

Brooklyn Community Board 4
Public Hearing and Regular Meeting Minutes
Wednesday, February 19, 2025 6pm

Hope Gardens Older Adult Center
195 Linden Street
Zoom

Chairperson: Robert Camacho
District Manager: Celestina León

Meeting Start: 6:03pm

Celeste called the meeting to order and announced the first public hearing item.

Public Hearing:

- 1) Deputy Inspector David Poggioli, Commanding Officer, NYPD** – delivered a monthly report on behalf of the 83rd Precinct

Deputy Inspector Poggioli introduced the new Special Operations Lieutenant, Freddy Cantio, and Neighborhood Coordination Officers (NCOs) Officer Padron and another officer whose name was unclear in the transcript. He acknowledged Community Affairs Officers Kich and Lopez for organizing a youth engagement event at the Salvation Army. He also addressed a recent domestic violence-motivated homicide on Jefferson Avenue and highlighted the services offered by the precinct's domestic violence unit, emphasizing their focus on stabilizing families. He reported a 38% decrease in overall index crime year-to-date in 2025, furthering the 13.8% decrease from 2024, with reductions in robberies, burglaries, grand larcenies, and grand larceny auto. He attributed this to the efforts of the officers. However, he noted an increase in auto break-ins, particularly in Sector Adam (Halsey Street to Eastern Parkway, Broadway to Evergreen), often involving visible property left in vehicles. He urged residents to secure their belongings and not leave valuables visible in their cars.

Deputy Inspector Poggioli addressed a recent increase in stolen vehicles, often due to vehicles being left running unattended, and advised residents against this practice. He addressed a structure fire at 1155 Halsey Street, a church located between Central and Wilson Avenues, which resulted in the collapse of a wall into the adjacent building at 1159 Halsey Street and the displacement of five residents. No injuries were reported. He noted that the fire hydrants were accessible, unlike in a previous incident where blocked hydrants hindered firefighting efforts, and thanked the community for reporting blocked hydrants via 311. He addressed concerns about open fire hydrants during the

summer, acknowledging it as a common occurrence in Bushwick. He also reiterated the availability of a downloadable program to update the internal technology of Hyundai and Kia vehicles to prevent theft using USB chargers.

- **Perris Straughter, Director, Brian Paul, Deputy Director, and Tim Anderson, Borough Planner, NYC Council Land Use** – providing an informational presentation of the City of Yes for Housing Opportunity modifications.

Perris Straughter, Director of the NYC Council Land Use Division, along with Brian Paul (Deputy Director) and Tim Anderson (Borough Planner), presented on the City of Yes for Housing Opportunity modifications. They were joined by Veronica from DCP. The presentation began with a review of the rationale behind the citywide zoning text amendments, which aimed to address the housing crisis by increasing housing production, particularly affordable housing, and promoting more equitable distribution across the city. They displayed a map showing housing production over the last 10 years, highlighting disparities between community districts. They explained the division of the city into high-density and low-density zones, with Community Board 4 primarily falling within the high-density category due to its predominantly R6 zoning. This zoning already permits significant development, primarily market-rate, due to the lack of city-owned sites and the previous 421a tax abatement program, which incentivized affordable housing at 130% AMI (considered market-rate in Bushwick). The presentation then focused on the Universal Affordability Preference (UAP) concept, which grants increased density in exchange for affordable housing at 60% AMI (approximately \$67,000-\$85,000 annual income depending on household size). Several scenarios were presented, illustrating the impact of City of Yes on building height and affordability. For example, a typical four-story market-rate building could now become five stories, with the additional floor designated as affordable housing. In the case of 100% affordable developments with subsidies, building height could increase to eight stories.

