Community Board No. 8  
Weeksville Heritage Center  
158 Buffalo Avenue  
Brooklyn, NY 11216

June 8, 2017

**Members Present**

Glinda Andrews  
Deshauna Appleton  
Wayne Bailey  
LeeAnn Banks  
Princess Benn-James  
Julia Boyd  
Gail Branch-Muhammed  
Adem Bunkeddeko  
Faith Corbett  
Michael Cox  
Dian Duke  
Phu Duong  
James Ellis  
Andrea Ferris  
Fred Frazier  
Tamika Gibbs  
Nizjoni Granville  
Elijah Gray  
Curtis Harris  
Crystal Hudson  
Xeexema Jordan  
Shalawn Langhorne  
Tarves Lord  
Kwasi Mensah  
Adelaide Miller  
Frederick Monderson  
Atim Oton  
Robert Puca  
Brian Saunders  
Stacey Sheffey  
Meredith Staton  
Edison Stewart  
Mark Thurton  
Gregory Todd  
Ethel Tyus  
Gib Veconi  
Yves Vilus  
Sharon Wedderburn  
Deborah Young  
Pedro Zapata

**Members Absent/Excused**

Helen Coley  
Elaine Mahoney  
Robert Matthews  
Yahya O. Raji  
Adam Sachs  
Audrey Taitt-Hall  
Sheryl Vassell  
Irsa Weatherspoon  
Robert Witherwax  
Vilma Zuniga

**Elected Officials**

Councilwoman Laurie Cumbo, 35th Council District  
Senator Jesse Hamilton, 20th Senatorial District

**Elected Official Representatives**

Bella Pori, Assemblyman Mosley’s Office  
Tahirah Moore, Mayor’s Office  
Liz DeOleo, Mayor’s Office  
Karen Chambers, Brooklyn District Attorney’s Office  
Matthew Pitt, Councilwoman Cumbo’s Office  
Nefertiti Macaulay, Assemblywoman Richardson’s Office  
Shakti Robbins, Senator Montgomery’s Office  
Darryl White, Public Advocate’s Office  
Elisa Helligar, Senator Hamilton’s Office  
Malcolm McDaniel, Borough President’s Office

**CB 8 Staff Present**

Michelle George, District Manager  
Julia Neale, Community Coordinator  
Melanie Grant, Community Assistant

The regular meeting of Community Board 8 was called to order at 7:20 by Ms. Nizjoni Granville, Chairperson. She wished all the men a Happy Father’s Day.
Acceptance of Minutes – Dr. Monderson made a motion to accept the May 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 welcomed the following new members to the Board: Ms. Deshauna Appleton, Ms. Faith Corbett, Ms. Tamika Gibbs, Ms. Tarves Lord, Mr. Brian Saunders, Mr. Mark Thurton, and Mr. Pedro Zapata. She stated that she hopes each member has a fruitful and enjoyable time on the Board, and serves to the fullest capacity. She also stated that with the addition of the seven new members, CB 8 is finally at its capacity of 50 members for the first time in a long time.

She asked Captain Abbassi, Commanding Officer of the 77th Precinct, to give an update on what is going on within the command.

77th Precinct – Captain Issa Abbassi, Commanding Officer

Capt. Abbassi thanked CB 8 for the invitation to the meeting and stated that CB 8 is one of the more talented and involved community boards in the city. The 77th precinct covers 1.46 miles, covering the area of Vanderbilt Avenue to Ralph Avenue from Atlantic Avenue to Eastern Parkway with a little crop of land that covers Lincoln Terrace Park that extends south of Eastern Parkway.

He stated that this year is shaping up to be phenomenal a year in terms of crime. The precinct is seeing decreases in violent crimes, misdemeanors, domestic violence, and other crimes. The indicators are all trending downward. There have been positive interactions with the community, which in turn engages the police to be more proactive. Since taking over in October of 2016, he is most proud of the reduction in gun violence and victimization by gun violence. So far, the command is seeing an 83% reduction in shootings and reports of shots fired. This is all indicative of the hard work of the officers of the 77th Precinct.

Capt. Abbassi also stated that he hopes to improve even more upon the positive relationship with the community. He stated that his goal is to say that the 77th Precinct led the city in crime reduction and gun violence by year’s end. Excellence is what we demand of our police officers and excellence is what we plan to give.

There are a few NCO (Neighborhood Coordinating Officers) meetings coming up. These meetings are with the NCO officers without the Commanding Officer present to engage and ask questions about what is going on within the command. In addition, residents can request their local NCO officers to come visit with their community group or church or any other type of community based organization. He explained that Sector A cover the west side of command from Vanderbilt Avenue to Franklin Avenue (a portion of Bedford Avenue at the south end). Their NCO meeting will be held on June 19th at 7 PM at Union Temple located at 17 Eastern Parkway. The NCO officers for that area are Detective Lynch and Officer Giglio.

Sector B covers Franklin Avenue to New York Avenues. They just had their meeting a few days ago. Sector C covers New York to Schenectady Avenues. Sector D covers Schenectady to Ralph Avenues, and they are having their meeting on June 22nd at 6 PM at St. Matthews Church located at 1345 Lincoln Place. He urged people to attend these meetings to engage the officers and let them know what is going on in the community that they should know about. These meetings are a new policy of the department, and the frequency of them has not been decided as of yet.

Ms. Wedderburn asked what the tenure and selection of the NCO is. She was informed that the selection of the officer is at discretion of commanding officer. The tenure is as long as they are doing a good job in the position. Dr. Monderson asked which section is having the greatest success. He was informed that all four sectors are
having great success and that there is no sector that is not doing well. Mr. Leroy Reid stated that the precinct is doing great with gun control; however, in Section D, there is an ongoing issue with knives and violence and harassment. He stated that there is no patrol officer in the sector. Capt. Abbassi stated that within the 77th Precinct, assaults are down, but assaults have been up on Sterling Place between Buffalo and Ralph Avenues. There have been incidents on Prospect and Park Places as well. However, countering Mr. Reid’s claim that there is no patrol officer in the area, Capt. Abbassi stated that there are indeed officers in that area, and that the Command has deployed anti-crime personnel to that area as well. These officers are in plain clothes and driving unmarked cars. The general motto of the precinct is to “go where the crime takes us.”

