Community Board No. 8  
Union United Methodist Church  
121 New York Avenue  
Brooklyn, NY 11216  

May 12, 2016

**Members Present**  
Glinda Andrews  
Desmond Atkins  
Wayne Bailey  
LeeAnn Banks  
Princess Benn-James  
Julia Boyd  
Gail Branch-Muhammad  
Adem Bunkeddeko  
Helen Coley  
Phu Duong  
James Ellis  
Diana Foster  
Fred Frazier  
Nizjoni Granville  
Liz Grefrath  
Curtis Harris  
Xeerxeema Jordan  
Shalawn Langhorne  
Tarves Lord  
Kwasi Mensah  
Adelaide Miller  
Dr. Fred Monderson  
Atim Oton  
Robert Puca  
Yahya O. Raji  
Adams Sachs  
Patricia Scantlebury  
Stacey Sheffey  
Meredith Staton  
Audrey Taft-Hall  
Greg Todd  
Ethel Tyus  
Sheryl Vassell  
Gib Veconi  
Irsa Wetherspoon  
Sharon Wedderburn  
Robert Witherwax  
Deborah Young

**Members Absent/Excused**  
Kim Albert  
Michael Cox  
Robert Matthews  
Yves Vilus  
Vilma Zuniga

**Elected Officials**  
Councilwoman Laurie Cumbo  
District Leader Geoffrey Davis

**Elected Official Representatives**  
Khiteriara Brown, Councilman Cornegy’s Office  
Karen Crawford, King County District Attorney’s Office  
Reginald Belon, Congresswoman Clarke’s Office  
Pamela T. McDonald, Assemblyman Mosley’s Office  
Kathleen Daniel, Brooklyn Borough President’s Office  
Matthew Pitt, Councilwoman Cumbo’s Office

**CB 8 Staff Present**  
Michelle George, District Manager  
Julia Neale, Community Coordinator
The regular meeting of Community Board 8 was called to order at 7:15 PM by Ms. Nizjoni Granville, Chairperson. She welcomed everyone to the May meeting, thanked Rev. Ball and Union United Methodist Church for hosting our meeting, and then asked for roll call.

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

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

Ms. Granville asked for an update on affordable housing from FCRC and MHANY.

**Forest City Ratner Companies and Mutual Housing Association of New York (MHANY)** – Ms. Elizabeth Canela and Ms. Ismene Speliotis

Ms. Elizabeth Canela from Forest City Ratner Companies and Ms. Ismene Speliotis from Mutual Housing Association of New York (MHANY Management) announced that 1800 units of housing, 782 units of which will be affordable, will soon be available. The lottery for the first 181 units is now open at 461 Dean Street, which is being erected behind the Barclays Center. The last day to apply is June 27, 2016 and all applications must be postmarked by then. There will be an information session on May 24th at PS 9, 80 Underhill Avenue to explain the affordable housing lottery. Please RSVP by calling 718-246-8080 ext 224.

Responding to a question concerning prioritization, Ms. Speliotis said that priority is two pronged: first there is Community Board affiliation, then log number priority, which is when the application was received and vetted. The lowest log number would have the priority in competing interests.

Ms. Granville thanked Ms. Canela and Ms. Speliotis for the information and asked for a report from the following committees:

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

The Health/Human Services Committee met on Monday, May 2, 2016 at the Center for Nursing and Rehabilitation located at 727 Classon Avenue. Present were Kwasi Mensah, Douglas James, and Audrey Taitt-Hall. Mr. Mensah relinquished his speaking time to Mr. Douglas James from the Center for Urban Community Services.

**Center for Urban Community Services** – Douglas James, General Counsel

Mr. James announced that the mission of CUCS is to rebuild the lives of homeless and mentally ill persons. CUCS runs multiple facilities in NYC. They are seeking to convert Phoenix House at 174 Prospect Place from a 100 men facility to a facility for 74 women. They are looking to relocate their facility at 350 Lafayette in Manhattan and acquire 174 Prospect Place. CUCS has so far met with Senator Jesse Hamilton, the Prospect Place Block Association, and the Health and Human Services committee to outline their services.

