

**COMMUNITY BOARD # 9**

890 Nostrand Avenue  
Brooklyn, New York 11225

Minutes of the  
Executive Committee Meeting  
April 14, 2016

**ATTENDANCE**

Demetrius Lawrence – Board Chairman	Scott Mathews-Novelli – (Acting Secretary) CB9 Board member
Carmen Martinez – Housing Committee Chair	Hector Robertson – Parks/Recreation Committee Chair
Warren Berke – EDC Committee Chair	Dr. Zorina Frederick – Youth Committee Chair
Jacqueline Welch – CB9 Member-at-Large	Beverly Newsome – Communication Committee Chair
Eve-lyn Williams – CB9 Member-at-Large	Foster Henry – Community Resident
Pat Baker – 1 <sup>st</sup> Vice Chair	Karen Fleming – Community Resident
Denise Mann – 2 <sup>nd</sup> Vice Chair	Alicia Boyd – Community Resident

The meeting was called to order at 7:00 PM at the CB 9 office.

**Discussion on setting the agenda for the full board meeting.**

Chairman Lawrence identified that **Services for the Underserved** will be making a presentation before the full board at the April full board meeting, in which the group presented before the housing committee. Housing Chair Carmen Martinez took a moment to speak on their presentation.

Chairman Lawrence mentioned that there will be (6) businesses coming before the full board requesting either new or renewal liquor licenses, after the businesses go before the Public Safety committee on Tuesday April 19<sup>th</sup>. 1<sup>st</sup> Vice Chair Pat Baker identified the names of the businesses: **DJ Oyster (Blue Bird)** 504 Flatbush Avenue – Renewal; **Three Star Productions, Inc.**, 482 Utica Avenue – Renewal; **Moss Restaurant Group**, 887 Nostrand Avenue – New Application (Same business name with 2 different application; this will be verified at the upcoming Public Safety committee mtg); **Glady's Venture 2 (Glady's Caribbean)**, 453-455 Rogers Avenue – New Application; **Peace Café**, 1114 Nostrand Avenue – New Application.

Chairman Lawrence mention that a nominating committee will be selected at the upcoming April full board meeting.

It was mentioned by a community resident that the minutes for committees and full general board meetings held since January 2016 were not published onto the board's website.

Board member Hector Robertson mention that he received an anonymous letter sent to his house involving his family. He said he will be going to the local authorities with the letter.

Respectfully submitted,  
Demetrius Lawrence  
CB9 Board Chairman

April 19, 2016



# COMMUNITY BOARD NO. 9

Minutes from March 2016 meetings with  
Brooklyn's Department of City Planning

**March 8, 2016**

Eric Adams  
Borough President

Demetrius S. Lawrence  
Chairman

VACANT  
District Manager

**Invited:** Riel Peerbooms, Ada Terry, Pat Baker, Tim Thomas, Carmen Martinez, Mattjis Limberger, Tom Thomas, Francisca Leopold, Warren Berke, Dr. Zorina Frederick, Hector Robertson, Demetrius Lawrence, Michael Liburd, Winston Von Engel (DCP), Sanmati Naik (DCP). Location: DCP Brooklyn Office

Purpose of the meeting: to discuss "how a zoning study of CD9 might look" (City Planning's language)." Since the resolution was passed nearly one year ago, City Planning (DCP) has arbitrarily put this project on hold. What's happening on the interior blocks is destroying the district in many ways (e.g., displacement of longtime residents; tear downs of small houses to be replaced by market rate, out-of-context apartment buildings, resulting in accelerated gentrification; etc.). Up to that point, City Planning's reluctance to move forward had been unclear. We, therefore, hoped to gain clarity by having this meeting.

The meeting started with Michael Liburd stating the community's goals: preservation, which in CD9's case means downzoning. He asked DCP to elaborate on their and the Mayor's goals. They initially attempted to shift the conversation to ZQA/MIH text amendments, but Liburd made it clear that those plans were not the agreed upon purpose of the meeting.

Winston Von Engel stated that preservation made sense and that the Mayor's office goals also included building affordable housing throughout the city, including our district. Translation: preservation and more density.

Essentially, throughout the course of the meeting we made it clear to DCP that our community wants to preserve the neighborhoods and stop out of control development. We repeatedly asked DCP to be specific about how many affordable apartments the city wanted to build in the district and where.

DCP evaded giving direct answers, did not provide specifics and maintained a rather uncooperative tone throughout the meeting. When asked why they have done nothing with the Resolution, DCP said that other zoning studies were prioritized ahead of CD9's and that they did not have the human resources to deal with our request. They also indicated that they were reluctant to move forward because the previous administration of the board did not seem committed to or serious about building the necessary consensus with all the stakeholders to work on a study.

Although somewhat combative, it was a productive meeting. We agreed to meet again to continue the discussion.