Mr. Ellis stated that he is happy to hear about the increase in community policing. However, he would like to work on developing a better relationship with the Special Operations Unit regarding liquor license applications, especially relating to renewals in advance of the committee meeting before approving them. The SLAC committee needs communication and direct responses to establishments. Capt. Abbassi stated that he would speak to Mr. Ellis directly on the issue. He reminded everyone that the 77th is here for the community as part of the community. He also stated that he considers this community his community. If he can do anything to improve things, he will do so. He advised everyone to contact Community Affairs at 718-735-0634 with any questions or concerns regarding policing matters. The Community Affairs officers are Det. Pierre-Louis and PO Green.

Ms. Langhorne stated that Capt. Abbassi and POs Vidal and Green attend every Public Safety committee meeting. If you have any questions or issues, please attend this committee meeting because they are available.

Ms. Granville thanked Capt. Abbassi for the update and asked Councilwoman Cumbo if she had anything to share.

35th Council District – Councilwoman Laurie Cumbo

Councilwoman Cumbo stated that the Council officially voted on the budget on Tuesday. She stated that she was able to bring more resources to the 35th Council District than ever before. She briefly listed some of the funding accomplishments in the 35th Council District and to each of the NYCHA housing developments in her Councilmanic District as well. In addition, the Councilwoman also stated that within the budget, the Council was able to fund 25 different schools in the Councilmanic District for capital improvements.

Overall, there were numerous gains made as a city. In this year’s budget, 70,000 youth will have a job through the Summer Youth Employment Program (SYEP). We cannot continue to tell young people to say no to drugs and gangs and then be unable to fund jobs during their summer recess. For the first time, capital infrastructure for schools was baselined to provide all classrooms with an air conditioner. The budget also expanded universal Pre K and school lunch programs. There were also funds to eliminate long wait lists for seniors waiting for homecare programs. Finally, $110 million was secured for capital projects to enhance public libraries. She stated that she is proud to serve in the council and be part of the negotiations.

Ms. Tyus stated that this is all wonderful news, and asked if there was a multiplier effect with NYCHA developments so they can get some of the jobs in the upcoming capital construction projects. Councilwoman Cumbo stated that yes, the Council was making sure the residents will benefit as well as minority, women, and black owned enterprises (MWBE’s).

A resident asked if she has any intention of debating Ede Fox, who is also campaigning for the 35th Council District seat. The resident was informed that debates would be exciting opportunities and she would welcome them to defend her record in office.
Ms. Granville thanked the Councilwoman for the funding allocation to CB 8 for operating costs.

Mr. Staton inquired about the Bedford Union Armory. He was informed that with regards to the project, she, along with other electeds, came together, looked at the plans, and came to the conclusion that 58 luxury condos should not be developed on public land with only 16 affordable apartments for Crown Heights residents. The electeds want low income housing and housing that is reflective of the salaries of the people that live there. She cannot in good faith go on the Mayor’s and developer’s promises that the project will get better before it comes before Community Board 9.

Ms. Granville thanked Councilwoman Cumbo for the update and asked Senator Hamilton to say a few words.

**20th Senatorial District** – Senator Jesse Hamilton

Senator Hamilton announced that 3 weeks ago, he spoke at a press conference promoting teaching Black History year round in schools. He stated that during the Teen Tech Challenge, there were students from Medgar Evers Academy that were unaware of who Medgar Evers was. Black history has to be taught more thoroughly beyond what is currently being taught as there are too many great black leaders and accomplishments that go unknown within our culture. More about what blacks have contributed to America needs to be taught in school, and black history education should be taught for more than just one month out of the year; it should be a year-round educational experience.

The Senate, led by Senator Montgomery, has been working 10 years to raise the age. Every year 30,000 young kids are arrested in the city. Why should a child be sent to Riker’s Island for a simple offense like jumping the turnstile? Kids 16 and 17 years old are coming out of prison and committing suicide. With the passage of Raise the Age legislation, 16 and 17 year olds will no longer be going to prison with adults.

Because of the atrocious nature of the statistics, Senator Hamilton shared some information about Brownsville with the Board. He also stated that the community is underbanked and that more banks are pulling out of our community. In fact, we have more check cashing places than banks. With that, he stated that he has become the first black Chair of the Banking Committee in the state.

Finally, Senator Hamilton stated that he is concerned about the mayor giving money for homeless shelters and not allocating money for affordable housing. He stated that he cannot support the Bedford/Union Armory project if he has not been given the financials of the project.

For additional information, contact his office at 718-284-4700.

Ms. Granville thanked Senator Hamilton for the update and asked for reports from elected officials representatives, brief announcements, and public comments.

**Ms. Tahira Moore**, Brooklyn Borough Director from the Mayor’s Office, wished the men a Happy Father’s Day, welcomed new members, and wished everyone a wonderful summer. She announced that Thrive NYC is a great new program that offers mental health training for free to those interested in becoming certified mental health first aid trainers. For more information, contact her at 212-788-1369.

**Mr. Jarrell Wright** from Assemblywoman Wright’s office stated that on May 26th, the Assemblywoman hosted a meeting with schools to let them know they will have access to grant writers starting next year. Last month she discussed the construction notification bill, Bill 5823, which passed the Assembly and will require the Dept. of Buildings to require property owners to notify their neighbors of construction work (especially excavation work). The bill is currently before the Senate, and Senator Montgomery is taking the lead to push it through the Senate. He urged everyone to contact your local senator for support of this bill.
The Assemblywoman is sponsoring a summer reading program, where she is asking middle school students to read 15 minutes per day every day during their summer vacation. Also, in honor of S.T.E.A.M., the Assemblywoman is hosting a S.T.E.A.M. night followed by a viewing of the movie “Hidden Figures” on July 11th at Restoration Plaza at 6 pm. For more information, call her office at 718-399-7630.