Mr. Puca asked if CUCS currently operates any facilities in the area or in the city. He was informed that CUCS currently operates facilities in Manhattan, the Bronx, and Downtown Brooklyn. They have 30 programs city wide and also operate clinics inside facilities. The clinics provide primary medical care, psychiatry, and are not only for CUCS facilities, but they also provide medical services to other contractors citywide. For more information, visit [www.CUCS.org](http://www.CUCS.org).
The next Health and Human Services Committee meeting will be held on Monday, June 6, 2016 at the Center for Nursing and Rehabilitation. All are invited to attend.

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

The Economic Development Committee met on Tuesday, May 10, 2016 at the Center for Nursing and Rehabilitation located at 727 Classon Avenue. The meeting was attended by Afro Punk volunteers that were assigned to do 8 hours of community service. She stated that the committee assigned them to canvass residents and get their opinions on the state of small businesses in the community. The last such survey was conducted 5 years ago. In five years the number and types of businesses has increased. If you are thinking about opening a business in this community, if you are concerned about the turnover of businesses on particular avenues, she encouraged you to please attend the meetings. The committee is beginning to talk about stabilizing commercial leases.

The next meeting will be held at 6:30 PM on Tuesday, June 14, 2016 at the Center for Nursing and Rehabilitation. All are encouraged to attend.

**Environment/Sanitation** – Ms. Helen Coley, Chair

The next Environment/Sanitation committee meeting will be Tuesday, May 17, 2016 at the Community Board 8 District office, which is located at 1291 St. Marks Avenue at 6 PM. All are invited to attend.

**Housing/ULURP** – Ms. Nizjoni Granville, Chairperson; Ms. Ethel Tyus, Vice Chair

The Housing/ULURP Committee met on Thursday, May 5, 2016 at the Center for Nursing and Rehabilitation located at 727 Classon Avenue. The committee discussed an LPC application for a Certificate of Appropriateness for 815 Prospect Place. The committee was presented a PowerPoint presentation by architects Michael Hanson and Lyndon Julien-Sehl of nC2 Architecture on behalf of the owners of 815 Prospect Place for a full gut renovation of an existing 2-family, 3-story plus cellar, semi-detached building. The building is currently 3,732 sqft without the inclusion of the cellar. The owners propose to convert the building into a 5-family building, increasing the square footage to 5,467 sqft that will consist of a floor through apartment, a duplex, and 3 apartments to the rear.

The scope of work will include adding a rear extension and a partial 4th floor. The 4th floor will be partially set back from the street to minimize visibility. The extension would be most visible at a very oblique angle from the existing alleyway between 815 and the next building. The front part of the 4th floor extension will be a communal roof deck that everyone in the building will have access to. The drawings also indicated that there will be 5’x7’ rear balconies on the 2nd, 3rd, and 4th floors. Because of the number of units in the proposed building, ADA compliance requires the installation of a motorized lift, opposite the front steps, for handicapped accessibility. There will be an addition to the basement via excavation work in the rear yard. However, the square footage of the basement addition is not included in the final square footage for the house. Furthermore, the owners stated that they do not intend to live in the building and that all 5 apartments would be occupied by tenants.

Since the building is semi-attached, residents and members of the committee were assured that vibrations will be monitored and that proper safety measures will be taken to protect residents. Community residents and committee members expressed concerns about the bulk of the rear addition which would effectively increase the square footage of the building. The feeling was that approval of this project would set a dangerous precedent for the other single-family homes not just on Prospect Place, but on similar blocks in the Crown Heights North historic district. Even though the proposed plan for the extension meets LPC regulations, the committee voted
16 in favor, 1 opposed, with 1 abstention to deny support for the project because of the size of the rear yard excavation, the addition of the terraces, and the bulk that would added to the building. The committee hopes the full Board supports its recommendation.

After a brief question and answer period, mainly about community notification, Mr. Puca made a motion to support the committee’s recommendation. The motion was seconded by Ms. Wedderburn and carried with a final vote of 34 in favor of denying support, 1 opposed, with 2 abstentions.

