



**MINUTES OF THE
MONDAY, JUNE 26, 2017
COMMUNITY BOARD MEETING
BEDFORD STUYVESANT RESTORATION CORP.
1368 FULTON STREET
BROOKLYN, NY 11216**

Attendance:

Members Present: Babatunde Akowe, Tywan Anthony, Anthony Buissereth, Ivy Gamble-Cobb, Evelyn Collier, Rev. Gwendolyn Dingle, Marc Abou-Faissal, Richard Flateau, Sharon Forbes, Keith Forest, Gregory Glasgow, Shia Greenfeld, Mary Jemison-Head, Kimberly Hill, Jamar Hooks, Tarris Iriarte, Edna Johnson, Dr. Kerliene Johnson, Dr. Debra Lamb, Marion Little, Paulette Moorehead, Michael McCaw, Melissa Plowden-Norman, Kwaku Payton, C. Doris Pinn, Simone Pratt, Karen Rhau, Stacey Ruffin, Shekera Shehid, Suzette Sheppard, Jamella Swift, Chinyelu Udoh, Douglas Williams

Members Absent: Felicia Alexander, Dr. Kim Best, Taina Evans, Oma Holloway, Danelle Johnson, Dionicio Liz, Hardy "Joe" Long, Dovie Matthews, Kenneth Mbonu, Eldica Murray, Santana Payton, Lydia Temples, Omar Walker, Rev. Dr. Robert Waterman, Shanita Wells, T. J. Wilson

INVOCATION

The invocation was given by Rev. Gwendolyn Dingle.

REMARKS FROM THE CHAIRPERSON – Richard Flateau

Mr. Flateau announced that this is the last meeting before the summer recess. The Board meeting will resume on the second Monday in September.

He gave an update on some of the things the Board have been working on since he have been Chair. He stated that there was a meeting with Comunilife last week to discuss their plan to build on the property of Woodhull Hospital. In attendance were Marion Little, Edna Johnson, Idris Abdullah, Henry Butler, representatives from Small Business Services, a non-profit, Building Skills that focus on workforce development and job placement and Mega Development. The goal of the meeting was to ensure that community residents get jobs on the project. We will be meeting with them on a regular basis.

The other issue is a request from Transportation Alternative to place a bike lane on Classon Avenue. Mr. Flateau stated that a letter was sent to Commissioner Polly Trottenberg, DOT urging her to reconsider putting a bike lane on Classon Avenue. The letter was signed by him, Senator Velmanette Montgomery, Assembly Member Tremaine Wright, and Council Member Robert Cornegy. They are concern for the safety of bikers since Classon Avenue is a major truck route, there is a lot of concession near Dekalb Avenue and it is major thoroughfare for the BQE. There is also a bike lane on Bedford Avenue to the East and Vanderbilt Avenue to the West.

Mr. Flateau thanked the Chair Oma Holloway and Co-Chair Felicia Alexander of the Education & Youth

Committee for the Bed-Stuy Best 2017 event held on June 8th, at Brooklyn Job Corp. “A Celebration of Excellence in Education.” He also thanked Chair Edna Johnson and Co-Chair Shekera Shahid of the Health & Social Services Committee for the Health Fair “Mind, Body and Health” event on June 25th, at Restoration. Both events were a success.

Mr. Flateau read the agenda into the record.

ACKNOWLEDGMENT OF ELECTED OFFICIALS & COMMUNITY PARTNERS

Nicholas Perry – Hon. Scott Stringer

He introduced Josh Pierre, the new Brooklyn Borough Director. He also spoke about the Divesting from Private Prisons.

Jarrell Brandon – Hon. Tremaine Wright

He announced that applications are available for 10 units of affordable housing at 1007 Atlantic Avenue. Flyers were available.

On June 29th, there will be a forum on Race, Community & Human Rights in Bed-Stuy. It will be held at the Billie Holiday Theatre, 6:00 p.m. – 8:00 p.m. To RSVP, please visit www.bedstuyhumanrights.eventbrite.com

In addition, a list of grant programs are available. For more information, contact Assembly Member Wright’s office at 718-399-7630.

On July 11th, Assembly Member Wright will present an Outdoor Movie Night featuring “Hidden Figures”. It will be in Restoration Plaza for girls between the ages of 13-18 years old from 6:00 p.m. – 10:00 p.m.

He added the office will observe new summer hours beginning on July 5th: Tuesday to Friday and Saturday they will be out at events in the community.

Jay Juergensen – Children of Promise

Mr. Juergensen stated that Children of Promise works with children of incarcerated parents by providing mental health and recreational services. This summer the children will be researching the 18 sites on the Mathematical Star in the Plaza and giving a tour. They are looking for support from the community by providing information on the sites.

