

**Community Board 8
Webex Virtual Meeting
November 10, 2021**

Members Present

Kiermoni Allison
Glinda Andrews
Desmond Atkins
Lisa Atkinson
Gail Branch-Muhammad
John Buckholz
Robert Callahan
Nora Daniel
Kevin Farley
Andrea Ferris
Drew Gabriel
Tamika Gibbs
Nizjoni Granville
Xeerxeema Jordan
Regina Kinsey
Frances Langley
Sarah Lazur
Mireille Lemaine
Kwasi Mensah
Kalvis Mikelsteins
Alicia Nosenzo
Fior Ortiz-Joyner
Robert Puca
Yahya Raji
Celene Rosado
Adam Sachs
Brian Saunders
Audrey Taitt-Hall
Mark Thurton
Greg Todd
Ethel Tyus
Gib Veconi
Irsa Weatherspoon
Robert Witherwax
Deborah Young

Members Absent/Excused

Princess Benn-James
Julia Boyd
Gerri Buchanan
Aisha Dotson
Dian Duke
Fred Frazier
Igenie Harris-Blenman
Marva Henry
Elaine Mahoney
Meredith Staton
Yves Vilus
Kimberly Watson
Vilma Zuniga

Elected Officials Present

Councilwoman Alicka Ampry-Samuel

Elected official representatives

Kim Robinson, Councilwoman Ampry-Samuel
Raul Rothblatt, Councilman Cornegy
Petula Hanley, Assemblywoman Zinerman
Khalid Jemmott, Assemblywoman Richardson
Arna Lipkind, Councilwoman Cumbo
Orlando Ross, Congresswoman Clarke
Karen Chambers, District Attorney Gonzalez

Agency representatives

Frank Fontana, Dept. of Buildings

CB8 Staff

Michelle George, District Manager
Julia Neale, Community Coordinator

The regular meeting of Community Board 8 was called to order by Ms. Irsa Weatherspoon, Chairperson, at 6:20 PM. Ms. Weatherspoon asked for roll call.

The acceptance of the October minutes was tabled due to an untimely submission by the Secretary. Important information and correspondence have been emailed to the community on a daily basis, and posted to the Board's website.

Ms. Weatherspoon opened the floor for elected officials, representatives, and public comments.

Mr. Orlando Ross from Congresswoman Yvette Clarke's office wished everyone a Happy Veterans Day and thanked all veterans and their family for their service and sacrifice. He informed the Board that there was a fire recently in the building that houses the Congresswoman's office that caused damaged to the office and several residential units. Thankfully, however, there were no casualties, and the focus has moved to assisting the tenants affected. He thanked everyone for their support during this time, and informed the community that a flier for an upcoming event on emergency preparedness held in conjunction with the American Red Cross would be emailed to the district office for distribution.

Ms. Arna Lipkind from Majority Leader Laurie Cumbo's office sent regards from the Councilwoman, who was participating in one of her last few meetings earlier in the day. The Councilwoman is winding down from an active 8 year term and is looking forward to the new administration and new electeds taking over. The office will send update newsletters over the course of the next few weeks highlighting many of the accomplishments of the last 8 years. The Councilwoman is still planning on a turkey giveaway at the Bedford Union Armory, and there will be a toy giveaway the Saturday before Christmas at the Brooklyn Children's Museum.

Ms. Kim Robinson from Councilwoman Alicka Ampry-Samuel's office thanked all veterans for their service in honor of Veteran's Day. She also wished everyone a happy and safe Thanksgiving holiday. She announced that the office will remain open as the Councilwoman's term winds down, and staff can still address any issues that constituents may have.

Mr. Raul Rothblatt from Councilman Robert Cornegy's office announced that the term-limited Councilman introduced 3 pieces of legislation today despite his term winding down. One of the pieces of legislation is centered on Third Party Transfer (TPT), which is a complicated law to fix that started in the 1990s and led to the loss of numerous homes in black and brown communities for minor issues. Councilman Cornegy continues to sponsor Wellness Wednesday Food Distribution at Restoration Plaza. Despite other organizations winding down on food distribution, Councilman Cornegy and staff understands that there are still quite a large number of individuals in need of food assistance services. Food is distributed every Wednesday from 11 AM until food runs out.

Ms. Petula Hanley from Assemblywoman Stefani Zinerman's office wished all veterans and their families a Happy Veteran's Day and thanked them for their service and sacrifices. On Monday, November 5th, there will be a hearing of the Labor Committee on emerging employment trends that came out of the ongoing Covid-19 Pandemic. Interested individuals can join virtually. Additionally, the Assemblywoman will be hosting a Friendsgiving Celebration this year at Restoration Plaza on November 23rd from 6-8 PM. In addition, the Assemblywoman will

participate in the Fulton Street BID activities this year and will sponsor a holiday lighting competition. Ms. Hanley concluded, wishing everyone a happy and healthy holiday season.

