

Brooklyn Community Board #4 Regular Monthly Meeting
Wednesday, January 15, 2020
Hope Gardens Multi Service Center
195 Linden Street
Brooklyn, New York 11221
6:00PM

Chairperson, Mr. Robert Camacho
District Manager Ms. Celestina Leon

Board Members in Attendance:

Jo-Ena Bennett, Joshua Brown, Martha Brown, Robert Camacho, Felix Ceballos, Gardea Caphart, Melissa Carrera, Daniella Davi, Elvena Davis, Denisse Reyna-Dolin, Carlos Feliciano, Victoria Fernandez, Freddy Fowler, Anne Guiney, Jose R. Guzman, Michelle Hilliard, Tanesha Honeygan, Barbara Jackson, Kristen Jock, Austin Martinez, Mary McClellan, Desmonde Monroe, Samy Nemir, Zulma Novoa, Luisa Jose-Olea, Acire Polight, Gladys Puglla, Raul Rubio, Eliseo Ruiz, Barbara Smith, Dustin Sonneborn, Annette Spellin, Peter Tam, Jerry Valentin, James Wiseman, and Odolph Wright.

Board Members Excused:

Bridgette Blood, Louisa Chan, Egaudy Gomez, Migdalia Gutierrez, Cheryl Jones, Virgie Jones, and Vernedeaner Shell

Board Members Absent: Grace Aytes, Sufia Chowdhry James Fitzgerald, Christopher Graham and Julio Salinas

The District Manger opened the monthly Community Board #4 meeting at 6:05PM

- Public Hearing Item -

- 1) **Lisa Perlman, Chief of the Sealing Unit, Post-Conviction Justice Bureau, The Office of Brooklyn District Attorney Eric Gonzalez** – presenting on the Sealing Unit which was set up by District Attorney Eric Gonzalez in response to a law passed in 2017, which allows individuals to apply to the court to have eligible criminal convictions sealed.

The newly formed Sealing Unit at the Brooklyn District Attorney's office is about an opportunity that is available to people that fit a certain criterion. This program allows people to get a clean slate, a second chance. It is for people that have conjunctions, and this is an opportunity for certain qualifying convictions to be sealed.

To have a conviction sealed is different from expungement. Sealing is locking up the conviction so that employers cannot see it, including housing, education and other opportunities. The only specific instances where that conviction will still be able to be viewed would be if you wanted to buy a gun, or apply for a gun license, if you wanted to become a police officer or a peace officer, and maybe a few other narrow situation that are similar. But for most instances the conviction is sealed and not visible to places that the conviction might otherwise serve as an obstacle for a person to move forward.

This opportunity only went into effect recently as of October 2017. People simply do not know about the opportunity. There are so many people that are leading productive lives, that have

moved forward with their education, they are homeowners, they are working and are productive members of society. Maybe they did something stupid when they were in their early 20's or teens, and they can't get away from what happened. This is an opportunity for them to move away from it.

Which crimes are eligible for the program and what are the eligibility requirements:

- a) You can not have more than two convictions (In or out of the state)
- b) You can not have more than one felony conviction (can not be for a very violent offense)
- c) Your conviction has been more than 10 years ago
- d) You are not required to register as a sex offender
- e) You cannot have an open felony case

The process is simple and does not require a lawyer. Most of the cases that meet the requirement are approved by the courts. Cases in which the requirements are not met, as usually always denied by the courts.

It does not matter how old the conviction is if the conviction is more than ten years old.

How do I know if my convictions for a crime is eligible to be sealed? Sex offenses, sexual performance by child offenses, homicide offenses, violent felony offense, class A felonies, attempts to commit ineligible offense and conspiracies to commit ineligible offenses are NOT eligible to be sealed.

For a complete list please go to www.brooklynnda.org/sealing

The application must go to the state in which the conviction took place in.

Ms. Perlman is happy to speak in another group setting if requested.

Ms. Martha Brown: What is the process if a judge ordered someone's case to be sealed and shut?

Ms. Perlman: Once the case has been shut, at that point the applicant will receive something back verifying that the case has been sealed.

Mr. Joshua Brown, 1st Vice Chairperson: Thanked Ms. Perlman for her presentation. I think this is a wonderful program, for someone who may have made a poor choice, growing up in an over-policed neighborhood growing up, I would like to know do you currently work with any church organizations because they might be a better tool in getting the word out?

Ms. Perlman: I am very receptive to that, and I did attend last month's 83rd clergy council meeting. I handed out materials and my card. I haven't heard from anybody yet, but I am hoping too.

Mr. Robert Camacho, Community Board 4 Chairperson: If you plead guilty to something that was a misdemeanor or a felony you can get it sealed and dismissed?