Please note that the committee also heard a presentation from the owners of 615 Eastern Parkway. They have since decided to withdraw their application and return to the committee at a later date.

Ms. Tyus instructed people not to sell their property. She urged them to do a residential ground lease instead, which will allow you to keep the title to your house and protect it from being torn down.

The next Housing/ULURP committee meeting will be held on Thursday, June 2, 2016 at 6:30 PM at the Center for Nursing and Rehabilitation. All are invited to attend.

**Parks** – Ms. Glinda Andrews, Chair

The Parks Committee met on Tuesday, May 3, 2016 at St. John’s Recreation Center located at 1251 Prospect Place. Ms. Andrews announced that the Senior Olympics began at the recreation center on May 10th continuing through May 17th. There are different games and competitions throughout the week. Please call the recreation center for the full calendar. New programs for all ages are coming to the recreation center. One of them is water aerobics.

The next meeting will be held on Tuesday, June 7, 2016 at 6 PM at St. John’s Recreation Center. The committee will hear a presentation on the Lincoln Terrace Park Playground design plans.

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

The Public Safety Committee met on Monday, April 18, 2016 at the 77th Precinct located at 127 Utica Avenue. Ms. Langhorne announced that 3 star Chief Joanne Jaffey, the highest ranking uniformed female officer in the NYPD, will be the guest speaker at the Public Safety Committee meeting on June 20, 2016. The meeting will be held at Calvary Community Church located at 1575 St. John’s Place (corner of Buffalo Avenue) at 6 PM.

Ms. Langhorne asked for feedback on the NCO officers program. The program started in January and the last 5 months should be sufficient for people to have generated an adequate feel for the program. Please give feedback to the district office at brooklyncb8@gmail.com and staff will relay it to the Commanding Officer of the 77th and 78th Precincts.

The next meeting will be held on May 16, 2016 at 6 PM at the 77th Precinct.

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

The next Seniors committee meeting will be held on Wednesday June 1, 2016 at David Chavis Apartments located at 230 Kingston Avenue. There will be a presentation on Wills and Estate Planning. All are encouraged to attend.
SLA and Sidewalk Café Review Committee (SLAC) – Mr. James Ellis, Chair; Mr. Robert Witherwax, Co-Chair

The SLAC committee met on Monday, May 2, 2016 at the Center for Nursing and Rehabilitation located at 727 Classon Avenue. Present were: Wayne Bailey, Gail Branch Muhammad, Diane Duke, James Ellis, Fred Frazier, Takako Kono, Tarvers Lord, Atim Oton, Robert Puca, Delissa Reynolds, Stacey Sheffey, Meredith Staton, Mark Thurton, Sheryl Vassell, Gib Veconi, Irsa Weatherspoon, Robert Witherwax, Deborah Young, and a number of proprietors and community residents. The committee discussed the following applications:

1. Renewals:
   A. Kombit, 279 Flatbush Avenue (St. Marks/Prospect) – Full

   The committee voted 15 in favor, 0 opposed with 0 abstentions to support the renewal in hopes that the full Board support 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 vote of 30 in favor, 0 opposed, with 2 abstentions.

   B. The Berg’n, 899 Bergen Street (Classon/Franklin) – Full

   The committee was informed that The Berg’n leads the precinct in 311 complaints with 66 year to date, all from the same person, and all are unfounded by the 77th Precinct. Complaints include noise, double parking, blocked hydrants, failure to plant promised street trees, doors remaining open when they should be closed, and smokers using the sidewalk instead of using the garden. When the precinct responds, officers find no issues.

   The proprietor engaged in two forms of mediation with the complainant, first with the 77th Precinct followed by 3rd party independent mediation with the Brooklyn Peace Institute in hopes of resolving the complainants issues. However, he found that regardless of what he did, he could never satisfy the complainant. The proprietor is conscious of timing and noise issues and closes the large roll down gates/doors accordingly. There is no amplified sound in the outdoor area.