Mr. Khalid Jemmot from Assemblywoman Diana Richardson's office wished everyone a happy and healthy holiday season, and announced that the Assemblywoman will host a Harvest Festival on Nostrand Avenue on November 20th. Vendors will be present along with health officials to dispense information and perform various health screening.

Mr. Frank Fontana from the NYC Dept. of Buildings announced that the Local Law 152 Gas Inspections opens on January 1, 2022, and carries a one year filing period. All homeowners in District 8 that owns a home of at least 3 families, must have a licensed plumber inspect all exposed gas piping from point of entry of gas piping into the building, including building services meters, and all gas piping in public spaces, hallways, corridors, and mechanical and boiler rooms. This does not include gas piping within apartments. You will have 180 days to fix any issues found.

Ms. Karen Chambers from Kings County District Attorney Eric Gonzalez's office announced that the DA is spearheading a turkey giveaway this coming Saturday, November 13th at Betsy Ross Park in Brownsville starting at 11 AM until turkeys run out.

A representative from the 77th Precinct announced that the precinct currently has two victim advocates that can assist individuals with speaking to detectives, getting information on filing police reports and order of protections, and also assisting with obtaining resources if they are in trouble or need to leave violent situations. Every precinct has at least one such advocate on duty each day.

Ms. Weatherspoon thanked everyone for their updates and announcements and asked Councilwoman Alicka Ampry-Samuel to give an update on the 41st Council District and also to swear in the Board's new officers.

Councilwoman Alicka Ampry-Samuel

Councilwoman Ampry-Samuel asked all newly elected Executive officers and newly appointed Community Board 8 members to raise their right hand and repeat after her as she read the Oath of Office. She congratulated new members on their membership and hoped that they all had a successful tenure on the Board, and she thanked the Executive officers for their willingness to serve in an official capacity as a volunteer member.

Councilwoman Ampry-Samuel stated that the winding down of her term is bittersweet as there are still many things she had wanted to accomplish in the council. However, in her new role as HUD Regional Director, she will continue to focus on housing equity and affordable housing in the city. She stated that she appreciates the work of members and volunteers that seek to improve the quality of life in their community.

Ms. Weatherspoon thanked Councilwoman Ampry-Samuel for her service and wished her well in her future endeavors and opened the floor for public comments.

There was a discussion about the continued absence of the chat function at meetings. Ms. Weatherspoon stated that the chat would remain disabled during general meetings, Land Use Committee meetings, and SLA and Sidewalk Café Review Committee meetings. Community members can continue to either use the raise hand feature or physically raise their hand to make a comment or ask a question. All links or any information can be sent directly to District office for distribution.

Ms. Weatherspoon then opened floor to the Public Hearing on the committee action items.

Public Hearing

SLA and Sidewalk Café Review Committee (SLAC) – Ms. Irsa Weatherspoon, Chair

Mr. Witherwax reported that the SLAC Committee met virtually on Monday, November 1, 2021 via Webex. The committee discussed the following:

1. Renewal Applications
 - a. Memphis Seoul, 569 Lincoln Place [corner Franklin] – Beer/wine/cider (recorded music)
Approved with conditions: No outdoor sound, no reserved parking, and applicant must agree to work with the community.

The committee voted to support the application 12 in favor, 1 opposed.

- b. Lowerline, 794 Washington Avenue [Sterling/St. John's] – Beer/cider (recorded music, open restaurants street seat)

The committee supported the application as presented and voted unanimously with 13 in favor.

The committee hopes the full board will support its recommendation to support the two applications as espoused above.

2. New Application for “Please and Thank You Hospitality” d/b/a Elliott
571 Lincoln Place Store #2/788 Franklin Avenue – Full License with recorded music, open restaurant street seat listed on application

Details include:

- Establishment closed by midnight daily, opening at 11 AM Sat/Sun; 4 PM Mon-Fri
- Max patron capacity is 27 interior, with two open restaurant seats for the corner establishment adding additional seats. The sidewalk of Franklin Avenue side seating is 27'6x4, with an additional 12x8 space on the roadway. The open restaurant seating adds an additional 28 seats.
- The street seating will close by 10 PM daily and will open at the same time as the establishment.

The committee voted to support the application 11 in favor, 1 opposed and hopes the full Board supports its recommendation.

