

Brooklyn Community Board 9
890 Nostrand Avenue
Brooklyn, New York 11225
ULURP/Land Use Committee Meeting Minutes

May 10, 2022
Meeting ID:

Attendance (Board Members): Pat Moses, Committee Chair; Warren Berke, Vice Chair; Suki Cheong, recording secretary; Felice Robertson; Lorianne Wolseley , Fred Baptiste (CB9 Chair)

Attendance (Community Resident Members): Nicola Cox; Esteban Giron, Thomas Thomas,

Absent (Board Members): None

Absent (Community Resident Members): John Craver (excused)

Guests: Alicia Boyd, Diana Foster, Janice Grannum, Michael Hollingsworth, Maxine Barnes, Karina Guerrero, Francisco Polanco, Diane Sheppard, Adam Achrati
Lorna Blackwood , Sabine Golding - Clarkson Avenue Block Association

Drew Gabriel, Robert Franco Tayar, Eli Tedesco, JoAnne Oplustil, Michael Berne - CAMBA Housing
Eugene Flotteron, Maria Clironomos – Cetra Ruddy
Doug McPherson - Empire State Development Corporation
Cathleen McCadden Benjamin - chief of staff at New York State Housing and Community Renewal

CB9 Staff: Mia N. Hilton, Assistant District Manager

-
- I. Meeting called to order by Chair Moses at 7:05pm
 - a. Chair Moses waives reading of Rules of Order and provides general meeting etiquette
 - II. Old Business
 - a. Fenimore Street Rezoning – Chair Moses and Mia Hilton state that there have been no updates on the rezoning from either the Department of City Planning or the Fenimore Street Block Association
 - b. CB9 Community Fair
 - i. Esteban has reached out to several organizations to provide information on land use. Should have confirmation by the end of the week.
 - ii. It would be great to have a few committee members to speak about what we're doing and encourage the community to come to meetings.
 - iii. Chair Moses and Esteban have invited Alicia Boyd to be part of the fair to educate community about Franklin Avenue development fight and zoning.

III. New Business

- a. **329 Clarkson Avenue development** (328 unit supportive and affordable housing + community facility, part of Vital Brooklyn state funded development on SUNY Downstate Hospital land)
 - i. CAMBA Housing Ventures presentation - Eli Tedesco
<https://www.youtube.com/watch?v=xllps6Dyiis> 15:36 min, 45:07-49:10
 - ii. Cetra Ruddy Architects presentation - Eugene Flotteron
<https://www.youtube.com/watch?v=xllps6Dyiis> 26:14 min – 45:06
 - iii. Timeline for 329 Clarkson
 1. General Project Plan public hearing and environmental review - this summer
 2. Construction financing - this fall
 3. Marketing to begin fall 2024
 4. Construction wrap – 2025
 - iv. Q&A
 1. Warren – what about housing for lower paid hospital staff - CAMBA doesn't have a great record with CAMBA Gardens 1 and 2. Also the community has many basketball courts but we could use a swimming pool. Basketball courts are a cheap way to fulfill a community services requirement
Joanne Oplustil – During the Vital Brooklyn community process, the community requested a basketball court. It probably can't be changed now. Regarding CAMBA Gardensm there were community preference requirements for kings county hospital staff and we did fulfill that. It went through the HPD lottery
 2. Alicia - What is the fee for the parking spaces? Parking is tight. Will different income brackets have different prices for the parking
Eli - the price will be comparable to other public parking in the neighborhood. We will work through that.
 3. Esteban - Who is the third party vetting the tenants? Will they disqualify people with bad credit?
Michael Berne - Third party property manager will be Gotham who we worked with on CAMBA Gardens 1 and 2
 4. Suki – The total cost of the development in the project summary is \$177 million. What is the breakdown between the community hub and the residential portion?
Eli – the community hub will cost \$23 million. The rest is the residential.
Suki. Why is the cost per unit of the housing (119 studios, 115 one bed, 67 two bed, 26 three bed) so much more expensive than comparable existing apartments for sale in east Flatbush?
Eli, Michael - new construction is more expensive. The cost is comparable to other new construction. The market in this

area is expensive. The community facility no longer qualifies for a tax credit.