Ms. Bella Pori from Assemblyman Mosley’s office wished everyone great summer. She announced that on September 13th, there will be a town hall meeting on Raise the Age legislation. She also stated that the Vital Brooklyn Initiative is a $1.4 billion initiative to improve healthcare throughout the borough. Assemblyman Mosley is looking for the community to give input on the issues and ideas on how to make it better. His office plans to create a proposal out of the opinions and ideas. For additional information, call his office at (718) 596-0100.

Ms. Nefertiti Macauley from Assemblywoman Richardson’s office reiterated the Vital Brooklyn Initiative. She announced that the initiative had been discussed at last month’s Civic Minded meeting, they discussed the initiative. At the next Civic Minded meeting on June 24th, they will discuss transportation issues. The meeting will be held at 400 Empire Blvd. Transportation is a very important issue with the many changes in the community. Finally, Ms. Macauley announced that the Assemblywoman is looking for volunteers for the summer. If you know of any youth interested in volunteering, please have them call the office at 718-771-3105. The office is located at 330 Empire Blvd.

Mr. Matthew Pitt from Councilwoman Cumbo’s office stated that on June 24th, the office is hosting a Father’s Day Pledge at Brooklyn Public Library, Grand Army Plaza main branch at 12 pm. Their office is also looking for volunteers. Please call 718-260-9191 if you are interested in volunteering.

Ms. Shakti Robbins from Senator Montgomery’s office announced that the legislative session is coming to a close. Senator Montgomery is sponsoring the Construction Notification Bill. She stated that while it may sound fairly noncontroversial there could potentially be some push back on it, but the Senator hopes to have it passed before legislation session ends. When summer recess ends, the Senator will be hosting a forum on future Constitutional Convention. The NYS Constitution is open for changes, and the forum will let everyone know what the state constitution means, what is in it, and what changes might mean for the state. For more information, contact the office at (718) 643-6140.

Ms. Karen Chambers from the Kings County District Attorney’s office stated that the Action Center is available if you have any problems, so please call 718-250-2340. This coming Saturday, there will be a forum with five panelists. There are a lot of people suffering from foreclosures, so there will be someone from the Supreme Court to answer questions on foreclosure. There will also be a specialist on immigration, fraud and other topics. The event will be held on June 10th from 6-8 PM at 1623 Utica Avenue at Avenue H. For more information, call her at 718-250-4877.

Mr. Shawn Francis from Councilwoman Mealy’s office brought greetings from the Councilwoman. He stated general law assistance is offered on Wednesdays that will help with a variety of issues including landlord tenant issues. On Thursdays, the office offers immigration services.

On June 15th, the Councilwoman is sponsoring the Greg “Jocko” Jackson student film festival at 213 Osborne Street from 11 am to 7 pm. There will be screenings of youth created films. On June 21st, the Councilwoman will host her annual Seniors Picnic in the park from 11 am to 3 pm at Lincoln Terrace Park. For more information, call the Councilwoman’s office at 718-953-3097.

Ms. Atim Oton, Chairperson of the Economic Development Committee, urged everyone to complete the CB 8 supermarket survey that was distributed. The survey will help identify the needs of the community and help address deficiencies in supermarket offerings.
Ms. Granville thanked everyone for the announcements and asked for a report from the following committees:

**Economic Development Committee** – Ms. Atim Oton, Chair

The Economic Development Committee met on Tuesday, June 13, 2017 at the Center for Nursing and Rehabilitation located at 727 Classon Avenue.

The committee discussed the feedback they received from local community residents in reference to a survey of grocery stores in the community in an attempt to help business owners better meet the consumer needs of the community residents, improve the quality of supermarkets, encourage residents to shop local. Ms. Oton stated that the committee received 22 survey responses online. She reported that 40 percent of the residents shop within their community while 60 percent shop outside of their community.

The next meeting will be held on Tuesday, September 12, 2017 at 6:30 PM at the Center for Nursing and Rehabilitation. All are invited to attend.

**Health & Human Services Committee** – Mr. Kwasi Mensah, Chair

The Health Committee met on Monday, June 5, 2017 at the Center for Nursing and Rehabilitation located at 727 Classon Avenue. In addition to the Chair Kwasi Mensah, present were: Dr. Roger Green, Bruce Richard, Linda Wilson, and Bella Pori.

Mr. Mensah thanked members of the board and the community for attending the Health Fair which took place on Saturday, June 3, 2017 at Brooklyn Neighborhood Improvement Association (BNIA). He reported that they had a successful Health Fair this year. Attendees were able to obtain important information about health.

Dr. Roger Green spoke about the proposed closing of some Brooklyn based hospitals and the importance of maintaining community health facilities. Among the list of proposed closures are Interfaith, Kingsbrook Jewish, Wyckoff, and Brookdale hospitals.

The next Health Committee meeting will be held on Monday, September 11, 2017 at the Center for Nursing and Rehabilitation, located at 727 Classon Avenue, Brooklyn, NY at 6:30 PM.

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

The Housing Committee met on Wednesday, June 14, 2017 at the Center for Nursing and Rehabilitation located at 727 Classon Avenue. In addition to the Chair Nizjoni Granville, present were: Katherine Perko, Nefertiti Macauley, Adam Sachs, Greg Todd, and Irsa Weatherspoon.

The committee discussed the future goals and direction of the committee. The next Housing Committee meeting will be held on Wednesday, September 13, 2017 at the Center for Nursing and Rehabilitation which is located at 727 Classon Avenue, Brooklyn, NY at 6 PM. All are invited to attend.

