

Community Board #4 Regular Monthly Meeting  
Wednesday, September 19, 2012  
Hope Gardens Multi Service Center  
195 Linden Street (corner of Wilson Avenue)  
Brooklyn, New York 11221  
6:00PM

The Chairperson, Ms. Julie Dent introduced herself and welcomed all in attendance to the Community Board #4 Wednesday, September 19<sup>th</sup> monthly board meeting at 6:20PM.

- Public Hearing Item -

1) POKO Partners, Mr. Kenneth Olson – Broadway Park Apartments, 839-845 Broadway  
Requesting a letter of Endorsement/Support for their application for low income housing tax credit for their mixed-use development with 31 rental apartments.

Mr. Olsen updated the board on the status of their 31 rental units (apartments) consisting of 1/2/3 bedroom units that is scheduled to be developed in the near future at 839-845 Broadway located near Broadway and Park Avenues in Brooklyn.

Under the original BSA request, they asked for endorsement of a variance for a planned 46 residential units. POKO Partners came before Community Board #4 and received a Letter of Support for a variance for a R7-A C4-2 overlay. The Board of Standards and Appeals approved their application for the variance; with the change of a R-6 zoning with a C-2 on the ground floor retail space. Thus, the ground floor will have space for 2 retail spaces. There will also be secondary use of the basement space and this space will consist of a coin operated laundry room with 3 washers and 2 dryers solely for the tenants of the building. The building will consist of (twenty) 20 - 2 bedroom apartments; 6 - 3 bedroom apartments, and (five) 5 - 1 bedroom apartments.

Of the 31 units, six (6) will be rented at 40% Area Median Income (AMI) and 6 will be rented at 50% Area Median Income (AMI); and the remainder will be rented at 60% Area Median Income (AMI). The total development costs for the residential portion of the project development is \$10,033,122.00. This development will be funded by using a 9% Low Income Housing Tax Credit Equity along with a Federal HOME subsidy to support the 10 units for the formerly homeless. The individuals and families who will reside in these units will receive assistance from POKO's support services partner. The permanent and construction financing will be sought through HPD.

The commercial part of the project has a total development cost of \$10,489,893. A portion of which will be financed through New Market Tax Credits.

A Dollar Tree (sometimes called "Deals") has given a letter of intent to take part of approximately 7,600 square feet of space for retail.

Building amenities will consists of indoor recreation space, residential lobby, mail room, bulk storage for residents, bicycle storage for residents, mechanical rooms, 2 elevators, associated machine rooms. There will be common laundries on the 5th and 7th floors, a recycling room, janitor closets, individual air conditioners, Con Ed, National Grid gas.

This project should hopefully provide affordable housing that will meet the needs of our community by providing high quality and affordable, environmentally friendly housing to low income earners of the community. POKO Partners also suggests that this project will bring permanent jobs to residents of our community.

POKO Partners is requesting a Letter of Support from CB #4 to continue in the acquisition of funding for this development.

Questions were entertained:

Rents will be: \$564-\$875 for a 1 bedroom apartment  
\$685-\$1059 for a 2 bedroom apartment

The Chairperson, Ms. Julie Dent asked the District Manager, Ms. Nadine Whitted to call the first roll call.

**Roll Call:** 27 members present constituting a quorum.

**Chairperson's Report:**

On behalf of the members of Community Board #4 the Chairperson, Ms. Julie Dent welcomed everyone in attendance to the beginning of the 2012-2013 season. She stated that she hopes that everyone will continue to work with the board as we endeavor to bring new developments, resources programs and in some instances changes to the community district. The work that is done is performed through advocacy and support of our residents, neighbors, community based-organizations, elected officials and the community.

Ms. Dent asked for the acceptance of the agenda with any necessary corrections. The agenda was accepted by Mr. Cyril Joseph and second by Ms. Elvena Davis. All board members present were in favor.

Ms. Dent asked for the acceptance of the previous meeting's minutes with any necessary corrections. The previous meeting's minutes was accepted by Ms. Martha Brown and second by Rev. Grace Aytes. All board members present were in favor.

Ms. Dent asked that the Elected Officials and /or their representatives introduce themselves and state their respective address and telephone numbers.