Ms. Perlman: The conviction is not dismissed, it is the equivalent of being locked, which means it is hidden from an employer, or if you are applying for school, or housing, it cannot be viewed by the public. So, when applying for those things you can check the box, no, I do not have a conviction. It is with very limited circumstances could your conviction be unlocked.

Expunged means that the conviction has been destroyed, but our state doesn't have that in this context.

Martha Brown: Expunged is another word for saying the conviction never occurred.

Ms. Perlman: Yes

Thank you Ms. Perlman for your presentation.

Ms. Leon, District Manager: There was another presentation on the agenda for this meeting, but we were not able to coordinate it in time for this meeting, given the holidays. This was a housing and land use presentation, the committee had to meet earlier in the month being that it was a time sensitive item. A fresh application for a fruit store on Broadway. The committee will be able to tell you more about it later.

The District Manager, Ms. Celestina Leon closed the public hearing.

The District Manager, Ms. Celestina Leon called the first roll call

First Roll Call: – 28 members present. Constitute a quorum.

The acceptance of the agenda was motioned by Ms. Elvena Davis and second by Mr. Raul Rubio. All board members present were in favor. Motion moved.

The acceptance of last month's minutes with any changes made in the future was motioned by Ms. Martha Brown and second by Mr. Freddy Fowler. All members present were in favor. Motion moved.

Chairperson's Report:

Happy New Year! Happy Holidays! Thank you for coming.

Census 2020 is very important. We need to be counted. We need funding for our schools. We want to make sure that our representatives are the people that we want. We need this now, more then ever. We were under counted.

Affordable housing is needed. We want the people from Bushwick to be here and we encourage the new people to get involved. I want Bushwick to get together, and I want to see Bushwick on the map.

I want to thank the board members because we have been having quorums and we are doing great!!

I have an attendance sheet here that we have been keeping and I know, who the naughty persons are who do not come to their meetings. If you want to know who you are, come to me and I will let you know. Now there's a new expiration date and new board members are going to be on, because if the Borough President look at the list and see that you are not attending your meetings than you will not be re-appointed. Please, they are letting me know ahead of time. I do not want anyone to come to me and say that they have been removed from the board and you have been here a long time. If you signed up to be on the board, you must be here and go to work, even though you do not get paid for the job. You come to serve our community and help our community.

Chairperson Camacho attended several meetings since the last full board meeting.

Thursday, December 19, 2019: Attended a meeting at I.S. 259 on Cooper Street

Thursday, January 2, 2020: Executive Board Meeting

Monday, January 6: Permits and Licenses Committee Meeting

Tuesday, January 7: Meeting with Fire & Ice Basketball League Organizer – they were concerned because RAD took over Hope Gardens, they wanted to know if they could put a bench behind the basketball court so that everyone can see. Celeste and I will work on this. Attended Borough Board meeting at Borough Hall. There was a presentation made by REVEL. REVEL said that they have a 99% safety record with the bikes, however I told them that the CB have been getting a lot of complaints.

One example of a complaint that he and Celeste witness themselves was, a man riding on the bike, texting, with his girl on the back and a baby in the middle. We could not believe it. I will let them know that we will bring them back to the community and let them know what we saw.

Wednesday, January 8: Attended the HLU Committee Meeting

Thursday, January 9: Conference call with RAD. They let us know that the boilers are fixed, the apartments are being taken care of, and the buildings are being cleaned. We had received several complaints about the workers not working.

We have been working together with Assemblywoman Maritza Davila in making sure that Hope Garden continue to be the Bushwick development that we want.

Wednesday, January 15: I am here attending the Monthly Community Board meeting.

A reminder that on Thursday, January 23 at 7:00PM there will be a meeting regarding zoning at 1349 Gates Avenue.

This community did a plan that this community can benefit from ... and the mayor said no to the plan, without saying a word to us. This is a slap in the face to the community. We told the elected officials that we want them to work with us. We didn't tell them that we wanted the city to do a plan. We wanted the city to do our plan, the community plan.

There will be a meeting on the January 23rd at 7pm and I encourage everyone to attend. The location is to be determined. An email will go out when we know. The steering committee and both elected officials will be there. As we stand developers are coming out of the woodwork. Buildings are being built that we cannot afford to live in, and our people are going to be pushed to the side. We must protect the people that live here and even some of the people that are coming in cannot afford the rent, they are sharing the rent cost. We do not mind; we must work together as one. That is what this board is here for, to make sure that the community gets its fair share.

The Elected Officials and / or their representatives that was present at the meeting.

