

**Community Board 8  
Chelsea Piers Prospect Heights  
601 Dean Street  
Brooklyn, NY 11238**

**September 14, 2023**

**Members Present**

Akua Aidoo  
Sharon Alexis-Pierre  
Princess Benn-James  
Marva Brown-Henry  
Robert Callahan  
Edward Delman  
Benny Faygen  
Andrea Ferris  
Drew Gabriel  
Tamika Gibbs  
Nizjoni Granville  
Xeerxeema Jordan  
Frances Langley  
Robert Lapoint  
Dr. Sarah Lazur  
Lisa Maldonado  
David Mantell  
Kwasi Mensah  
Mimi Mitchell  
Gail Muhammad  
Fior Ortiz-Joyner  
Briana Peppers  
Taraya Pettway  
Robert Puca  
Dr. Cadesa Ramharrack  
Yahya Raji  
Anika Roach  
Brian Saunders  
Meredith Staton  
Nicole Tetreault  
Bria Thomas  
Mark Thurton  
Ethel Tyus  
Gib Veconi  
Kimberly Watson  
Irsa Weatherspoon  
Sharon Wedderburn  
Robert Witherwax

**Members Absent/Excused**

Lisa Atkinson  
Julia Boyd  
Jacques Brunvil  
Dian Duke  
Colin Jakubczyk  
Christopher Johnson  
Conor Ross  
Samori Toure  
Deborah Young

**Elected Officials Present**

Senator Jabari Brisport  
Assemblyman Brian Cunningham  
District Leader Sarana Purcell

**Elected Official Representatives**

Ed Cen, Comptroller Brad Lander  
Janay Pierre, Councilmember Crystal Hudson  
Raul Rothblatt, Assemblyman Brian Cunningham  
Camille Barbin, Senator Zellnor Myrie  
Karen Chambers, District Attorney Eric Gonzalez  
Ethan Nash, Borough President Antonio Reynoso  
Orlando Ross, Congresswoman Yvette Clarke  
Connie Little, Councilwoman Darlene Mealy  
Kristen Rouse, Congressman Dan Goldman  
Nicole Wright, Assemblywoman Zinnerman

**Agency Liaisons Present**

Captain Birchwood, Commander 77th Precinct  
Det. Ruben Marte, 77<sup>th</sup> Precinct Community Affairs  
PO Kelvin Vidal, 77th Precinct Crime Prevention  
Jordan Fraade, Dept. of City Planning

**CB8 Staff Present**

Michelle George, District Manager  
Julia Neale, Community Coordinator

The regular meeting of Community Board 8 was called to order at 6:45PM by Chairperson Irsa Weatherspoon. She welcomed everyone to the first meeting of the new season.

Chair Weatherspoon asked Ms. Erika White, Executive Director at Chelsea Piers Prospect Heights Field House to say a few words. She gave remarks, welcomed the community and thanked them for their support. The staff of the Field House looks forward to hosting upcoming meetings of the Community board.

Chair Weatherspoon welcomed Captain Omar Birchwood, the new Commanding Officer of the 77<sup>th</sup> Precinct. He replaces retiring Deputy Inspector Tony Brown. While coming most recently from Bushwick, he has prior experience with the 77<sup>th</sup> Precinct as a Housing Sergeant in Albany Houses and Weeksville. He provided his contact information to the board and introduced Community Affairs Officers Vidal and Detective Marte.

Chair Weatherspoon invited Ms. Marissa Yani, Community Affairs Liaison for DSNY to give an update on curbside composting. Curbside compost collection begins in the district on October 2<sup>nd</sup>. There are several ways to participate:

- Go on website to order a brown bin: “anything that grows” can be composted in these bins.
- Residents can buy their own bin & order a free decal on the DSNY website.
- Yard waste can either be put into the bins or into clear plastic bags. Plastic bags are **not** for food. Yard waste *must* be set aside, cannot be put out mixed with garbage, will result in a fine.
- 2025 is the date for the upcoming mandate for food waste to be separated.

#### Questions from the community & Board

- Ms. Wedderburn – *what happened to brown paper bags [for fall leaves]?* You can still use them, not sure if they will be distributed as in the past
- Meat, fat, bones, organic materials are all acceptable compost. Food scraps and yard waste can be mixed in the bin.
- Mr. Mensah had several questions related to the specifics of composting.
- A member of the community asked further questions about whether food can be put in clear bags, which Ms. Yani clarifies is not acceptable, must be placed in a bin.
- Ms. Ortiz-Joyner: *What can you line your brown bin with?* Anything except a black plastic bag.
- Mr. Mensah – *What about indoor kitchen containers?* There will be kitchen container giveaways, but it won't be given away to all households for free.

