

## MINUTES OF COMMUNITY BOARD #16 – JUNE 26, 2018

### Attendance

David Alexander	Melanie Mendonca
Margaret Brewer (E)	Shemene Minter
Kaseem Clark-Edwards (E)	Genese Morgan
Dr. Cleopatra Brown	Deidre Olivera-Douglas
Adrainer Coleman	Busayo Olupano (E)
Christopher Durosinmi (A)	Anita Pierce (E)
Norman Frazier	Marie Pierre
Danny Goodine (A)	Linda Rivera
Sarah Hall	Johnnymae Robinson (E)
Balinda Harris	Keturah Suggs (E)
Zalika Headey	Richard Swinson
Kevin Henderson (E)	Eric Thompson (E)
Mawuli Hormeku	Brenda Thompson-Duchene
Michael Howard	Ernestine Turner
Lannetta Jeffries (E)	Rev. Miran Ukaegbu
Carl Joseph	Deborah Williams (E)
Maurice Joyner	Pat Winston
Eula Key	Viola D. Greene-Walker, District Manager
Dr. Betty Kollock-Wallace	Jimmi Brevil, Community Assistant
Charles Ladson, Sr.	Hon. Jesse Hamilton, III
Digna Layne (E)	Hon. Latrice Walker
Carolyn Lee	Hon. Alicka Ampy-Samuel
Kelly Lee-McVay	Hon. Inez Barron
Albion Liburd	Antonya Jeffrey for Hon. Yvette Clarke
Deborah Mack	Nicholas Perry for Hon. Scott Stringer
Yolanda Matthews	Devin Thorpe for Hon. Roxanne Persaud
John McCadney, Jr.	
Ronella Medica (A)	

### PUBLIC HEARING HELD AT BROWNSVILLE MULTI-SERVICE CENTER, 444 THOMAS S. BOYLAND STREET, BROOKLYN

Chairperson Genese Morgan called the public hearing to order at 6:40 p.m. and an invocation was said by Pastor Reginald Belton.

Chairperson Morgan read the following public hearing items:

**I. IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD)

1. pursuant to Article 16 of the General Municipal Law of New York State for:

a) the designation of properties located at 763 Thomas S Boyland Street (Block 3587, Lot 27) and Livonia Avenue/ Chester Street (Block 3588, Lots 32, 33, 34, 35 and 36) as an Urban Development Action Area; and

b) an Urban Development Action Area Project for such area; and

2. pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

to facilitate seven eight and nine story mixed-use buildings with approximately 724 affordable housing units, community facility and commercial facility space in Borough of Brooklyn, Community District 16.

**II. IN THE MATTER OF** an application submitted by Brownsville Livonia Associates LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area.

**III. IN THE MATTER OF** an application submitted by Brownsville Livonia Associates LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of special permits pursuant to the following sections of the Zoning Resolution:

1. Section 74-743(a)(1) - to allow the distribution of lot coverage without regard to zoning lot lines; and
2. Section 74-743(a)(2) - to allow for the location of buildings without regard for distance between buildings regulations of Section 23-711, and the height and setback regulations of Sections 23-66 and 35-65;

in connection with a proposed mixed-use development within a Large-Scale General Development, on property generally bounded by Blake Avenue, Rockaway Avenue, Newport Street, and Thomas S. Boyland Street (Block 3559, Lot 1; Block 3560, Lot 1; Block 3573, Lot 1; Block 3574, Lot 1; Block 3575, Lot 11; Block 3587, Lots 1, 27; Block 3588, Lots 1, 27, 32-36; Block 3589, Lot 21; Block 3601, Lot 26; and Block 3602, Lot 12) in R6, R7-2\*, and R7-2/C2-4\* Districts, Borough of Brooklyn, Community District 16.

\*Note: The site is proposed to be rezoned by changing from an R6 District to R7-2 and R7-2/C2-4 Districts under a concurrent related application for a Zoning Map change (C 180489 ZMK).

Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 31<sup>st</sup> Floor, New York, NY 10271-0001.

Section 74-532 – to waive the number of required accessory residential off-street parking spaces required by Section 25-23;

**IV. IN THE MATTER OF** an application submitted by Brownsville Livonia Associates LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 17d:

