoping that the soundproofing will be enough to protect residents from the sound and noise, as the quiet block of Revere Place is around the corner.

Mr. Bailey made a motion to support the committee’s recommendation. The motion was seconded by Mr. Stewart and carried with a final vote of 21 in favor, 1 opposed, with 2 abstentions.

The next SLAC meeting will be held on Monday, January 8, 2018 at 6 PM at the Center for Nursing and Rehabilitation. All are encouraged to attend.
Youth and Education – Ms. Sharon Wedderburn, Chair; Mr. Kwasi Mensha, Vice Chair

The Youth and Education Committee met on Tuesday, December 5, 2017 at Brooklyn Neighborhood Improvement Association located at 465 Sterling Place, Brooklyn. The committee did not submit an official report, but Mr. Mensah announced that there will be a Youth Fair on February 10, 2018 at a time and location to be determined. The next meeting will be Tuesday, January 2, 2018 at 7 PM at BNIA. All are encouraged to attend.

Ms. Granville thanked the committee Chairs for their reports and opened the floor for public comments.

Public Comments

Mr. Irwin Forbes informed the Board of the Specialized High School Initiative. He stated that 8th graders have the traditional high school application and an additional application for specialized and elite high schools. For an 8th grader, it can be a complicated process without the necessary guidance. He stated that his organization can help with the application process. Additionally, too often, students can be very intelligent, and intelligent enough to get into the specialized high schools but show up unprepared for the entrance exams and consequently do poorly on them. His organization has a program to help students study and prepare for the specialized high school exam. All students should be encouraged to take the test and not settle for a traditional high school. Ms. Granville suggested he work with the Youth and Education Committee to help dispense his information.

Ms. Bella Pori from Assemblyman Walter Mosley’s office announced the Assemblyman’s upcoming 4th Annual Youth Job Fair and Career Expo on Friday, January 26, 2018 from 10 AM to 3 PM at 55 Hanson Place, 9th Floor, Brooklyn. You must have valid ID to enter the building. Please note that this event is for youth ages 15 to 24. Employment opportunities will be available, as will be resume writing workshops, interviewing skills seminars, financial literacy training, and internships and apprenticeships.

For more information, please contact the Assemblyman’s office at 718-596-0100.

Ms. Kathleen Daniel from Borough President Eric Adams’ office announced that on January 16, 2018 at 6 PM, there will be a healthy cooking demonstration at Boro Hall. She stated that the Borough President is putting on the demo to show constituents how to turn their lives around health wise and diet wise to reverse diseases like diabetes. There will be demonstrations, scholars and authors to speak to you on healthy eating and proper diet and nutrition.

She wished everyone a Happy holiday season.

Mr. Matthew Pitt from Councilwoman Laurie Cumbo’s office announced the Mayoral Town Hall on Wednesday, December 20th with Mayor de Blasio. The town hall is open to anyone in the 35th Council District. It will be held at Ingersoll Community Center located at 177 Myrtle Avenue. He stated that at the Mayoral Town Halls, the Mayor brings with him the entire city apparatus, which includes the Commissioners from every city agency. Doors open at 6 PM and the Town Hall starts at 7 PM. RSVP at the Mayor’s office by calling 212-788-1369.

Ms. Deborah Young announced the Crown Heights North Association’s meeting on December 20th at 6:45 PM at St. Gregory’s Church located at the corner of Brooklyn Avenue and St. John’s Place. Also, CHNA is hosting a holiday lighting contest. Interested parties are encouraged to complete an application. Decorations must be up starting the 21st and evaluations will be completed on the 29th.
Ms. Granville thanked everyone for their comments and asked if there was any new business/old business.

**Mr. Seth Goodwin** stated that he represents residents on Pacific Street in close proximity to the Bedford/Atlantic shelter. He stated that he and his neighbors understand that homelessness issues are complex and that they are not new to the city. However, in the immediate vicinity of the men’s shelter, there has been an explosion of negative quality of life issues at the intersection of Pacific Street and Bedford Avenue. For the last 6 months, residents of Pacific Street have been attending the CAB meetings set up by the Dept. of Homeless Services to discuss some of the issues at the shelter. However, at the last meeting, DHS said they cannot address the issues raised by residents because the issues raised are not in their purview. He asked the Community Board to assist the residents in gathering multiple agencies at a meeting to focus on the issues and what each agency can do to address the problems and concerns.

Ms. Granville suggested that Mr. Goodwin send an email to the Board with a description of which agencies they would like to see present at the table and the District Office would help them set up the roundtable.

With no further issues to be discussed, Ms. Granville adjourned the meeting at 9:40. The next meeting will be held on Thursday, January 11, 208 at St. Teresa of Avila RC Church, located at 563 Sterling Place, Brooklyn. All are encouraged to attend.

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**GUESTS**

Michael Nielsen  
Wendell Gault  
Lula Staton  
Stephanie Bostic  
Dorothy Bemby-Guet  
Maraget Walton  
Irving F.  
Max Glogan  
Laurence Glogen  
Isaac Blasenstein  
Shirley Mondesir  
Robyn Berland  
Russ G.  

William Frierson  
Frances Langley  
Matthew Maddy  
Seth Goodwin  
David Christini  
G.E. Hall  
M. Reid  
S. Leichford  
Andy Lalman  
Yunha Moh  
R. Kinsey  
S. Marais  
Nneka Udoh  

Richard Lobel  
Frank St. Jacques  
Kyle Ostroff  
Seena Ghazhari  
Diana Foster  
Ty’East Alleyne  
Detective Marte  
Gabriel Pestre  
Jeff Phillips  
Noah Potter  
Irwing Forbes  
Paula Pinnoch