Ms. Yani will connect with CM Hudson's liaison to schedule a future giveaway.

- Sgt at Arms Tamika Gibbs gave remarks about the rules and order of the CB meeting.
- Chair Weatherspoon took a moment to recognize the service of Mr. Meredith Staton, a dedicated community board member who has served on the board since the inception of community boards in the 1970's. Ms. George presented him with a citation and stated that he was also presented with other citations and proclamations from the Borough President, Assemblymembers, Councilmembers, Senators, Congressmembers, Public Advocate and several others.

- Sen Jabari Brisport addresses the community board with legislative and district updates:
  - Reparations bill to create a commission to examine NY's role in the slave trade awaits the Governor's signature
  - Universal child care: fight continues
  - Community members and organizations interested in discretionary funding should visit: [bit.ly/sd25funding](http://bit.ly/sd25funding)
  - Pacific Park/Atlantic Yards: Working to get something built for affordable housing in the currently unbuilt locations
  - Know Your Rights trainings;
- Rep. Orlando Ross in Congresswoman Yvette Clarke's office
  - Oct 1<sup>st</sup>, student loans clock restarts.
  - Event for seniors on Oct. 12<sup>th</sup> at Major Owens rec ctr. In conjunction with CM Hudson's office.
- Benny Fagen & Bria Thomas, new board members, are recognized

Chair Weatherspoon called the Public Hearing on committee Action Items to order:

*Chair of EST Rob Witherwax presented action items & talks about upcoming business:*

**Environment/Sanitation/Transportation (EST)**

The EST committee met on Tuesday, June 27, 2023 via Webex. In addition to the Chair, Robert Witherwax, present were: Mark Thurton, Vice Chair, Audrey Taitt-Hall, Bobby LaPointe, Brian Saunders, Celeste Stern, Colin Jakubczyk, David Christini, Delores Hutchinson, Fior Ortiz-Joyner, Frances Langley, Ingrid Wiltshire, Kim Robinson, Michael Francoeur, Alan Gerber, Karen Gray, Tammy Meadows, and 6 callers.

The committee heard presentations for the following street co-naming requests:

- Northwest corner of Lincoln Place and Ralph Avenue in honor of Robert Matthews, former Chairperson of Brooklyn Community Board 8 and founder of Ralph-Lincoln Service Center
- Northeast corner of Dean Street and Washington Avenue in honor of James Caldwell, former President of the 77<sup>th</sup> Precinct Council and former Executive Director of Brooklyn United for Innovative Local Development (BUILD), the community organization designed to implement the community benefits agreement for the then Atlantic Yards Development Project.

The committee voted unanimously to support both street co-naming applications. Several members of the committee spoke fondly about their memories of working with Mr. Matthews and the impact he had in the community, as well as several members speaking fondly about their memories of working with Mr. Caldwell and the impact he had in the community.

The committee hopes the full Board will support its recommendation.

The Chair asked for questions or comments from the community. Hearing none, Ms. Tyus moved to support the committee's recommendation. Mr. Gabriel seconded the motion and the item passed with a final vote of 32 in favor.

- Compost questions

- Bus Redesign conversation will likely happen in the next couple of months.
- Street co-naming Robert Matthews (former chair) & James Caldwell.

*Chair of Land Use Sharon Wedderburn presents action items:*

**Land Use**

The Land Use Committee met on Thursday, September 7, 2023 at Crown Heights Center for Nursing and Rehabilitation. In addition to the Chair Sharon Wedderburn, present were: Fior Ortiz-Joyner, Jennifer Jordan, Xeerxeema Jordan, Robert Callahan, Benny Faygan, Kwasi Mensah, Gib Veconi, Princess Benn-James, Dr. Sarah Lazar, Peter Krashes, Karen Gray, Cathy Iselin, Pierre Albert, Frances Langley, Briana Peppers, Jack Robinson, Kim Robinson, Mark Thurton, Mimi Mitchell, Irsa Weatherspoon, Audrey Taitt-Hall, Kevin Williams, Cheryl Walcott, Norman Oder, Daniel Wong, Bill Oelsner, Nadine Oelsner, and Richard Lobel.

The committee discussed ULURP applications C230157ZMK, C230159ZSK and N230158ZRK, 962 Pacific Street.