The presenters acknowledged concerns about the increased height, particularly in R6 and R71 zones with narrow streets. They explained that the City Council had modified the original proposal, reducing the allowable height increase by one story. They also addressed concerns about the affordability level (60% AMI), explaining that for buildings with 50 units or more, 5% of the units must be affordable at 40% AMI (approximately \$45,000-\$60,000 annual income). The issue of enforcement was also discussed, with the presenters explaining that zoning regulations are enforced by the Department of Buildings, and the City Council has secured increased staffing for inspections. The presentation then moved to Accessory Dwelling Units (ADUs), explaining the regulations and limitations for detached one- and two-family homes. ADUs are allowed as separate structures in rear yards, up to 800 square feet, with restrictions on lot coverage (33%) and proximity to neighboring properties (5 feet). The presenters highlighted City Council modifications to the ADU regulations, including the requirement for homeowner occupancy and restrictions on ADU construction in flood zones. A map illustrating areas

eligible for ADUs, based on lot size, was shared. The issue of parking requirements was also addressed. The City Council created three zones with varying approaches: Zone 1 (elimination of parking requirements), Zone 2 (substantial reduction, applying to CB4), and Zone 3 (maintaining existing requirements). In CB4 (Zone 2), large buildings with 60 or more units still have parking requirements, but they are reduced by half (25% of units). Mid-size buildings (20-40 units) no longer require parking. Finally, the presenters confirmed that the proposed changes to dwelling unit factor (average apartment size), which would have allowed for smaller apartments, were removed by the City Council for Community Board 4. Council Member Sandy Nurse joined the meeting virtually, expressing confidence in the modifications secured by the City Council and highlighting the City for All package as a source of community benefits.

Regular Meeting:

1) First Roll Call

Present: Stephanie Anderson, Makeba S. Brown-Alleyne, Robert Camacho, Felix Ceballos, Elvena Davis, Cecilia Fabian, Freddy Fowler, Joanna Fuentes-Singh, Jason Gers, Christopher Graham, Zachary Hendrickson, Barbara Jackson, Kyeshia Johnson, Virgie Jones, Luisa Jose, Kristine Malden, Freddie Mattison, Alex Móreno, Romicka Nichols-Barnes, Raul Rubio, Eliseo Ruiz, Milagros Sandoval, Annette Spellin, Ben Tocker, Linda Whitfield

Present via a remote waiver: Andrew Choi, Deborah Hicks, Tanesha Honeygan, Zulma Novoa, Jerry Valentin

Excused: Isa Abney, Anne Guiney (Zoom – no waiver), James Steward

Absent: Jo-Ena Bennett, Kerina Dodd, Tara Jones-Thomas, Christian C. Tate (informed the DO/Zoom – no waiver)

Twenty two members were present, which constitutes a quorum.

2) Acceptance of the Agenda

Motion by Ben Tocker, seconded by Milagros Sandoval. All were in favor, so moved.

3) Acceptance of the Previous Meeting Minutes

Motion by Elvena Davis, seconded by Milagros Sandoval. All were in favor, so moved.

[January 2025 Minutes](#)

4) Chairperson's Report

Chairman Camacho reported on his attendance at various meetings and events, including a luncheon for Deputy Inspector Poggioli's promotion, an IBO meeting, a

Community Education Council meeting, a Borough Hall meeting, an Arts and Culture meeting, a walkthrough with the Department of Small Business Services, a District Service Cabinet meeting, a CEC meeting, an 83rd Precinct Community Council meeting, a meeting with Bishop Clark and clergy, a Community Affairs event, and the current board meeting. He also discussed efforts to recruit new board members, noting the low number of applications received and plans to address the issue with the Borough President.

Elected Officials and Representatives:

Lacey Tauber, Brooklyn Borough President Antonio Reynoso
209 Joralemon Street, (718) 802-3894

Fran Sanhueza, Council Member Sandy Nurse
56 Pennsylvania Ave, (718) 642-8664

Maria Valdez, State Senator Julia Salazar
212 Evergreen Avenue, (718) 573-1726

Pierre Gedeon, Mayor's Community Affairs Unit
917-984-1790

Anya Lehr, Council Member Jennifer Gutierrez
ALehr@council.nyc.gov

Community-Based Organizations:

David Desrosiers, NYC Commission on Human Rights
cchr.nyc.gov

Venus Scantlebury, Brooklyn Outreach, NYC Civilian Complaint Review Board
917-742-4980

