Minutes of the General Meeting

Present, Excused and Absent: See attached attendance sheet.
Dignitaries and Other Guests: See attached attendance sheet.
Staff: Robert Perris

1. Approval of the Agenda

Ms. Janner asked for a motion to accept the agenda. Mr. Harrison made a motion, Mr. Cohen seconded, approved unanimously by consensus.

2. Approval of the Minutes – October 10, 2018

Ms. Janner asked for a motion to accept the minutes. Motion by Mr. Harrison, seconded by Ms. Zahler-Gringer. Ms. Janner asked whether anyone had any corrections or changes to the October 2018 minutes.

Mr. Quint’s name was misspelled on one of the pages and should be corrected.

Ms. Janner asked for a consensus to approve with the changes; the Board approved.

3. Chairperson’s Report, Ms. Irene Janner

- Ms. Janner thanked the Ingersoll Community Center for allowing the Board to use its space.
- Ms. Janner asked that everyone silence their phones.
- Ms. Janner welcomed back Board member Carlton Gordon. She welcomed longtime Public Member Lindsey Einhorn as a new Board Member.
- Ms. Janner welcomed Chairwoman Shirley McRae back to the Board and she addressed the room. She thanked everyone for their well wishes and for their support throughout her tenure as Chair.
Ms. McRae also shared concerns about careless and insensitive reporting about this Board and its work for the community. She addressed the press in the room. She reminded reporters that people volunteer their time to volunteer on behalf of their communities.

Ms. McRae thanked Lenny Singletary for leading the Board in her absence and guiding the public through the 80 Flatbush public hearing. She also thanked Leonard Jordan for his leadership of the Finance & Personnel Committee and the professional work done in her absence during a trying time. She also thanked the full Board for its professionalism during her tenure.

She also reminded everyone that community boards are independent city agencies and implored everyone to make thoughtful decisions about officer nominations tonight. She explained that the Board needs officers that work hard and can manage staff and everything that pertains to the staff and budgets. This is not a community organization.

4. District Office Report, Mr. Robert Perris

- Ms. Zahler-Gringer asked about P.S. 8 and whether the proposal is to split the two parts of the school into separate parts. There are three parts of the proposal: separate the administration of the elementary and intermediate schools; the elementary school will go through Pre-K through grade 5; create a new, independent intermediate school co-located with George Westinghouse High School that would be grades 6 - 8 with 225 students. There would cease to be M.S. 8; there would be a new intermediate school.

5. New Business

- Nominations for 2019 Elected Officers, Mr. Jon Quint
  - Mr. Quint announced the nominations; the election is next month. The Committee received nominations for all officer positions, and there are multiple nominations for some positions.
  - Nominations Mr. Quint received prior to this evening:
    1. Chair: Irene Janner, Lenny Singletary
       a. Mr. Quint asked for a motion to close nominations – Mr. Harrison, seconded by Mr. Meyer. Approved; nominations are now closed.
    2. 1st Vice Chair: Leonard Jordan
       a. Mr. Quint asked for any other nominations. Mr. Spruill nominated Mr. Singletary, but he is already nominated for Chair and cannot be nominated again.
       b. Mr. Quint asked for a motion to close nominations – Mr. Harrison, seconded by Mr. Meyer. Approved; nominations are now closed.
    3. 2nd Vice Chair: Cheryl Gelbs, Barbara Zahler-Gringer
       a. Mr. Quint asked for any other nominations.
       b. Mr. Quint asked for a motion to close nominations – Mr. Harrison, seconded by Mr. Meyer. Approved; nominations are now closed.
    4. Secretary: Jessica Thurston
       a. Mr. Quint asked for any other nominations.
b. Mr. Quint asked for a motion to close nominations – Mr. Lastowecky, seconded by Mr. Andrews. Approved; nominations are now closed.

- Mr. Quint offered candidates the opportunity to speak for up to three minutes each.
  1. Ms. Janner thanked everyone for their cooperation and withdraws her name from consideration.
  2. Mr. Singletary thanked Ms. Janner.
  3. Mr. Jordan thanked everyone and stated his pleasure for serving on Community Board 2. He wants to continue to make the Board better, support the Chair, and to make the committees more efficient.
  4. Ms. Gelbs has lived in the CB2 area for over 35 years and has been a CB2 member for 3 years. She is the co-chair of the Transportation and Public Safety Committee (and cited other academic and professional qualifications). Ms. Gelbs cited the changes that CB2 is facing and the need to navigate them thoughtfully.
  5. Ms. Zahler-Gringer explained the importance of Community Boards to neighbors and communities; she thinks the Board should have more authority but that CB2 leverages its current authority well. She cited her involvement and leadership on the Parks Committee, as well as her professional qualifications and commitment to the Board.
  6. Ms. Thurston thanked everyone for their support.