- 1) Jonathan Pomboza, Representing Brooklyn District Attorney, Eric Gonzalez, 350 Jay Street, Brooklyn, NY 11201. Action Center: 718-250-2340. Pomboza's #: 718-250-2817
- 2) Paula Melendez, Representing Assemblywoman Maritza Davila, 249 Wilson Avenue, Brooklyn, NY 11237, 718-443-1205

- 3) Julio Salazar, Representing Congressmember Nydia Velazquez, 266 Broadway, 2nd Fl., Brooklyn, NY 11211, 718-599-3658
- 4) Marcus Harris, Representing Brooklyn Borough President Eric Adams, 209 Joralemon Street, Brooklyn, NY 11201, 718-802-3700
- 5) Karen Cherry Representing 54th Assembly District, Assembly Member Erik Martin Dilan, 718-386-4576, 366 Cornelia Street Brooklyn, NY 11237
- 6) Jennifer Gutierrez, Representing Councilmember Antonio Reynoso, 34th Council District, 244 Union Avenue, Brooklyn, NY 11211, 718-963-3141

Federal, State or City Agencies

- 1) Drew Vanderburg, RiseBoro, 217 Wyckoff Avenue, Brooklyn, NY, 11237, 718-366-3800
- 2) Maria Santiago, Community Organizer, North Brooklyn Coalition Against Domestic Violence. 718-302 -4073
- 3) Mary Dabo, AHRC NYC, Windy City Branch, 522 Bushwick Avenue, 718-455-5473
- 4) Philip Cortez, NYC Department of Housing Preservation (HPD) 212-863-8566
- 5) Chris Durosinmi, Wildlife Conservation Society, 917-349-7605
- 6) Magdalena Mangual, Wyckoff Heights Hospital, Special Health Clinic, 718-508-4669
- 7) Deacon Phillip Rodriguez, St. Martin of Tours, 1288 Hancock Street, 718-443-8484

83rd Precinct

Captain Abraham Sanabria, Executive Officer: The 83rd Precinct.

It was an OK year last year, not great but OK. We would like to start a great year this year, but we can only do that with your help.

There have been an untick in burglaries. If someone you do not know rings your bell, do not let them in. What they have been doing is checking everybody door, and whichever door is unlock they have been walking in and stealing whatever they could get their hands on. This has been happening the first 15 days of January. Please don't let people in and please lock your doors. Secondly, there have been a rash of break-ins in vehicles. They see what you have left in there, and they break in and steal what you have left.

Lastly, this deals with traffic, and it's the pedestrians and bicyclists. We had an increase of pedestrians being struck last year. We had a 133 people struck last year in Bushwick. No one died, thank God. A few pointers: When you are crossing the street, even though you may have the right of way please always assume that person does not see you. If the person is going right or left, signaling, just pause, just make sure that they see you so that you are not struck. There have been serious injuries because of this, from our youngest being 8 years old to our elderly.

If you are a bicyclist, please obey the laws. Every rule that applies to cars, apply to bicyclist. Stop at red lights, stop at stop signs, signal when you are turning, etc. If not, if we catch you, we will ticket you.

This is a warning. Please tell your family and friends. Be safe out there. Thank you, very much.

Questions:

Board Member, Carlos Feliciano: Do you know what happen at Jefferson Avenue and Knickerbocker, a guy broke in the cars every day, five cars someone broke into, I do not know what happen.

Captain Sanabria: We take reports, however if we do not have any witnesses or camera showing who did this, we do not have much to go with.

Also, if you have laptops, computer, etc. right their numbers down somewhere, and give it to us, so if the item is found we can return it to you, but also prosecute the person who had it.

Mr. Feliciano: Graffiti in the neighborhood, a guy in the neighborhood every day write gun graffiti... someone need to check it out.

Captain Sanabria: We will take the report ... and hopefully we can clean it up as well.

Mr. Austen Martinez: When the light changes, if a driver is making a right turn and some is crossing the street, who has the right-of-way?

Captain Sanabria: The pedestrian always has the right-of-way, usually, if they are in the cross walk. If they are in the middle of the street, they do not, whatever happens, might happen. If they are at the crosswalk, that is their zone to cross., just like you have streets, double lines, that is for car. Pedestrians do not assume that the driver sees you, because it is not always the driver, however if the driver makes a right turn and strikes a pedestrian, then it is the driver's fault that they struck the pedestrian.

Mr. Martinez: What if the pedestrian in crossing the street, texting or watching a video?

Captain: I understand what you are saying, but the pedestrian has the right-of-way when they are in the cross walk, crossing the street.

Mr. Martinez: There was a shooting this morning?

Captain: Yes, there was a shooting, early this morning at 5:30am at 155 Eldert Street.

Mr. Martinez: There was another one, on Eldert.

Captain Sanabria: Another one? You are talking about the one that happened on Halloween, that happened in October, the homicide happened on Wilson and Eldert and this shooting happened this morning happened on Eldert off Central. The two shootings are not related. We have video of the shooting that happened today, we are investigating it and we should have an arrest soon.