1. changing from an R6 District to an R7-2 District at property bounded by:
  - a. Chester Street, a line 250 feet northwesterly of Dumont Avenue, a line midway between Chester Street and Rockaway Avenue, and Dumont Avenue;
  - b. Thomas S. Boyland Street, a line 75 feet northwesterly of Livonia Avenue, Bristol Street, a line 105 feet northwesterly of Livonia Avenue, Chester Street, Livonia Avenue, a line midway between Chester Street and Rockaway Avenue, a line 220 feet southeasterly of Livonia Avenue, Chester Street, a line 75 feet southeasterly of Livonia Avenue, a line midway between Bristol Street and Thomas S. Boyland Street, and a line 100 feet southeasterly of Livonia Avenue;
  - c. Chester Street, Riverdale Avenue, a line midway between Chester Street and Rockaway Avenue, and a line 375 southeasterly of Riverdale Avenue; and
2. establishing within a proposed R7-2 District a C2-4 District bounded by Thomas S. Boyland Street, a line 75 feet northwesterly of Livonia Avenue, Bristol Street, a line 105 feet northwesterly of Livonia Avenue, Chester Street, Livonia Avenue, a line midway between Chester Street and Rockaway Avenue, a line 100 feet southeasterly of Livonia Avenue, Chester Street, a line 75 feet southeasterly of Livonia Avenue, a line midway between Bristol Street and Thomas S. Boyland Street, and a line 100 feet southeasterly of Livonia Avenue;

Borough of Brooklyn, Community District 16, as shown on a diagram (for illustrative purposes only) dated June 26, 2018.

- V. **IN THE MATTER OF** an application submitted by Brownsville Livonia Associates LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-532 to waive the number of required accessory residential off-street parking spaces required by Section 25-23, in connection with a proposed mixed-use development within a Large-Scale General Development, on property generally bounded by Blake Avenue, Rockaway Avenue, Newport Street, and Thomas S. Boyland Street (Block 3559, Lot 1; Block 3560, Lot 1; Block 3573, Lot 1; Block 3574, Lot 1; Block 3575, Lot 11; Block 3587, Lots 1, 27; Block 3588, Lots 1, 27, 32-36; Block 3589, Lot 21; Block 3601, Lot 26; and Block 3602, Lot 12) in R6, R7-2\*, and R7-2/C2-4\* Districts, Borough of Brooklyn, Community District 16.

\*Note: The site is proposed to be rezoned by changing from an R6 District to R7-2 and R7-2/C2-4 Districts under a concurrent related application for a Zoning Map change (C 180489 ZMK).

Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 31st Floor, New York, NY 10271-0001.

- VI. **IN THE MATTER OF** an application submitted by the Department of Parks and Recreation and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of property located on Bristol Street between Blake Avenue and Dumont Avenue (Block 3559, p/o Lot 1) for use as a community garden.

Having read the items for the first portion of tonight's Public Hearing, she invited representatives from L&M Development to come forward and present their proposal.

Mr. Ajima Brown, Community Relations Manager at L+M Development Partners (L+M), stated that they acquired Marcus Garvey Apartments (formerly known as Marcus Garvey Village) in 2014. They were excited to acquire the property and bring it up to level for their residents and the community.

The property consists of 625 units over eight blocks and had suffered years of disrepair prior to their acquisition. There was a high vacancy rate and it was losing millions of dollars. Before and after photograph were displayed; showing improvements made to the facades of the buildings. He stated improvements we also made to the apartments. They have gone from having a vacancy rate of approximately 20% to a waiting list of over 1,000 applicants.

When they took over the property, they did a needs assessment and one of the issue they discovered was a lack of security. They implemented a new lighting structure to brighten the area at night to give residents a greater sense of security. They installed hundreds of cameras and have a security team in place to address any concerns as they happen.

They are not only concerned about the facility, L+M has a Community Investment Team that reaches out and collaborates with local non-profits to help provide services from youth programs to afterschool programs to workforce opportunities for tenants.

Mr. Josh Weissstuch, Assistant Project Manager, stated that the Marcus Garvey Extension Project consists of seven building across seven lots. (A diagram of the current and proposed layout was displayed.) The Extension would be constructed on what are now vacant and unutilized lots, some of which were once used as parking lots. The plan seeks to maximize usage of the land, create community facility space, 724 units of affordable housing, and an active retail corridor. They are projecting a completion date of some time in 2024.

The ULURP actions that were read earlier by Chairperson Morgan, will help them achieve the number of units needed to make the project affordable. Part of the plan absorbs a GreenThumb garden site which is operated by Teachers Prep H.S. In exchange, L+M will donate a lot that is twice the size to the Department of Parks and Recreation to be operated as a GreenThumb garden.

Rents will be based on apartment size for different family types and will be set at 60%, 50%, and 40% of Area Median Income (AMI). As an example, a family of four earning 40% of AMI will pay \$881 for a 2-bedroom unit. There will be a strong focus on one- and two-bedroom units that

adhere to HPD program guidelines and the L+M team will work with the city and state to maximize number of units at lower AMI levels. HPD will conduct a lottery for all new units, which will be in conformance with HPD marketing guidelines. L+M is a co-developer of Livonia Commons, which is comprised of four sites with a total of 305,000 square feet, including 278 affordable residential rental units, 16,000 square feet of retail space anticipated to house small, local businesses, and 12,200 square feet of community facility space, nearby in East New York which has AMI's similar to the proposed development.