- Mr. Quint explained that, at the December 12 meeting, the Secretary will elect on behalf of the Board the Chair, 1st Vice Chair and the Secretary (herself). There will be a ballot for the 2nd Vice Chair and there are no proxy votes; members must vote by ballot in person.

6. Committees for Board Action

- Land Use, Ms. Irene Janner

809 Atlantic Avenue Rezoning
C 1900071 ZMK, C 190072 ZSK, C 190073 ZSK and N190074 ZRK

- This is project for a 29-story, 9 FAR mixed-use building. The many text amendments all deal with the design of the building, noted in the renderings. There is also a request for a special permit to not have parking since it is in a transit zone and has affordable housing.
- Ms. Janner explained that FAR 9 is large for this area, especially on the heels of contextual zoning in Fort Greene and Clinton Hill.
- The Committee voted 7-4-2 to approve the project with two conditions:
  - 1) Cap the average AMI for affordable housing at 60% rather than 80%, in line with a study the Board is doing comparing Brooklyn AMIs with the federal, the latter of which is typically used and prices out our long-term families. The Committee was disappointed that the presenter still did not have a charge of the income bands they were proposing; they only provided an
average of 80%. They later provided a breakout of affordable vs. market-rate, but still no income bands.

- 2) Apply for a loading zone for the commercial front on Atlantic Avenue: There are no loading docks on Atlantic Avenue so we put a condition on that they request to get a loading zone for the stores so that trucks would not block Atlantic Avenue traffic.

- The development is being made possible by getting development rights from the Church of St. Luke and St. Matthew. City law allows for development rights if a developer will preserve and/or restore a historic structure; the church is a historic structure and is in need of the funds. The Committee previously approved the work itself; the vote tonight is strictly on the rental residential building.

- Regarding the parking removal permit: It meets many of the requirements that the city has set to waive parking permits. The developer produced a study by DOT on street parking in that area, but the study was from 2013.

- **Motion:** Mr. Meyer moved to approve the Committee’s recommendation with the stipulations, seconded by Mr. Jordan.
  - Mr. Dew asked whether the lawyers, who are present tonight, have any further information about the affordable housing. He also cited a concern that the building has two entrances; we want a guarantee that there would not be a differentiation leading to a “poor door.”
  - Dierdre Carson, an attorney, stated that they do not have any further information on the income bands because it’s an ongoing conversation with HPD. There will be no “poor door.” There are two different fee interests and two different property owners; they are technically two different buildings owned by two different people that are ground-leased to our client. There are requirements in that agreement that in one of the buildings, we cannot have more than 30% of those units be affordable, so it has to be mixed-income. That is the smaller building.
  - Mr. Augustus voted against this project and implored the Board to vote it down. He stated that the developer and church have not acknowledged that this site sits in the contextual zoning area. He cited Landmarks’ feedback. He also cited a lack of explanation as to why developers can’t build at the current zoning.
  - Ms. Peterson supports the project and explained how the church would be a beneficiary.
  - Ms. Rothbard, as Secretary of the Land Use Committee, explained that the Committee vote was incredibly close (7-4-2). She cited the concern of spot zoning and having to rely on developers to solve problems in the community. We’re told that we have to increase luxury housing to increase affordable housing, but that means the gap only increases. She is against the project.
  - Ms. Zahler-Gringer asked to confirm that the building will be 29 stories; yes. She asked if Assembly Member Mosley is here; his representative is.
  - Mr. Dew discussed the ULURP process more and explained that we are the first step in the process and the application lacks
affordable housing information. We have to get city agencies to require the affordable housing information before it gets to the Community Board. He also cited a concern with the need to accommodate an additional 142 cars; there is no enough parking.

