

**BROOKLYN COMMUNITY BOARD 6
GENERAL BOARD MEETING
BOROUGH HALL COURT ROOM
209 JORALEMON STREET**

DECEMBER 9, 2015

ATTENDANCE

PRESENT:

J. ARMER	R. BASHNER	P. BELLENBAUM
P. BLAKE	F. BROWN	J. BROWN
E. CAUSIL-RODRIGUEZ	SR. R. CERVONE	E. FELDER
P. FLEMING	A. FREEMAN	K. GURL
V. HAGMAN	V. HERAMIA	J. HEYER
F. JEAN	G. KELLY	A. KRASNOW
D. KUMMER	R. LEVINE	H. LINK
R. LUFTGLASS	E. MCCLURE	T. MISKEL
M. NEUMAN	C. PIGOTT	L. PINN
M. RACIOPPO	G. REILLY	R. RIGOLLI
D. SCOTTO	M. SHAMES	M. SILVERMAN
J. OLTMAN-SMITH	R. UNDERWOOD	D. WILLIAMS

EXCUSED:

D. BUSCARELLO	S. LONIAL	M. SCOTT
S. TURET		

ABSENT:

M. CABALLERO	D. ESQUERRA	H. HUGHES
K. JAMES	A. MEHTA	J. THOMPSON

GUESTS:

HON. BRAD LANDER, CITY COUNCIL MEMBER
JEFF LOWELL, BOROUGH PRESIDENT ADAMS' REPRESENTATIVE
METIN SARCI, CITY COUNCIL MEMBER LEVIN'S REPRESENTATIVE
JULIAM MORALES, CITY COUNCIL MEMBER MENCHACA'S REPRESENTATIVE
TERESA TORO, ASSEMBLY MEMBER SIMON'S REPRESENTATIVE
BECKY WHITE, STATE SENATOR SQUADRON'S REPRESENTATIVE
DAN WILEY, CONGRESSWOMAN VELAZQUEZ'S REPRESENTATIVE
ALLEN BUCY, PUBLIC ADVOCATE JAMES' REPRESENTATIVE

Complete list of meeting attendees on file at District Office.

Chairperson Gary Reilly called the meeting to order at 6:40pm.

❖❖❖ ADOPTION OF MINUTES ❖❖❖

Board Member Roger Rigolli made a motion to accept the minutes of the November's general meeting, seconded by Board Member Jerry Armer.

VOTE: 24 YEAS, 0 NAYS, 1 ABSTENTION

MOTION PASSED

TIME: 6:41 P.M.

CHAIRPERSON'S REPORT.....GARY REILLY

Chairperson Reilly opened the meeting by offering his thoughts on the passing of community member and long-time advocate Bette Stoltz. Bette was the founder and Executive Director of the South Brooklyn Local Development Corporation, which started back in the 1980's advocating for the reconstruction of Smith Street, a Capital project that ultimately took place in the mid-90's and really led to the renaissance of Smith Street. Her advocacy continued and expanded into many other areas and facets of the civic life of our district. She spearheaded the creation of the Transit Garden at Smith and 2nd Place, she organized the annual Street Fair on Smith Street and the Bastille Day Celebration, she was an early and strong advocate for the industrial communities in Gowanus and Red Hook, she was a founding member of the Friends and Residents of the Greater Gowanus (FROGG) advocacy group, she ran summer youth employment programs in the district and created several different culinary programs which brought local youth together with local chefs and restaurateurs. She was also a longtime committee member of CB6 having served on our Youth Services, Economic/Waterfront Development, Transportation and Landmarks/Land Use committees over the last quarter century. In short, she was an amazing champion, activist, organizer, neighbor and friend. A real pillar of our community. People like Bette are rare and wonderful and are the exception not the rule. Our communities are indeed better places to live, work and visit because of her. For those of you so inclined to celebrate her life, her daughter and many other friends and supporters have organized a gathering this Saturday, December 12th from 3-5pm at the School for International Studies at Court and Baltic Streets. People will be encouraged to share stories, there will be videos and music. Then, in New Orleans-type fashion, the group will march up to Angry Wade's at 5pm to raise a toast in her honor. It is only fitting that we pay tribute to someone who has done so much for all of us over the years. If you can go, please do. And please keep her family and friends in your thoughts and prayers.