   There are currently no founded issues of concern regarding the establishment. As such, the committee voted 15 in favor, 0 opposed, with 0 abstentions to support the renewal application in hopes that the full Board supports its recommendation.

   Mr. Veconi made a motion to support the committee’s recommendation. The motion was seconded by Ms. Wedderburn and carried with a final vote of 32 in favor, 0 opposed, with 3 abstentions.

2. Alteration application for Domo Taco, 733 Franklin Avenue (Park/Sterling) – Full

   i. Change of Corporate Form from Luck Management Corp to Domo Taco LLC
   ii. Hours of operation of outdoor space should be Sun-Thu 10, Fri-Sat 11

   The committee voted 15 in favor, 0 opposed, with 0 abstentions to support the alteration application with the hopes that the full Board supports its recommendation.

   Mr. Atkins made a motion to support the committee’s recommendation. The motion was seconded by Mr. Staton and carried with a final vote of 33 in favor, 0 opposed, with 3 abstentions.

3. New applications:

   a. Four and Twenty Blackbirds, 634 Dean Street (Carlton/Vanderbilt) – Beer and Wine
   i. Hours of Operation 8 AM to 11 PM for the dessert establishment
ii. 25 seats, no outdoor space
iii. Grab-and-go food, some counter service – NOT a bar

The Dean Street Block Association had concerns over sidewalk management, noise, deliveries, and curb use (Dean St very narrow, constricted, bus route). The proprietors stated that deliveries will be early – 5-6 AM – using side streets and small vehicles. Consumer management regarding double parking and noise will be “militant” and the existing curb cut will be eliminated to prevent patrons from driving onto the curb to park on the sidewalk.

The committee voted 16 in favor, 0 opposed, with 0 abstentions to support the application with the stipulation that the outdoor space be removed from the application and the applicant come back for an alteration application in the future 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 Mr. Staton and carried with a final vote of 35 in favor, 1 opposed, with 0 abstentions.

b. Free House 644 Franklin (Bergen/St. Marks) – Full
   i. Initial proposed hours Sun 12 PM-4AM, M-S 10 AM-4AM
   ii. 36 seats at 10 tables, bar
   iii. Proposed backyard space: Letter of No Objection in progress, shrubs, umbrellas in use to help block noise filtration; Hours until 11 PM Sunday thru Thursday, 12 AM Friday and Saturday

Next door neighbors had concerns over the backyard space and noise because of bad experiences with the previous establishment. Members of the committee also had issue with the 4 AM closing. A motion to support the application as presented failed. The owners agreed to reduce the hours to 1 AM Sunday thru Thursday and 2 AM Friday and Saturday. The community benefit for the 500 foot exception was that the proprietors are taking over an existing business (B&B Sports Club), keeping jobs in the area, hiring from the neighborhood, and making a noisy spot quieter.

The committee voted 15 in favor, 0 opposed, with 0 abstentions to support the application with the stipulation on the hours and also the removal of the outdoor space from the application until the LNO has been obtained from the Dept. of Buildings. The committee will consider the alteration application at a later date. It hopes the full board supports its recommendation.

Mr. Veconi made a motion to support the committee’s recommendation. The motion was seconded by Mr. Staton and carried with a final vote of 32 in favor, 1 opposed, with 3 abstentions.

c. Nacho Macho Taco, 417 Prospect (corner Grand Avenue) –Full
   i. Seeking re-affirmation of the April 2015 approval of license application
   ii. Confusion stems from CB8 letter mentioning outdoor space combined with SLA application also indicating there would be outdoor space
   iii. License should not cover ANY outdoor space
   iv. Establishment seen operating sidewalk café at time of SLAC meeting and afterwards

The committee voted 16 in favor, 0 opposed, with 0 abstentions to support the application with the stipulation that the proprietor cease and desist with all outdoor usage. Support is contingent on no outdoor space. The committee hopes the full Board supports its recommendation.
Mr. Witherwax made a motion to support the committee’s recommendation. The motion was seconded by Dr. Monderson and carried with a final vote of 31 in favor, 1 opposed, with 3 abstentions.

d. Daly Pie, 665 Vanderbilt (Park/Prospect) – Beer and Wine
   i. Hours of operation for the pie shop are 8 AM to 10 PM Monday - Thursday, 8AM -12 AM Friday ,9AM -12AM Saturday, 9 AM -10PM Sunday
   ii. 24 seats inside, 12 seats outside (rear yard)
   iii. Close rear 10 PM Sunday thru Thursday, 11PM Friday and Saturday
   iv. Neighbors had concerns over noise in the backyard because of the former Cooklyn space a few doors away.