Giselle Ramos – St. Nicks Alliance Workforce

Ms. Ramos stated that they are located at 790 Broadway, they offer free OSHA and CDL training. They also have two youth programs: one training and one is an internship. For more information, she can be reached at 718-302-2057 Ext. 235.

Nayobi Perdomo added that they also offer Adult Education. Classes will begin July 10th, Mondays – Thursdays; 9:00 a.m. – 1:00 p.m.; and evening classes Tuesdays – Thursdays; 6:00 p.m. – 9:00 p.m. For more information, please contact her at 718-302-2057 Ext 221.

Yury Polonsky – NYS Energy Audits

Mr. Polonsky informed that the program targets low income families to help them keep their home warm in the winter and cool in the summer. It is a free program and it is endorsed by Borough President Adams. The program provides free insulation, energy light bulbs, carbon and smoke detectors, and replace old inefficient refrigerators. It is funded by the State and open to Con Edison and National Grid customers. There is an income guideline.

Gloria Bedoya – Services for the Underserved (SUS)

Ms. Bedoya announced that Services for the Underserved provide mental health services. They are located at 1125 Fulton Street. SUS will be working on a NYC Mural Arts Project to create a community mural in Brooklyn and would like community support. The project starts in October and will end in June 2018. For more information, please contact her at 646-370-9664.

Mr. Flateau asked the new members to stand and introduced themselves: Rev. Gwendolyn Dingle, Jamar Hooks, Simone Pratt, Jamella Swift, and Suzette Sheppard.

DISTRICT MANAGER'S REPORT – Henry L. Butler

Mr. Butler informed block associations to call their local precinct about their block parties. The precinct make the final decision.

In addition, he informed residents of the 81st Precinct within the confines of Stuyvesant Avenue to Saratoga Avenue and Macon Street to Atlantic Avenue that the NCO's will be hosting a Neighborhood Safety Summit. It will be held on Thursday, June 29th, at the Bedford Stuyvesant Multi-Service Center, 1958 Fulton Street from 6:00 p.m. – 8:30 p.m.

I. PUBLIC HEARING

A. Housing & Land Use Committee:

In the matter of an application submitted by JMS Realty Corp. pursuant to sections 197c and 201 of the New York City Charter for an amendment of the zoning map, section No. 13b for 723-733 Myrtle Avenue:

1. Changing from an M1-1 District to an R7D District
2. Changing from an M1-2 District to an R6A District
3. Establishing within the proposed R7D District a C2-4 District.
4. Establishing within the proposed R6A District a C2-4 District.

C. Doris Pinn, Committee Chairperson introduced Frank St. Jacques, however, Richard Lobel gave the presentation.

Ms. Pinn stated this application is to rezone Myrtle Avenue between Walworth Street on the West and Nostrand Avenue on the East, two blocks on the North side of Myrtle Avenue and one block on the South side of Myrtle Avenue. The application will rezone the area from a manufacturing district to a residential district. There is a Zoning Text Amendment that is part of this rezoning. It would make the area a Mandatory Inclusionary District which means affordable housing is mandatory.

Richard Lobel introduced Mel and Scott Fishman, the owners of the property. Mel Fishman stated that he has been in the community for over 50 years. He stated that he had operated a Wholesale Meat and Produce Market in the community. He would like to develop affordable housing and retail businesses for the community.

Mr. Lobel stated that the rezoning would established a R7D District with a C2-4 Overlay on the two blocks on Myrtle Avenue from Nostrand Avenue to Walworth Street; and a R6A/C2-4 on the one block to the South. The Bedford-Stuyvesant North Rezoning stopped at Nostrand Avenue which is the reason for the application. There are five lots on Myrtle Avenue between Sandford Place and Walworth Street. The rezoning would allow Mixed-use development with ground floor commercial, community facility on the second floor and residential above. The R7D/C2-4 District requires ground commercial use. The

previous North Rezoning included an Inclusionary Housing District which required 20% Affordable Housing however, the new rezoning will require 25% at a lower AMI. The rezoning would map this with Option 1 – 60% AMI for 25% of the units.

723-728 Myrtle Avenue will be an eight story mixed-use building with 75 units, 19 units (25%) will be affordable units. It will have commercial space on the ground floor and community facility on the second floor and six stories of residential units.

Questions & Answers

Chinyelu Udoh: Why are you rezoning a larger area other than the development site?

Richard Lobel: There are 22 lots included in the rezoning however, JMS Realty Corp. only owns 6 of the lots. The other 16 lots is owned by other parties. The development site is between Sandford Place and Walworth Street, the Department of City Planning requested that we rezone from Nostrand and Sandford Place. They also requested that the M1-2 District be rezoned to R6A to conform to the area's three story buildings with ground floor commercial and residential above.

