



**MINUTES OF THE
MONDAY, NOVEMBER 6, 2017
COMMUNITY BOARD MEETING
BEDFORD STUYVESANT RESTORATION CORP.
1368 FULTON STREET
BROOKLYN, NY 11216**

Attendance:

Members Present: Babatunde Akowe, Felicia Alexander, Tywan Anthony, Dr. Kim Best, Anthony Buissereth, Ivy Gamble-Cobb, Evelyn Collier, Pastor Gwendolyn Dingle, Richard Flateau, Sharon Forbes, Keith Forest, Gregory Glasgow, Shia Greenfeld, Mary Jemison-Head, Kimberly Hill, Oma Holloway, Everett Hughes, Tarris Iriarte, Edna Johnson, Dr. Kerliene Johnson, Hardy “Joe” Long, Kenneth Mbonu, Santana Payton, C. Doris Pinn, Simone Pratt, Karen Rhau, Stacey Ruffin, Shekera Shehid, Suzette Sheppard, Jamella Swift, Chinyelu Udoh, Omar Walker, Shanita Wells, Douglas Williams

Members Absent: Taina Evans, Marc Abou-Faissal, Danelle Johnson, Dr. Debra Lamb, Marion Little, Dionicio Liz, Dovie Matthews, Paulette Moorehead, Eldica Murray, Michael McCaw, Melissa Plowden-Norman, Kwaku Payton, Lydia Temples, Rev. Dr. Robert Waterman, T. J. Wilson

INVOCATION

The invocation was given by Hardy “Joe” Long.

REMARKS FROM THE CHAIRPERSON – Richard Flateau

Mr. Flateau read the agenda into the record. He then read a press release regarding an incident that took place at The Strand Café, 492 Nostrand Avenue on Halloween. Oma Holloway also gave a statement about this statement.

Mr. Flateau thanked the police for the quick arrest in the home invasion at 160 Decatur Street of the two elderly people which led to the death of the husband.

ACKNOWLEDGMENTS OF ELECTED OFFICIALS AND COMMUNITY PARTNERS

Nicholas Perry – Hon. Scott Stringer

Nicholas Perry stated that Comptroller Stringer is currently working on a Rent and Credit Initiative which will provide benefits to tenants.

Shakti Robbins – Hon. Velmanette Montgomery

Shakti Robbins reminded everyone to vote especially on propositions for a Constitutional Convention. Copies of the State Constitution were left on the table.

Amanda Robinson – Hon. Tremaine Wright

Assembly Member Wright will host a Thanksgiving Day Turkey Trot, 5K and Family Fun Run at Herbert Von King Park. It will begin at 9:00 a.m.

She added that Assembly Member Wright is trying to spread the word about the STAR Program which will allow Homeowners to save a lot of money on their taxes.

Shelton Jones – Kings County District Attorney Office

Mr. Jones commended the Police Department for the apprehension of the two individuals in South Carolina in the murder case of the two women who were murdered in Stuyvesant Gardens.

He added that the office is open for any complaints or concerns by calling 718-250-2340 or by reaching him directly at 718-250-3146.

Candice Julien – Hon. Eric Adams

Ms. Julien added that Borough President Adams has reached out to City Hall and asked the Civil Rights Commission to investigate the incident that occurred at The Strand Café. She stated residents to contact her at 718-802-3981 or by email at askeric@brooklynbp.nyc.gov with any concerns.

In addition, the Annual Tree Lighting at Borough Hall will be held on December 5th, from 5:30 p.m. – 6:30 p.m.

The Holiday Drive for children living in shelters will be held November 14th – 28th. Items needed are books and pajamas for children ages 3-11 years old.

Matthew Pitt – Hon. Laurie Cumbo

Mr. Pitt informed that Council Member Cumbo’s office continues to offer Immigration Services. Please call the office at 718-260-9191.

LaMeane Isaac – Macon Branch Library

Ms. Isaac informed the audience that all NYC libraries have waived the fees for students starting on October 19th.

In addition, she mentioned that the Brooklyn Public Library is partnering with Bard College to offer adults free classes towards a degree at the library. Tuition and books are covered by grants and scholarships.

On November 30th, at 6:00 p.m., the Macon Branch Library will present “Chasing Light”, a photo exhibition and book discussion on Michelle Obama by former White House Photographer Amanda Lucidon.