**Land Use Committee** - Ethel Tyus, Chair

The Land Use committee met on Thursday, June 1, 2017 at the Center for Nursing and Rehabilitation located at 727 Classon Avenue. In addition to the Chair Ethel Tyus, present were: LeeAnn Banks, Dian Duke, Phu Duong, James Ellis, Fred Frazier, Nizjoni Granville, Crystal Hudson, Xeerxeema Jordan, Adelaide Miller, Adam Sachs, Meredith Staton, Greg Todd, Gib Veconi, Irsa Weatherspoon, Deborah Young, Lee Boyes, Punford Call, Keith Cayenne, Kathy Glynn.

The committee discussed the following applications:
1. Application to LPC for a CoA for Vertical and Rear Enlargements at 993 Sterling Place (Crown Heights North Historic District)

There was no appearance by this applicant (NAA). Ling Li, R.A. was invited to make a revised presentation of owner, Candice Cho Colucci’s (aka 993 Sterling LLC) plan to build a two-story rear addition and a one-story vertical addition which has 12’ front yard set-back which will match the existing height of 995 Sterling Pl. Item had been removed from the final version of the agenda without notation or status update.

2. Application to LPC (Dkt: 19-8868) for a CoA for Replacement Windows at 577 Vanderbilt Ave (Prospect Heights Historic District)

Owner Kathy Glynn presented her plan to replace all of the existing two-over-two windows in this eight-unit building with energy efficient windows of the same basic design. The replacements will be Argon-filled with aluminum frames. The site is a three-story neo-Grec style brick building that was constructed c. 1877 by M. Fitzgerald and designed by Thomas F. Houghton. Ms. Glynn has already replaced one of the windows without LPC approval. A hearing is required because the replacements do not replicate the four-over-four design of the original windows. The applicant indicated that the LPC hearing is scheduled for 6/27/2017.

On motion made and seconded, the Committee voted 11 in favor to support the owner’s application. We hope the full Board will do the same.

Mr. Veconi made a motion to support the committees’ recommendation. The motion was seconded by Ms. Wedderburn and carried to a final vote of 37 in favor, none opposed, with 1 abstention.

3. Application to LPC (Dkt: 19-10526) for a CoA for Replacement Windows and Ancillary Restorations at 209 Prospect Place (Prospect Heights Historic District)

Roy Leone of Leone Design Studio presented the owner’s plan to replace the existing aluminum frame windows with triple-glazed, bottom-sash tilt-and-turn wood frame windows on both the primary and rear facades using the existing window openings. The building is one of four Neo-Grec-style row houses designed by the architectural firm of Eastman & Daus and constructed c. 1885 for William C. Vosburgh, a manufacturer of gas fixtures. There was some discussion that the building has a history of substantial neglect that is a nuisance to the abutting neighbors. The overall project plan is to convert the building from a four-family to a one-family and includes: removing the fire escape and awning hardware, providing roof access through a small roof deck (with a minimally visible metal railing), and restoration of the double entry doors. The project aims to produce a Passive House in support of reducing energy consumption. The owner was advised to check with PHNDC regarding census tract eligibility for the State and National Register Historic Preservation Tax Credits. The LPC hearing is scheduled for 6/13/17.

On motion made and seconded, the Committee voted 13 in favor with none against and no abstentions to support the owner’s application. We hope the full Board will do the same.

Mr. Ellis made a motion to accept the committees’ recommendation. The motion was seconded by Mr. Staton and carried unanimously with 39 in favor.

4. Application to LPC (Dkt: 19-11833) for a CoA for a Four-Story Rear Enlargement at 872 St Johns Place (Crown Heights North Historic District)

Tom Van den Bout, R.A. presented the owner’s plan to construct a four-story rear enlargement to this Romanesque Revival/Renaissance Revival two-story residence with a basement designed and built c. 1897 by Frederick L. Hine. The project was started on a faulty permit where the drawings did not match the text filed by
the previous R.A. The error was identified to LPC in response to complaints from a local resident regarding the bulk and mass of the planned enlargement shown on filings with Buildings Department LPC had a SWO placed on the project. The proposal is for a 28.75’ deep, 20’ wide enlargement that would leave 43.5’ open in the rear yard. A small roof top addition is also planned where the existing railing will be moved back to minimize visibility. The basement will be excavated to provide an 8’ ceiling. An abutting neighbor voiced concerns regarding his foundation being disturbed by the planned excavation.

CHNA’s Deborah Young requested confirmation that the neighbors had been notified about the project plan. Committee members voiced concerns about the size and height of the planned enlargement, including the rooftop addition. Coupled with the lack of precedent in that there are no other enlargements of comparable mass and bulk on any of the properties in the block, on motion made and seconded, the Committee voted to withhold support with 13 in favor, none against and no abstentions. We hope the full Board will support the Committee’s recommendation. LPC’s hearing is scheduled for 6/20/17.

Mr. Puca asked if there was any feedback from Landmarks Preservation Commission about their proposed project. Mr. Avi Ben-Hamo, the owner, responded that LPC already approved his application but the permit he received does not match the plans that he submitted to them. Mr. Puca also asked for clarification on the measurements of the extension. Mr. Ben-Hamo stated that he was already approved for a 20 foot rear extension but he would like an additional 8.7 feet added to that measurement because he is attempting to increase by two stories with a rooftop addition. Ms. Tyus stated that there are no other properties in the area with an addition that big.

Ms. Wedderburn mad a motion to accept the committee’s recommendation. The motion was seconded by Ms. Branch-Muhammed and carried to a final vote of 28 in favor, 4 opposed, with 6 abstentions.

