



**MINUTES OF THE
MONDAY, FEBRUARY 4, 2019
COMMUNITY BOARD MEETING
BEDFORD STUYVESANT RESTORATION CORP.
1360 FULTON STREET, 5th Floor
BROOKLYN, NY 11216**

Attendance:

Members Present:

Felicia Alexander, Dr. Kim Best, Anthony Buissereth, Michael Catlyn, Ivy Gamble-Cobb, Evelyn Collier, Taina Evans, Marc Abou-Faissal, Richard Flateau, Sharon Forbes, Keith Forest, Gregory Glasgow, Mary Jemison-Head, Abitzel Robinson-Hobson, Oma Holloway, Edna Johnson, Dr. Kerliene Johnson, Dr. Debra Lamb, Marion Little, Dionicio Liz, Hardy “Joe” Long, Dovie Matthews, Kenneth Mbonu, Ellen Miller, Santina Payton, Melissa Plowden-Norman, C. Doris Pinn, Simone Pratt, Karen Rhau, Jamella Swift, Chinyelu Udoh, Rev. Dr. Robert Waterman, Douglas Williams

Members Absent/Excused: Babatunde Akowe, Tywan Anthony, Monique Antoine, Pastor Gwendolyn Dingle, Dennis George, Shia Greenfeld, Everett Hughes, Tarris Iriarte, Eldica Murray, Kwaku Payton, Carolyn Richburg, Stacey Ruffin, Suzette Sheppard, Shanita Wells, T. J. Wilson

Elected Officials/Reps:

Comptroller Scott Stringer, Candace Julien – Borough President Eric Adams, Shelton Jones – District Attorney Eric Gonzalez, Jacqueline Wright-Williams – Council Member Robert Cornegy, Lucien Allen – Assembly Member Walter Mosley, Maceo Karriem – Assembly Member Tremaine Wright, Joshue Pierre – Comptroller Scott Stringer, Elizabeth Adams – Council Member Stephen Levin, Kim Robinson – Council Member Alicka Ampry-Samuel, Jennifer Joseph – Council Member Alicka Ampry-Samuel, Olanike Alabi – 57th Assembly District Leader

REMARKS FROM THE CHAIRPERSON – Richard Flateau

Mr. Flateau mentioned the passing of Board Member TJ Wilson’s father.

Mr. Flateau gave an update on the meetings he had attended and some of the issues. He stated that he met with Deputy Inspector Minch regarding a complaint about a bar/strip club in the district.

He has meetings scheduled with:

1. Council Member Samuel regarding the Fulton Saratoga site.
2. Council Member Cornegy with Henry Butler and Doris Pinn regarding Nostrand/Marcy Van Court Project
3. Borough Board

He added that funding was approved for a new complaint system (BetaNYC) for the community boards. In addition, he informed that Dennis George has resigned from the Board due to work obligations.

ACKNOWLEDGMENT OF ELECTED OFFICIALS AND COMMUNITY PARTNERS

Deputy Inspector Winston Faison – 81st Precinct; Det. Conrad Narcisse – 81st Precinct, Det. Tanesha Facey – 81st Precinct, P.O Christopher Charles – 79th Precinct, Sharonnie Perry – Interfaith Medical Center, Idris Abdullah – 79th Precinct Community Council, Oma Holloway – Bridge Street Development Corp.

DISTRICT MANAGER’S REPORT – Henry L. Butler

[..ADM Report for February 2019.pdf](#)

I. INFORMATIONAL PRESENTATION

A. Parks, Art, & Culture Committee:

Gregory Anderson, Outreach Coordinator, Green Thumb was not in attendance to make a presentation on the City’s policies pertaining to community gardens.

B. Parks, Art, & Culture Committee:

Phuchong Srisuro, Captain of Parks Enforcement informed the residents that his enforcement unit patrol community parks throughout the five boroughs for the following violations: dogs off the leash, smoking, drinking, and adults in the playground. He added that there are 50 officers for the five boroughs with two shifts: 8:00 a.m. – 4:00 p.m. and 4:00 p.m. – midnight. Any questions or concerns, please contact him at phushong.srisuro@parks.nyc.gov or 718-437-1350.