Pablo Rivera, Bushwick Sports and Recreation
347-388-8271

Saradine Lewis, CABS Health Network
718-388-0220

Leonard Murphy, Executive Director and Founder, Bridgestone Empowerment Project
917-559-8478

Louisa Lebwhol, Brooklyn Public Library Dekalb Branch
718-455-3898

Alex Gutierrez, RiseBoro Community Partnership

riseboro.org, agutierrez@riseboro.org

Anton Nimblett, Volunteers of America Bushwick Family Residence
1675 Broadway, 718-574-2701

Amy Collado, Bushwick Housing Independence Project (BHIP)
929-324-7358, bhiporganized@gmail.com

Denise Watkins, Program Coordinator, SCO Flushing Family Residence
347-785-5909

Sabrina J. Lewis, Executive Assistant/Program Coordinator, Haitian Centers Council
1491 Broadway, 4th Floor, 718-940-2200 ext. 124

Luisa Fernandez, Acting Director, Bushwick Community Partnership, Coalition for
Hispanic Family Services
718-497-6090

Z Novoa, NYC Department of Health
718-637-5221

83rd Precinct Report - Captain David Poggioli, Commanding Officer
See above.

5) District Manager's Report

District Manager León acknowledged various observances and welcomed 16 new public members to board committees. She summarized recent meetings and activities, including a district managers meeting with Borough President Reynoso, a luncheon for Deputy Inspector Poggioli, a webinar on running farm stands and food boxes, a meeting with the new district manager of Community Board 16, a meeting with the Living City Project, a public member orientation, outreach efforts for board membership, a meeting with the Center for Urban Pedagogy regarding the community board term limit project, a call with the new MTA liaison, a Future of Community Boards working group meeting, an interagency site visit on Suydam Street, a walkthrough on Wyckoff Avenue, attendance at the Fund for the City of New York's 2025 Innovation Across the 's conference, meetings with the Future of Community Boards working group and City Planning, coordination of the Urban Plan Workshop, and a call with Friends of Irving Square Park.

6) Committee Reports

*Digital and/or hard copies are available upon request

[Arts/Culture/Technology](#) – Zachary Hendrickson

Chairman Hendrickson reported on presentations from the Bushwick Starr and photographer Anthony Lazada. He also discussed a potential committee project involving visits to local galleries and art spaces and a no-bid contract for electric vehicle charging stations.

[Economic Development + Housing and Land Use](#) – Kristine Malden and Anne Guiney

Co-chair Malden reported on a discussion with a developer regarding a potential rezoning of a triangular plot at Bushwick, Myrtle, and Troutman Avenues, and the committee's work on a responsible development policy. She also mentioned a walkthrough with RiseBoro and SBS. Co-chair Guiney added comments regarding the developer's proposal.

[Environmental Protection/Transportation/Sanitation + Parks and Recreation](#) – Christian Celeste Tate and Ben Tocker

Co-chair Tocker reported on a DOT presentation regarding a proposed one-way conversion on Ridgewood Place and a presentation from Transportation Alternatives on the concept of "daylighting" intersections. He also read the committee's resolution regarding daylighting priorities and implementation. Co-chair Tate provided additional context and emphasized the resolution's focus on safety and community input.

[Joint Civic/Public Safety/Religious + Health/Human Service/Senior Citizens/Veterans](#) – Annette Spellen and James Steward

Co-chair Spellen reported on the tabling of a co-street naming proposal and a presentation from Cypress Hills Cemetery regarding pre-need arrangements. She also announced an event honoring board member Elvena Davis.

7) Recommendations

[Environmental Protection/Transportation/Sanitation + Parks and Recreation](#)

Recommendation: To support the Committee's resolution to guide the Department of Transportation (DOT) on the implementation of daylighting in Community District 4.

Motion: Barbara Jackson

Seconded: Joanna Fuentes-Singh

Opposed: Zulma Novoa

Motion carried.