- Ms. Quint asked whether there is an option to defer the vote until the affordable housing bands information is available; no, we must vote within our allotted 60-day period due to the ULURP timeline.
- Mr. Harrison said we have been instructed to vote on the project, not on the church. They are intermingled. This is a historic property in need of repair.
- Ms. Zahler-Gringer asked how tall the building would be as-of-right; it would be 7 stories with a maximum height of 95 feet.
- Ms. Johnson asked about the $4 million set aside for the church and asked if there are other negotiations to assist the church if this is not approved. If this is not approved, the church will not be restored and there will be no money going to the church. Ms. Quint asked for clarification around the church’s future. Ms. Rothbard asked about the funding for the church; the attorney explained that they will be given an lump sum that they will then endow, and in addition, the developer will do the restoration work at a value of $4.5 million.
- Ms. Peterson said she was told there would be MWBE employment and supports the project for that reason.
- Ms. Einhorn asked whether members of the church would be speaking. They spoke at the public hearing but are in attendance tonight.
- Ms. Latoya Hart spoke on behalf of Hon. Walter Mosley. He has tried to meet with these developers and they have not responded to him. He will continue to support the community. The attorney stated that the developer has not been asked for a meeting by AM Mosley.
  - Mr. Spruiell asked about Council Member Cumbo’s interest. Jason Hur stated on her behalf that she will honor the ULURP project.
- **Vote:** Approved 31-7-0. See roll call document.

### Application N 190120 CMK for the Renewal of Special Permit Granted to Allow an Unattended Public Parking Garage at Willoughby Square

- This is for the second renewal of the special permit. This is basically the same project the Board saw before and approved. It originally had a permit that would allow for 694 spaces on four levels; it will now be 467 on two levels. There is still no bathroom but will ask DOT for a self-cleaning, automated toilets. There will be handicapped parking. There will be one person present to provide assistance for the disabled.
- The Committee voted in favor, 8-2-2.
- **Motion:** Mr. Harrison made a motion to approve, Ms. Zahler-Gringer seconded.
  - Mr. Howald said that if we make it easier for people to park by providing more parking, more people will drive. We can only solve
the parking problem by charging more for it. He cited the IPCC climate report; we need to reduce our GHG emissions levels. The top source of emissions in our country is transportation; it is the second-largest in the city (behind buildings), and private vehicle usage is the largest slice of that. More parking means more climate change.

- Mr. Ferreira thanked Mr. Howald and said that even as a driver, he will vote against anything that makes it easier to drive. We need more support for bikes and public transportation.
- Mr. Cohen said that the park on the roof is a package with the parking. The parking is meant for workers in the area.
- Ms. Morales cited a proximity to Underground Railroad tunnels. She also cited a concern for building this for the Sheraton hotel, not workers. She asked whether that was still the case and whether it's really for the public. She shared a concern about most of it being taken up by Sheraton guests.
  - Mr. Perris clarified that there are no connections from the garage to any surrounding properties but it is first-come, first-serve. He claimed that this centralized parking eliminated parking in three hotels and City Point. This garage is about 2/3 the size of what was originally proposed due to lessened demand from 2004.
- Mr. Spruiell said that they promised a toilet four years ago and that is necessary. He voted against this in Committee and will now.
  - Mr. Perris clarified that there was never a toilet included in the design.
- Mr. Ansorge cited that his understanding is that Willoughby Square Park was an amenity to be provided only with this parking garage. The empty lot has been an eyesore.
- Ms. Cullen-Cheung said that her kids go to International Charter School and do not have a park closer than 15 minutes away. There should be a park for the kids in the neighborhood.
- Mr. Harrison said that those who do not have to drive should take the bus.
- Ms. Johnson asked whether we know for sure that it won't be automatically given to the hotels; it is a public garage.
- **Vote:** Approved, 25-12-1. Mr. Augustus, Ms. Einhorn, Mr. Ferreira, Ms. Gallo, Mr. Howald, Ms. Johnson, Ms. Morales, Ms. Rothbard, Mr. Scala, Mr. Spruiell, Ms. Thurston, and Ms. Tomlin-Reid opposed. Ms. Cobb abstained.

- **Transportation and Public Safety, Ms. Juliet Cullen-Cheung**

Proposal to Co-Name St. James Place, Between Gates Avenue and Fulton Street, for Christopher Wallace, aka Biggie Smalls
  - Mr. LeRoy McCarthy presented and provided letters of support from institutions, residents, elected officials, and supporters on change.org.
Ms. Cullen-Cheung explained Mr. Wallace’s relevance and lasting impact. She cited objections to the co-naming, including profanity and misogyny in his lyrics. Many elected officials support the co-naming, including CM Cumbo and Council Member Jeffries.