Ms. Weatherspoon asked for public comments or questions from the community. Hearing none, she asked for questions or comments from community board members. Hearing none. Dr. Lazur made a motion that the board support all three applications as presented. The motion was seconded by Ms. Atkinson. The motion passed with a final vote of 33 in favor, 0 opposed, with 1 abstention.

The next meeting of the SLAC committee will be held on Monday, December 6, 2021 via WebEx. All are invited to attend.

Land Use

Mr. Veconi, Secretary of the MCROWN Subcommittee, made a brief presentation on the original vision for the MCROWN zone as well as the Board's adopted resolution, both of which can be found on the CB8 website. The presentation was made to put the Committee's action items into context. There was extensive discussion from members and the community about planning and development before moving into the actual action items.

The Land Use committee met on Thursday, November 4, 2021 via Webex. The committee discussed the following:

1. 870 Atlantic Avenue, ULURP application No.C210260ZSK, C210335ZMK, N210336ZRK

The applicant proposes a series of land use actions to rezone an existing M1-1 zoning district to a C6-3A (R9A equivalent) zoning district in the Prospect Heights neighborhood within Brooklyn Community District 8. The proposed Project Area consists of Block 1122, Lots 11, 12, 14, 15, 16, 21, 26, and p/o 10 (the "Project Area").

The following actions are proposed:

1. a zoning map amendment to change the existing M1-1 zoning district to a C6-3A zoning district;
2. a text amendment of Zoning Resolution ("ZR") Appendix F: Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas for Community District 8, Brooklyn, to establish a Mandatory Inclusionary Housing ("MIH") Area with Option 2 and the Workforce Option to provide maximum flexibility;
3. a text amendment to modify ZR § 35-66 to permit a minimum 20-foot sidewalk along Atlantic Avenue and;
4. a special permit pursuant to ZR § 74-533 to reduce the number of required accessory parking spaces.

The proposed actions would facilitate the development of 870-888 Atlantic Avenue with a new seventeen-story mixed residential, commercial and community facility building with

approximately 228 dwelling units, including approximately 69 permanently affordable units and local retail.

After much discussion and a few failed motions, the recommendation that came out of committee is the following:

The Land Use Committee recommends that the application be withdrawn in favor of a neighborhood-wide re-zoning (the MCROWN proposal). If that is not possible, the committee recommends the following possible scenarios as options to ensure we (the Community) make use of the direction and preserve our options in telling participants in the ULURP process what our preferences are.

1. That the applicant withdraws its applications, and files a zoning text amendment to create a contextual variation of the existing C6-1 zoning district with required non-residential frontage consistent with the regulations of the Special Enhanced Commercial District (SECD), with base FAR of 6 and incentive FAR of 1 for non-residential use.
2. If (1) is not possible, that in lieu of the proposed C6-3A district, lots 10, 11, 12, 14, 15, and 16 be rezoned C6-2A, matching the zoning of lots 9 and 10; that all lots be mapped MIH option 3; and that the following further action be taken:
 - a. That the applicant make a binding commitment to restrict use of a minimum of 4,700 square feet of floor area to UGs 7B, 8B, 9A, 11, 16A, 16D, 17B, and 18A; to offer required affordable apartments under MIH Option 3; to limit building height to fifteen (15) stories.
 - b. If (a) is not possible, then the applicant makes a binding commitment subject to the establishment of C6-2A zoning to restrict residential use on the lots to 5.2 FAR.
 - c. If (c) is not possible, the lots be rezoned C4-5D.

The committee voted to approve this motion with 12 in favor with 10 opposed.

Ms. Weatherspoon asked for any comments or questions from the public, hearing none. She asked for any comments or questions from community board 8 members. Dr. Lazur stated that the language that was read in the public hearing action items is not the language the Land Use committee approved on Thursday. She was informed that the language from the action item was obtained via the Land Use video recording as the original language that was circulated to the committee prior to the Land Use meeting was rejected by the committee. The motion read was the final approved motion based on the recording.

Mr. Witherwax stated that the language of the motion is clear: that the Board supports that the application be withdrawn verses the application being rejected.

Mr. Veconi made a motion to support the committee's recommendation. The motion was seconded by Ms. Branch-Muhammad and carried with a final vote of 22 in favor, 7 opposed, with 5 abstentions.

2. ULURP application No. C210386ZMK, C210379ZSK for 1034 – 1042 Atlantic Avenue

The presentation in brief:

A private applicant, EMP Capital Group, seeks a zoning map amendment, a zoning text amendment, and zoning special permit in Community District 8, Brooklyn to facilitate the development of a 17-story mixed-use building containing approximately 210 DUs (52-63 MIH), approximately 2,580sf of community facility floor area, and 11,900sf of commercial floor area to a total of 172,800sf (7.2 FAR).