The committee voted 16 in favor, 0 opposed, with 0 abstentions to support the application as presented in hopes that the full Board supports its recommendation.

Ms. Lord made a motion to support the committee’s recommendation. The motion was seconded by Mr. Atkins and carried with a final vote of 33 in favor, 0 opposed, with 3 abstentions.

e. Jasmins 22 d/b/a Thom Thai, 689 Washington Avenue (corner Prospect) – Full
   i. Hours of operation 1:30PM to 10:30 PM Monday thru Friday, 12:30 PM to 11PM Saturday, 12:30 PM to 10 PM Sunday
   ii. 500 foot exception benefit: extremely quiet, oriental restaurant, hire from neighborhood

The committee voted 16 in favor, 0 opposed, with 0 abstentions to support the application as presented in hopes that the full Board supports its recommendation.

Mr. Staton made a motion to support the committee’s recommendation. The motion was seconded by Dr. Monderson and carried with a final vote of 32 in favor, 1 opposed, with 4 abstentions.

The SLAC committee will assemble a working group to review and revise our application forms. The committee also discussed the SLA’s consideration of changes to liberalize the 200 foot rule.

The next meeting will be held on Monday, June 6, 2016 at 6 PM at the Center for Nursing and Rehabilitation. All are invited to attend.

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

The Transportation Committee met on Tuesday, April 26, 2016 at the Center for Nursing and Rehabilitation located at 727 Classon Avenue. Present were: Fred Monderson, Xeerxeema Jordan, Holly Fuchs, Meredith Staton, Adam Sachs, Alan Gerber, Elizabeth Haines, Phu Duong, Regina Kinsey, Elijah Gray, and Kerrie McFarlane.

The committee entertained the base license renewal for Rescue Car Service located at 264 Troy Avenue. There were no complaints registered at the meeting regarding Rescue Car Service and the committee voted unanimously to support the base license renewal. It hopes the full Board supports its recommendation.

Mr. Witherwax made a motion to support the committee’s recommendation. The motion was seconded by Mr. Sachs and carried with a final vote of 34 in favor, 0 opposed, with 3 abstentions.

The next meeting will be held on Tuesday, May 24, 2016 at 7 PM at the Center for Nursing and Rehabilitation. All are invited to attend.
Youth and Education – Ms. Sharon Wedderburn, Chair; Mr. Kwasi Mensah, Vice-Chair

The Youth and Education Committee met on Tuesday, May 3, 2016 at the Center for Nursing and Rehabilitation located at 727 Classon Avenue. Present were: Kwasi Mensah, Sharon Wedderburn, Yahyah Raji, Alli Lesovy, Laurel Dagrosa, Audrey Taitt-Hall, Azriel Cocchini-Beck, and Xeerxeema Jordan.

The College Fair has been postponed until the fall and will be a collaboration with the Parks committee. Topics will include how to apply for financial aid, grants and scholarships, and the role of sororities.

The committee is focusing on 4 key areas: Foster Care, Preparedness for the Specialized High Schools, Learning During the Summer Break, and Collaborations. Our primary school districts are 13, 16, and 17. The institutional powers no longer have the opportunity to take advantage of the schools in these districts (16 and 17 are underprivileged) if we collaborate with other communities, PTA’s, and Parent Coordinators.

The next meeting will be held on June 7, 2016 at the Center for Nursing and Rehabilitation. All are encouraged to attend.

Ms. Granville thanked the committee Chairs for the reports and introduced Councilwoman Cumbo.