Gladys Puglla: Electric bike on Putnam between Knickerbocker and Irving. I walk my dog every night, and I almost got hit. ... three times I almost got hit because they are going the wrong way. Please catch this guy and do something about it.

Captain: We are doing as much enforcement as we can. There are a lot of bicycles and we do not want you to get in trouble.

District Manager's Report:

Good evening and I thank everyone for being here. As someone who is personally affected, my mother lives in Puerto Rico and for the past several weeks, I have been hearing her and how scared she is, so I can only imagine how all our families and neighbors are feeling right now with families that have been without power. This has not received a lot of media attention.

Right now, the governor is there so the media is covering it. For all our neighbors, please know that we are ready to respond, and we will be working with our elected official and our local organizations to make sure that our people have what they need whether they are here or on the island.

Martin Luther King, Jr. Day is coming up and it is always a time to reflect on our history on where we come from and the challenges, we faced in the past but also the challenges we face today. Next Monday, some people have off, and I think it is the time we should think about our

future, not only Bushwick but the future of everyone that is here and how we can continue to work together and to support one another despite the challenges, despite the differences in everything that is in our way.

I would like to thank the board members. Over the past months Mr. Camacho and I have mentioned that there was merit increase and an MPO increase, and I would like to say today, that we got news last Friday that my raise was approved. Thank you everyone.

(Applause)

Mr. Camacho: That is not even a dent in what some of these district managers make, \$100,000, 120,000, and the work she does here in Bushwick.

Ms. Mary McClellan: What can we do?

Mr. Camacho: It is because of what some other board's have done. The board approves things, and some have been legit and some not, and because of what someone did, ...every board must pay for it.

Thank the board for helping to support with that. When I saw the list of salaries that other DMs are making, I couldn't believe that we employed her with that lower salary. I didn't even know. As a young woman who wants to grow and establish you know money is a big thing too. She wants to take care of herself and her mom and she is doing a great job.

If you are doing a great job you should be paid for it, because if she was not doing a great job, then she knows I would be telling her.

District Manager: Thank you everyone.

Ms. Mary McClellan: I would like to say something in front of the entire board. If you don't know who I am, my name is Mary McClellan. (Applause)

I was out and thank God I am back! I got support from everyone here. I told Mr. Camacho and Ms. Smith that I want to come to the meeting tonight on my own power. I did just that! I am glad to be back, because we have a lot of work to do. Because we have a lady on this side that is running the show and we have a man on the other side that is running the show, we must do something about that.

We can change things, but we must speak and be heard. We must let our elected officials know what we want unless they cannot fight for us.

Meetings Attended by District Manager Ms. Celestina Leon:

Friday, December 20, 2019: Deadline to submit the technology survey from the Office of Brooklyn Borough President Eric Adams.

Tuesday, December 23: Call with Jay Cruz to discuss Spanish translation options for the board's monthly newsletter. Some board members expressed the need for translating more information into Spanish to better inform and engage the community. The Executive Committee should have an opportunity to review those options during their February 2020 meeting.

Thursday, January 2: Executive meeting.

Wednesday, January 8: Housing and Land Use Committee Meeting

Friday, January 10: Meeting with East Brooklyn Congregation (EBC) Organizer, Ana Linden. We spoke about current Bushwick projects, ongoing issues stemming from gentrification, and the board's upcoming Church Resource fair.

Call with Sarit Platin from the Brooklyn Office of the Department of City Planning, regarding a formal response letter that was on the way from the Mayor's office regarding the Bushwick rezoning.

Tuesday, January 14: Borough Service Cabinet Meeting. Attended with fellow District managers.

Included with the District Manger's report were flyers and information, updates, from different organizations.

For a look at the information, contact the CB office at 718-628-8400.

Committee Reports:

Permits and Licenses Committee. (PLC). Committee Chairperson, Melissa Carrera
Meeting: Monday, January 6, 2020, 6:00 PM, 1420 Bushwick Avenue, Suite 370, Brooklyn, NY 11207-1422

Committee Members in Attendance: Melissa Carrera – PLC Chairperson; Jerry Valentin, James Wiseman, Egaudy Gomez, Daniella Davi, Gladys Puglla, and Austen Martinez.

Others in Attendance: Robert Camacho, Community Board 4 Chairperson; Willie Morales, Community Board 4 Community Associate; David Feiger, Nook; Yong Chen and Hong Chen, Akaru Sushi II; Prasneera Praditpoj, Tong; Paulina Grigonis, Gordo's Cantina

Those who did not attend: Farewell LLC, Troutman Ventures LLC, Parhan Rambod & Rachel Nissanian, La Perla del Ulua Restaurant, and Artichoke Basille's Pizza

Ms. Carrera thanked her PLC committee members for attending the meeting. Every committee member was present for the meeting.