After much discussion and a few failed motions, the recommendation that came out of committee is the following:

The Land Use Committee recommends that the application be withdrawn in favor of a neighborhood-wide re-zoning (the MCROWN proposal). If that is not possible, the committee recommends the following possible scenarios as options to ensure we (the Community) make use of the direction and preserve our options in telling participants in the ULURP process what our preferences are.

That the applicant removes lots 29, 33 and 40 from its applications, and files a zoning text amendment to create a contextual variation of the existing C6-1 zoning district with required non-residential frontage consistent with the regulations of the Special Enhanced Commercial District (SECD), with base FAR of 6 and incentive FAR of 1 for non-residential Use.

If this is not possible, that in lieu of the proposed C6-3A district, lot 40 be removed from the application; that all lots be mapped MIH options 1 and 3; and that the following further action be taken:

- a. That the applicant make a binding commitment to: restrict use of a minimum of 5,400 square feet of floor area to UGs 7B, 8B, 9A, 11, 16A, 16D, 17B, and 18A; to offer required affordable apartments under MIH Option 3; and to limit building height fronting Atlantic Avenue to fifteen (15) stories.
- b. If (a) is not possible, that lot 40 be removed from the application, and the applicant make a binding commitment subject to the establishment of C6-2A zoning in lieu of the proposed C6-3A zoning to restrict residential use on lots 29 and 33 to 5.2 FAR.
- c. If (b) is not possible, the lots be rezoned C4-5D.

The committee voted 12 in favor with 11 opposed on this motion.

Ms. Weatherspoon asked for any questions or comments from the community. Hearing none she then asked for questions or comments from community board members. Hearing none, Mr. Veconi made a motion to support the committee's recommendation. The motion was seconded by Ms. Atkinson and carried with a final vote of 22 in favor, 10 opposed, with 3 abstentions.

Ms. Weatherspoon thanked everyone for participating in the public hearing and asked for a report from the following committees:

Seniors – Ms. Gail Branch-Muhammad, Chair

Ms. Muhammad reported that the Seniors committee met on Wednesday, November 3, 2021 via freeconferencecall.com. In a very productive meeting, Mr. Brian Saunders, who serves as the Chairperson of the CB8 Economic Development Committee, spoke to members about the importance of small businesses in the community. Mr. Saunders is also the President of the 77th Precinct Community Council, and he encouraged seniors to participate and become members of the precinct council, which will hold hybrid meetings with both in-person and virtual simulcasting.

The next meeting of the Senior's committee will be Wednesday, December 1, 2021 at 6:15 PM via freeconferencecall, details of which can be found on the CB8 website.

Parks – Ms. Glinda Andrews, Chair

Ms. Andrews reported that the Parks Committee met virtually on Tuesday, November 9, 2021 via Webex. Ms. Andrews announced that the St. John's Recreation Center has reopened, but all attendees must show proof of at least one vaccination shot. Membership to the center is currently free, but starting January 1st, membership fees will go back into effect. Please call the center prior to going as there are certain schedules that are being adhered to and sometimes, the center is open only for children.

Mr. Todd announced that three community gardens offer drop off services for food scraps. Imani Garden, Walt Shamel Garden, and Prospect Heights Farm all have drop off hours for food scraps.

The next meeting of the Parks Committee will be held on December 7th via webex, details of which can be found on the CB8 website.

Public Safety – Mr. Mark Thurton, Chair

Mr. Thurton reported that the Public Safety committee met virtually on Monday, October 25, 2021. The committee was given an update from the 77th Precinct on crime stats, noting that there were a number of homicides, but that crime is down overall. The committee joined with the Economic Development committee for a community walk on Nostrand Avenue to survey the small businesses. Members engaged with and interacted with businesses about their needs. Both committees plan to visit other commercial strips in the future.

The next Public Safety Committee meeting will be held on November 22, 2021 via webex. There will be an overview on fire safety by the FDNY as well as a representative from the District Attorney's office on how the DA will seek to impact and reduce violent crime. Details of the meeting can be found on the CB8 website.

Environment, Sanitation, Transportation (EST) –Mr. Robert Witherwax

Mr. Witherwax reported that the EST committee met virtually on October 26th via webex and will not meet again until January 25, 2022. In the meantime, four smaller subcommittees will meet to focus on and discuss particular issues and report back to the main committee at the January meeting.