In terms of amenities, there is a dearth of services in this area of Brownsville. They are working with the Community Board to bring in the type of services that are needed in this portion of the community.

L+M has a history of supporting job creation through local hires on sites from construction to maintenance to management. Since early 2014, L+M has created and filled new jobs for over 350 people across new construction and preservation project sites and continues to work closely with various organizations and initiatives. L+M has partnered with Building Skills to develop construction career pathways.

The projected timeline for the Marcus Garvey Extension is as follows:

- Certification June 2018
- ULURP Complete March 2019
- Phase I Start (Sites A-E) Q2 2019
- Phase II Start (F and G) July 2021
- Project Completion 2024

Ms. Lillian Goodbright of Project Eats and Mr. Quardean Lewis-Allen of Made in Brownsville spoke in support of L+M Development because of their collaboration with programs.

Chairperson Morgan then opened the floor to questions and comments about the proposal.

Mr. Pasquale Palmieri of 32BJ Union stated that many people are struggling to live in New York City due to rising cost. Well-paying jobs are as important as good housing. They support L+M for providing good quality jobs that allow people to put roofs over their heads, save for retirement, and have affordable health insurance. 32BJ Union urges the Community Board to ensure that L+M continues to provide high quality, family sustaining jobs as it expands Marcus Garvey Apartments.

Mr. Gary "Wadu" Burns of Brownsville Think Tank Matters asked how does L+M plan to ensure compliance with M/WBE and local hiring?

L+M's Compliance Manager stated that it is her job to ensure that they are in compliance with federal and state guidelines. They use best practices to award at least 25% of contracts to M/WBEs working with Agency defined goals under local and state mandates. Additional targeting of local subs and suppliers. They have partnered with Building Skills to develop construction career pathways. She is well versed on this issue and does as much as possible to assist M/WBEs with the application process. They have not yet found a local organization that can aid in outreach, but they are open to suggestions.

Mr. Timothy Coleman of First Baptist Church stated that pricing that he has seen of a couple earning \$68,000 would pay \$1,932/month for a 1-bedroom apartment is not affordable to most people in this community. Secondly, what are the elderly and mobility-challenged expected to do to get around if parking is not available to them?

Ms. Yasmine Cornelius, Vice President of Community Affairs at L+M, stated that rents will be based upon income. There is a range of rents to incomes with minimums and maximums that can be made available to the Community Board. With regard to parking, they are looking to have as many amenities as possible nearby to reduce the need for driving. Each building will have laundry and community facilities. While parking is not part of this proposal, they will be working with the Community Board to address the concern about parking.

Mr. Johnathan Smart stated that he is a lifelong resident of Brownsville. The reason why the parking lots are underutilized is because residents are not allowed to use the lots. He also stated that Livonia Avenue remains dark in the evening because stores are not open. Lastly, of the 350 persons hired, how many are still employed?

Ms. Cornelius stated that the 350 hires were across their portfolio not just for the Marcus Garvey preservation project. Preservation project do not generally have the scale of full construct projects. Of 100 hires, 40 were trained to perform those type of duties. Of those 19 were from Marcus Garvey Apartment and two continue to be employed. The Extension project will create more long-term and full-time jobs since they are not just about the renovations.

Pastor Reginald Belton of First Baptist Church of Brownsville asked if the rezoning will affect the metered parking in the area?

Mr. Weisstuch stated that it will not.

Pastor Belton stated that his church utilizes the parking lots during their Sunday services and for various outreach events for the community. If the parking is eliminated, the church will die. He is new to the church, but he does not think that anyone reach out to them for their thoughts on eliminating the parking lot.

Mr. Brown stated that the dialogue is ongoing, the process does not end here. They have an advisory committee and he suggest that representatives from the church join it.

Ms. Aretha Anderson of Nehemiah Homeowners Association asked how will they keep the history of Brownsville and specifically the Nehemiah Homes?

Mr. Weisstuch stated that they worked with City Planning in designing the buildings to be contextual with the nearby low-rise buildings.

Ms. Michelle Bostick, Secretary of the Marcus Garvey Apartments Tenant Association, suggested that they incorporate parking garages into their proposal.

Ms. Audrey Coles of the First Baptist Church of Brownsville stated that there is a lot of construction taking place in the community and parking is becoming an issue throughout the community. We need to consider parking as the development proposals come forward. Let us not fall into the trap that says people will use mass transit. Secondly, what kind of businesses are being solicited for the retail spaces? Will they be more nail shops, bodegas? The community needs better than that.

Mr. Weisstuch stated that he agrees 100%. The status quo cannot continue. They are giving a lot of thought to the diversity of retail.