- The Committee voted in favor of the application, 8-1-1, to support the co-naming.
- Mr. Spruiell moved, seconded by Mr. Singletary
  - Ms. Zahler-Gringer asked what the sign would say; “Christopher Wallace Way.”
  - Ms. Quint asked whether there was discussion about the fact that the basketball courts have already been named in his name. Ms. Cullen-Cheung explained that his mother started a foundation in his name that holds an annual basketball tournament.
  - 33-1-4. Ms. Quint opposed. Mr. Augustus, Mr. Cohen, Ms. Einhorn, and Ms. Hubbard-Kamunanwire abstained.

7. Committees to Report

- Economic Development and Employment, Ms. Denise Peterson
  - The Committee had a presentation from the Osborne Association, whose programs are targeted toward those who have gone through the criminal justice system and are in need of career services.
  - The Committee is planning an employment job fair to bring in businesses that can help people that are interested in starting a business. They hope to launch in the spring.

- Health, Environment and Social Services, Mr. Brandon Smith
  - The Brooklyn Hospital Center received an “A” rating for patient safety. They have a program with specialist doctors.
  - All liquor licenses, including one for an axe-throwing business, were all approved.
  - He encouraged everyone to join the Committee at its next meeting; it meets on the first Wednesday of every month at 6:00 PM at the Brooklyn Hospital Center.

- Parks and Recreation, Ms. Barbara Zahler-Gringer
  - The director of Fort Greene Park presented on the Zone Management pilot program in the park over the summer. There are two other parks involved in the pilot program. The park is cleaner and everyone seems happy with the results. There is now one designated clean-up area for waste in the park, which reduces the need for trucks to travel through the park. The park also got additional staff for the project.

- Youth, Transportation and Cultural Affairs
  - Neither the chair nor the co-chair is present.

8. Open Session

- Rep. the Hon. State Senator Velmanette Montgomery, Jason Salmon
  - We have a 39-24 majority now in the New York State Senate, which is great – we can now pass reforms including bail discovery, environmental reforms, housing reform, and more.
Brooklyn House of Detention: They want to expand the facility from 20 to 40 floors. The motto from the city is “smaller, safer, fairer jails” but this is not a safer facility. He left scoping comments from the Senator with the Board.

Mr. Scala asked what committees she is on: She is ranking member on Children & Families. Not sure what the appointees will be yet; she will probably be the chair of that committee.

- Rep. the Hon. State Senator Brian Kavanagh, Danielle Zuckerman
  - The Senator is happy to now have the majority and is focused on election reform. He carries the early voting bill in New York State.
  - Caregiver Awareness Month: Three-part series. The next one is November 20 (“Navigating the Health Care Maze: Understanding Long-Term Care Options”).
  - Brooklyn House of Detention – he has asked the city to withdraw the scoping documents.
  - He was at the public meeting on September 27 for the BQE and doesn’t particularly like either option. He’d like better answers from DOT about why alternatives are infeasible. He is open to hearing other plans.

- Rep. the Hon. AM Walter Mosley, Latoya Hart
  - The AM wants to hear about community concerns.

- Rep. the Hon. AM Jo Anne Simon, Alexis Sfikas
  - Very excited to have a majority in the State Senate – from voting reforms to criminal justice reform.
  - Ms. Sfikas thanked anyone who served as a poll worker.
  - Do not put wood in compost; call 311 to have it picked up.
  - House of Detention – AM Simon asked for a pause on the scoping to allow for more community input.
  - BQE – met with the Brooklyn Heights Association and looking forward to seeing every possible plan before making a decision.

- Rep. the Hon. CM Steve Levin, Glomani Bravo-Lopez
  - The House today passed Intro 10-68 – to educate for-hire drivers on financial contracts to allow them to make the most out of their careers.
  - There is a discussion around another opioid overdose reversal medication.
  - There will be a hearing on Public Charge – reviewing supplemental public benefits, such as SNAP, public housing, vouchers, being used to curtail immigration – tomorrow at City Hall.
  - The Council heard a small business job survival act public hearing; the CM is a sponsor of a bill catering to smaller nightlife venues that are subject to higher rates of raids.
  - BQE – the CM has been vocal about the need to consider other options other than the two presented. DOT’s engineers need to examine them. There are limitations and time constraints but the proposed approaches are not acceptable.
  - Brooklyn House of Detention – there have been a series of community meetings. The CM is working with a 25-member stakeholder group. It includes not just community members but people who have been previously incarcerated as well.