5. ULURP Application #150382PQK Albany Ave Neighborhood Center – 196 Albany Avenue

The application supports a 20 year lease renewal between the Dep’t for the Aging (DFTA) and the property owner, 196 Albany Holding LP to use the ground floor and basement as a Senior Center. The facility has four floors where second through fourth floors were previously used as a day care center by ACS. There is an open violation for a non-working elevator. The proposed lease would not require the City to maintain the elevator. The Committee requested a copy of the draft lease.

On motion made and seconded, the Committee voted 13 in favor, with none against and one abstention to support the ULURP application. DFTA subsequently sent copies of Federal court filings against the property owners with notice of pendency (a legal claim that casts a ‘cloud on the title’ and is a development requiring reconsideration of the project proposal. The Federal court documents show that Overlander (aka Strulovich), a partner within the ownership entity, is involved in a purported $20 million securities fraud. The BPs hearing on this item is scheduled for June 12, 2017 at 6 p.m. Borough Hall, 209 Joralemon Street.

Mr. Staton made a motion asking that the full board support the committee’s recommendation to support the renewal of the lease. The motion was seconded by Mr. Veconi but not voted on.

Mr. Guillermo Pineda from the NYC Department for the Aging reported that the elevator at that location had been repaired and that the violation that had been issued is in the process of removal. He clarified that DCAS determines what repairs would be made within the property.

A resident stated that this particular property owner is notorious for changing plans and insisted that confirmation be given to the community stating that the facility will continue to serve as a Senior Center for the next 20 years. She wants to ensure that it will remain a senior center and not changed in use after 5 years which is what the owner wanted originally. Mr. Pineda stated that it will be a Senior Center for 20 years.
Mr. Ellis stated that the ULURP application to renew the lease for a senior center is an extenuating circumstance because if they do not get a renewal lease, the senior center would be pulled from that site and put elsewhere. We are here ultimately to renew the lease for 20 years for use as a senior center.

Mr. Bunkeddeko asked for clarification on whether the lease was still under negotiation and if so would the board be able to vote on the item at a later date when the final lease was available. Mr. Pineda clarified that the Board will only be voting on the scope of the work being done such as painting, etc.

Mr. Thurton asked if an update will be given to the community after their meeting at Borough Hall with Land Use on Monday, June 12, 2017. Ms.Tyus stated that there is a 30 day period available to residents to get their concerns about this application heard. She encouraged attendees to attend the meeting.

Ms. Wedderburn made a motion to accept the committees’ recommendation. The motion was seconded by Mr. Veconi and carried to a final vote of 36 in favor, none opposed, with 1 abstention.

6. Call for Motion to Reauthorize MCROWN Subcommittee

At its November 2015 meeting, the Housing Committee reauthorized the M1-1/MCROWN Subcommittee, which was initially formed in September 2013 and charged with proposing a policy under which CB 8 would review requests for zoning variances in the six-block area bounded by Grand Avenue, Atlantic Avenue, Franklin Avenue and Bergen Street. Please note the technical correction to record Grand Ave. as the Western border of the study area. The Subcommittee was empowered to act for the 2016-2017 service year. Please note that during the 2016 -2017 service year, the Subcommittee was in receipt of the able assistance of Nina Psoncak, Master of Urban Planning Candidate at Hunter College.

Given recent analyses provided to the Subcommittee by the Department of City Planning (DCP), it is clear that DCP is in support of completing the rezoning. As Chair of the Land Use Committee, Ethel Tyus asked Chairperson Granville to call for a motion to reauthorize the M-CROWN Sub-committee for the period July 2017 through June 2019.

Mr. Ellis made a motion to accept the committees’ recommendation. The motion was seconded by Mr. Staton and carried unanimously with a vote of 35 in favor.

Discussion Item

1. ULURP # 170086ZSK - Special Permit Application for Kingston Lounge at 120 Kingston Ave (CPC CEQR DCP183K, SEQRA Classification type I, Crown Heights North Historic District)

In line with last month’s presentation, the application for a special permit for restoring the commercial use of the landmarked Kingston Lounge will proceed with a hearing by Borough President Eric Adams on June 12, 2017 at 6 p.m. at Borough Hall, located at 209 Joralemon Street, Brooklyn, NY.

The next Land Use committee will meet on Thursday, September 7, 2017 at 6 PM at the Center for Nursing and Rehabilitation located at 727 Classon Avenue. All are invited to attend.

M-CROWN Sub-Committee Update

MCROWN Proposed Response to DCP’s Alternative Framework/Research Results

Mr. Veconi provided an update on discussions with DCP on melding DCP’s research with the CB 8 Resolution requesting that the area be rezoned for mixed use – light manufacturing, commercial and residential. CB 8’s proposal includes the ability to transfer development rights and obligations within the zone (the six-block area
bounded by Grand Avenue, Atlantic Avenue, Franklin Avenue and Bergen Street). Note that property owners for Atlantic Avenue between Vanderbilt and Grand Avenues have asked to be included in this process.

In order to more accurately inform DCP of the community’s position on the details of the proposed response DCP’s ‘alternative framework,’ support from the full Board is needed to move the process forward. Please see the last two pages of the attached summary for a digest of the changes discussed at the May Subcommittee Meeting. As you can see from the attached synopsis, some of the main points of this revised proposal are designed to:

- reduce the mandated non-residential use from 1.5 FAR to 1.0 FAR,
- reduce the total density from 5.6 FAR to 4.6 FAR (or to 3.6 FAR if less than 50% of lot coverage is available for manufacturing),
- provide 1500 DU and 422 SF of new non-residential space compared to the lower numbers shown in DCPs alternate framework; and
- give the smaller property owners the ability to benefit from TDRs on a footing comparable to that of the larger property owners.

Nine of the 22 members of the Land Use Committee were in attendance for the presentation and voted unanimously to support the modified MCROWN proposal. In support of continuing discussions with DCP to complete the adoption of a formal policy for reviewing zoning variance applications and/or rezoning the area at issue, as Chair of the Land Use Committee, Ethel Tuys asked the Chairperson to call for a motion to support the MCROWN Proposed Response to DCP’s Alternative Framework.