Councilmember Inez Barron stated that she met with representatives of L+M about a year and half ago. She stated her concerns but has not heard back from them. Unlike Ebenezer Plaza, which is being constructed along New Lots Avenue and Powell Street by a group which includes a black woman as an equal equity partner, where there will be studios ranging from \$216 to \$761, one-bedrooms from \$288 to \$963, two-bedrooms from \$465 - \$1,166, and three-bedrooms from \$500 to \$1,339, she has yet to receive detail information regarding pricing from L+M. She sees this as being disrespectful and will not be supporting this project.

Councilmember Alicka Ampy-Samuel stated that she had a conversation with representatives of L+M, when she was just elected about six months ago. The parking lot mentioned by Pastor Belton was discussed. There were questions as to how the property was transferred to L+M, as it was thought to belong to the church. But either way, there needs to be some conversation with the church and its congregation. She cannot support the project unless there is a collaboration with the church.

She is also concerned that 60% of the units would be marketed at 60% of AMI with the possibility of increasing some of the lower tiers. It would be helpful to have the actual figures.

Regarding employment, L+M has sites throughout the city. She asks that they commit to hiring Brownsville residents regardless of it being here in Brownsville or elsewhere.

Chairperson Morgan thanked the presenters and the audience for participating in the public hearing. It is important that we let presenters know where we stand, or they will believe what they propose is acceptable.

A motion was made by Ms. Linda Rivera, seconded by Ms. Sarah Hall, and carried to close the public hearing.

Chairperson Morgan recognized Captain Alison Esposito, Executive Officer of the 73<sup>rd</sup> Precinct.

Captain Esposito stated that with summer arriving and children being out of school she reminds the audience to be alert for youth on youth and youth on adult crimes. Be aware of your surroundings.

There will be Summer Stage Events taking place at Betsy Head Park, this coming Thursday, Friday, Saturday, and Sunday from 4:00 p.m. to about 10:00 p.m. She encourages everyone to come out and enjoy the shows.

We are in block party season. She reminds everyone to be mindful of their neighbors and shut the music down when it gets dark. They would prefer not to have to come in and shut a event down because of noise and parking complaints.

In this age of cellphones, she wants to inform everyone that taking the cellphone of your partner because you believe they are cheating on you and want proof is a crime.

They are seeing a spike in grand larcenies due to people leaving their possessions unattended. They ask that the community be more aware of how they leave their possessions. Do not hang your bag on the back of your chair at cafes, bars, or restaurants. When parking your vehicle, do not leave articles where they are visible to passersby.

Mr. Charles Ladson commented on robberies taking place on check days. He would like to see increased police presence on those days.

Captain Esposito stated that they do increase presence in areas where they see spikes in crime. She encourages everyone to reach out to their NCOs or the Precinct if they are noticing suspicious activity.

Someone stated that a neighbor recently called about a noise complaint, however, there was no response until about 4 hours later. What can be done to improve response times?

Captain Esposito stated that it is unusual that it takes that long to respond to a complaint. They do prioritize their responses. She encourages everyone to continue to call 911 for crimes in progress and emergency situations, however, for complaints such as ongoing noise she urges you to reach out to your NCOs who can help resolve the issue.

Chairperson Morgan read the next public hearing item.

- I. **IN THE MATTER OF** an application submitted by the New York City Department of City Planning who proposes a zoning text amendment, to establish restrictions on new hotel developments within M1 (light manufacturing) districts Citywide, to ensure that sufficient opportunities to support industrial, commercial, and institutional growth remain, and that hotels are built on appropriate sites. The proposed text amendment would apply to all M1 districts, excluding MX or paired M1/R districts, as well as M1 districts that include or are adjacent to airport property. In addition, M1 districts with existing hotel Special Permit provisions would be excluded.

Mr. Anthony Grande of the Department of City Planning (DCP) displayed a slide presentation with one slide showing how the proposed Zoning Text Amendment would affect specific zones with regard to the development of hotels. C4 – C6, and C8 commercial districts would not change with hotels being allowed as of right. Some C2 commercial districts (of which there are none in Community District #16) will also allow hotels to be built as of right. The proposed text amendment would only permit hotels to be built in M1 industrial districts with a Special Permit.

This is a citywide zoning text amendment and is being proposed because of the growth in tourism in the city. Hotels are being built in all boroughs of the city. Many are in M1 districts. Brooklyn has seen a two-hundred percent increase in hotels. A high concentration have been built in Gowanus and Sunset Park. Closer to Community District #16, they exist along Atlantic Avenue and East New York Avenue.

Though not intended, the zoning rules for M1 districts can make them attractive to build hotels because of the ability to build to certain heights and to site on smaller lots.

The issue that City Planning is seeking to address with the zoning text amendment is resolve conflicts with building hotels in M1 districts. This would include preventing hotels from being built in active manufacturing areas where a hotel would be out of context.