The Chair continued his report with one final reminder of the upcoming CB6 Holiday Party. This year's CB6 Holiday Party will be from 6:30-9:00pm on Monday, December 14th at Lobo, 218 Court Street (between Baltic/Warren Streets). We are still looking for additional sponsors for the party, donated raffle prizes, and volunteers to help out. Please let Craig or Sarah know if you can help. And if you've brought a check to pay for tickets in advance, you can give it to Craig or Sarah tonight. Please feel free to "round up" as this is a fundraiser and your contribution is tax deductible.

EXECUTIVE COMMITTEE REPORT.....GARY REILLY, BOARD CHAIR

Chairperson Reilly moved on from his general report to the Executive Committee report by announcing that at the Executive Committee meeting this past Monday night we considered our board's protocols with regard to street co-naming requests. We have practices that have been in place for a long time which are in need of revisiting. Our District Manager has already researched and assembled a diverse collection of protocols that other Community Boards use in their review of such requests. And the consensus from the Executive

Committee is that we should put together an *ad-hoc* group that would be willing to review these best practices and draft protocols for our board, which would go back to Executive Committee for review and adoption. So if you're interested in serving on this *ad-hoc* group, which will probably meet sometime in January, please let me or Craig know of your interest.

Chairperson Reilly closed the executive committee report with the committee's actions regarding the board member attendance review process concerning four board members. When a board member either accumulates a total of 5 or more absences (excused or unexcused) or 3 consecutive unexcused absences, within a 12-month period, our First Vice Chair advises them that their attendance record will be reviewed by the committee to give them an opportunity to explain their absences or possibly face removal from the board for failure attend. The committee moved to remove the four board members. Chairperson Reilly called the question on all four motions in order.

Motion: To remove Board Member Karissa James from the board for violating the board's attendance policy with four consecutive missed meetings.

VOTE: 30 YEAS, 0 NAY, 0 ABSTENTIONS

MOTION PASSED UNANIMOUSLY

TIME: 6:47P.M.

Motion: To remove Board Member Deana Esquerra from the board for violating the board's attendance policy with four consecutive missed meetings.

VOTE: 30 YEAS, 0 NAY, 0 ABSTENTIONS

MOTION PASSED UNANIMOUSLY

TIME: 6:48P.M.

Motion: To remove Board Member Harriet Hughes from the board for violating the board's attendance policy with ten consecutive missed meetings.

VOTE: 30 YEAS, 1 NAY, 0 ABSTENTIONS

MOTION PASSED

TIME: 6:49P.M.

Motion: To remove Board Member Marguerite Scott from the board for violating the board's attendance policy by missing nine of the previous ten meetings.

VOTE: 28 YEAS, 3 NAYS, 0 ABSTENTIONS

MOTION PASSED

TIME: 6:51P.M.

DISTRICT MANAGER'S REPORT.....CRAIG HAMMERMAN

District Manager Craig Hammerman began his report by wishing the board Happy Holidays. Hammerman reminded the board that the Department of Sanitation annually shifts some manpower to night shift in the event that they are needed for snow removal. This year, Sectors 64 and 65 metal and plastics recycling shifted to night-time pickups on their regular pickup days. This change is in effect from November through March.

The District Manager also informed the board of the Sanitation Department's unexpected challenge of picking up bulk items with the new, dual bin trucks. He stated that he and Assistant District Manager Ty Beatty would be monitoring the situation moving forward, and working with the Sanitation Department to develop a long term solution to this problem.

❖❖❖ COMMITTEE REPORTS ❖❖❖

YOUTH/HUMAN SERVICES/EDUCATION COMMITTEE

.....SUZANNE TURET, EDUCATION CHAIR
.....PAIGE BELLENBAUM, HUMAN SERVICES CHAIR
.....ROBERT UNDERWOOD, YOUTH SERVICES CHAIR

Human Services Chair Paige Bellenbaum reported that the committee, along with Community Education Council 15, held a public hearing on Tuesday, December 1st regarding the School Construction Authority's proposed Pre-K location at 197-201 9th Street, between 3rd and 4th Avenues. The proposal is for a 180-seat Pre-K facility. Ms. Bellenbaum continued that the community has until December 13th to offer feedback to the School Construction Authority.