- 1) Ariel Salazar Representing Councilmember Diana Reyna, 217 Havemeyer Street, 2<sup>nd</sup> Floor, 718-963-3141
- 2) Evelyn Cruz Representing Congresswoman Nydia Velasquez, 268 Broadway, Brooklyn, NY 718-599-3658
- 3) Barbara Medina Representing Assemblyman Rafael L. Espinal, 840 Jamaica Avenue, Brooklyn, NY 718-235-5627

**Representatives from City, State or Federal Agencies:**

- 1) Bill Fitchett, FDNY Battalion Chief – Battalion 28, 392 Himrod Street, 718-965-8328
- 2) PO D. Franco – 83<sup>rd</sup> Precinct, 480 Knickerbocker Avenue, 718-574-1697
- 3) Mr. Boniface Wewe – Manager of the Brooklyn Public Library Washington Irving Branch, 360 Irving Avenue, Brooklyn, New York 11237, 718-628-8378
- 4) Magdalena Mangual, Wyckoff Heights Hospital Medical Center, 718-508-4669
- 5) Sgt. T. Caggiano – NYPD Community Affairs, Outreach Unit, 646-879-5179

Ms. Dent stated that as the Chair of the board her role is to officiate over the meetings and to make sure that the board's recommendations are sent to the appropriate agency. She represents the concerns of the board at the Brooklyn Borough Meetings, City Hall and wherever there is a need. Her colleagues and the committee chairperson also work very hard to make sure that the community's best needs are met. Like her the community leaders volunteer their time to serve the community. She introduced the Committee Chairperson of Community Board #4 for the 2012-2013 year.

- Laura Braslow – Arts and Cultural Committee (ACC)
- Elvena Davis – Civic and Religious Committee (CRC)
- Odolph Wright - Economic Development Committee (EDC)
- Eliseo Ruiz – Environmental Protection/Transportation Committee (EPT)
- Mary McClellan – Health, Hospitals & Human Services Committee (HHH)
- Martha Brown – Housing and Land Use Committee (HLU)
- Robert Camacho – Parks and Recreation Committee (PRC)
- Barbara Smith – Public Safety Committee (PSC)
- Raul Rubio – Sanitation Committee (SAN)
- Luise Olea (Senior Citizens Committee (SCC)
- Virgie Jones – Youth and Education Committee (YEC)

The Chairperson of each committee will host meetings and bring fourth information, recommendations and/or items for discussion, etc. Ms. Dent stated that she is looking forward to the work before us and encouraged the board members and the public alike to contact either her, the District Manager, Ms. Whitted or anyone from the executive team to bring issues to the board's attention.

**District Manager's Report:**

Ms. Nadine Whitted announced that the Community Board has finally moved to their new location as of Monday, July 16, 2012 to 1420 Bushwick Avenue, Suite 370, Brooklyn, New York 11207-1422.

Saturday, August 18, 2012 – HIV Testing Day

Ms. Whitted hosted along with the HHH Committee and community partners:

- ❖ Woodhull Hospital
- ❖ Wyckoff Heights Medical Center
- ❖ NYC Department of Health and Mental Hygiene
- ❖ Institute for Community Living

The event was very successful and there are plans to schedule another event next year. The location will be forthcoming.

Ms. M. Mangual from Wyckoff Heights Hospital Medical Center stated that 24 people were test for HIV. Two people tested positive and two people found out that they had other health issues that needed attention.

The HIV testing was held at Thomas Boyland Park. Ms. Whitted stated that some of the residents living in the area expressed their appreciation for thinking about them.

The District Manager stated that if there is a subject matter that someone would like to bring to the attention of a committee, they should speak to the committee chairperson or herself.

### **Committee Reports**

**Housing & Land Use Committee (HLU):** Ms. Martha Brown, Committee Chairperson, Tuesday, August 28, 2012, 6PM Location: 1420 Bushwick Avenue, Suite 370

Member Attended: Martha Brown, Robert Camacho, Rev. Matthew Rae, Julissa Gonzalez, Cirilo Nunez, Freddy Fowler, Julio Salinas, Cyril Joseph, and Takiyah Ali

Others in Attendance: Ms. Nadine Whitted, Ms. Nadine Briggs of Housing Bridge and the Direct of Housing Bridge's Putnam Avenue Service Office and Mr. Ken Olsen of POKO Partners Development

#### **Item discussed:**

- 1) POKO Partners - See public hearing item
- 2) Housing Bridge, 652 Willoughby Avenue, Brooklyn, New York 11206

Presentation by Ms. Nadine Briggs, Program Director -

Housing Bridge was organized in 2006 to create transitional housing for homeless families. Two years ago Housing Bridge appeared before the board regarding a facility in Bushwick located at 1027 Putnam Avenue.

Ms. Brown stated that as per the Mayor's directive, Community Board's input is no longer accepted in instances of transitional shelters for homeless and homeless facilities.