- Rep. the Hon. Borough President Eric L. Adams, Nan Blackshear
Ms. Blackshear welcomed back Carlton Gordon and new Board Member Lindsey Einhorn.

Annual celebration of Latino Heritage Month – at this event, he denounced the Trump administration’s denial of applicants who have received public benefits.

On October 10, he joined with the commissioner and educators and parents to unveil the Brooklyn STEM Center to be based in the Navy Yard.

Shootings in the downtown Brooklyn area – the Borough President was dismayed about the recent shootings and brought local stakeholders together to address the issue on October 19. There will be another meeting, especially since the City Point shooting followed that shooting. If someone would like to be included, they should speak to Ms. Blackshear. They are particularly seeking a representative from each residential building in the downtown area.

- Ms. Morales asked whether he was involving representatives from different advocacy groups; no, the original meeting was about local stakeholders, but she can mention it to him about the follow-up meeting.

Rep. the Hon. DA Eric Gonzalez, John Watkins

- Last week, the DA held a central symposium on sexual assault with intimate partners. There were over 20 attendees representing various agencies that spoke about the critical matter.
- The DA will no longer prosecute low-level convictions for marijuana.
- There will be trainings about opioid overdoses and medications to combat them. The workshops will be announced soon.

Rep. the Brooklyn Navy Yard, Harrison Green, Director of Community and Government Affairs

- The office moved to Building 77 on Flushing Avenue.
- Coat drive in Buildings 77 and 92 with New York Cares and one of their tenants from November 13 – 21. Those buildings are open to the public from 9:00 AM – 6:00 PM (Building 77 opens slightly later).
- November 17: jewelry market with 12 different makers from across Brooklyn – open studio market from 10:00 AM – 2:00 PM at Building 92, a panel discussion at 77 from 11:00 AM – 12:00 PM, studio visit from Building 131 from 1:00 – 2:00 PM
- Gingerbread workshop for kids at Building 92 on December 15
- Holiday market highlighting a number of tenants December 1-2 from 12:00 – 6:00 PM at Building 77

Rep. the Brooklyn Public Library, Tracey Mantrone (Clinton Hill) and Janet Conton (Walt Whitman Branch)

- Clinton Hill
  - Ask-a-Tech Program: Book appointments to meet 1:1 with computer experts
  - Unplugged program from 4:00 – 5:30 PM for teens on Thursdays for board games and role play
  - Online store is now open to buy BPL merchandise
- Walt Whitman
  - The roof has been repaired and they are now reopened. All you need is a photo ID and a proof of your current address to get a library card. Library cards are free.
- They are open from 10–8 Tuesdays, Sundays 10-5.
- They have resume workshops, email workshops, and a film program. They have a Library Lanes program, which is digital bowling, for seniors.
- The Grand Army branch is having a People’s Ball on December 1 from 7:00 PM – 12:00 AM celebrating imagination, style and freedom.

9. Other Business
   - Biko Njoku: Citizens Committee for New York City is a nonprofit that provides grants to grassroots constituents like PTAs. They have neighborhood grants (up to $3,000) and green team application grants (up to $1,000). They allow schools to have green teams. Call Sean at 212-822-9563.
   - Mr. Dew
     - Mr. Dew addressed the new community board term limits and said we should do what we can to have the greatest impact possible on the community.
     - He spoke about ULURPs. In 2004 and 2007, we thought we would not deal with spot zoning; we have dealt with three in this year alone. We hear that we are the hub of public transportation; as much as a hub as we are, transportation suffers in this district. We need to find out who is making these approvals and whether they respect what we approved a decade ago. We need to go to them and not wait for them to come to us; we have to tell them what we expect. We need to be much more proactive.
     - He congratulated Mr. Singletary.
   - Mr. Kevin Thorborne resides at 201 St. James Place. He is a retired federal mediator at EEOC in Manhattan. He is on the advisory board for the John and Alice Coltrane home. He discussed the co-naming of the street for Biggie Smalls, “Christopher Wallace Way.” He thanked the Board for passing that resolution.

10. Adjournment

    There being no other business, Ms. Janner entertained a motion to adjourn from Mr. Harrison, which was seconded by all and approved unanimously; the meeting was adjourned at 8:38 PM.