The next M-CROWN Sub-Committee meeting will be Wednesday, June 28, 2017 at the Center for Nursing and Rehabilitation, located at 727 Classon Avenue, Brooklyn, NY at 6:30 PM. Written comments from Board members will be welcomed.

**Parks & Recreation Committee** – Ms. Glinda Andrews, Chair

The Parks Committee met on Tuesday, June 6, 2017 at the St. John’s Recreation Center. The committee heard a presentation from members of the 596 Acres organization on a proposal complete with over 200 signatures seeking to gain access to reconfigure and manage the vacant space located at Prospect Place between Kingston and Albany Avenues (Block 1230, Lots 49, 50 & 51). The area of the space is 4647 square feet.

The New York City Department of Citywide Administrative Services (DCAS) owns this property. The vacant lot already has playground equipment and murals, but the property is unused and maintenance has not been done for an extended period of time. The space has great potential for gardening, art projects, movie screenings, urban agriculture, and community workshops.

The goals for this garden are the following:

- To build a resilient gardening community where neighbors grow and share plants.
- To strengthen networking and share learning between community.
- To organize and advocate for supportive policies for community and backyard gardening.
- To foster partnerships between the gardening community and public and private sectors.

In order for this plan to go into effect, the property needs to be transferred to the NYC Department of Parks & Recreation. The committee voted unanimously with 6 members present to write a letter to DCAS requesting that they transfer the vacant property to the NYC Department of Parks and Recreation so that the property can be developed and utilized to its fullest potential in addition to becoming a community gem. It hopes the full Board will support its recommendation for a letter of support for transfer of ownership.
Ms. Oton asked if there is a time limit for the use of the land or is it indefinite and expressed concerns about time constraints by inquiring as to if the time would be amended. Ms. Kravitz from 596 Acres responded that it is indefinite and stated that their organization helps groups citywide to transform vacant spaces. They work with the neighbors of the space and the block association to service it. Once the land is transferred over to the NYC Parks Department, it will be run through Greenthumb who will preserve it as community greenspace for the long term.

Ms. Oton stated that the NYC Department of Citywide Administrative Services (DCAS) doesn’t normally give up land, but the Parks Department does. Ms. Kravitz made the point that if the land is transferred to Parks, nothing will happen. It will remain a green space.

Mr. Staton asked if the Block Association was contacted about these plans. Ms. Kravitz verified that they were indeed notified.

After a brief question and answer period, Ms. Tyus made a motion to amend the committees’ recommendation to include that the property will be acquired as park land, which is inalienable. The motion was seconded by Mr. Cox and carried to a final vote of 31 in favor, 1 opposed, with 4 abstentions.

The next meeting will be held on Tuesday, September 5, 2017 at 6 PM at St. John’s Recreation Center. All are invited to attend.

**Public Safety Committee** – Ms. Shalawn Langhorne, Chair; Mr. Desmond Atkins, Vice Chair

The Public Safety committee met on Monday, May 15, 2017 at the 78th Precinct located at 65 6th Avenue, Brooklyn, NY, but they did not submit a report. The next meeting of the Public Safety Committee will be held on Monday, June 19, 2017 at 6 PM at the 77th Precinct which is located at 127 Utica Avenue, Brooklyn, NY at 6 PM. All are invited to attend.

**Seniors Committee** – Ms. Gail Branch-Muhammad, Chair


The committee discussed the planting project which is slated for Weeksville Gardens Community Center. Ms. Branch-Muhammad explained that the planting project is still on the table however, the date remains tentative. The project was temporarily postponed because of extreme heat conditions. Due to the uncertainty of the weather, the Weeksville staff suggested that the planting take place indoors via pots. Ms. Branch-Muhammad is hopeful that a new date will be scheduled soon.

Ms. Branch-Muhammed noted that she is still seeking information about the senior citizen ambassadors, which shares information about senior friendly activities and places.

Ms. Kinsey previewed a painting of the “Door of No Return” that she is working on. She conducted a presentation about Elmina Castle which is where the door is located. The castle is the oldest slave fort and it sits off the Cape Coast in Ghana. The attendees were shown two brief video clippings referencing the castle and
the horrors that took place there. Mr. Montfort added to the discussion that the door was the last and final exit for millions of Africans before boarding ships to cross what was known as the middle passage.

The next meeting will be held on Wednesday, September 6, 2017 at 6 PM at David Chavis Apartments which is located at 230 Kingston Avenue, Brooklyn, NY. All, regardless of age, are invited to attend.

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

The SLAC Committee met on Monday, June 5, 2017 at the Center for Nursing and Rehabilitation located at 727 Classon Avenue. In addition to the Chair James Ellis, present were: Wayne Bailey, Gail Branch-Muhammad, Fred Frazier, Jamie Hardt, Oliver Hardt, Atim Oton, Robert Puca, Stacey Sheffey, Meredith Staton, Mark Thurton, Gib Veconi, Irsa Weatherspoon, and Deborah Young.

The committee discussed the following applications:

1. **Renewals:**
   - A. KimChi Grill, 766 Washington Ave, Park & Sterling – Full
   - B. Burrito Bar, 307 Flatbush, corner of Prospect - Full
   - C. BK 99 Rogers, 99 Rogers Ave, corner Prospect - Full
   - D. Chavela’s, 736 Franklin Ave, corner Sterling - Full
   - E. Art Café and Bar, 884-886 Pacific Street, corner Underhill - Full

   The committee voted to support all 5 renewal applications and hopes the full Board supports its recommendation.

   Mr. Bailey made a motion to accept the committees’ recommendation. The motion was seconded by Mr. Veconi and carried to a final vote of 37 in favor, none opposed with 3 abstentions.