Housing Bridge opened a 16 unit facility at 38 Cooper Street between Broadway & Bushwick Avenue. Housing Bridge's representatives met with the HLUC to advise of the facility at 38 Cooper St. that has been opened already. They also have facilities at 124 Stuyvesant Avenue, 433 Van Siclen Avenue, 1325 St. Johns Place, 389 Chauncey Street, 640 Lafayette Avenue and some other facilities located in Queens. Housing Bridge appears to have a good track record with the DHS, and is known for keeping their facilities quiet, drug free, noise free, unobtrusive to the community in which they serve, below is a listing of the services at this new facility:

- Applicants come from the City Homeless Shelters
- Cooper Street opened in August 2012
- The facility has 16 families of these 7 families are employed
- Everyone in the family receives services
- Building has 24 hour surveillance with camera on site and security on site
- Units are checked day and night
- Parents are encouraged to take their children to the park and public facilities for recreation
- Bed check is at 9-10 pm daily
- Residents must be in compliance with the rules, they must show passes
- 6-9 month timeline for residents, they should be out on their own within this time
- Residents must save 30% of the earned income and this is monitored, residents are taught stability, independence
- If the family is problematic, they are moved to another more securely supervised shelter. Housing Bridge works with ACS to keep stability within the family

Housing Bridge's employees are from the communities within which their facilities are located. HLUC recommended that Housing Bridge let the 83rd Pct. know that they are there. That particular block of Cooper Street can be quite problematic with drugs and crime problems, therefore, it was suggested that the directors stay in touch with the 83rd Pct. Community Relations Officers.

**Public Safety Committee (PSC):** Ms. Barbara Smith, Committee Chairperson, Tuesday, September 10, 2012, 6:00PM, Location: 83<sup>rd</sup> Pct., 480 Knickerbocker Avenue  
Members Attended: Barbara Smith, Freddy Fowler, Rev. Grace Aytes, Avellar Hansley, Linda McKinley, Mary McClellan, Miriam Lamboy, Gladys Pullga, Takiyah Ali, Victoria Fernandez, and Joanne Grant  
Others in Attendance: Nadine Whitted, PO Franco & PO Cubells (83<sup>rd</sup> Precinct),

**Item Discussed:**

Request for NYS Liquor Authority Licenses

- 1) Loma Coffee Shop Inc., 941 Broadway – Approved
- 2) Azul Tequila Restaurant Corp., 1429 Myrtle Avenue – On Hold
- 3) Dinorah's Bar and Grill, 1260 Myrtle Avenue – Not Approve at this time
- 4) El Salvador Restaurant # 11 Corp., 276 Knickerbocker Avenue – Approved
- 5) Two 80 Café & Lunch, 280 Knickerbocker Avenue – Approved
- 6) Vecinos Deli Grocery Corp., 259 Wyckoff Avenue – Withdrawn – On Hold

**Recommendations:**

1) Ms. Martha Brown: POKO Partners request a Letter of Support from Community Board #4 to continue in the acquisition of funding for the development located at 839-45 Broadway. The HLU Committee recommends that CB No. 4 support this development and give POKO Partners another Letter of Support within the parameters of their current request for funding.

The HLU Committee also request that include in the letter of support that Community Board 4 be a part of the lottery selection.

The motion to send a letter of support to POKO Partners was made by Mr. Cyril Joseph and second by Mr. Freddy Fowler. All board members present were in support. Motion moved.

2) Ms. Barbara Smith: Recommendation as stated in report. Item # 2 – On hold; Item # 3 – Not Approved; Items # 1, 4 & 5 – Approved; Item #6 Application has been withdrawn and is not be voted on at this time. The PSC recommends approval of items # 1, 4 & 5 at this time.

The motion to accept the PSC recommendations as stated in the report was made by Mr. Robert Camacho and second by Mr. Cyril Joseph. All board members present were in favor. Motion moved.

**Announcements:**

Mr. Robert Camacho, President of Bushwick Improvement Society, Inc., Horace E. Greene early Childhood development center located at 600 Hart Street, Brooklyn: Is requesting your support and participation at their press conference on Monday, September 24, 2012 at 10:00AM. The Administration of Children Services has decided to dismantle the agency that has served the children and families for over 40 years.

PO D. Franco, 83<sup>rd</sup> Precinct: NYPD/Office of Brooklyn Borough President: NYPD Juvenile Justice Division /Youth Services Youth Resources Fair - Brooklyn Borough Hall - Thursday September 27, 2012, 209 Joralemon Street, Between Court Street & Adams Street at 5:00PM to 8:00PM

Brooklyn Summit and Youth Memorial

- \* Tragedy to Triumph Awards
- \* Teen Summit
- \* Panel Discussion "Where do we go From Here?"
- \* Tribute
- \* Reception and Performances

NYPD Explores, PAL, Educational Workshops, After School Programs, Health Programs, Mentoring, Job Opportunities, and much more

For more information please contact: Sgt. K. Michael at 718-834-8855 or [Kerrissa.Michael@NYPD.org](mailto:Kerrissa.Michael@NYPD.org)

PO D. Fox / PO A. Hammutoglu at 718-339-9792

Please register at <http://www.surveymonkey.com/s/brooklynsummit> or call 718-802-4488

On September 15, 2012, The District Attorney's Office and Councilwoman Diana Reyna's Office along with the Police Department: "Gun Buyback" was held at 455 Evergreen Avenue. At the event 85 fire arms was collected.