Youth Services Chair Robert Underwood outlined the conditions of the committee's motion to conditionally approve the site selection:

- That the SCA provide the community board with a historic preservation report, particularly due to the sites potential historic significance to the American Revolutionary War;
- That the SCA return to the community board when the facility is in the preliminary design phase;
- That the SCA provide all environmental review data to the community board when available, but specifically before returning to the board with a preliminary design;
- That the SCA consider including a public art element to the design of the facility and that it generally follow the city's Percent for Art protocols while ensuring that the community board is able to participate in the review and selection of the art involved in any design; further, that any art respect the community desires to pay tribute to the site's significance in the American Revolutionary War and the Battle of Brooklyn;
- That the SCA either obtain a private traffic consultant or consult with the Department of Transportation to examine and consider traffic safety and impacts throughout the project and after its completion; and,
- That the SCA agree to participate in a Community Advisory Committee consisting at a minimum of representatives from the CB6, CEC 15, local elected officials, and immediate neighbors and neighborhood groups; this group would be formed to monitor and facilitate the construction phases of the project.

Motion: To conditionally approve a Site Selection proposed by the New York City School Construction Authority for a new, approximately 180-seat Pre-Kindergarten Facility at 197-210 9th Street aka 168-172 8th Street (Block 1003, Lot 11) between 3rd and 4th Avenues.

VOTE: 33 YEAS, 0 NAY, 0 ABSTENTIONS

MOTION PASSED UNANIMOUSLY

TIME: 6:57P.M.

Youth Services Chair Underwood closed the committee's report by acknowledging that the first week of December was Computer Science Education Week and thanked current and past CB6 members and leadership for their role in helping to bring a number of computer science related programs to schools throughout the footprint of Brooklyn Community Board 6.

ENVIRONMENTAL PROTECTION/PERMITS & LICENSES COMMITTEE

.....**MARK SHAMES, ENV. PROTECTION CHAIR**

.....**MIKE RACIOPPO, PERMITS & LICENSES CHAIR**

Permits & Licenses Chair Mike Racioppo reported that the committee reviewed a new on-premises liquor license at 140 7th Avenue.

Motion: by Board Member Jerry Armer, seconded by Board Member Max Neuman;
Recommendation to approve a new on-premises liquor license application submitted to the State Liquor Authority on behalf of Brooklyn Bros Corp. at 140 7th Avenue (Carroll/Garfield Streets).

VOTE: 32 YEAS, 0 NAY, 0 ABSTENTIONS

MOTION PASSED UNANIMOUSLY

TIME: 6:59P.M.

Permits & Licenses Chair Mike Racioppo also reported that the committee reviewed a new on-premises liquor license application at 506 5th Avenue.

Motion: by Board Member Tom Miskel; seconded by Board Member Jerry Armer
Recommendation to approve a new on-premises liquor license application submitted to the State Liquor Authority on behalf of T2 LLC at 506 5th Avenue (between 12th/13th Streets).

VOTE: 32 YEAS, 0 NAY, 0 ABSTENTIONS

MOTION PASSED UNANIMOUSLY

TIME: 7:00P.M.

Permits & Licenses Chair Mike Racioppo further reported that the committee reviewed a new on-premises liquor license at 233 Smith Street.

Motion: by Board Member Eric McClure; seconded by Board Member Tom Miskel
Recommendation to approve a new on-premises liquor license application submitted to the State Liquor Authority on behalf of Happy RJ Inc. at 223 Smith Street (between Butler/Baltic Streets).

VOTE: 32 YEAS, 0 NAYS, 0 ABSTENTIONS

MOTION PASSED UNANIMOUSLY

TIME: 7:02P.M.

Permits & Licenses Chair Mike Racioppo further reported that the committee reviewed a renewal of an unenclosed sidewalk cafe at 604 Union Street.

Motion: by Board Member Jerry Armer; seconded by Board Member Max Neuman
Recommendation to approve the renewal of an unenclosed sidewalk cafe license application submitted to the Department of Consumer Affairs on behalf of Dinosaur Bar-B-Que at 604 Union Street (between 3rd/4th Avenues) for 6 tables and 36 seats.

VOTE: 33 YEAS, 0 NAYS, 0 ABSTENTIONS

MOTION PASSED UNANIMOUSLY

TIME: 7:03P.M.