DCP is proposing a zoning text amendment to establish a CPC Special Permit for new hotels, motels, tourist cabins, and boatels in M1 districts. A case-by-case, site-specific review process to ensure that hotels are built only on appropriate sites, minimizing conflicts in industrial areas and achieving a balanced mix of uses in mixed-use areas.

New transient hotels will be permitted by Special Permit when the City Planning Commission finds the following:

- The proposed site plan includes elements that are necessary to address potential conflicts between the hotel and adjacent uses (ex. access, orientation or landscaping).
- The new hotel development will not cause undue vehicular or pedestrian congestion on local streets.
- The proposed new hotel development will not impair the essential character or future use of the surrounding area.

Existing hotels will be considered conforming use. Hotel developments with a permit before referral would be vested. From the date of adoption, these projects will have 3 years to either complete construction or receive a certificate of occupancy. Rules for transient hotels developed for a public purpose will not change. The proposal is not intended to change the siting of homeless facilities.

Many of the hotels that are used to house the homeless are first hotels. Their owners then go on to contract rooms with the Department of Homeless Services. This process would no longer be allowed as of right, because the hotels would no longer be allowed as of right in an M1 district. However, a purpose built homeless facility would still be allowed.

A Special Permit is a discretionary action subject to full ULURP review process that takes about two years.

Mr. Albion Liburd stated that despite DCP's desire to not have hotels built in M1 zones, it does preclude DHS from using hotels as homeless shelters.

Mr. Grande agreed, however, it prevents new hotels from being built.

Mr. John McCadney, Jr. asked what prevents the hotels from being used as "hot sheet" hotel and places of prostitution?

Mr. Grande stated that he is unaware of any actions for this. However, the zoning amendment would not change any existing hotel regulations.

Chairperson Morgan stated that the Police Department enforces this issue. There have been situations wherein they have caused a hotel to shutter its doors for those types of violations. They may reopen. If this is happening, we need to communicate that to the police.

Mr. Joseph asked if there is a way that we can stop existing hotels from being utilized as homeless shelters?

Chairperson Morgan stated that there are no legal means of doing so. The owners go where the money is. If there comes a point where tourist will fill their rooms, they will likely use it as a leisure hotel. The text amendment would ease the use of hotels used as homeless shelters by reducing the number of hotels that are built and then converted to shelters.

Someone stated that greater detail is needed for the community to make informed decision regarding the proposal. Issues such as setbacks, air rights, etcetera need to be clarified so that the scope of the proposal can be better understood.

Mr. Grande reminded the audience that the proposal would serve to limit the number of hotels built in M1 zones. The Special Permit process would allow DCP to dictate things such as setbacks and height allowances.

A motion was made by Mr. David Alexander, seconded by Rev. Miran Ukaegbu, and carried to close the public hearing.

Chairperson Morgan thanked Mr. Grande for his presentation.

A roll call of Board members was conducted with a quorum being present.

Councilmember Alicka Ampy-Samuel administered an oath of office to the newly appointed Board members who were present and congratulated them on their appointments.

District Manager Viola Greene-Walker highlighted the follow items from her report:

- **SAFE IN THE CITY GRANT** - The Mayor's Office to Prevent Gun Violence has launched a citywide public safety grant to incentivize and encourage resident leaders and organizations to promote peace across communities. Information on the process can be found on the first page of her report. The deadline for the fall grant cycle is August 31, 2018.
- **HOMEOWNER AND LANDLORD RESOURCE FAIR** - The NYC Department of Housing Preservation and Development, in partnership with Brooklyn Borough President Eric L. Adams and Community Boards 5 and 16, invites you to a Homeowner and Landlord Resource Fair on Wednesday, July 18, 2018 at 359 Hendrix Street, Brooklyn.
- Additionally, the report contains information about various summer activities and programs, and information about several available grants.

A motion was made by Mr. David Alexander, seconded by Ms. Linda Rivera and carried to accept the District Manager's Report.

Ms. Adrainer Coleman, Chairperson, Land Use, Planning, and Zoning Committee reported that the Equity Planning Workgroup held a meeting on Tuesday, June 12, 2018. The workgroup members received a presentation from L+M Developers regarding the Marcus Garvey Expansion Project. This entails the development of seven (7) buildings with eight (8) and nine (9) stories of affordable housing units for a total of 724 units; and to include community facilities, commercial retail and a community garden. In consideration of the some of the greatest needs of our community residents that members of the Equity Planning Work Group have submitted the following list of requests to be included in a community investments/benefits agreement to be negotiated and executed with L+M Developers:

The Work Group recommends that this project be supported with the following community investments/benefits:

- Establish an appropriate number of housing units within the less than 30%, 40% and 50% range of Area Median Income guidelines to ensure that a 50% Community Preference to residents of Community District 16 is achievable.
- Establish a community advisory board to assist with the determination of retail diversity for leasing of commercial real estate space.
- Establish a workforce plan with regard to community capacity and HIRENYC which details employment goals for placement of residents within Community District 16 into employment opportunities both temporary and permanent; and related to both construction and operations.
- Establish Minority and Women Owned Business (M/WBE) goals in compliance with Local Law 1 of the City of New York and Article 15-A of New York State Executive § 310.
- Establish commercial real estate space to allow for the addition of a commercial kitchen incubator to stimulate economic development within Community District 16 within the retail food industry.
- Establish community facility space to allow for the addition of STEM and/or STEAM programs for residents of Community District 16.
- Establish commercial real estate space to allow for the addition and diversification of neighborhood grocery stores to promote access to healthy food.
- Establish commercial real estate space to allow for the addition and diversification of neighborhood financial institutions.