II. PUBLIC HEARING

A. Housing & Land Use Committee:

IN THE MATTER OF an application submitted by Merrick Capital Corporation pursuant to Section 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 17a:

1. Eliminating from within an existing R6B District a C2-4 District bounded by Monroe Street, Howard Avenue, Madison Street and line 100 feet westerly of Howard Avenue; and
2. Changing from an R6B District to a C4-4L District property bounded by Monroe Street, Howard Avenue, Madison Street and a line 100 feet westerly of Howard Avenue

Lisa Orrantia, Ackerman LLP gave a presentation the proposed project. This is a zoning amendment for three tax lots from a R6B to a C4, an amendment that would designate the area to a Mandatory Inclusionary Housing area. The rezoning would bring the corner lot into compliance.

She stated that this will be a seven-story building with 30 units, 11 will be affordable units at 30% with 80% AMI. All of the buildings will be 65 feet in height, eight and 16 Howard Avenues are 70 feet wide, and Broadway is 80 feet wide. 18,000 sq. ft. of which will be outdoor recreational space. There will be three retail spaces. The building will consist of five studios, 10 one-bedrooms, 10 two-bedrooms and 5 three-bedrooms.

Questions were asked by board members and the public.

B. Economic Development Committee:

Alcohol Beverage Control License Application for *Three Point Kings*, 1452 Fulton Street between Tompkins and Kingston Avenues

Marc Abou-Faissal, Committee Vice Chair introduced Bob Callahan who spoke on behalf of the owners Eric, Matt and Fannie. He stated that this will be a bar/tavern type atmosphere. The hours

of operation will be seven days a week, 12 noon – 4:00 a.m. They will be serving lunch, dinner and cocktails. The target age group will be 25 years and older. The previous business (Low Post) also had a liquor license until 4:00 a.m. There will be eight tables with 31 seats. The bar will have 16 seats.

He informed that Fannie lives in the neighborhood therefore, she will be more hands on. Eric owns Burly Coffee Shop, 356 Throop Avenue for over four years. Background music will be provided from an iPad. There will be no outdoor seating. He stated that the owners have contacted Job Plus regarding hiring people from the community. The capacity is 74. He added that they have received letters of support from the BID, other businesses and 75 signature.

Questions were asked on this application.

C. Economic Development Committee:

Alcohol Beverage Control License Application for Hells Bells (d/b/a The Broadway), 1272 Broadway between Lexington and Greene.

Marc Abou-Faissal, Committee Vice Chair introduced the owner, *Damien Ryan Nevin*. He stated that this is a bar/restaurant venue serving Mexican food. There will be the bar area, a DJ space on the first floor and a venue space on the second floor. There is an emergency exit that leads out to Lexington Avenue. There is also a sprinkler system and a fire alarm.

The capacity is 74. The hours of operation are 4:00 p.m. – 4:00 a.m., seven days a week. There will also be security and cameras throughout.

Questions were asked by board members and the public.

D. Economic Development Committee:

Alcohol Beverage Control License Application for Keight O Eight LLC, dba (Tatanka Tea and Tincture Bar) 557 Classon Avenue between Fulton Street and Lefferts Place
Marc Abou-Faissal, Committee Chair introduced Katherine Pfohl, Owner.

Ms. Pfohl stated that during the day the space will operate as a café. However, they will be extracting herbs from flowers. She will also be sourcing herbs from community gardens. The menu will be seasonal and also sourced from the gardens. Various genres of music will be played. She will be opened 7:00 a.m. – 2:00 a.m.

She is also working with the block association and community affairs. There will be 10 cameras. The capacity is 40 people.

Questions were asked by board members and the public.

E. Economic Development Committee:

Alcohol Beverage Control License Application for 1161 Bedford Avenue, located at 1161 Bedford Avenue between Putnam & Madison Avenues

Marc Abou-Faissal, Committee Chair introduced Samuel White, Owner. Mr. White stated that he has a Ramen Shop in California and he wanted to have the same concept here. The hours of

operation will be 5:00 p.m. – Midnight, Sunday to Thursday however, Friday to Saturday they will close at 2:00 a.m. He has been in contact with Job Plus regarding hiring people from the community.