**LANDMARKS/LAND USE COMMITTEE.....ROBERT LEVINE, CHAIR, LANDMARKS
.....PETER FLEMING, CHAIR, LAND USE**

Land Use Chair Peter Fleming reported that the committee reviewed a ULURP application relevant to the proposed development of a Use Group 3 nursing home and Use Group 4 ambulatory diagnostic and treatment facility, aka Oxford Nursing Home, at 141 Conover Street (Block 555, Lot 5).

Mr. Fleming referenced information distributed by representatives of the Oxford Nursing Home, outlining the nature of their current occupancy in Fort Greene, stating that their current landlord wishes to move on from hosting the nursing home and that Oxford owns the lot at 141 Conover Street and has for roughly a dozen years.

Mr. Fleming stated that Oxford wishes to operate a 200-bed facility at 141 Conover Street, and stated the bed count is general dictated to the operators by the state. The proposed bed count would be a 25 bed decline of their current location, but their annual 30% turnover ratio allows for this change.

Mr. Fleming outlined the process of review to date for the Oxford proposal. Oxford came before CB6 in June of 2015 with an initial proposal, took public feedback, and responded to the feedback by removing one floor and adding a new entrance to make drop-off and pick-up more convenient, timely, and internal to the facility rather than on the public streets.

Mr. Fleming then outlined the results of a public hearing held by the Land Use Committee, stating that a majority of the public comments were not in support of the facility. Mr. Fleming stated that the balance of comments not in support of the facility remarked that proposed building was not within the character of the neighborhood and questioned the logic of putting a nursing home in a flood zone. Mr. Fleming stated that the balance of comments in support of the facility favored the addition of a medical facility to the neighborhood, cited the community's need for a nursing home, and favored the potential of both skilled and unskilled jobs coming to the local community.

Mr. Fleming then referenced the committee's motion, which was not in favor of the project, before Chairperson Reilly opened the floor for comments and questions.

Conversation ensued, with nearly 20 board members stating their perspective on the proposal and debating the merits of each perspective.

Board Member Richard Bashner spoke in opposition to the committee's motion, stating that he felt the character concerns were less relevant than the need for a quality nursing home facility in the area.

Board Member Victoria Hagman cited her work with the Red Hook New York Rising committee, which voted against the proposal. Ms. Hagman pointed out that Red Hook is an industrial neighborhood, and she felt that including a nursing home within that environment was unwise and inconsistent with the desires of the industrial community or the residents of Red Hook. Ms. Hagman continued with her perspective as a resident and business owner in Red Hook and urged the board to support the committee's motion. Ms. Hagman closed her comment by stating her desire for a full Red Hook zoning study and long-term plan rather than relying on "spot zoning".

Board Member Hildegaard Link commented on the vulnerability of coastal populations given the changing climate. She also urged board members to support the committee's motion.

Board Members Frances Brown, Roger Rigolli, Ariel Krasnow, Mark Shames, Paige Bellenbaum, Jerry Armer, Eric McClure, Elsie Felder, Daniel Kummer, and Debra Scotto all spoke in opposition to, or stated their intent to vote against, the existing motion from the committee.

Following roughly 45 minutes of deliberation Chairperson Reilly called for a roll call vote on the motion.

Motion: Recommendation to disapprove ULURP application nos. 150361ZMK, 150362ZSK, 150363ZCK submitted to the Department of City Planning on behalf of Conover King Realty, LLC for a zoning map amendment (from M2-1 to M1-4/R6 (MX-5)), a special permit pursuant to Zoning Resolution Section 74-902, and a certification pursuant to Zoning Resolution Section 22-42, to facilitate the development of a Use Group 3 nursing home and Use Group 4 ambulatory diagnostic and treatment facility aka Oxford Nursing Home, at 141 Conover Street (Block 555, Lot 5), at the southeast corner of Conover and King Streets.

VOTE: 9 YEAS, 26 NAYS, 1 ABSTENTION

MOTION FAILS

TIME: 7:51P.M.

Following defeat of the committee’s motion, Chairperson Reilly called for a motion from the floor.