Liquor License Applications for Review

New Applications

- 1) Farewell LLC – 143 Troutman Street between Central & Evergreen Avenues - New LWBC License in a Bar/Tavern.
Did not attend meeting, nor notified Community Board as to its status.
- 2) Akaru Sushi II Inc. aka Young Chen or Corp to be formed – 201 Troutman Street between Wilson & Central Avenues – New LWBC in a Restaurant.
Hours: M to Sun, 11:30am to 10:30pm
The restaurant will serve Japanese food with recorded music only.
The Committee recommends approval noting the above.

- 3) Troutman Ventures LLC – 412 Troutman Street between Wyckoff & St. Nicholas Avenues – New LWBC in a Bar with Food.
Did not attend meeting, nor notified Community Board as to its status.
- 4) Tong – 321 Starr Street between Cypress & St. Nicholas Avenues – New LWBC License in a Restaurant.
Hours: M to F, 5pm to 10:30pm/Sat and Sun, 12pm to 10:30pm
Tong is a restaurant that will specialize in Thai cuisine with recorded music only.
The committee recommends approval noting the above.
- 5) Gordo’s Cantina – 140 St. Nicholas Avenue St. Nicholas & Wyckoff Avenues – New LWBC in a Restaurant.
Hours: M to W, 10am to 10pm/Th, 10am to 12am/F and Sat, 10am to 2am/Sunday, 10am to 8pm
Gordo’s is a Mexican restaurant that is located where Barcey’s used to be. They plan to run a family friendly establishment in the neighborhood and want to get more involved in the community. They have already contacted Wyckoff hospital and offered a ten percent discount to their staff. They would also like to contact local CBOs and the precinct. They closed another establishment in Long Island City last August and opened their Bushwick location this past December.
The committee recommends approval noting the above.
- 6) Parham Rambod and Rachel Nissanian – 940 Willoughby Street between Myrtle & Bushwick Avenues – New LWBC license in a Bar/Tavern.
Did not attend meeting, nor notified Community Board as to its status.

Alteration & Corporate Change

- 1) La Perla del Ulua Restaurant – 354 Melrose Street between Knickerbocker & Wilson Avenues in a Restaurant licensed to serve LWBC.
Did not attend meeting, nor notified Community Board as to its status.

Agenda Item #2 – Sidewalk Café Applications for Review

- 1) Artichoke Basille’s Pizza – 18 Wyckoff Avenue between Wyckoff & Irving Avenues
The applicant did not attend meeting however, they contacted the office afterward to explain that they didn’t receive the notice and would like an opportunity to address any concerns.
- 2) Sommie LLC/Nook – 45 Irving Avenue between Irving & Wyckoff Avenues, Unit 1
Hours: M to F, 5pm to 10:30pm/Sat and Sun, 12pm to 10:30pm
The committee recommends approval noting the above.
The applicant indicated they would start with 10 tables (likely less) and build up to 12, while being mindful of neighbors. The committee members expressed concerns about the distance between the tables not being 3ft.

- 3) Carmelos – 1544 Dekalb Renewal of LWBC license. They currently serve alcohol past midnight on Sunday and want to continue to do so. They had a list of complaints from the NYPD however, the precinct ultimately recommended approval for a 30-day notice waiver. The owner said it's coming from across the street from young skaters. D. Davi – Carmelo's is very loud I walk by there and a lot of people loiter outside. The applicant did not agree to the stipulation of no alcohol past midnight on Sunday.

The committee doesn't support the renewal.

Sidewalk Café Application

Bushido Restaurant Company LLC – 321 Starr Street – New Unenclosed Sidewalk Café application. The foot clinic next to the restaurant complained about the café impeding their door. Jamie Wiseman recused himself as he is the owner of the property and restaurant. One table was removed, although it's still legal on the application. The resolution is documented. Austen Martinez is going to check.

The committee recommended approval.

January Recommendations

Mr. Jamie Wiseman recused himself from the recommendation for Tong, citing that he is the owner of the property.

D. Davi – asked about scheduling the next meeting. The committee tentatively scheduled the next meeting for Tuesday, February 11, 2020 at 6pm in the board's office.

For the full report, please contact the Community Board office at BK04@cb.nyc.gov

Housing and Land Use (HLU), Committee Chairperson, Ms. Martha Brown

Meeting: Wednesday, February 8, 2020. 1420 Bushwick Avenue, Suite 370, Brooklyn, NY 11207-1422

Members in Attendance: Martha Brown, Freddy Fowler, Brigette Blood, Joshua Brown, Anne Guiney, Felix Ceballos, Louisa Chan, Kristen Jock, Desmonde Monroe, Michelle Hilliard, Jose R. Guzman and James Wiseman.