- Continue and/or re-establish community garden space to promote access to healthy food.
- Continue and/or re-establish job training programs to assist residents with developing skills associated with construction and long-term operations employment.
- Establish community facility space to allow resident association meetings and activities relative to the number of housing units' development.
- Continue and/or re-establish support and participation in resident engagement and events.
- Achieve a sufficient number of parking spaces to support the concerns raised by First Baptist Church of Brownsville.
- Present results of Community Investment Agreement exploration and milestones and determine appropriate next steps.
- Negotiate and execute a Community Investment Agreement.

She turned the matter over to the Board for a full vote.

Chairperson Morgan stated that the membership heard the presentation on the matter and the concerns of our elected officials and members of the audience. It is up to each member to vote on how they believe the proposal will best serve the community.

She notes that regarding the community garden, the land is currently owned by L+M Development and will be donated to the City and placed in the portfolio of the Department of Parks and Recreation as part of their GreenThumb program to be used as a community garden.

Regarding the zoning, L+M Development Partner's are seeking to be able to join the building by waiving the need to have spacing between them. As-of-Right they could develop approximately 300 units; with the zoning variance they will be able to develop 724 units.

In a roll call vote of 13-in favor, 17-against, and zero abstentions, members of Community Board #16 elected to not support items I through VI of tonight's first public hearing.

Ms. Coleman continued reading the Equity Planning Workgroup report: The workgroup also received a presentation by Banco Popular regarding the establishment of a Banking Development District for the Brownsville community. The application will be prepared jointly with the Brooklyn Borough President's office and a full presentation will be made to the board in the fall 2018.

The Work Group also heard a presentation from the Department of City Planning regarding the M1 Hotel Zoning Text Amendment on Tuesday, May 8, 2018 to require a special permit for hotels seeking establishment within Industrial Business Zones. You also heard a presentation on this proposal this evening.

The workgroup recommends that this Amendment be supported.

She turned the matter over to the Board for a full vote.

Members of Community Board voted 18-in favor, 3-against, and 1-abstention to support the M1 Hotel Zoning Text Amendment to require a special permit for hotels seeking establishment within Industrial Business Zones.

The Work Group also reviewed a liquor license application requesting a full liquor license on May 8, 2018; the operator is Dusk til Dawn restaurant.

The business is a Restaurant/Lounge located at 371 East 98<sup>th</sup> Street Brooklyn, NY 11212. The business is open and operating; and the former owners held a beer and wine license at this address. The purpose of the license is to allow beverages containing alcohol to be consumed on premises during operating hours and at special events.

(a) The business is located within 200 feet of a place of worship; but doesn't not present a disturbance.

(b) The business is not located within 500 feet of a school house

(c) The business has submitted to a tour of business

The workgroup recommends that the board support the application

She turned the matter over to the Board for a full vote.

Members of Community Board voted 10-in favor, 9-against, and 3-abstention to support the liquor license application for Dusk til Dawn Restaurant, located at 371 East 98th Street.

Ms. Deborah Williams, Chairperson of Parks and Recreation Committee, reported that the City Services Planning Work Group met on June 14, 2018 with representatives from the Department of Transportation which is proposing bike safety improvements along Thomas S. Boyland Street. Presently, a bike lane extends along Thomas S. Boyland Street between Linden Boulevard and Pacific Street. The Department of Transportation is proposing to extend the bike lane from Pacific Street to Broadway.

Thomas S. Boyland Street between Pacific Street and Broadway is approximately 34 to 37 feet wide. The proposal will center vehicles in the middle of the roadway and provide a 5 feet bike lane. Extension of the bike lane will enable cyclists to connect to the area north of Broadway. More importantly, the bike lane will improve safety along Thomas S. Boyland Street for cyclists and pedestrians.

The City Services Planning Work Group recommends that the Community Board approve the proposal to extend the bike lane along Thomas S. Boyland Street from Pacific Street to Broadway.

The Work Group also met with a representative from Operation Green Thumb which oversees 29 garden sites in the community.

Greenthumb offers a number of workshops and events during the year. You are encouraged to visit the website at [greenthumbnyc.org](http://greenthumbnyc.org) to find out about news and register for events.