2. **Method of Operation Change:**
   - A. Drink, 768 Franklin – Full
     i. Due to repeat non-appearance, a letter will be sent to the SLA advising opposition.

3. **New Applications:**
   - a. **Entity TBD, 626 Vanderbilt Avenue, Park & Prospect Places – Full**
     i. Max Katzenberg, Jamie Kennedy, Greg Baxtrom (Olmsted team)
     ii. Former Plan B space, using rear yard of Acme Pet Food
     iii. French bistro cuisine
     iv. Hours of operation: 11 AM – 1 AM daily
     v. 56 seats indoors, up to 24 outdoors
     vi. 500 foot benefit: will hire locals, 25 cents per meal donated to Grow NYC

   **Stipulations:**
   - a. Outdoor service stops 11 PM Sun-Thu, 12 AM Friday and Saturday
   - b. Outdoor space limited to no more than 24 seats
   - c. No outdoor amplified sound
The committee voted 13 in favor 1 opposed, with 1 abstention to support the application with the stipulations. It hopes the full Board supports its recommendation.

Mr. Reid asked if there were any employment opportunities available. The representative stated that their goal is to hire people from the community. Their information will be available at the Community Board 8 Office when the hiring process begins. Mr. Zapata asked if there are any specifics in reference to how many locals they are planning on hiring. The representative responded that nothing has been set in stone as of yet. No enforcement mechanisms have been put into place where that is concerned but the community should know that they are willing to hire from within the community.

Dr. Monderson stated that the restaurant can seat an immense crowd of people. He raised concern about security measures and insisted that the business owners obtain a public assembly permit.

Mr. Bailey made a motion to accept the committees’ recommendation. The motion was seconded by Mr. Staton and carried to a final vote of 36 in favor, 1 opposed, with 3 abstentions.

b. Koto Sushi, 263 Flatbush Avenue, St Marks Avenue & Bergen Street – B&W
   i. Relocating from 6th Avenue after 10 years to a larger space
   ii. Hours of Operation: 11:30 AM to 11:30 PM daily
   iii. 35 seats indoors, NO outdoor space

The committee voted 15 in favor to support the application as presented and hopes the full Board supports its recommendation.

Mr. Veconi made a motion to support the committees’ recommendation. The motion was seconded by Ms. Tyus and carried to a final vote of 38 in favor, none opposed, with 1 abstention.

c. Dean Café Inc, 951 Dean Street, corner Classon Avenue - Full
   i. Acoustic Jazz club
   ii. Hours of Operation: 7 AM to 1 AM Sun-Thu, 7 AM to 4 AM Friday and Saturday
   iii. 64 seats indoors, NO outdoor space
   iv. No residential neighbors; building in commercial district

Ms. Tyus asked for clarification on what an acoustic jazz club is. Mr. Ellis responded that it simply means that there will be no amplified sound. Mr. Veconi stated that he would not hold them to the promise of no amplified sound because he does not expect that there would be no amplification of sound at all in the future.

Mr. Harris questioned why the business chose to close at 4AM and whether that would infringe upon the neighbors. Mr. Ellis clarified that the business is located within the manufacturing district and can by law operate until 4am.

Ms. Appleton stated that there are people who reside on the block. Mr. Ellis clarified that the committee only requires that the applicant notify its immediate neighbors in which there are none for this applicant.
The committee voted 15 in favor to support the application as presented and hopes the full Board supports its recommendation.

Mr. Bailey made a motion to accept the committees’ recommendation. The motion was seconded by Mr. Veconi and carried to a final vote of 37 in favor, none opposed, and 3 abstentions.

d. Wine People LLC, 576 Vanderbilt Avenue, corner Bergen Street - Full
   i. Former Beast and Spirited space, newly renovated interior
   ii. Wine bar
   iii. Hours of Operation: 12PM to 2AM Mon-Fri, 11AM to 2AM Sat & Sun
   iv. 68 seats indoors, less than 32 seats outdoors
   v. Anticipated sidewalk café: partially as of right, partially requiring Dept. of Consumer Affairs permit. There was concern about how to address this split in the space that is as of right versus DCA permit

   Stipulations:
   a. Outdoor closes 11 PM Sun-Wed 12 AM Thu-Sat
   b. Liquor license covers any legally permitted outdoor space, including the as of right sidewalk café until they apply to DCA for the extended space. Please note they will not have to file for an Alteration application
   c. Any operational windows to close when outdoor space does

Dr. Monderson asked what safety measures have been put into place due to the potential capacity of the establishment. A representative responded that there will be cameras on the premises. Mr. Stewart stated that cameras are not sufficient enough for safety. Mr. Ellis stated that this establishment is a restaurant and does not anticipate the same need for security measures that many others establishments would.

The committee voted 15 in favor to support the application with the stipulations and hopes the full Board supports its recommendation.

Mr. Bailey made a motion to accept the committees’ recommendation. The motion was seconded by Mr. Staton and carried to a final vote of 31 in favor, 3 opposed, with 6 abstentions.

e. NOLA Rest. Group, 794 Washington Avenue, Sterling & St Johns Places – Beer/Wine/Cider
   i. Former Mrs. Dorseys Kitchen, now Louisiana po’ boy and oyster bar
   ii. Hours of Operation: 12PM to 1AM Mon-Thu, 12PM to 2AM Fri, 11AM to 2AM Sat, 11AM to 1AM Sun
   iii. 18 seats indoors, NO outdoor space

The committee voted 15 in favor to support the application as presented without any changes proposed by the applicant’s representative. It hopes the full Board support its recommendation.

Mr. Bailey made a motion to accept the committees’ recommendation. The motion was seconded by Mr. Veconi and carried to a final vote of 38 in favor, none opposed, and 2 abstentions.
Other Business:

A. Wild Ginger (676 Franklin) was approved by SLAC in July 2016 with the stipulation that no amplified sound would be permitted. Neighbors have reported the erection of large outdoor speakers. After deliberation, SLAC recommends the Board Office contact the proprietors and remind them of this stipulation.