Others in Attendance: Robert Camacho, Community Board 4 Chairperson; Celestina Leon, Community Board 4 District Manager; Justin Stern, Manatus Development Group; Erik Ekstein, Skyline Construction; Richard Lobel, Sheldon PC; Andrew Ramos, Resident; Samy Nemir, CB 4 Board Member

Ms. Brown called the meeting to order at 6:06pm and read the description of the first agenda item before introducing Mr. Lobel.

1) Richard Lobel, Applicant's Representative, Sheldon Lobel, P.C. – 1389 Broadway FRESH application

It is a DCP FRESH certification application. Certifications are administrative actions. They are referred to the community board as courtesy referral. The community board issues their opinion to the Department of City Planning and a decision is made by the Chair.

By way of background it's located on Broadway between Woodbine and Palmetto. They are also the owners of Broadway Pioneer supermarket. The zoning of the site is R6/C1-3. That permits a pretty robust building with a FAR over 4. There are no waivers pursuant to this application. Often, we will come for a BSA variance for height, yards. This application allows the developer to reallocate development area because they are providing a FRESH food store. When DCP initiated this program, it was important to get fruit, produce, meat to local communities. They said to the owners if you provide those stores, we're going to allow you to reallocate floors to the upper levels. That's what we're doing here. The red-hatched area is loft. 144 ft frontage on Woodbine, 200ft on Broadway, 90 ft on Palmetto. The entire lot is roughly 24,000 sq. ft.

Broadway does not have a lot of supermarkets.

This is a land use map. Along Broadway is a dense commercial corridor. C1 allows commercial uses. C4 allows more robust commercial uses. The grocery store is within the context of a C1-3. The site front is on Broadway.

The developers will come before the board at a later meeting perhaps in February.

Joshua or Celeste will inform you about the Stanley project.

Ms. Leon: This is a fresh food store application which is different from a land-use application. They are not requesting to change the land use, they are simply asking to reallocate the square footage of that fresh food store to the 6th or 7th stories. The board has 45 days to review this application. The reason why the HLU committee met last Wednesday is they would have missed the deadline if we would have waiting until the end of this month.

The board should consider making a recommendation this evening, to make sure that we are in that 45-day period. However, we can still follow up with them to make sure that we have a public hearing for everyone to be aware of the project that they are pursuing.

Mr. Camacho made a recommendation to move old business up to recommendation and move recommendation down so that we can speak on housing and land use issues.

Motion was made by Mr. Jamie Wiseman to move old business up and recommendations down. Motion was second by Martha Brown. All board members present were in favor.

Old Business: None

1) Drew Vanderburg, Project Manager, RiseBoro

Old Stanley application: Drew Vanderburg is from housing department at RiseBoro Community Partnership. Their presentation was made in December 2019. RiseBoro is developing a home ownership program and they are asking for the disposition of one city-owned lot, which is part of a larger cluster of homeownership buildings, 5 buildings in total. This is about 1 lot that HPD owns and we are building an 8-unit co-op building. The building will be located right next door to their existing property senior building on Moffat Gardens, on Moffat Street near Bushwick Avenue.

Because we are building more than 4 units on city-owned land the city must go through this technical process to get the permission to transfer this site to RiseBoro to develop. This is affordable homeownership units in the building are all 80% AMI, 95% AMI and 100% AMI. There is a regulatory agreement which requires minimum restrictions on the resale so that it stays affordable in the long-term low-income homeownership. The units will cooperatively owned units.

Mr. Austen Martinez: What makes this affordable?

Mr. Drew Vanderburg: Affordable in this case is the 80 to 83% AMI, 95 & 100% AMI and that translates to sales price for one of these co-op units at the lowest is currently, the way the plan is designed \$203,000. That is affordable when you look at today's market.

Mr. Martinez: This is for 1st time home buyers correct?

Mr. Vanderburg: Correct, and we provide first-time home buyers with home ownership training and they will be partnering with financial institutions, as well as with Riseboro to make sure that they can afford and keep the home.

To qualify for the \$203,000 unit, you would need to make an income of \$67,000 for a family of 4. If you wanted to get a unit at 100% AMI, the unit would be \$276,000 to about \$341,000 that would be for the largest unit you would need to have an income of \$111,000 for a family of 4. If your income was higher than \$111,000 or lower than \$67,000, you would not qualify. The site is 641 Chauncey Street.

Resident: With mortgage and high interest rates this is not going to be affordable for us and especial those of us who was hit in 2008...With a 95% AMI and 100% AMI this doesn't sound like this is for our neighborhood.

Mr. Vanderburg: This is a city owned program, and this is the city's best attempt to fight against the very insidious housing market forces. This is the city's attempt, however what you are bringing up is the reality.

RiseBoro has other projects for the very low-income residents. This project is more middle-income affordable homeownership.

Interest rates, we hope that those applying will get a good deal especially since it is going to be with the banks that are working with the project, but we do not know what the interest rates will be. Maintenance charges will be factored into the mortgage payments.