Doris Pinn added that it is not the developer's decision to do a larger area. It is a requirement by City Planning.

Chinyelu Udoh: What are the size of the apartments?

Val: Of the 75 units: 27 will be studios; 45 will be one-bedrooms; 1 two-bedrooms; and 2 three-bedroom

Babatunde Akowe: What are the square footage?

Val: The studios are 400-500 sq. ft.; 1-bedrooms are 600-700 sq. ft.; the 2-bedroom is 900 sq. ft. and the 3-bedroom will be 1000 sq. ft.

Richard Lobel: IMPACCT will be administering the affordable housing lottery, he introduced Stephanie

Jamella Swift: Will you be hiring people from the community for the construction jobs?

Richard Lobel: That is still in discussion, there is no approved. Pursuant to the 421A Rules, when doing affordable housing there are certain tax abatement benefits. MWBEs contractors are also required. The owners are open to using MWBE's and local contracting.

Gregory Glasgow: Have you identified any medical user for the 2nd floor? Did you do a survey of the community to determine what type of retail will be valuable for the ground floor?

Scott Fishman: No, we have not. We have several properties in Crown Heights and the Bronx that we rent to dialysis centers and different healthcare such as Kings County Hospital on the corner of Walworth Street and Myrtle Avenue.

Scott Fishman: At this point a grocery/food use would be ideal. We are still open.

Gregory Glasgow: Are you locked in to Option 1?

Scott Fishman: The rezoning application states that we can choose either Option 1 or 2 however, for our project we prefer Option 1.

Gregory Glasgow: I think that you should stay with Option 1.

Jamar Hooks: 19 units seems to be the bear minimum can you do more?

Richard Lobel: We don't know. That amount is required

Jamella Swift: Will all residents be using the same entrance and have access to all the amenities?

Richard Lobel: Yes to both.

Maxine Cooper: Can there be more 2 and 3 bedrooms?

Richard Lobel: Yes, but the more rooms you have decreases the affordable units.

Denise Priester: What is the income for the affordable units?

Frank St. Jacques: At 60% AMI:

Single person - \$40,000 – \$1000

2 Family - \$45,000 – \$1100

3 Family - \$51,000

4 Family - \$57,000

Michael McCaw: Is this project transferable?

Richard Lobel: All rezoning allows transfers however, the owner has been in the community for over 50 years and they do not plan to do this.

B. Economic Development Committee:

Alcohol Beverage Control License Application request for a letter of support by Broadway Farm Corp. (DBA La Fatima Bar & Grill Restaurant), 1474 Broadway between Putnam & Jefferson Avenues.

Tywan Anthony, Committee Chair introduced Maria Pena who was not in attendance however Joseph Johnson represented her along with her husband and son.

Mr. Johnson stated that Broadway Farm Corp. currently have a Beer and Wine License. This is a class change to a full on premise license.

Mustafa Choudhari stated that he has been in the community for 30 years. His children all went to P.S. 5. He owns the building and have a hardware shop next door. The business next has a liquor license and he is losing his customers.

Questions & Answers

Denise Manuel: What are you doing for marketing?

Rafael Choudhari: We have been doing the same thing for over 20 years but now we have to change to keep up with the competition.

Christie Paris: How does the community board help support businesses and people who have been in the community for a long time?

Tywan Anthony: Those are some of the issues we discuss at the committee meetings on the first Thursday of every month. You are welcome to join us.

Babatunde Akowe: What will be your hours of operation?

Mustafa Choudhuri: Currently we open 10:00 a.m. – 10:00 p.m., once we get the license we will probably open until 12:00 a.m.

Jamella Swift: What type of cuisine you serve and what is the occupancy?

Mustafa Choudhuri: I serve pizza, Spanish food, Italian food, macaroni and cheese, fried chicken, and hamburger 30 people

Rev. Gwen Dingle: There is a church across the street, you are supposed to be 200 feet.

Mustafa Choudhuri: The church is never open, for over 30 years.

Henry Butler: This is a mixed-use building. The 200 Rule does not apply.

Dr. Lamb: What is your letter grade history?

Mustafa Choudhuri: Currently we have an “A”, prior to that there was another “A” and one time there was a “B”.

C. Economic Development Committee:

Alcohol Beverage Control License Application request for a letter of support by

The Grotto Authentic Caribbean Cuisine LLC, at 321 Nostrand Avenue between Lexington & Quincy Avenues

Tywan Anthony, Committee Chair introduced Amelda J. Smith, Manager

A presentation was done by Ms. Smith’s daughter Amelda Hazel however, it was disclosed at the end of the presentation that this application was denied by SLA due to the business being located within close proximity of a church. They are now applying for a Beer and Wine License which does not require a vote from the Board.