Suki – what is the land cost of the site?

Michael – as per the RFP the cost of the site is “nominal”.

100% of the cost of the project is our development costs.

5. Nichola – Are the units earmarked for the homeless populations mostly studios? We’re not anticipating any families?

Eli – the units for youth aging out of foster care, formerly incarcerated and formerly homeless young adults must be studios according to HCR requirements (105 studio units)

However there will also be 1, 2 and 3 bedroom units for formerly homeless families. (59 units)

Nichola - Are any of these targeted towards senior housing? Eli –

No - anyone can apply for the non-supportive housing units, the bulk of which are targeted towards under 50% AMI (127 units at 30%-70% AMI)

Nichola - for the community hub - what is the criteria for access - will there be a fee, will CAMBA be dictating access

Eli, Michael - We still have to work some of those things out. For all of the spaces it is a mix of CAMBA

programming and partner organizations. There will be a continuing dialogue.

6. Maxine - is it too late for community input. My community was not notified. I agree that we have a wealth of basketball courts. It would be nice to have music and art programming.

Eli - there are youth services on site. There is flexible space at the basketball courts that can be used for community gatherings.

Maxine -I saw a teeny tiny green space for the community and a large green space for the residents

Eli – The setbacks where landscaping is located are significant – they are about 30 feet deep.

7. Janice - I’d like to hear more about the community meetings. I don’t recall getting a flyer or my neighbors. Was this for all cb9 members and when were these meetings set up?

Eli - this was part of vital Brooklyn and done with local elected official five years ago that informed the RFP

Cathleen McCadden Benjamin - chief of staff at HCR, oversees community engagement for the agency – Former AM Diane Richardson held Civic Minded meetings in 2017-2018 and the community envisioned what AMI’s they wanted and which populations they wanted at which sites and what amenities . Kingsboro West was going to be a medical village with seniors. Kingsbrook Jewish was for lower middle income families, this site was for young adults and families with younger children.

8. Felice – I represent DC Local 49. A lot of my members make salaries that would make them eligible for these income levels. Are these apartments available for city employees and what are the criteria
Eli - HCR guidelines and processes are a little different than HPD but we will keep you informed.
9. Fred Baptiste – thank you to all for coming, we hope to invite back the developers to make this a project that works for our district.
10. Joanne Oplustil – we can arrange tours for the community board to CAMBA Gardens 1 and 2

b. 54 Crown Street development Update

- i. Alicia - We took them to court. The rezoning was voided. Yet somehow they got a permit from DOB to build a foundation for a 17 story building. We filed an order to show cause with Judge Baynes. He demanded that the construction property manager come in. They claimed that the permit was a mistake. They got a new permit that stated they could build the foundation of a five story building. They then closed up the site. We are waiting for the oral arguments. Will probably happen between May and June
- ii. Esteban - They're doing this because 421a is about to expire and they need to pour the foundation by June 1.
- iii. Maxine - can CB9 contact the developers in writing and express their disapproval of the judges order
- iv. Alicia - this is the former commercial laundromat. There was a lot of chemicals. It is a contaminated site where they are supposed to be getting the city to clean up the site. They had no environmental remediation permit. They came in and started digging and everything is floating around the community. Eventually the site will be developed. But we need to make sure we are protecting the residents. Eight people in Tivoli Towers got cancer. It is right across from a playground. CB9 should speak with the environmental protection agency. There is supposed to be a remediation plan.
- v. Felice - we spoke on this. Dante got in touch with one of the tenants in Tivoli Towers who got cancer. He is gathering material for evidence. This is really important.
- vi. Pat - where the old Firestone building is they have already started to dig. There has to be some type of toxin in there and the environment committee needs to be on top of that .
- vii. Nichola - Judge Bodie was the one who overturned the rezoning.
- viii. Maxine - this issue is being addressed by environmental protection committee tonight.

IV. Next Meeting – June 14

V. Meeting Adjourned at 9:05 pm

Minutes submitted by Suwen Cheong