Vanessa Smith – NYC Mural Arts Project

Ms. Smith stated that the project is a collaboration with the NYC Department of Health and Mental Hygiene. 1-in-5 New Yorkers live with a mental health disorder. The project was created to start a new conversation about mental health in the community. Through the mural making process, they try to reduce the stigma and foster new social interactions.

Eifreda Bell – Services for the Underserved

Ms. Bell is a mental health client at the Club House, 1125 Fulton Street. She stated that the Club House helps its clients live a productive life.

Olanike Alabi – 57th Assembly District Leader

District Leader Alabi reminding everyone to vote on all three proposals which are equally important.

On November 16th, she will be hosting a Legal Symposium at Teen Challenge Center, 444 Clinton Avenue at 6:00 p.m.

Oma Holloway – Bridge Street Development Corp.

Ms. Holloway informed the audience that the Movement for Black Lives and the Electoral Justice Project is hosting a Town Hall upstairs in the Board Room from 7:00 – 9:00 p.m.

On November 9th, there will be a free legal clinic at Bridge Street Development Corp., 456D Nostrand Avenue. It will be held from 4:00 – 6:30 p.m. This clinic will focus on tenant/landlord issues.

Ms. Holloway informed that there will be a workshop on “How to Become a Certified MWBE”. It will be held on November 13th, at 6:00 p.m.

On November 14th, there will be a Young Adult Internship and Employment Resource Fair. It will be hosted by MyBase in partnership with Restoration and held from 10:30 a.m. – 12:30 p.m., for young adults ages 16-24 years old who are out of school and out of work.

Karen Cherry – Hon. Erik Dilan

Ms. Cherry thanked everyone on behalf of Assembly Member Dilan for all the donations that was collected for the relief effort for Puerto Rico.

Brittany Saunders – NYC Commission on Human Heights

Ms. Saunders informed the audience about a “Day of Action” which will take place on November 9th, at Restoration Plaza and also at the Nostrand Avenue Station. For more information, please call 718-722-3131 or on the website.

Stefanie Zinerman – Hon. Robert Cornegy, Jr.

Ms. Zinerman read a statement from Council Member Cornegy regarding the Halloween incident at Strand Café.

On November 20th, a Citizens Preparedness Corps Training Program will be held at Restoration Plaza at 6:00 p.m. She invited everyone to come out and learn emergency preparedness in case of a disaster.

On November 13th, there will be an “A.S.K for Your Life” workshop to help African Americans get the best health care when they visit their doctor. It will also be held at Restoration Plaza.

Daniel Fisher – 81st Precinct Community Council

Mr. Fisher reminder everyone that the next Precinct Council Meeting will be held on November 14th, at the Multi-Service Center, 1958 Fulton Street at 7:00 p.m.

The 81st Precinct Community Council Annual Thanksgiving Celebration for seniors. It will be held at Cornerstone Baptist Church at 12 Noon. Monetary donations or donation of a dish is being accepted.

On December 16th, the Community Precinct Council will also host its Annual Christmas Gospel Concert at Christ Fellowship Church, 7 Sumpter Street.

Hon. Latrice Walker

Assembly Member Walker reminded everyone to vote. She introduced Alicka Samuels as the newly elected Council Member for the 41st District.

ACKNOWLEDGMENT

Emily Mateo – Hon. Walter Mosely, Deputy Inspector Charles Minch – 79th Precinct; P.O. Christopher Charles – 79th Precinct,

DISTRICT MANAGER’S REPORT – Henry L. Butler

Mr. Butler gave an update on La Quinta Hotel on the corner of Atlantic and Nostrand Avenues. He stated that the Department of Homeless Services originally reported that they were only using 34% of the hotel for their clients however, it was reported that they now have 100% of the hotel for homeless services.

LIRR is upgrading the Nostrand Avenue Station. This is a \$28.1 million project. The upgrade includes two new elevators, new platforms, staircase and overpass. There will also be new LED lighting, benches, signage, Wi-Fi, charging ports, etc. The project is scheduled to be completed by April 2019.

He added that a new traffic light will be installed by P.S. 40 at Ralph Avenue and Marion Street. This request was made because there are no traffic signals from Bainbridge Street to Fulton Street. This is scheduled to be completed by February 2018.

Mr. Butler reported that there will be an Envisioning meeting for 638 Myrtle Avenue on November 15th, from 6:00 – 8:00 p.m. DEP owns a lot at this location and they are planning to build housing on the lot. It will be held at Brooklyn Community Arts & Media High School. He recommended that residents attend this meeting to make their voices heard. Flyers were available.