II. COMMUNITY ANNOUNCEMENTS

Henry Butler

Mr. Butler invited everyone to the Macon Street Block Association (between Patchen & Ralph Avenues) Annual Jazz Concert on July 11th, from 6:30 p.m. – 9:00 p.m. In addition, there will be a bake sale and a fish fry. Please bring your own chair.

Paulette Moorehead – First Steps Child Care & Learning Center

Ms. Moorehead stated that she is the owner and operator. She specialize in caring for children with special needs. The children receive services from the Department of Education and other contractors.

Stacey Ruffin

Ms. Ruffin announced that her partner Julius Wilson is a certified OSHA Trainer and she is the Coordinator. They will be offering free OSHA classes. The processing fee for the OSHA card is \$20.00. Classes will start the second week in July at 701 Willoughby Avenue between Throop Avenue and Marcus Garvey Blvd. For more information, please call 718-501-1643.

The Voice of Bedford-Stuyvesant 2nd Annual Competition will be held on June 27th, at 489 Quincy Street at 7:00 p.m. This is a fundraiser to support Digital Girl, Inc. a non-profit whose mission is to empower the underserved youth, especially girls to pursue careers and studies in the STEM discipline.

Dr. Geronimo Williamson: Spoke on various issues.

III. ROLL CALL

There were 33 members present and 16 absent.

IV. COMMITTEE UPDATES & RESOLUTIONS

Evelyn Collier – Landmarks

Ms. Collier stated that 208-212 Decatur Street between Lewis Avenue and Marcus Garvey Blvd is requesting a new curb cut in order to utilize a 2 car garage.

The committee voted to give a letter of support for the proposed two car garage with a new curb cut for residential use only with the stipulation that the façade be built with brick, and detailing of the façade and doors be in compliance with LPC guidelines and regulations.

A motion was made to accept the Edna Johnson and seconded by Gregory Glasgow.
[..\208-212 Decatur Street.pdf](#)

Edna Johnson – Health & Social Services

Ms. Johnson thanked the committee members for their hard work on making the Mind, Body & Health event a success, especially Shekera Shahid, co-Chair. She presented her with a bouquet of flowers.

Melissa Plowden-Norman – Education & Youth

Both the Chair and Co-Chair of the committee were absent. In their absence Ms. Norman thanked everyone for their support of the Best Stuy Best event. She added that the Principal Lena Gates of P.S. 5 received a National Honors for improvement in testing in 2016.

Doris Pinn – Housing & Land Use

Ms. Pinn addressed Ms. Swift concerns regarding the Cascade Development. She stated that last year Cascade came before the committee for a Fresh Food Market. The committee is given 45 days to comment on a Fresh Food Market application. However, the committee did a thorough investigation into the project and the 7 buildings.

The Board was aware of the article in the newspaper that they were applying for funding for a religious community. They did not apply for public funds and affordable housing. Therefore, the committee did not have an official role in responding. However, we contacted the Human Rights Commission who is monitoring the project for any violations to the Fair Housing Law.

V. ACTION ON THE PUBLIC HEARING

- A.** JMS Realty Corp. is seeking a letter of support to rezone 723-733 Myrtle Avenue.

Ms. Pinn stated that the committee met with the party involved on several occasions. The committee had some questions which they submitted to them and the questions were answered (the questions and answers were provided to the Board members). The committee met and voted to support the project.

Tywan Anthony and Karen Rhau recused themselves from the vote. A motion was made by Douglas Williams and seconded by Edna Johnson.

[..\723-733 Myrtle Avenue.pdf](#)

- B.** Broadway Farm Corp. (DBA La Fatima Bar & Grill Restaurant) request for a letter of support for an Alcohol Beverage Control License.

Tywan Anthony informed the audience that the committee recommended a of letter support. A motion was made by Gregory Glasgow and seconded by Douglas Williams.

[..\Broadway Farm Corp.pdf](#)

VI. CHAIRPERSON’S REPORT – Richard Flateau

Mr. Flateau informed the members that he has selected T.J Wilson and Sharon Forbes as Budget Coordinators. He also asked members to contact Babatunde Akowe if they would like to work on the By-laws Committee.

VII. ACCEPTANCE OF THE JUNE 5, 2017 MINUTES

A motion to accept the minutes was made by Douglas Williams and seconded by Chinyelu Udoh.

VIII. ADJOURNMENT

The meeting was adjourned.

Respectfully submitted by,
Beryl Nyack
July 7, 2017