The applicant is pursuing a zoning map amendment, text amendment, and ZR74-533 special permit to facilitate a new, mixed-use development including 154,000 square feet (SF) of total floor area, with approximately 150DUs (38-45 MIH), 8,500 SF of community facility space, and 9,000 SF of commercial space, is being sought by HSN Realty Corp. The Proposed Actions are a Zoning Map Amendment to rezone the Project Area (Block 1133, p/o Lot 13) from an M1-1 zoning district to an (MX) M1-4/R7A special purpose zoning district, a Zoning Text Amendment to establish a Mandatory Inclusionary Housing (MIH) area coterminous with the rezoning area, and a Zoning Special Permit to waive parking spaces pursuant to the New York City Zoning Resolution (ZR) 74-533 in the Crown Heights neighborhood of Brooklyn Community District 8.

The committee created the following resolution for the application:

With respect to the applications C230157ZMK, C230159ZSK and N230158ZRK by HSN Realty Corporation regarding a proposed rezoning of block 1133, lot 13, the Committee recommends not supporting the applications until the following conditions are met:

- That MIH Option 2 be removed from the applications, and MIH Option 3 be added.
- That the applicant make a binding commitment that the property will provide not less than the following affordable apartments:
  - 30 units for incomes up to 40% area median income (AMI);
  - 8 units for incomes up to 60% AMI;
  - 15 units for incomes up to 80% AMI;
  - to restrict the use of ground level floor area of at least 8,530 sq. ft. of ground floor space and 19,000 sq. ft. of below grade floor space to targeted non-residential uses;
  - to designate a third party non-profit industrial development organization acceptable to the Friends of Community Board 8 with the authority to approve new leases for the restricted floor area, consistent with the goal of expanding career pathways that are accessible to existing residents without a college degree, and prioritizing Black-owned and M/WBE businesses as well as those that pay a living wage; and
  - to provide \$100,000 of funding to a local community-based organization for the purpose of providing anti-displacement services.

The committee voted 15 in favor, 3 opposed, with 1 abstention to support the above resolution in hopes that the full Board supports its recommendation.

A note that the resolution above reflects the vote of the committee on September 7th. Materials presented to the full board misstated the unit count for 40%/60%/80% AMI categories as 30/5/18; the committee's vote called for 30/8/15.

- This application comes in the context of the Atlantic Area Mixed Use Plan (AAMUP) rezoning and the work of MCROWN.
- The property owners, the Oelsner family, and their attorney Richard Lobel are present on behalf of the application.

The Chair asked if there were questions or comments from the community.

- Mr. Veconi reads a revised motion that mirrors a proposal sent to the Community Board and Land Use Committee members on the afternoon preceding the meeting. Mr. Veconi presents a motion, Mr. Delman seconds.
- Dr. Lazur clarifies that the resolution that was moved and seconded was not the motion passed by the committee.
- Mr. Witherwax clarifies by reading the ways that the motion differs from the resolution passed in committee.
  - Ms. Mitchell details the original offer from the developer:
    - 15 units at 45-56k in household income (40% AMI)
    - 8 at \$67k (60% AMI)
    - 15 at incomes above 90K (80% AMI)
    - She noted that the committee asked to double the 40% AMI units from 15 to 30.
- Ms Tyus asks the community to “focus on the present.” There is language in the proposal for Friends of CB8 to partner with groups to do job training.
- Mr. Gabriel asks for a breakdown of the number and size of units
  - Mr. Lobel says that the change is from 1, 2 and 3 bedroom units, to studios, 1 and 2 bedroom units.
  - Ms. Oelsner comments that the size and configuration of the lot. Trying to do 1, 2 and 3 bedroom units. May have “1 to 2 studios”, may have more than 150 units of housing. The project architect states- “At least the minimum size required by HPD,” work from home spaces, something “bespoke for the community”
- A member of the community comments that “Everything [the developers] promised is smoke”.
  - The architect clarifies that there are not only Community Benefits Agreements and restrictions to the deed.
- Ms. Laemmler asks why the property is so challenging. She is familiar with the property, and it is rectangular. The inability to speak to number and configuration of units is “a bit baffling”
  - “Sausage casing with a certain amount of meat” We don’t have enough height. If you end up with something that is too squat for your floor area, you spend too much on stairways & hallways. This will likely require us to go back to the drawing board.