A representative from New Yorkers for Parks, which is an advocacy group, informed us about a report that they did on parks in our community south of East New York Avenue. A copy of the report can be found on their website at [www.ny4p.org](http://www.ny4p.org).

A representative from the BMS Family Health and Wellness Center reported on the Arts in the Park installation that they did at Howard Playground in November 2017. Twenty pieces of art were installed and will remain at the location until November 2018. During the summer of 2017, they also engaged the children in Howard Playground in different activities such as dance.

BMS Family Health and Wellness Center received a grant to install art at Betsy Head Park by August 31, 2018.

They are seeking the Community Board's assistance to bring the various groups that use Betsy Head Park together to take ownership of the park and plan activities for everyone in the community to enjoy.

A motion was made by Mr. David Alexander, seconded by Ms. Linda Rivera, and carried to accept the report of the City Services Planning Work Group.

Mr. David Alexander, Chairperson, Youth Services Planning Committee, reported that the Committee met on June 13, 2018, to discuss the recent Youth Conference event and constructing plans for the next cycle for the Committee to address, beginning in the fall. First, the Committee thanks all of those who supported the event. The YSPC will develop new strategies to deal with any deficiencies in planning for the 3<sup>rd</sup> Annual Youth Conference in 2019.

The Committee will investigate schools in Ocean Hill-Brownsville to ensure the schools have the provisions necessary to educate our children such as educational afterschool programs for students that may be behind in their studies. The Committee will explore with the Department of Education the development of support systems for the students within schools, where student peers can discuss their concerns under the supervision of a mentor support group for young girls and boys. He will reach out to the Explorer's, and the Boys and Girls Scout in Ocean Hill-Brownsville, who may be able to interact in the peer discussions. He will arrange a conference with the Crossroad Juvenile Detention Center to ascertain how the community can address the needs of the juveniles residing there.

On June 5, 2018, he attended the Eagle Academy for Young Men II event, called “The Eagle Identity Project”, where youth in grades 6-12 publicly broadcasted their Black Experience through videos and poetry, songs and art to articulate and demonstrate their concerns regarding their future. This all took place at the Heritage House on Mother Gaston Boulevard, which was an appropriate setting. They talked about internal and external racism, the educational system, abuses, relationships with females, gang affiliation, money and power and much more.

- Central Brooklyn has the following programs open:
  - SONYC BIZ Entrepreneurial Programs for student attending Middle Schools
  - Youth Community Ambassador Program recruiting Middle/High School students
  - Open Enrollment for GED Program ages 17 and up. Both programs are located at 444 Thomas Boyland on the 3<sup>rd</sup> Floor – telephone number (718) 498-4513
- The CAMPUS Afterschool Tech & Arts Program for Middle School Students is open at the Brownsville Collaborative Middle School (BCMS) – Located at 85 Watkins Street. To enroll call 718-284-4700 for applications
- Fathers and mentors are now meeting. If you are interested in the Fathers and Mentors Program call Mr. William Rochford at (718) 240-3657 or (917) 428-0647, to obtain the date and time of the meetings because the meeting moves from location to location.

The next Youth Services Planning Committee meeting will be held on Wednesday, September 12, 2018.

The Health and Human Services Committee met on Wednesday, June 13, 2018 to examine and discuss the current Center for Disease Control and Prevention (CDC) data received regarding children and youth mental health issues and services in Brownsville.

It was determined that the data was not representative of the desired target population (children and youth mental health) for our project. The Committee decided to again reach out to the Department of Education and the Mayor's Office for more information for the project.

As a result, the Committee resolved to conduct a survey/research within Brownsville to obtain such data in order to confirm who is actually being serviced, where, and by which agencies?

The Committee also met with Ms. Catherine Green, the Founder/Executive Director of ARTs East NY, Inc. who presented about their Project with the Fund for Public Health to install art on the Livonia Avenue Bridge. They are seeking Artists. Interested artists may submit entries to [jabari@artseastny.org](mailto:jabari@artseastny.org). The deadline for submissions is this Friday, June 30, 2018.

The next meeting of the Health and Human Services Committee will be via teleconference on Wednesday, July 11, 2018 at 7:00 p.m.

A motion was made by Rev. Dr. Miran Ukaegbu, seconded by Ms. Linda Rivera, and carried to accept the report of the Community Resident Planning Work Group.

Chairperson Morgan requested that Dr. Cleopatra Brown come forward and read a resolution for the establishment of a Veterans Affairs Committee. In accordance to the bylaws of the Board, the resolution must be read aloud at three consecutive Board meetings before it can be voted upon for adoption. Initially, it was read at April's and again at last month's meeting. After tonight's reading, there will be a vote.