Councilwoman Laurie Cumbo

Councilwoman Cumbo announced that she just came from a meeting at the Bedford/Union armory. The presentation at the armory focused on CAMBA and what types of services and facilities will be offered to the community. There were a number of street co-namings approved by the City Council within the 35th Council District. She is working with the widow of Carey Gabay, the Governor Cuomo aide that was killed during last year’s Jouvert celebrations, to create a Jouvert task force to keep the community safe during the parade and the pre-parade celebrations. Some of the suggestions so far have been issuing permits, providing police coverage, better lighting, and time restrictions. The Councilwoman announced that June is gun violence awareness month. She is working with the Mayor’s office to end gun violence in the city.

The Councilwoman discussed the Plastic Bag Bill, the most controversial bill in the City Council. NYC on average, disposes about 1000 plastic bags a year each person. The bags are not biodegradable or recyclable. 91,000 tons of plastic bags are placed into landfills every year. The goal of the bill is to decrease the amount of bags we utilize to save the environment. In 200 cities around the world, they have utilized a 5 cents surcharge fee. She stated that while she supports the controversial bill, she is opposed to the fact that the five cents does not go back to the community. She does not believe there is enough backing in Albany to pass a state law that would allow the money to be brought back into the community. When the law takes effect in October, merchants will keep the five cents per bag as additional profit. To help people cope with the law, she will sponsor re-usable bag giveaways and will continue to move forward to push people to take their bags with them when they go shopping.

Councilwoman Cumbo announced that the FDNY is having its annual open house this Saturday. She is encouraging more women to apply for the FDNY as the department has only 50 female firefighters out of 5,000.

Ms. Granville thanked Councilwoman Cumbo for the information and opened the floor for announcements and public comments.

Ms. Kathleen Daniel from the Borough President’s office announced a number of the BP’s initiatives. She stated that he spent last week giving out reusable canvas bags to communities in advance of the October five cent bag fee. There was a memorial bike ride on April 25th in honor of 2 Brooklyn cyclist’s deaths. She stated
that the BP is encouraging enforcement of the 25 mph speed limit and urging resident not to rush to conclusions about bike accidents. She distributed his newsletter with upcoming events.

**Ms. Karen Crawford** from the Kings County District Attorney’s office announced that on June 11th, DA Thompson having another Begin Again program at 1405 Bushwick Avenue. Begin Again allows people with warrants for nonviolent crimes to have their cases heard and resolved. Also, DA Thompson has created a real estate fraud questionnaire.

**Ms. Khiteriara Brown** from Councilman Cornegy’s office announced that participatory budget process just ended and that Brower Park was awarded funds to redo the basketball courts. She also announced a few of the Councilman’s upcoming events and distributed flyers, including one for “homesharing,” where seniors team up with non-seniors to enhance companionship and affordable housing for the elderly.

**Mr. Reginald Belon** from Congresswoman Clarke’s office announced that the Congresswoman worked on the gun trafficking and crime prevention act. This act will make gun trafficking a federal offense. He also announced that she created the Congressional Caucus on Black Women on the Hill to eliminate barriers for black women in public office.

**Ms. Betty Staton**, President of Brooklyn Legal Services, stated that Brooklyn Legal Services (BLS) has numerous offices in Brooklyn offering a wide array of legal services for free if you qualify. There are locations at Bed-Stuy Restoration, 105 Court Street, and 900 Fulton Street and will soon open offices in Brownsville and East New York. BLS is giving seminars about deed theft and deed scamming in the community. BLS is now all over Brooklyn. For more information about BLS or if you know of anyone having trouble with deed theft, foreclosure, landlord/tenant issues, please contact her at 718-233-6427.

Ms. Granville thanked everyone for their announcements. With no additional business to discuss, the meeting was adjourned at 9:05 PM. The next meeting will be held on Thursday, June 9, 2016 at Weeksville Heritage Center located at 158 Buffalo Avenue (between Bergen Street and St. Marks Avenue). All are invited to attend.

**GUESTS**

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