

**COMMUNITY BOARD 9
890 NOSTRAND AVENUE
BROOKLYN, NY 11225**

**MINUTES OF THE COMMUNITY BOARD MEETING
HELD ON DECEMBER 17, 2013
MIDDLE SCHOOL 61 AUDITORIUM
400 EMPIRE BOULEVARD, BROOKLYN, 11225**

Members Present

Amy Albert
Stuart Balberg
Simone Bennett
Warren Berke
Aldith Clarke
Veta May Clarke
Josette Coicou-Brioche
Edmund Fanning
Shelia Foster-Golding
Rabbi Jacob Goldstein
Theopia Green
Rabbi Nochum Gross
Tessa Hackett-Vieira
Sylveta H. Gonzales
Aron Hershkop

Members Present

Myra Holmes
Brenda Hutto-Lucas
Maurice Jean-Baptiste
Demetrius Lawrence
Dwayne Nicholson
Rosemarie Perry
Gerald President
Diana Richardson
Roosevelt Rose
Brenda Scott
Chanina Sperlin
Rabbi Joseph Spielman
Yvonne Straker
Timothy Thomas

Members Absent

Pastor Robert Ambrose
Fred Baptiste
Rev. Phyllis Brown - sick
Michael Cetera, AIA - sick
Shirley Dor
Flavia Francis
Ruby Hodge - sick
Laura Imperiale
Daniel Igvoldstad
Jacqueline Love
Samuel Marmulzsteyn - sick
Frank Nicholas
Karlene Robinson – death in family
Mary Rollerson-Blackett – death in family
Victoria St. Clair
Jacqueline Welch
Evelyn Williams

Elected Officials/Agency Representatives Present

William H. Boone – Medgar Evers College
Reuven Lipkind – Hon. Eric Adams

Sandra Adamson – Hon. Eric Adams
Arna Lipkind – Hon. Darlene Mealy

PUBLIC SESSION

Eric Palatnik, P.C., Attorney at Law, will present the application submitted to the Board of Standards and Appeals under Calendar No. 291-13-BZ. The applicant is seeking a special permit pursuant to ZR 73-36 to allow the operation of a physical culture establishment (PCE) within portions of the existing building located at 842 Lefferts Avenue, Brooklyn, NY 11203.

Chairman Jacob Z. Goldstein informed that the establishment is the old ice cream building at 842 Lefferts Avenue. It is a triangular building which can serve many uses.

Mr. Eric Palatnik informed that the application is for a physical culture establishment or a gym. The building is an old ice cream warehouse located at 842 Lefferts Avenue. The proposal calls for a different type of facility. The total square footage will be eighteen-thousand square feet. There will be a first floor lobby and some equipment. The second floor will have bathrooms, offices, etc. The third floor will have equipment such as treadmills, a weight area and so forth. The proposed operation of the facility will be from 5:00 am to 11:00

pm. There will be an estimated staff of forty. Building violations are being corrected. If the application is approved by the Board of Standards and Appeals, it is estimated that the gym will open in January or early spring.

Questions and Answers:

Community Resident: Last June, I paid for membership, when I went back they were gone. How is it that you are now applying to the Board of Standards and Appeals when you are already open? **Answer:** I deal with the zoning; I do not deal with the real estate part of it. You signed up for membership which was an early sign-up. This is how some facilities do, having early sign-up. The application for this site is a special permit; this is a physical culture site. They must have a permit from the City. Honestly, the site never had the required permit. That is why we are applying to the Board of Standards and Appeals for a permit.

In offering membership the expectation was that they will go ahead to get everything done to secure the special permit. They never had one. Regarding membership you should contact Crunch, LLC, they have a website. As I said before I am not responsible for the real estate part of the site.

Stuart Balberg: Will you be using the parking lot? **Answer:** There are six spaces which will be available for parking according to the permit for the site.

Theopia Green: Will Crunch alone be the one using the building? **Answer:** The entire building will be Crunch, LLC. Will there be parking available? **Answer:** As I said before there will be six spaces available.

Chairman Goldstein thanked Mr. Palatnik for his presentation.

Public Hearing on the following applications submitted to the Department of City Planning by the Department of Transportation, pursuant to Sections 197-c and 199 of the New York City Charter, for an amendment to the City Map involving the modification of grades in bridges at the following locations:

1. **Application #C 010415MMK – Union Street between Classon Avenue and Franklin Avenue.**
2. **Application #C 010371MMK – President Street between Classon Avenue and Franklin Avenue.**
3. **Application #C 010345MMK – Montgomery Street between Washington Avenue and Franklin Avenue.**

Chairman Goldstein reported that he was informed by the District Manager, Pearl Miles, that the Department of Transportation would not be present at the meeting since the work on the bridges was completed over ten years ago. The ULURP process, however, was never completed. Transportation Committee Chairman, Edmund Fanning, reported that basically what happened was that the work was done over ten years ago; now that a new Mayor will be in office, the agency is going over projects to make sure their work is completed.

BUSINESS SESSION

The business session began at 7:40 PM. with twenty-five members present.

Minutes of the November 2013 Meeting.

The minutes of the November 2013 meeting was presented for correction and adoption. The minutes were adopted on a motion by Rabbi Nochum Gross and seconded by Warren Berke.