Motion: by Board Member Richard Bashner, seconded by Joe Ann Brown;
Recommendation to conditionally approve ULURP application nos. 150361ZMK, 150362ZSK, 150363ZCK submitted to the Department of City Planning on behalf of Conover King Realty, LLC for a zoning map amendment (from M2-1 to M1-4/R6 (MX-5)), a special permit pursuant to Zoning Resolution Section 74-902, and a certification pursuant to Zoning Resolution Section 22-42, to facilitate the development of a Use Group 3 nursing home and Use Group 4 ambulatory diagnostic and treatment facility aka Oxford Nursing Home, at 141 Conover Street (Block 555, Lot 5), at the southeast corner of Conover and King Streets, subject to commitments made by applicant in their letter to the Community Board.

VOTE: 29 YEAS, 5 NAYS, 2 ABSTENTIONS

MOTION PASSED

TIME: 7:57P.M.

Chairperson Reilly recognized Councilmember Brad Lander, who opened his remarks by offering a wish of Happy Holidays to the board.

The Councilmember offered his support for the preliminary design plans for the reconstruction of the St. Mary’s Playground on Smith Street, the proposed Brooklyn Public Library exterior improvements, and the 9th Street Pre-K site, as all of which are before the board at this meeting. Mr. Lander also commended the board for its thoughtful deliberation leading to a conditional approval of the Zoning for Quality and Affordability proposal from November’s board meeting

Mr. Lander gave an update of the LICH project progress, stating that a recent meeting with the Cobble Hill Association and the community at-large were broadly opposed to the development as it was initially proposed and he was happy to stand with the community in its opposition. The Councilmember closed his comments by announcing that he sponsored a bill to protect freelancers in their efforts to collect payment from clients. The bill proposes that the Department of Consumer Affairs would help regulate the freelancer payment process via a publicly disclosed contract between a freelancer and a client.

**LANDMARKS/LAND USE COMMITTEE.....ROBERT LEVINE, CHAIR, LANDMARKS
.....PETER FLEMING, CHAIR, LAND USE**

Landmarks Chair Robert Levine reported that the committee considered a Certificate of Appropriateness application for 469 Henry Street.

Motion: Recommendation to conditionally approve a Certificate of Appropriateness application submitted to the Landmarks Preservation Commission for the replacement of a 3-story rear yard extension and front facade restoration at 469 Henry Street (between Kane/Degraw Streets), Cobble Hill Historic District, subject to the conditions that the railing on the roof be pulled back as far as code will allow or removed entirely, and that there be an accentuation to the separation between rear windows on basement and parlor floor levels on rear extension.

VOTE: 34 YEAS, 0 NAYS, 0 ABSTENTIONS

MOTION PASSED UNANIMOUSLY

TIME: 8:11P.M.

Landmarks Chair Robert Levine reported that the committee considered a Certificate of Appropriateness application for 105 8th Avenue.

Motion: Recommendation to disapprove a Certificate of Appropriateness application submitted to the Landmarks Preservation Commission for infill of side courtyards and addition of new floor at 105 8th Avenue (between President/Carroll Streets), Park Slope Historic District.

VOTE: 29 YEAS, 2 NAYS, 2 ABSTENTIONS

MOTION PASSED

TIME: 8:23P.M.

Landmarks Chair Robert Levine reported that the committee considered a Certificate of Appropriateness application for 26 Tompkins Place.

Motion: Recommendation to approve a Certificate of Appropriateness application submitted to the Landmarks Preservation Commission for the enlargement of windows at the front elevation parlor level, painting cornice, enlargement of 2-story rear yard extension and addition of HVAC equipment on roof at 26 Tompkins Place (between Kane/Degraw Streets), Cobble Hill Historic District.

VOTE: 31 YEAS, 0 NAYS, 0 ABSTENTIONS

MOTION PASSED UNANIMOUSLY

TIME: 8:27P.M.

Landmarks Chair Robert Levine reported that the committee considered a proposal for exterior improvements to the Park Slope Branch of the Brooklyn Public Library at 431 6th Avenue.

Motion: Recommendation to approve a proposal by the Brooklyn Public Library for exterior site improvements, including a secure and accessible reading garden with seating and planters for a community sponsored edible gardening program at the Park Slope Branch library at 431 6th Avenue (between 8th/9th Streets).

VOTE: 30 YEAS, 0 NAYS, 1 ABSTENTION

MOTION PASSED

TIME: 8:30P.M.

Land Use Chair Peter Fleming reported that the committee unanimously supported a motion to request that the Department of City Planning take a comprehensive look at the zoning needs of Red Hook.