Dr. Cleopatra Brown read the resolution for establishing the Committee:

WHEREAS, it is the responsibility of Committee Chairpersons to work closely with the District Manager and Chairperson of the Board to review existing or proposed changes in the District, and make recommendations to the Board regarding the same, and

WHEREAS, there is a need for a Veterans Affairs Committee Chairperson and Committee members to work collaboratively on issues and projects in the District to advocate for the unique needs of Community District 16's veteran population, and

WHEREAS, it is understood that veterans are a disadvantaged group and are entitled to services, benefits, and preferences with the use of public resources, and

WHEREAS, it has been requested that a Veterans Affairs Committee be established at the start of Fiscal Year 2019 which begins on July 1, 2018, and

WHEREAS, the Veterans Affairs Committee will become a part of the Community Resident Planning Work Group which includes the Youth Services Planning Committee, Women's Committee, Senior Citizen's Affairs Committee and Health and Human Services Committee, and

WHEREAS, forming a Veterans Affairs Committee will help to improve the overall quality of life for veterans living in Community District 16 which includes Ocean Hill and Brownsville, Brooklyn, and

WHEREAS, the establishment of a Veterans Affairs Committee requires an amendment to the Board's bylaws with a majority vote.

THEREFORE, BE IT RESOLVED, Brooklyn Community District 16 will amend its bylaws and include the establishment of a Veterans Affairs Committee to advocate and achieve the greatest outcomes for veteran residents of Community District 16 to become effective on July 1, 2018.

A motion was made by Mr. David Alexander, seconded by Rev. Dr. Miran Ukaegbu , and carried to adopt the resolution to establish a Veterans Affairs Committee effective July 1, 2018.

Ms. Patricia Winston, Chairperson of the Senior Citizen Affairs Committee, reported that the Committee met on Wednesday, June 20, 2018 and discussed plans for our Annual Breast Cancer Walk which will be held on October 18, 2018.

Seniors from centers in our community as well as neighboring districts will be participating in the walk.

The Senior Citizens Affairs Committee will be meeting during the summer in preparation for the Breast Cancer Walk. Our next meeting will be on Wednesday, July 17, 2018, 12:30 p.m. at 444 Thomas S. Boyland Street.

A motion was made by Rev. Dr. Miran Ukaegbu, seconded by Ms. Linda Rivera, and carried to accept the report of the Senior Citizens Affairs Committee.

Ms. Marie Pierre, Chairperson of the Legislative Committee, reported that the Fiscal and Policy Work Group held a meeting via conference call on Tuesday, June 19, 2018. The Work Group members reviewed and discussed Int. No. 915, pending legislation sponsored by Councilmember Rafael Salamanca, Jr. and supported by Councilmembers Alicka Ampry-Samuel, and Raphael Espinal, Jr. to establish a local law to amend the Administrative Code of the City of New York, in relation to requiring the Department of Homeless Services and Human Resources Administration to post shelter, supportive housing and cluster site data.

The Department shall submit to every Councilmember and community board, and post on its website quarterly reports on the number of shelters, single-site supportive housing facilities, scattered-site supportive housing units, and cluster sites in each council district and community district. The first such report shall be due 30 days following the end of the calendar quarter covering October 1, 2018 to December 31, 2018, and all subsequent reports shall be due 30 days following the last day of each succeeding calendar quarter. Such report shall include, but not be limited to the following information:

1. The total number of shelters, disaggregated by community board and council district;
2. The total number of single-site supportive housing facilities, disaggregated by community board and council district;

3. The total number of scattered-site supportive housing units, disaggregated by community board and council district;
4. The total number of cluster sites, disaggregated by community board and council district.

The Work Group members recommend supporting this legislation for the following reasons:

1. Brooklyn Community Board 16 previously passed a resolution which requested that shelters be given a separate building class within the NYC Buildings Department to differentiating shelters from leisure hotels; which currently use the same building class.
2. Increased transparency and community within the community and across city agencies such as NYPD, Schools, Churches and Senior Citizens.
3. Increase overall safety of the community with regards to the location of these facilities in proximity to schools, churches and senior centers and also housing of registered sex offenders.
4. Prevention of potentially hazardous conditions such as overcrowding and fire safety.
5. Accountability by building owners and NYC Department of Social Services.

To follow the progression of Int. No 915, please visit: [legistar.council.nyc.gov/Legislation](http://legistar.council.nyc.gov/Legislation).

A motion was made by Mr. David Alexander, seconded by Mr. Charles Ladson, and carried to accept the report of the City Services Planning Work Group.

Chairperson Morgan recognized Assemblywoman Latrice Walker.

Assemblywoman Walker stated that she will host a Legislative Wrap Up at Mount Ollie Baptist Church, on Wednesday, June 27<sup>th</sup> from 6:00 p.m. to 8:00 p.m. She will be giving updates on Vital Brooklyn, legislation, and addressing any concerns.

There being no further business to discuss, the meeting was adjourned.