There is a rat problem in the neighborhood and the City in partnership with the Departments of Health, Parks, Sanitation and NYCHA will be implementing the “Neighborhood Rat Reduction Program”. Flyers were available.

Mr. Butler advised seniors to get their own attorneys when attending meetings and signing documents pertaining to their homes. There are a lot of resources available, such as Brooklyn Legal Services.

I. INFORMATIONAL PRESENTATION

A. Health & Social Service Committee:

Update on One Brooklyn Health Plan for Interfaith Hospital

Edna Johnson, Committee Chair introduced LaRay Brown, President & CEO, Interfaith Hospital

Ms. Brown gave an update on the One Brooklyn Health System which covers Interfaith, Kingsbrook and Brookdale Medical Centers. These three hospitals are considered to be safety net hospitals because they serve people who are on Medicaid, Medicare, other government programs and a small percentage of commercial insurance. They have all struggled financially over decades. The State of New York have made a commitment that if the three hospitals work together, they will make a capital investment to the hospitals and 30 community based healthcare centers (ambulatory care centers).

Ms. Brown stated that State Legislator enacted the Kings County Transformation Program in 2015. In May, One Brooklyn applied for \$700 million which will cover improvements to the elevators, the heating and air conditioning ventilation system. One Brooklyn also applied for an expansion of the Emergency Room and the Psychiatric Unit. At Brookdale, the Intensive Care Unit. At Kingsbrook, they applied for the Center to become a Medical

Village. To invest in the Ambulatory Care and Long Term Care services for physical rehabilitation. One Brooklyn is seeking to open various locations that would be accessible to people who do not have a primary care doctor. Many people go to the emergency room for that reason.

B. Veterans Committee:

The U.S. Dept. of Veterans Affairs made a presentation on Homeownership, Business Start-Up and Government contracting opportunities for Bedford Stuyvesant Veterans *Douglas Williams, Committee Chair introduced Lyn Johnson, V.A. Outreach Specialist*

Mr. Johnson informed the audience that the Department of Veterans Affairs (VA) helps veterans and their spouse obtain home loan guaranty. The current home loan guaranty for Bedford Stuyvesant is \$739,000. The VA also helps veterans gain access to economic opportunities by leveraging government procurement. Veterans and their spouses can start a business, expand an existing one or apply for a contract with a government entity.

The U.S. Department Small Business Administration requires three percent of every dollar must be set aside for Service Disabled Veterans, so far they have only made one percent of the quota. They have never made the quota because veterans are not utilizing the service. Flyers with all information were available.

PUBLIC HEARING

A. Housing & Land Use Committee:

Board of Standards and Appeals application for 510 Quincy Street and 651-671 Gates Avenue requesting a special permit pursuant of ZR73-433 to reduce parking requirements for income-restricted housing units in two existing buildings from 106 to 18 accessory off street spaces

C. Doris Pinn, Committee Chair introduced Frank St. Jacques of Sheldon Lobel and Demetrius Moragianis, Owner

Frank St. Jacques stated that the owner is requesting a special permit that would allow a waiver of an existing parking requirement to build a 100 percent affordable housing. Presently there are two six-story building with a 100 parking spaces. The lot is under-utilized.

The proposed building that would be built on the parking lot is a seven-story 112-unit affordable housing building. It will have 85,000 sq. ft.; 70 feet in height with a 15 foot setback above 60 foot base. It will have 28 parking spaces in the rear of the building and it would be built pursuant to the Quality Housing Requirements. He showed several photos including an aerial view of the parking lot to reflect the lack of use. The building is “As-of-Right”.

Questions and Answers

Jamella Swift: Are these 1-3 bedrooms and what is the income requirements?

Frank St. Jacques: There are 111 units with one unit for the superintendent, equaling 112. There are 55 units with a mixed of studios, 1, 2 and 3 bedrooms and they are at 100 percent AMI. There are 32 units with the same distribution at 57 percent AMI and 12 units

with 47 percent AMI and another 12 units has a 30 percent AMI. The range for the units that are 100 percent AMI is \$1300 - \$2400 with an income of \$67,000; 60% AMI is \$760 – \$1300 with income of \$40,000 - \$62,000 and 50% AMI is \$620 – \$1100 with an income of \$20,000 – \$31,000.

Felicia Alexander: What is preventing the people in the 96 units from utilizing the parking lot?