District Manager's Report – Pearl Miles

District Manager, Pearl Miles announced the following:

- Councilmember Mathieu Eugene will have a Holiday Toy Party on Saturday, December 21, 2013 from 12:00 PM to 3:00 PM. at P.S. 245 – Auditorium located at 249 East 17th Street, Brooklyn, NY 11226, between Beverly and Albemarle Roads. The toys will be distributed on a first come basis to the first 300 kids. See flyers in the back of the auditorium.
- The 71 Precinct Community Council will have their toy distribution this Thursday, December 19, 2013 in the auditorium of Middle School 61.

Committees' Reports

ULURP Committee – Michael Cetera, A.I.A., Chairperson, (See written report)

Mr. Fanning reported that the ULURP Committee voted to recommend that the Board support BSA Calendar No. 291-13-BZ submitted by Eric Palatnik, P.C., Attorney at Law, to the Board of Standards and Appeals. The applicant is seeking a special permit pursuant to ZR 73-36 to allow the operation of a physical culture establishment (PCE) within portions of the existing building located at 842 Lefferts Avenue, Brooklyn, NY 11203.

Transportation Committee – Edmund Fanning, Chairperson

The Transportation Committee voted to recommend that the Board support the following applications submitted to the New York City Department of City Planning by the New York City Department of Transportation pursuant to Sections 197-c and 199 of the New York City Charter, for an amendment to the City Map involving the modification of grades in bridges at the following locations:

- I. Application #C 010415MMK – Union Street between Classon Avenue and Franklin Avenue.
- II. Application #C 010371MMK – President Street between Classon Avenue and Franklin Avenue.
- III. Application #C 010345MMK – Montgomery Street between Washington Avenue and Franklin Avenue.

Parks and Recreation Committee – Michael Cetera, A.I.A., Chairperson (See written report)

Public Safety Committee – Rosemarie Perry, Chairperson (See written report)

Economic Development Committee – Warren Berke, Chairperson (See written report)

Chairman's Report – Rabbi Jacob Goldstein

Chairman Goldstein reported the following:

- Board Member Karlene Robinson's husband passed away suddenly, no further details are available at this time.

- Board Member Mary Rollerson-Blackett's mother passed away.
- Board Member Ruby Hodge is a patient at Methodist Hospital in Brooklyn.

The holiday season is upon us, we need to be aware of our surroundings, Chanukah is over, and there were no problems. For the rest of the other holidays Christmas and Kwanzaa the Chairman wished all a safe holiday season.

An election must be held to elect a treasurer to replace the former Treasurer, Carl Morgan, who passed away in October. Board members are encouraged to submit their names if they are interested in the position.

At the November Executive Committee meeting, the committee voted to recommend the removal of Flavia Francis for non-attendance at meetings. Ms. Francis has been absent from seven meetings of the Board, correspondence has been sent to Ms. Francis but there has been no response. Motion to remove Ms. Francis was made by Chairman Jacob Goldstein and seconded by Edmund Fanning. **Voting:** Yes – 20; No – 1; Abs – 7.

Additional Voting Items

Application under Calendar No. 291-13-BZ.

Motion was made by Edmund Fanning and seconded by Warren Berke, to recommend approval of the application. **Voting:** Yes – 28; No – 0; Abs – 0.

- 1. Application #C 010415MMK – Union Street between Classon Avenue and Franklin Avenue.**
- 2. Application #C 010371MMK – President Street between Classon Avenue and Franklin Avenue.**
- 3. Application #C 010345MMK – Montgomery Street between Washington Avenue and Franklin Avenue.**

Motion was made by Ed Fanning and seconded by Rabbi Nochum Gross to recommend approval. **Voting:** Yes – 28; No – 0; Abs – 0.

Introduction of Pratt Institute Fellow - Benjamin Dodd

District Manager, Pearl Miles introduced Benjamin Dodd, Pratt Institute Fellow, working on his Master's in Urban Planning. He is assigned to Community Board 9, where he will be working on land use matters for the Board. He completes his studies this May; hopefully, we will get a replacement from Pratt to continue the work Ben has started.

The program was first started by Scott Stringer, the former Manhattan Borough President, to assist Community Boards with planning efforts. The New York City Charter says communities can plan for themselves but no funding is allocated to do so. This year, Community Boards 9, 8 and others were able to get Fellows at no cost to the Boards. We are grateful to have Ben working with Community Board 9.

In response to Ms. Miles introduction, Ben said that he was glad to be working with Community Board 9; he spends one day a week in the office and is studying the demography of the neighborhood. Chairman Goldstein asked the District Manager to tell us in three sentences how we were able to get someone like Ben with such skills. Ms. Miles replied that as she had stated previously, this began in Manhattan; she got wind of it and applied for it. This December, Community Boards 9, 8, 2 and other Boards all have Fellows. We are so grateful

to have this kind of expertise for free. Ben is new to the community, but in time he will know all the areas of the district.

Acknowledgements – Elected Officials and Representatives

Chairman Goldstein acknowledged Ms. Arna Lipkind representing Councilmember Darlene Mealy; Reuven Lipkind and Sandra Adamson both representing Senator Eric Adams, and William Boone representing Medgar Evers College.

Ms. Lipkind informed of the Christmas Tree Lighting on Wednesday, December 18, 2013 at 7:30 PM.

Adjournment

Motion to adjourn was made by Edmund Fanning and seconded by Veta May Clarke. The meeting adjourned at 8:15 PM followed by a holiday reception.

**Respectfully submitted,
Shelia Foster-Golding
January 23, 2014**