- Community member asks about the anti-displacement services. What is the definition, where will they go?
  - Jay Marcus of the 5<sup>th</sup> Ave Committee responds: This neighborhood has gone through much larger rent increases because there is not a lot of rent stabilized housing stock. 5AC will find people in the community to reach out to to inform them of their rights. Protest landlords who don't follow the rules.
- Kaja Kuhl (AAMUP board member & resident): Steering Committee is not pleased with the first draft of AAMUP plan released by DCP. Important that this vote is in the context of neighborhood wide rezoning. Recent CBAs that were negotiated into deed that ultimately were not adhered to due to unforeseen particularities, the transfer of the property to a second party not bound by the CBAs.
  - Mr. Lobel notes that in several ways the building that is being proposed is smaller, less bulk, includes MCROWN spaces and displacement funds. Details at 1:07:30
- Community member asked a question about deep affordability. She is a teacher. How do you make something “Deeply realistically affordable.”
  - Deep affordability defined by state law.
- Edward Delman, three questions: Anti-displacement funds are only 50K. Who has the right to enforce the promises in the deed? A previous development was not vested, a development superseded the previous.
  - Enforcement: Previously, Friends of Community Board 8 had the enforcement authority. It will come back to the community board to review. CB8 must affirm before other signatories (like FAC)
- Lashawn (Community member) We are being asked to choose the lesser of two evils. Sometimes it feels like opposing a bad initiative feels like getting in the way of people who desperately needed housing. The existence of a displacement fund implies that this development will create displacement, because of the majority market-rate apartments.
- Ms. Mitchell offers an amendment that if the number of units increases, that the ratio of affordable units be maintained as proposed in the amendment. The amendment is accepted by Mr. Veconi and maintained his second. Motion fails 17 in favor, 7 opposed with 11 abstentions.

After continued discussion and several other action items, the board revisited this item in order to have a successful resolution. Mr. Veconi made a motion to withhold support for the application until the following conditions are met:

- 1) That MIH Option 2 be removed from the applications, and MIH Option 3 be added.
- 2) That the applicant make a binding commitment
  - a. that the property will provide not less than the following affordable apartments:
    - i. 18% units for incomes up to 40% area median income (AMI);
    - ii. 3% units for incomes up to 60% AMI;
    - iii. 11% units for incomes up to 80% AMI;

- b. to restrict the use of ground level floor area of at least 8,530 sq. ft. of ground floor space and 19,000 sq. ft. of below grade floor space to targeted non-residential uses;
- c. to designate a third party non-profit industrial development organization acceptable to the Friends of Community Board 8, Inc. with the authority to approve new leases for the restricted floor area, consistent with the goal of expanding career pathways that are accessible to existing residents without a college degree, and prioritizing Black-owned and M/WBE businesses as well as those that pay a living wage; and
- d. to provide \$50,000 of funding to a local community-based organization for the purpose of providing anti-displacement services.

The motion was seconded by Dr. Lazur and carried with a final vote of 29 in favor, 3 opposed, with 2 abstentions.

*Chair of SLAC Irsa Weatherspoon asked Vice Chair Robert Witherwax to present the action items:*

**SLAC**

The SLAC committee met on Monday, September 11, 2023 at Crown Heights Center for Nursing and Rehabilitation located at 810 St. Marks Avenue. In addition to the Chair Irsa Weatherspoon, present were: Robert Witherwax, Vice Chair, Akua Aidoo, Gail Muhammad, Tamika Gibbs, Jennifer Jordan, Xeerxeema Jordan, Mimi Mitchell, Roger Myers, Robert Puca, Nicole Tetrault, and Gib Veconi.

The committee discussed the following liquor license applications:

**1. Renewal application for Dorsett, 675-677 Washington Avenue (between St. Marks Avenue and Prospect Place) – Full license catering hall/event space.**

Dorsett was invited to the SLAC meeting to address and defend against several community complaints on the year (unfounded by 77<sup>th</sup>), with one violation issued for selling alcohol to a minor over this summer (issued by 77<sup>th</sup>).

The committee voted 11 in favor to support the renewal application with the stipulation that the outdoor seating area close at 10 PM Sunday through Thursday and 11 PM Friday and Saturday. The applicant agreed to the stipulation, and the committee hopes the full Board supports its recommendation.

There were no questions or comments on the item. Mr. Gabriel made a motion to support the committee's recommendation. Mr. Staton seconded the motion, and the item passed with a final vote of 32 in favor, 0 opposed, with 2 abstentions.

**2. New application for Alhambra, 147 Utica, (between St. Marks Avenue and Prospect Place) – Full license**

Details of the application are as follows:

- Café /bookstore / bar with hours of operation of 8 AM to midnight Sunday through Thursday, and 8 AM to 2 AM Friday and Saturday
- 18 seats with 14 additional at the bar with a maximum capacity of 40
- Two outdoor seating areas: a rear yard with 18 seats proposed to operate from 8 AM to midnight; an open restaurants street seats sidewalk café with 6 seats and proposed hours of 8 AM to midnight.