Additionally, the January meeting will start the next phase of street co-namings, namely hearing from the community that will be impacted by the two co-naming requests before the committee at this time. If the community supports them, the EST committee should present action items at the February general meeting for the full board to vote.

Details for the January meeting can be found on the CB 8 website.

Economic Development – Mr. Brian Saunders, Chair

The Economic Development committee met virtually on Tuesday, November 9th via webex. Mr. Saunders thanked the members of both the Economic and Public Safety committees that participated in the Nostrand Avenue walk-thru. He stated that the walk-thru was successful in building relationships and gathering information from businesses.

Economic Development is an important committee, covering transportation, sanitation, and even public safety issues. Mr. Saunders asked the community to consider attending meetings and joining the committee. The next meeting will be held on Tuesday, December 14th at 6:15 via webex, details of which can be found on the CB8 website.

Ms. Weatherspoon congratulated Mr. Saunders on being elected as the new president of the 77th Precinct Community Council.

Youth and Education – Ms. Nora Daniel, Chair

The Youth and Education committee met last Wednesday, November 3, 2021 via WebEx. The committee discussed regrouping around its planned youth series to build on the success of the first series of careers in the music industry. The committee is planning another event on non-traditional career paths for youth.

The next meeting will be Tuesday, December 7th via webex. Members discussed holding a joint meeting with the Health committee to discuss the importance of vaccinations for children.

Health –Ms. Tamika Gibbs, Chair

In the absence of both Ms. Gibbs and Ms. Watson, Ms. Weatherspoon announced the next meeting of the Health Committee which will be held on Thursday, November 18th at 6:15 via webex.

Housing (Advocacy) – Ms. Nizjoni Granville, Chair

Ms. Granville reported that the Housing Advocacy committee met virtually on Wednesday, October 13, 2021 via webex. The committee discussed quite a few things, including individuals of color having difficulty with banks not being as responsive as they once were, especially in terms of refinancing. Also, Kim Robinson from Councilwoman Ampry-Samuel's office updated the committee with information on housing lotteries, making it clear that you must have all your documentation updated in the housing connect system, and if you get rejected, make sure to follow-up in the required time as to the why and offer solutions.

Dr. Lazur stated that the Housing committee continued discussing their opposition to the tax lien sale and discussed writing a letter to incoming electeds on the opposition and eliminating the lien sale.

The next meeting of the Housing Advocacy Committee will be held on Wednesday, December 8, 2021 at 6:15, details which can be found on the CB8 website.

Veterans – Ms. Nizjoni Granville, Acting Vice Chair

Ms. Granville reported that the Veterans committee met virtually on Tuesday, October 19, 2021 via webex. Mr. Doug Williams, Chair of the Veterans Committee for Community Board 3, attended and provided numerous contacts for future presenters at upcoming meetings. While discussing pressing issues facing veterans, it was discovered that homelessness is indeed a major problem, but it was also discovered that veteran's affairs are not as simple as many would believe they are. People automatically think veterans get a pension and automatic services, but like with every other job, veteran's pensions are based on the number of years of service. Many veterans may have fought in a sanctioned war but did not stay in the service long enough to receive a pension and are ineligible for many services. Additionally, some veterans have a hard time getting services as there is a growing number of landlords that do not want to work with veterans because the applications are "complicated." Moreover, there is conflicting information on veteran's tax exemptions.

Ms. Granville mentioned that she attended a Veterans parade and resource fair held over the weekend co-sponsored by Community Boards 3 and 16 in Bedford Stuyvesant. The next meeting of the Veteran's Committee will be held on January 18, 2022 via webex, details of which can be found on the CB8 website.

With no further issues to be discussed, Ms. Weatherspoon thanked everyone for attending the meeting. She wished everyone a Happy Veterans Day and a Happy Thanksgiving. She announced the next meeting of Community Board 8 will be held on Thursday, December 9, 2021

at 6:15 PM via webex, details of which can be found on the CB8 website. She then adjourned the meeting.

Guests

Dorothy Bembry-Guet

Jonathan Marable

Phyllis Grannum

Jennifer Jordan

Janet Collins

Raul Rothblatt

David Nussbaum

Yoel Teitelbaum

Richard Lobel

Ken Marable

Helen Beichel

Kevin Williams

Alessandra De Lima

Nick Liberis

Nathan Miller

Noah Bernstein

S. Walters

Carey Tan

A. Walters

Mary Woods

Todd Gayle

Richard Bearak

Nick Liberis

Spencer Heckwolf

Elie Pariente

Bart Hubbuch

Sherry

Shari

Call-in User (347200****)

Call-in User (347863****)

Call-in User (718771****)