Questions were asked by the board members and the public.

III. COMMUNITY ANNOUNCEMENTS

Community announcements were made by Hakeem Elliot and Camille Adolphe from the Center for Law & Justice regarding the census. Deborah Mack, Edward King, candidate for Civil Court Judge and Keri Weaver from Bed-Stuy Sluggers.

IV. ROLL CALL

There were 33 board members present and 15 absent.

V. COMMITTEE UPDATES & RESOLUTIONS

Oma Holloway informed the audience that the Education & Youth Committee will be meeting on February 12th, instead of the 14th, at 7:00 p.m. in Council Member Cornegy's office on the 5th floor.

VI. ACTION ON THE PUBLIC HEARING

- A. Merrick Capital Corporation seeking a letter of support pursuant to Section 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 17a.

Ms. Pinn reported that the committee met with Merrick Capital Corp. on two occasions and they caucused after the presentation. The committee made recommendations and some were completed:

- ✓ The building material was changed from stucco to brick
- ✓ There was an increase in the amount of affordable units from nine to 11.

The committee voted to support the project with stipulations:

1. *Use Option 1 over Option 2 (reducing AMI from 80% - 60%)*
2. *Covenant restricting maximum height to 65 feet on all three lots (response in questions/keep in compliance)*
3. *Include commercial tenant use that meets the needs of the community*
4. *Utilize MWBE contractors, sub-contractors, property managers, and design professionals*
5. *Utilize environmentally and sustainable building techniques and material*
6. *Appoint a community not-for-profit partners for the marketing and lottery process*

*These stipulations apply for the entire rezoning areas. The vote was unanimous.

A motion was made to accept the recommendation was made by Edna Johnson and seconded by Mary Jemison Head.

[..\Vote for Merrick Capital Corp.pdf](#)

- B. Three Point Kings request for a letter of support for an Alcohol Beverage Control License. Marc Abou-Faissal stated that the committee recommended giving a letter of support. A motion was made to accept the recommendation by Douglas Williams and seconded by Marion Little.

[..\Vote for Three Point Kings.pdf](#)

- C. Hells Bell (dba The Broadway) request for a letter of support for an Alcohol Beverage Control License.

Marc Abou-Faissal stated that the committee recommended giving a letter of support. A motion was made to accept the recommendation by Douglas Williams and seconded by Gregory Glasgow.

[..\Vote for Hells Bell.pdf](#)

- D.** Keight O Eight LLC, DBA (Tatanka Tea and Tincture Bar) request for a letter of support for an Alcohol Beverage Control License.

Marc Abou-Faissal stated that the committee recommended giving a letter of support with stipulations:

- 1. That the business post a disclaimer at the bar highlighting the risk associated with the herbs served.***

A motion was made to accept the recommendation by Douglas Williams and seconded by Evelyn Collier.

[..\Vote for Keight O Eight.pdf](#)

- E.** 1161 Bedford Avenue request for a letter of support for an Alcohol Beverage Control License.

Marc Abou-Faissal stated that the committee recommended giving a letter of support. A motion was made to accept the recommendation by Michael Catlyn and seconded by Douglas Williams.

[..\Vote for 1161 Bedford Avenue.pdf](#)

VII. CHAIRPERSON'S REPORT – Richard Flateau

Mr. Flateau announced that the deadline to complete the registration for board member training is February 15th. Board members can register for three courses. The course work must be completed by the end of the fiscal year (June 30th). Mr. Butler sent the link with the courses to everyone.

In addition, limited funds are available for any committee that would like to host any events over the next five months. Please send an email your request to the District Manager. Deadline to send the request is March 1st.

VIII. ACCEPTANCE OF THE JANUARY 7, 2019 MINUTES

A motion to accept the minutes were made by Douglas Williams and seconded by Simone Pratt.

IX. ADJOURNMENT

The meeting was adjourned at 10:20 p.m.

Respectfully submitted by,
Beryl Nyack
February 12, 2019

Reviewed and edited by:
Stacey Ruffin, Executive Secretary
February 15, 2019 @ 9:15 am