Transitional Homes: Even though the community board does not have a say on the transitional homes in the community, as a community you do have a say so. Call your Elected Officials to let them know how you feel about the transitional homes in the district.

For quality of life issues please call the 83<sup>rd</sup> Pct. Community Affairs Unit so that they can be address.

Regarding the PSC, PO Franco asked that the community monitor the bodegas in the district. With the lounges and bars that are coming up, the quality of life issues are very important. If there is a quality of life issue with anyone of them please call the 83<sup>rd</sup> Pct. Community Affairs Unit. The Police Department is not looking to close any bodega, however there are rules and standards that each bodega must abide by.

Mr. Boniface WeWe, Brooklyn Public Library: "Your Voices Were Heard!!!" Thank you for speaking up and showing your dedication to the Brooklyn Public Library. City Council Officials have saved our funding, helping to keep the libraries open and ensuring that we can continue to offer free programs and valuable services for all our communities. All the libraries are open!!! To all the Elected Officials, Assembly Persons, Council Members "Thank you".

National Council of Negro Women, Inc.: Celebrating 50 years – "Recognizing the Past, Harnessing the Present, Envisioning the Future" Cordially Invites You to Their 50<sup>th</sup> Anniversary our Past Presidents, Saturday, October 27, 2012, from 12PM to 4:00PM at Antun's, 96-43 Springfield Blvd., Queens Village, NY  
Donation: \$70.00, Attire: Semi-Formal, RSVP by October 12, 2012  
Tickets: Wallicia Hayes 718-771-2298 or Ida Gertman – 347-384-5186

Child Healthy Plus: Free or Low Cost Health Insurance for children up to 19 years old. Family Health plus is Apply at: 265 Wyckoff Avenue between Menahan & Grove Streets from 9:00AM to 5:00PM Monday to Friday. Wednesdays until 7:00PM For more information call 718-366-1830

Violence Intervention & Treatment Program Presents Women's Group for Survivors of Sexual and Domestic Violence – This is a 12 week group in Spanish for women who are living in or who have survived physical, emotional or sexual abuse. Women are offered a safe place to discuss and share experiences, learn about the dynamics of abuse and warning signs.

You are not alone!!! Thursdays: September 13<sup>th</sup> to November 29, 2012 from 6PM to 8PM at New Jerusalem United Methodist Church, 484 Knickerbocker Avenue, Brooklyn, New York 11237  
For more information please contact Karina Cruz-Rodriguez at 718-906-3846

North Brooklyn Coalition – Against Family Violence in honor of Domestic Violence Awareness Month – is please to present "Our Annual Candlelight Vigil". Thursday, October 18, 2012 at 6:30PM

The vigil will consist of a march followed by a candle light ceremony featuring survivor speakers, community representatives, and family members impacted by domestic violence.

For more information & registration please visit: [www.2012vigil.eventbrite.com](http://www.2012vigil.eventbrite.com), 718-302-4073 or [info@northbrooklyncolalition.org](mailto:info@northbrooklyncolalition.org)

Evelyn Cruz, Assemblywoman Nydia Velasquez – Starting on January 2013 due to redistricting the Congresswoman's District will be changed to the 7<sup>th</sup> Congressional District instead of the 12<sup>th</sup>. In the process the Assemblywoman picked up 5,000 new apartments in public housing.

Ms. E. Cruz spoke about:

- The House of Representatives and the Senate coming to an agreement with regards to budget cuts.
- College loans will be cut
- Tax money paying for transitional housing when others are making money from it
- The 50 riches members of congress – Congress members are rich and getting richer, while the poor American people are on long lines trying to get cheese and crackers to feed their families
- Domestic programs are being cut, etc.

Something must be done and she encouraged everyone to make sure that they vote.

Boswyck Farms – Community Open House, October 7<sup>th</sup>, 2012 at 2PM to 5PM  
Come celebrate with us!!! @ The Bushwick Starr Theater (rooftop) Location: 207 Starr Street, 2<sup>nd</sup> Floor  
Take the L train to Jefferson Street Station

Mr. O. Wright – Save the date!!! Come celebrate Bushwick on August 16, 17 & 18 in 2013. More information to follow.

Ms. Julie Dent – Thanked everyone who donated to her cancer walk. “Making Strides against Cancer”, will be held on October 21, 2013 at Prospect Park. Those who would like to be on her team will receive a sweat shirt with the name of her day care on the back of it. Those who would like to participate are asked to contact Ms. Dent.

Also in attendance at the meeting were:

- Sam Goldman – Ridgewood Times – 718-821-7500

**2<sup>nd</sup> Roll Call:** Meeting adjourned 8:10PM