Frank St. Jacques: There is a fee, however, as stated the residents were not utilizing the lot. According to the City this area is a transit zone. It has a low car ownership of 18 percent. The new building has a parking requirement and it is being met.

Ralph Sealy: They have not encouraged parking because there is no lights and security. It is not safe. They have no insurance.

Demetrius Moragianis: That is not true.

Gregory Glasgow: If you were to develop the building as of right now, how many parking spaces are you required to provide?

Frank St. Jacques: 28

There were a series a statements from homeowners on Quincy Street about the lack of parking spaces in the neighborhood.

B. Economic Development Committee:

Alcohol Beverage Control License Application for Lox & Schmeier LLC, 165 Tompkins Avenue between Willoughby & Hart Streets

Tywan Anthony, Committee Chair introduced Alex Kleinberg, Owner

Alex Kleinberg stated that this will be a restaurant with a full bar. The space is 3,000 sq. ft.; 1,500 sq. ft. per floor with greenhouse and a backyard. The capacity will be 70 including the backyard. The greenhouse and the backyard will be table seating.

There will be 13 seats around the bar. The hours of operation will be 8:00 a.m. – 2:00 a.m. Mondays to Thursdays; 8:00 a.m. – 4:00 a.m. Fridays and Saturdays; and 10:00 a.m. – 2:00 a.m. on Sundays. Fridays to Sundays there will be security to check IDs. The staff will be hiring from the community.

Questions and Answers

Questions were asked about security and noise.

C. Alcohol Beverage Control License Application for Noha Entertainment, 95 Halsey Street corner of Nostrand Avenue

Tywan Anthony, Committee Chair introduced Raymond Pierre-Louis, Owner

He stated that this will be a bar and lounge. He stated that there were issues in terms of noise and loitering from the prior business. He stated that he plans to address the issue by sound proofing.

Questions & Answers

Questions of noise, security, change in closing time and a DJ were raised by board members

and residents. Mr. Pierre-Louis stated that the security is a retired police officer.

- D.** Alcohol Beverage Control License Application for Lila Café LLC, 911 Dekalb Avenue between Marcus Garvey Blvd & Throop Avenue
Tywan Anthony, Committee Chair introduced David Young and Barbara Ann Hudson, Owners

This will be a family oriented Seafood Café with Caribbean, African & Southern Cuisine. They plan to open the café in early December. It is a family oriented restaurant.

Questions and Answers

Babatunde Akowe: Did you get support from the block association?

David Young: We were not able to locate a block association. I have 25 signatures and 4 letters from businesses.

Ms. Cobb: What are your hours?

David Young: Sundays to Thursdays the hours will be 5:00 p.m. – 10:00 p.m.; Fridays and Saturdays; 10:00 a.m. - Midnight. For brunch and dinner.

- E.** Alcohol Beverage Control License Application for Southern Comfort, 375 Marcus Garvey Blvd between Jefferson & Hancock Streets
Tywan Anthony, Committee Chair introduced Shawanna E. McDonald and Kirk McDonald Owners

Ms. McDonald stated they have three building 375, 377 and 379. The first building would serve as commercial kitchen and take-out and the other two buildings will be the sit-down restaurant. They had a prior business called Sublime Caterers. This is a family restaurant. They are very involved in the community.

The hours of operation are: closed on Mondays, Tuesday and Wednesday 11:00 a.m. – 10:00 p.m. Thursdays to Saturdays: 11:00 a.m. to Midnight and Sundays: 11:00 a.m. to 9:00 p.m. Fridays and Saturdays the menu will be seafood.

Questions and Answers

Norma Fairweather: Will you be having live music?

Kirk McDonald: Background music

Resident: When do you plan on opening?

Kirk McDonald: Mid-December

II. COMMUNITY ANNOUNCEMENTS

Keith Forest

On November 15th, there will be literacy event at P.S. 5, 820 Hancock Street immediately following the PTA meeting at 5:30 p.m.

Anthony Cunningham

He spoke about the deed theft and protecting the elders.

Tarisse Iriate

She gave an update on the conditions in Puerto Rico. She asked for solar light donations. She will be returning to the island on November 14th to 24th. For more information, contact her at tarisse.iriata@gmail.com or 347-697-8490.

III. ROLL CALL

There were 34 members present and 15 members absent.