Motion: Recommendation to the Department of City Planning, requesting a comprehensive zoning plan for Red Hook.

VOTE: 30 YEAS, 0 NAYS, 1 ASTENTION

MOTION PASSED

TIME: 8:32P.M.

PARKS/RECREATION/CULTURAL AFFAIRS COMMITTEE.....GLENN KELLY, CHAIR

Parks Chair Glenn Kelly reported that the committee considered a preliminary design for phase II of the Reconstruction of the St. Mary’s Playground on Smith Street.

Motion: By Board Member Peter Fleming; seconded by Board Member Eric McClure
Recommendation to conditionally approve the Department of Parks & Recreation’s preliminary design plans for the Reconstruction of the St. Mary's Playground on Smith Street between Luquer/Huntington Streets.

VOTE: 30 YEAS, 0 NAYS, 0 ASTENTIONS

MOTION PASSED UNANIMOUSLY

TIME: 8:40P.M.

TRANSPORTATION/PUBLIC SAFETY COMMITTEE

-THOMAS L. MISKEL, CO-CHAIR, TRANSPORTATION
-ERIC MCCLURE, CO-CHAIR, TRANSPORTATION
-MATTHEW SILVERMAN, CHAIR, PUBLIC SAFETY

Transportation Co-Chair Eric McClure reported that the committee reviewed preliminary designs for reconstruction of the 8th Avenue Triangle.

Motion: Recommendation to approve preliminary designs for the Reconstruction of the 8th Avenue Triangle (Capital Project #BED798), a proposal to enlarge and transform the triangle island at 8th Avenue/Flatbush Avenue/St. Johns Place into an attractive and welcoming place by implementing landscape and urban design enhancements in a treatment consistent with the design of the 6th Avenue, 7th Avenue, and Carlton Avenue triangles.

VOTE: 28 YEAS, 0 NAYS, 0 ABSTENTIONS

MOTION PASSED UNANIMOUSLY

TIME: 8:47P.M.

Chairperson Reilly recognized elected officials representatives:

Jeff Lowell, representing Brooklyn Borough President Eric Adams, announced that the Borough President's Office would be hosting a ULURP Public Hearing for the Oxford Nursing Home Proposal on December 22nd from 6-8PM in the Borough Hall Community Room.

Metin Sarci, representing Councilmember Levin, wished the board Happy Holidays and announced the Councilmember's annual Toy Drive, which will last until December 17th.

Julian Morales, representing Councilmember Menchaca, offered a timeline of the Councilmember's participation in the Oxford Nursing Home review process and announced that the Councilmember is opposed to the project.

Becky White, Representing State Senator Daniel Squadron, introduced herself to the board and reminded the board that the Senator would be returning to Albany in January with a number of proposed bills.

Dan Wiley, representing Congresswoman Velázquez, announced that the SBA has reopened Disaster Loans for any small business that was impacted by Super Storm Sandy.

❖❖❖ **COMMUNITY SESSION** ❖❖❖

Dimitri Tzimas, Charles Goldman, and Lea Beresford all spoke in opposition to the proposal at 105 8th Avenue. Mr. Tzimas pointed out a discrepancy in the applicant's public notification, arguing that the application is procedurally defective as a result of this discrepancy.

Brian Husbrole of the Brooklyn Public Library announced computer literacy classes at all branches.

Lauren Fiorelli and Taina Evans of the Red Hook Branch of the Brooklyn Public Library announced updates to the adult services programming.

❖❖❖ **NEW/OTHER BUSINESS** ❖❖❖

Board Member Roger Rigolli thanked Chairperson Reilly for acknowledging the U.S. Marine Corps birthday at November's general board meeting. Mr. Rigolli also spoke of his role in Veterans Day ceremonies, honoring those who have fallen in Afghanistan with a wreath laying, and offering dinner to the families of several fallen Marines.

Motion: by Board Member Roger Rigolli, seconded by Board Member Jerry Armer;
To adjourn the meeting.

VOTE: 25 YEAS, 0 NAY, 0 ABSTENTIONS

MOTION PASSED UNANIMOUSLY

TIME: 9:10P.M.

Minutes submitted into the District Office by Assistant District Manager Ty Beatty on December 30, 2015.