Mrs. Reyna –Dolin: The \$67,000, is there a way that the amount could be lowered? That amount is more for the high middle class.

Mr. Vanderburg: There might be a chance to lower it, however when we first presented it to the board the AMI was at 85% and it has now been lowered to 80% AMI, so they have been working with us to lower it a little bit.

\$67,000 for a family of 4, perhaps there are two workers in the family, I don't know. We will keep working with them because RiseBoro is a non-profit and our goal is to provide affordable housing.

Resident: Why is this a necessary project for this area, when most of the people in this room say that they cannot afford it and when most of Bushwick is 30% below the poverty level?

Mr. Vanderburg: RiseBoro has done a lot of projects in Bushwick and this project is just a small slice. This land is city owned land and the city is trying to meet the mayor's housing plan for the city, which is also based on a regional planning scheme, which does require some homeownership. The mayor wants people all over the city to be able to own a home. There are some people that live in Bushwick that make over \$67,000 in Bushwick. Land is few and this is what the mayor wants, for people to be able to own and stay living somewhere for a long time, so therefore this project came to Bushwick.

Chairperson, Camacho: My neighbor has a \$1.3 million-dollar mortgage. The house is boarded up because he can't afford the construction or the permits costs. We must be realistic. Perhaps to own people can get grants, subsidies or loans.

Mr. Vanderburgh: 50% of the housing will go to the residents that live in Community Board 4. We have other projects that are coming up and I will make it my number one duty to make sure that this community board knows about it.

Ms. Brown thanked Mr. Vanderburg for coming to the Community Board and for answering the important questions.

- 2) District Manager, Mr. Leon: We have another establishment that was not able to attend the Permits and Licenses Committee meeting. I would like the owner from Artichokes Basil's to introduce himself and to say a few words of what they are trying to do there.

Randy Pelham with Artichoke Rizzoli's Pizza. We have been in Bushwick for about 3 ½ year now and we are here regarding the renewal of our sidewalk permit café which hold 10 tables and 20 seats.

Anne Guiney, 2nd Vice Chairperson: What are the hours? Does the sidewalk café stay open as long as the restaurant or does it close earlier?

Mr. Perham: Hours for the sidewalk café are from 11am to 11pm.

Barbara Smith: How many seats do you have inside?

Mr. Perham: We have 40 seats upstairs and downstairs.

Ms. Smith: When it rains those who are outside will come inside?

Mr. Perham: Correct, hopefully. (smiling)

Ms. Smith: What is the limit? What is on your paperwork?

Mr. Perham: I believe 85 is the occupancy inside, I am not 100% sure of that. We have rails along the inside the establishment that people can just grab a slice of pizza and go and a full bar, so there is seating at the bar as well.

I have a full marquee outside that is pretty bright at night.

Recommendations:

District Manager: We have pending recommendations for both the Permits and Licenses Committee and Housing and land Use.

- 1) PLC: There were several that did not attend the meeting.

These are not included in the recommendation:

From January's report - Farewell LLC, 143 Troutman Street; Troutman Ventures LLC, 412 Troutman Street; Parham Rambod & Rachel Nissanian, 940 Willoughby Avenue;

From December's report – As a reminder Carmelo's at 1544 DeKalb Avenue the recommendations were not to support the renewal.

Mr. James Wiseman recuse himself from all recommendations from 321 Starr Street as he is the owner of the property.

Ms. Anne Guiney made a recommendation to accept the PLC committee recommendations. Mr. Austen Martinez second the motion. All board members present were in favor. Motion moved.

Mr. Wiseman recused from the specific businesses involving 321 Starr Street.

2) HLU: Fresh Foods Application – Yes with the condition that the developer follow the MWBE guidelines and process required by the industrial and commercial abatement program (ICAP) even though it is not subject to those requirements, include family-sized units (three bedrooms) instead of just one or two bedrooms, engage with CB4 on hiring and training, accept all food subsidy programs, such as EBT and WIC, an intent to market to seniors, and explore deeper affordability.

Mr. James Wiseman made the motion to accept the HLU Committee's recommendation and the motion was second by Mr. Freddy Fowler. All board members present were in favor. Mr. Raul Rubio abstains. Motion moved.

3) HPD, RiseBoro recommendation: Yes, with the condition of a response to question #14 and providing resources to bridge the gap between HomeFirst and AMI level eligibility, and a commitment to market locally regardless of the result of the lawsuit. Commitment to permanent affordability.

Mr. Joshua Brown made a motion to except the HLU Committee's recommendation. The motion was second by Ms. Annette Spellen. All board members present were in favor. Mr. Raul Rubio abstains. Motion moved.