IV. COMMITTEE UPDATES & RESOLUTIONS

C. Doris Pinn – Housing & Land Use

The committee will meet on November 8th, at 6:30 p.m., in the Board office

Stacey Ruffin – Civic & Public Safety

The committee will meet despite the fact that it is Election Day in the Board office at 6:00 p.m.

Babatunde Akowe – By-Laws

The committee meets on the 4th Thursday of the month.

RESOLUTIONS

Evelyn Collier – Landmarks & Preservation

❖ **LPC Application #19-16967 for 294 Putnam Avenue between Nostrand & Marcy Avenues**

This application is seeking to eliminate an existing second floor center window at the rear façade. It will be bricked in to allow the owner to build an interior wall.

[..\LPC - 294 Putnam Avenue.pdf](#)

A motion to accept the recommendation was made by Douglas Williams and seconded by Shanita Wells.

[..\Vote for 294 Putnam Avenue.pdf](#)

❖ **LPC Application #19-16822 for 256 Jefferson Avenue between Nostrand & Marcy Avenues**

This application is seeking to modify the front yard and entryway to install a ramp and elevator. The Buildings Department and LPC is requesting this change because they stated that the building has changed its use and it now requires ADA compliance.

Ms. Collier stated that the committee is asking the Board to support their resolution of NO SUPPORT because the installation of a ramp or exterior elevator will distract from the historic character of the building, block and neighborhood.

A motion to accept the recommendation was made by Douglas Williams and seconded by Edna Johnson.

[..\Vote for 256 Jefferson Avenue.pdf](#)

❖ **Historic District Improvement Plan to Install and Finance Historic District Markers for the Expanded Stuyvesant Heights Historic District and Bedford Historic District**

[..\Historic District Markers.pdf](#)

A motion was made to accept the committee's recommendation by Douglas Williams and seconded by Gregory Glasgow.

[..\Vote for the Historic Markers.pdf](#)

VI. ACTION ON THE PUBLIC HEARING

- A.** BSA Special Permit Application for 510 Quincy Street & 651-671 Gates Avenue to reduce parking requirements for income-restricted housing units in two existing buildings from 106 to 18.

Ms. Pinn stated that the committee met with the applicant on September 13th and October 11th. The committee also caucused after the presentation and their recommendation is to give a letter of support. She added that this is the second time that 100 percent affordable housing is in this community.

A motion to accept the recommendation was made by Edna Johnson and seconded by Oma Holloway.

[..\Vote for 510 Quincy Street.pdf](#)

- B.** Lox & Schmeier request for a letter of support for an Alcohol Beverage Control License

Mr. Anthony stated that the committee recommends giving a letter of support with the following contingencies:

1:00 a.m. closing on week days and 3:00 a.m. closing on Weekends.

A motion to accept the recommendation was made by Douglas Williams and seconded by Gregory Glasgow.

[..\Vote for Lox & Schmeier.pdf](#)

- C.** Noha Entertainment request for a letter of support for an Alcohol Beverage Control License

Mr. Anthony stated that the committee recommends giving a letter of support with the following stipulations:

1:00 a.m. closing on week days and 3:00 a.m. closing on weekends.

A motion to accept the recommendation was made by Babatunde Akowe and seconded by Santana Payton.

[..\Vote for Noha Entertainment.pdf](#)

- D.** Lila Café LLC request for a letter of support for an Alcohol Beverage Control License

Mr. Anthony stated that the committee recommends giving a letter of support. A motion to accept the recommendation was made by Douglas Williams and seconded by Jamella Swift.

[..\Vote for Lila Cafe LLC.pdf](#)

E. Southern Comfort request for a letter of support for an Alcohol Beverage

Mr. Anthony stated that the committee recommends giving a letter of support. A motion to accept the recommendation was made by Douglas Williams and seconded by Tarris Iriate. [..\Southern Comfort.pdf](#)

VII. CHAIRPERSON'S REPORT – Richard Flateau

❖ Nominating Committee Report

Ms. Shahid reported that the committee met on October 12th. All positions are still open. The following are the only names she has received:

Richard Flateau – Chair
C. Dori Pinn – Treasurer
Stacey Ruffin – Executive Secretary

VIII. ACCEPTANCE OF THE OCTOBER 2, 2017 MINUTES

A motion to accept the minutes was made by Edna Johnson and seconded by Gregory Glasgow.

IX. ADJOURNMENT

The meeting was adjourned.

Respectfully submitted by,
Beryl Nyack and Stacey
December 10, 2017