The committee voted 12 in favor to support the application with the following stipulations:

- a. Alcohol service should not begin before 2PM Monday through Friday, or before Noon on Saturday and Sunday
- b. Hours of operation for all outdoor locations to cease by 10 PM Sunday through Thursday and 11 PM Friday and Saturday

It hopes the full Board supports its recommendation.

The Chair asked if there were questions or comments from the community. Hearing none, Dr. Lazur 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 2 abstentions.

### **3. New application for Kami Asian, 383 Flatbush Avenue (Sterling Place and Plaza Street East) – Beer/wine/cider license**

Details of application are as follows:

- Sushi restaurant that has been in operation for almost 10 years. Previously held a liquor license from 2013 to 2017
- Hours of operation Noon to 11 PM Sunday; 11 AM to 11 PM Monday through Saturday

The committee voted 12 in favor to support the application as presented. It hopes the full Board supports its recommendation.

The Chair asked if there were questions or comments from the community, hearing none, Ms. Gibbs 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 2 abstentions.

### **4. New application for Farm.One, 625 Bergen Street (between Carlton Avenue and Vanderbilt Avenue) -- Farm Brewery license**

Details of the application include:

- Indoor vertical farm that will manufacture up to 75,000 barrels of beer or cider annually (ABC law 51-a, ABC 103)
- Will be able to see other NYS farm brewery products
- Hours of operation 11 AM to midnight daily

- Open restaurants street seat sidewalk café with 12 seats to operate 11 AM to 10 PM daily

The committee voted 11 in favor with 1 recusal to support the application with the stipulation that the garage door closes by 10 PM daily, and hopes the full Board supports its recommendation.

The Chair asked if there were questions or comments from the community. Hearing none, Mr. Staton made a motion to support the committee's recommendation. The motion was seconded by Ms. Mitchell and carried with a final vote of 32 in favor, 2 opposed, 0 abstentions, with 1 recusal. Please note that the vote had to be amended after the fact as a member requested to change their vote to avoid a conflict of interest the following day.

- Capital & Expense Budget: Treasurer Drew Gabriel speaks to new processes and asked for submissions.

Ms. Tyus proposes that Community Board look for a permanent home, in partnership with Weeksville Heritage Center the agency next door to the CB8 district office.

Peter Anekwe requested additional lighting for Hampton Place between Park & Sterling & St. Johns.

Ian Browning stated that Brower Park Skate Park is deteriorating and is need of resurfacing. He estimates the cost to be \$10-15K.

After a brief public comment period. Chair Weatherspoon thanked everyone for attending and adjourned the meeting at 9:15p.m.

Submitted by Robert Callahan, Recording Secretary

#### GUESTS PRESENT

|                   |                         |                  |
|-------------------|-------------------------|------------------|
| Jennifer Jordan   | Katrina Thomas-Markland | Sandra Barrett   |
| Ian Browning      | Valerie Nero-Reid       | Omowale Adewale  |
| Peter Krashes     | Petula Hanley           | Asar John        |
| Meron Tebeje      | Daniel Wong             | Duke Saunders    |
| Laura kajas       | Den Gordon              | Kaja Keuhl       |
| Karen Gray        | Marc Gordon             | Watler Thompson  |
| Matthew Green     | Elaine Weinstein        | Diana Thompson   |
| Brian Kelly       | Cathy Iselin            | Peter Anekwe     |
| Lennie Owes       | Jonathan Marable        | Nathan Turner    |
| Vincent Dong      | Alicia Pritchard        | Tallela W.       |
| Uma Bhandaram     | T. Thompson             | Yvette Moore     |
| J. Buseche        | Nicole Laemmle          | Christopher John |
| WM Oelsner        | Albert Appleton         | Jay Marcus       |
| Nadine Oelsner    | B. Braham               | Lynda Balsama    |
| Audrey Taitt-Hall | Norman Order            | John Dewind      |
| Anu Heda          | Michelle Smith          | John DeWolfe     |

Hannah Whitney  
Emma Cramer  
Jacob Frantz  
Lula Staton  
Claire Bird-Scott  
Roger Myers  
LaShawn Springer

Anne Pruden  
Daron Hudson  
Seymour Gayle  
Denise Jarrett  
Raymond Spaulding  
Lynn Kinsey  
Gail Doran

Diana Foster  
Chanelle Dorsett  
Amy Drakeman  
Sharon Kinney  
Tammy Meadows