8) Old Business

None

9) New Business

None

10) Announcements

- Joe Tonelli (Friends of Irving Square Park): Announced Bushwick Family Day on July 19th in Irving Square Park, with free food, music by DJ Mike Whorton, and accepting donations.
- Mike Horton (Bushwick Family Day): Reiterated the invitation to Bushwick Family Day, emphasizing the family-friendly atmosphere and welcoming donations.
- Fran Sanhueza (Council Member Nurse's office): Announced a "Know Your Rights" seminar on February 27th at 6 PM online, a virtual sanitation town hall on March 6th, ongoing efforts to secure speed bumps, traffic lights, and crosswalk improvements, and the completion of the Portland Loo in Irving Square Park.
- Lacey Tauber (Borough President Reynoso's office): Reminded returning board members to submit applications by noon tomorrow, announced free tax prep at Borough Hall through April 9th (appointments required), and promoted the Borough Culture Grant Program for 501c3 cultural organizations (deadline March 3rd). She also announced a homeowner's event at Borough Hall tomorrow from 5-8pm on lowering property taxes.
- Alex Gutierrez (RiseBoro Community Partnership): Announced a partnership with SBS to support local businesses and commercial revitalization efforts on Knickerbocker Avenue, Troutman Street, Irving Avenue, and Wyckoff Avenue. Announced the Bushwick Spring Community Cleanup in March, April, May, and June and a one-shot deal assessment program for Bushwick residents on March 6th at the RiseBoro office.
- Pablo Rivera (Bushwick Sports and Recreation): Announced the launch of a new non-profit offering sports and recreation programs for all ages, including a Little League International chartered program. Registrations are open on Saturdays from 11am-2:30pm at their office at 430 Wilson Avenue.
- Saradine Lewis (CABS Health Network): Offered health screenings and workshops for community centers and congregations and promoted their home health aide and care management services. Contact: 718-388-0220.
- David Desrosiers (NYC Commission on Human Rights): Highlighted the new law prohibiting housing discrimination based on criminal background and offered workshops and assistance. Contact: 212-416-0197.
- Maria Valdez (State Senator Salazar's office): Announced a Fair Clinic on February 27th from 10am-2:30pm to assist with reduced-fare MetroCard applications and reminded residents of the tenant support unit services.
- Louisa Lebwhol (DeKalb Library): Announced the opening of the new Library for Arts and Culture downtown, an English conversation group starting Tuesday evenings at the DeKalb branch, increased tabling with community organizations, the availability of meeting rooms at the DeKalb and Irving branches, and a diabetes self-management course at the Irving branch.
- Zachary Hendrickson (DSA): Announced the next North Brooklyn DSA branch meeting on March 22nd from 2-4pm at the Bushwick Library and discussed DSA's efforts to build relationships with community organizations.

- Christopher Graham (Growing Forward HBCU College Tour): Announced the upcoming HBCU College Tour from April 13th-19th, visiting 11 schools from Brooklyn to Atlanta.
- Andrew Choi (Bushwick Housing Independence Project): Invited residents to a community meeting on Wednesday, February 26th from 6:30-8:30pm at 311 Central Avenue to discuss tenant rights and HCR complaints.

11) Second Roll Call

Present: Linda Whitfield, Ben Tocker, Annette Spellman, Milagros Sandoval, Eliseo Ruiz, Raul Rubio, Romicka Nichols-Barnes, Alex Moreno, Freddie Mattison, Kristine Malden, Luisa Jose, Virgie Jones, Kyeshia Johnson, Barbara Jackson, Zachary Hendrickson, Anne Guiney, Christopher Graham, Jason Gers, Joanna Fuentes-Singh, Freddy Fowler, Cecilia Fabian, Elvena Davis, Felix Ceballos, Robert Camacho, Makeba S. Brown-Alleyne, Stephanie Anderson

Present via a remote waiver: Jerry Valentin, Tanesha Honeygan, Deborah Hicks, Andrew Choi

Excused: James Steward, Anne Guiney, Isa Abney

Absent: Christian C. Tate, Zulma Novoa, Tara Jones Thomas, Kerina Dodd, Jo-Ena Bennett

12) Adjournment

Barbara Jackson made a motion to adjourn. Freddy Fowler seconded the motion. All in favor, so moved.

Meeting Adjourned: 8:50pm