New Business:

Ms. Joena Bennett: We have a lot of new businesses moving into Bushwick saying that the love Bushwick, how they are committed to Bushwick and they want to support Bushwick and they want our support. I think it would be a nice idea if the community board provide that athletic group with a list of all these new businesses that say that they want to support Bushwick so that the youths can appeal to these new businesses for support for uniforms, equipment or whatever. We can give them the list, addresses and contact names of people they can ask to help these teens in Bushwick.

Anne Guiney: May I add on to that. Maybe the Economic Development Committee could look through our notes over the last year and the permits and licensing all of the people, we have that data in our meeting minutes, and we could pull it together and create an excel document or whatever form it takes. We should be able to gather it up, it shouldn't be that hard to do.

James Wiseman: Give me the list, it is good for those businesses, to sponsor those teams. It helps them out. Give me the list.

Mr. Camacho: We will work on the list and we will make sure that we get it to you. Maybe we can sponsor a basketball league or something. Thank you.

Motion made by Ms. Annette Spellman and second by Ms. Barbara Smith. All members present were in favor. Motion moved.

Ms. Barbara Smith: Some of these businesses do give back. For example, the House of Yes gave \$500 toward her toy drive.

It is not always known. Maybe that is something that can be put in our newsletter. I go around and I ask, and I get from some of the businesses. A lot of the businesses support the 83rd Precinct Community Council.

Announcements:

Mr. Camacho: The Office of Senator Julia Salazar for Property Tax Assessment Workshop for Bushwick Homeowners. With the Dept. of Finance and Community Board 4. DeKalb Library, 790 Bushwick Avenue, Saturday, February 8th at 11am to 1pm.

Census 101: What you need to know. Everyone counts, It is about fair representation, It is in the constitution, it is about redistricting, it is about \$575 billion and taking part is your civic duty.

Congresswoman Nydia Velazquez: Census 2020 Job Fair

- Flexible hours
- Paid training
- Part-time & full-time positions
- Excellent pay – up to \$25.00 per hour

Date: February 10th Time: 4pm to 7pm, location: P.S. 7, 858 Jamaica Avenue, Brooklyn, NY

Brooklyn District Attorney Eric Gonzalez: Join us for a Town Hall on Deed Fraud, Tuesday, February 11, 2020, 6pm to 8pm. RSVP to communityaffairs@brooklynda.org or call 718-250-3888

Assemblywoman Maritza Davila, NALEO Educational Fund in collaboration with Councilmember Antonio Reynoso and hosted by Riseboro Community Partnership invite you to a Community Stakeholders Informational Luncheon. 87 Melrose Street, Brooklyn, NY 11206. Friday, January 17, 2020, 12noon to 2pm. For more information or to RSVP please call 718-443-1205

Mary – AHRC New York City provide services for person with developmental and intellectual disabilities and their families. Join Us! 522 Bushwick Avenue, Brooklyn, NY, January 20, 2020, 10am to 2pm. MLK Day. This is an opportunity to help those in need, give back to the community and get involve with other organizations working to make a difference.

Jonathan Pomboza, Representing Brooklyn District Attorney, Eric Gonzalez – Nan Blackshear, Community Affairs Director, Representing Brooklyn Borough President - Applications for CB reappointments and new appointments are available on the website. www.Brooklyn-USA.org

Borough President just announced opening the application for Fiscal Year 2021 Capital Budget process. He has awarded more than \$340 million to capital projects borough-wide that was for fiscal year 2020. He will now be looking for all other organizations to come to his office to apply. More information is available on the website. The deadline is February 12, 2020.

Vegan & Veg-Curious Meetup – How to achieve your optimal brain health. A conversation with Drs. Dean and Ayesha Sherzai. Monday, February 3, 2020, 6:00PM to 8:00PM, Brooklyn Borough Hall, 2019 Jorelemon Street, Brooklyn, NY 11201.

Serving Brooklyn for over 18 years! Saturday, January 18, 2020
Quebradillas Baseball Organization Trophy Ceremony. Location: Celestial Church, 1380 Jefferson Avenue, Brooklyn, NY 11237. For more information: Carlos – 347-251-1458

Open for registration – Quebradillas Baseball Org.2020. Girls: Ages 13-17; Boys: Ages 4-12
January 18 – April 2020. 11am to 3pm, every Saturday. For more information call Carlos at 347-251-1458 or call Franqui at 347-459-7140.

El Puente – 33rd Celebration of Three Kings
Sunday, January 19, 2020. Shows at 1pm & 5pm. Grand Street Campus, 850 Grand Street, Brooklyn, NY 11221
Pick up free tickets at 311 Central Avenue, Bushwick, 2pm -6:30pm. For more information call 718-387-0404.

Second Roll Call.

Meeting Adjourned: 36 Members Present, at 8:30PM.

Motion to adjourn meeting was made by Mr. Raul Rubio and second by Mr. Freddy Fowler. All members were in favor.