B. Soda Bar, 627-629 Vanderbilt Avenue, St. Marks and Prospect, request to extend hours for rear yard operation, from 11 PM Friday and Saturday to 12 AM Friday and Saturday.
   i. Applicant Galina Sokolova and manager Jessica McElligott
   ii. Building residents appeared to speak about noise:
       1. 2\textsuperscript{nd} floor tenant observed that noise emanating from rear yard is excessive, and noise emanating from establishment on weekends is intolerable.
       2. 3\textsuperscript{rd} floor tenant acknowledged noise, but was less bothered.
       3. Non-present tenant has informed SLAC in writing of history of complaints to management which have allegedly gone unaddressed.
       4. Applicant, as part of materials, included letter from bartender addressing non-present tenant’s concerns as unfounded and sensitive.
   iii. Record of complaints about conduct
       1. Soda Bar morphs into a ‘club’ on weekends: DJs, dancing, bouncers
       2. Alleged harassment and assault in name of Soda Bar
   iv. 2 security guards is inadequate; 1 for every 30 patrons (3-4 minimum)
   v. What is the name of the security company?
       1. Applicant could not recall
   vi. 47 seats in rear yard (application says 42)
   vii. Are speakers wall-mounted rigidly?
       1. Yes
   viii. MOTION to deny application, IW 2\textsuperscript{nd}
       1. Motion PASSES, 13 in favor, 2 opposed
   ix. At minimum, SLAC recommends that Applicant:
       1. Sound proof rear yard, using Washington Commons as model
       2. Modify sound system inside, and
       3. Improve security

C. Forms subcommittee anticipates updating SLAC shortly.

D. The voting roster for July includes the following members. The numbers represent the number of meetings the member has attended out of the last 6 meetings

Mr. Ellis announced that since the full board will not be meeting again until September, the SLAC Committee will be advocating on the Board’s behalf for upcoming applications.

Ms. Granville encouraged residents and attendees to attend SLAC Committee meetings regularly as it is difficult for the Board which is comprised of 50 members to speak to the needs and concerns of an entire community of over 100,000 people.
The next SLAC meeting will be held on Monday, July 31, 2017 at 6 PM at the Center for Nursing and Rehabilitation. All are invited to attend.

**Transportation Committee** – Dr. Frederick Monderson, Chair; Mr. Robert Witherwax, Vice Chair

The Transportation Committee met on Tuesday, May 23, 2017 at the Center for Nursing and Rehabilitation located at 727 Classon Avenue, Brooklyn. In addition to the Dr. Fred Monderson, Chair and Robert Witherwax, Vice-Chair, present were: Desmond Atkins, Holly Fuchs, Alan Gerber, Xeerxeema Jordan, Robert LaPointe, Fred Monderson, Meredith Staton, Robert Witherwax, Deborah Young, Edison Stewart, Nizjoni Granville, Lisa Gauthier, Isaac Blasenstein, Ainslee D. Scott, Greg Todd, Celeste Stern, M. Scott, Shannon McCarthy, Valerie Nero Reid.

Dr. Monderson reported that the presentation of the street seat proposal for Blue Marble Ice Cream, which is located at 186 Underhill Avenue, Brooklyn, NY, has been postponed. The date will be announced at a later time.

Community Board 8 has received correspondence from the community regarding this particular application for a street seat. Much of the correspondence was from residents along St. Johns Place and the Sterling Place Block Association. The letters pointed out the loss of at least two parking spaces with a “street seat” and the fact that Blue Marble has an interior courtyard/garden in the back which should eliminate the need for this street seat.

Mr. Witherwax and Mr. Atkins made and seconded a motion to invite Blue Marble Ice Cream and DOT to the June 20th meeting, and to have Blue Marble reach out to the community to ascertain the degree of acceptance of street based seating furniture.

The next Transportation committee meeting will be held on Tuesday, June 27, 2017 at 7 PM at the Center for Nursing and Rehabilitation located at 727 Classon Avenue. All are invited to attend.

**Youth and Education Committee** – Ms. Sharon Wedderburn, Chair; Mr. Kwasi Mensah, Vice Chair

The Youth and Education Committee met on Tuesday, June 6, 2017 at the Center for Nursing and Rehabilitation located at 727 Classon Avenue.

The committee discussed plans for the College Fair which is slated for October. The next Youth and Education committee meeting will be held on Tuesday, August 8, 2017. Updates about time and location will be given accordingly. All are invited to attend.

Ms. Granville thanked the committees for their reports and thanked everyone for attending and adjourned the meeting at 10:30 PM. The next meeting of Community Board 8 will be held on Thursday, September 14, 2017 at 7 PM. The location is still being determined. All are invited to attend.
GUESTS

Tiffany Daniels  Susan Solomon  Paul Blanchette
Dwight Phillip  S. E. Anderson  Mardy Kordan
Lula Staton  D. Quasha  Lauriston Spence
Anthony Taylor  Cindy Bradshaw  Max Kathanberg
Carolyn Johnson  Rajesh Persaud  Regina Kinsey
Roy Leone  Mara Kravitz  Carol Gottshall
Dorothy Bembry-Guet  John Verlander  Elizabeth Parker
Shawn Francis  Shirley Mondersir  Rosa Mini
Guillermo Pineda  Tawana Nicholas  Pierre Albert
G.E. Hall  Janice Purvis  D. Spence
Fior Ortiz-Joyner  Robyn Berland  Rachel Smith
Katherine Perko  Vernetta Garan  Det. Marte, 77th Precinct
Shannon Dulaney  Roy Simmonds  P.O. Phillips, 77th Precinct
Leroy Reid  Jerome Michaux  P.O. Vidal, 77th Precinct
William F.  Steven Morales  P.O. Marsman, 77th Precinct

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