**March 30, 2016**

**Invited:** Riel Peerbooms, Ada Terry, Pat Baker, Tim Thomas, Carmen Martinez, Mattjis Limberger, Tom Thomas, Francisca Leopold, Warren Berke, Dr. Zorina Frederick, Hector Robertson, Demetrius Lawrence, Michael Liburd, Suki Cheong, Winston Von Engel (DCP), Sanmati Naik (DCP). Location: DCP Brooklyn Office

From the onset, this meeting was more cooperative, productive, and informative than the previous.

We once again started the meeting by stating that the district was interested in preservation, which in CD9's case means downzoning.

DCP was clearer that they too wanted to preserve interior blocks. Although still not specifying the number of affordable apartments or the sites considered, they also indicated that this Mayor's administration wanted more developments that included mandatory affordable housing.

With regards to our community already having enough density:

- 1) Dr. Frederick researched developments in the district and discussed approximately a dozen sites that were one or two-family homes or vacant land that were purchased and replaced with market rate apartments which are under construction or in pre-construction.
- 2) Warren Berke researched and outlined the 500 plus all affordable units already built or in some phase of construction
- 3) Suki Cheong expressed concerns about the risks of tearing down entire blocks and replacing them with out-of-context buildings. She also shared statistics about the risk of creating more density in an already densely populated community, and the potential overall negative impact increased density would have on quality of life.

Suki also suggested that maybe doing studies independent of DCP might be a way to go. And, if DCP did agree to work on a study with the community, we would need to create a process that was customized for this community and not a cookie cutter approach. DCP suggested that every study is customized.

DCP began to explain how a zoning study could look, stating that studies cannot be done without community stakeholders at the table from beginning to end. Stakeholders include a broad cross section of residents, business owners, elected officials, DCP, the Mayor's office, and others that we would agree had a stake in the community. This group would study block by block and come to an agreement, after significant debate, on what zoning made sense for each block. After an extensive process that could take a year or more, and a final plan, the study would need to be approved through ULURP, DCP, City Council, and the Mayor's office. Whether studies are done independent of DCP or with them, final plans go through the same process of approval before any change can happen.

Recognizing the general distrust that some communities have for city government, DCP suggested we find a way to test how they might work with the community. We did not discuss specifics of this test.

We discussed important steps to learn more about the process, including:

- 1) Continue gaining community input;
- 2) Meetings with other community boards that recently went through a study and learning how they worked with DCP. Were they trustworthy? Did they do what they said they would? What did they think about the outcome? What can we do to maximize our goal of preservation?
- 3) Meetings with elected officials to gain support for preservation, downzoning goals and to find out what they are willing to do
- 4) Identify sites throughout the entire district that could be used for the Mayor's housing goals;
- 5) Moving forward with our eyes wide open/not naively;

We agreed to continue conversations. No next meeting date has been scheduled.

Minutes of the  
Economic Development Committee  
April 4, 2016

**ATTENDANCE**

Warren Berke – Committee Chairman  
Pia Raymond – Committee Co- Chair  
Yaacov Behrman – CB9  
Lauren Pfeffer – Resident EDC Member  
Valerie Fleming – Resident EDC Member  
Shelly Kramer – Co-Chair, Flatbush Empire Parkside Merchants Association  
Desmond Romeo – Co- Chair, Flatbush Empire Parkside Merchants Association  
Duane Joseph – Flatbush Empire Parkside Merchants Association

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The meeting was called to order at 7:10 PM at the CB 9 office.

**I. Smorgasbord Shop Local Merchant Promotion**

The EDC has agreement with the management of Smorgasburg, in Prospect Park to set up a kiosk to promote our local merchants to the thousands who attend each Sunday. Interested merchants should contact the Board office or their Merchant Association.

The EDC is evaluating the 14 local restaurants that have been nominated by their Merchants Associations to represent CB9 at Smorgasburg. If you have a nomination, please contact your Merchants Association. This is a very profitable opportunity for one of our food merchants. Cut off for application is April 30, 2016. Interested merchants should contact the Board office or their Merchant Association.

**The EDC sent out request for our elected officials to fund \$500 so CB9 can buy the kiosk for ALL of our merchants. Not one elected official responded. How's that for supporting small business.**

**II. Bedford/Union Armory**

The committee continued discussion of the proposed NYCEDC use of the Armory in relation to its economic and commercial benefits to our community. Our objective is to provide CB9 with a position recommendation concerning the proposed commercial aspects of the EDC plan for the ULURP process.

**III. Monthly meeting:**

The committee will meet on the first Monday of the month, 7:00 PM, at the CB 9 office. The next EDC meeting will be held on May 2, 2016. All are welcome to attend and contribute.

Respectfully submitted,

Warren Berke, Committee Chairperson  
April 18, 2016

Community Board 9  
890 Nostrand Avenue  
Brooklyn, NY 11225

Minutes of the  
Health and Social Services Committee Meeting  
Thursday, April 07, 2016

**Attendees:**

- Francisca Leopold – Committee Chairperson; CB9
- Joan Cox – Director, Fenimore Senior Center
- Judith Villarod- Director, St. Gabriel's Senior Center
- Akeisha Smith – Representative, Medgar Evers College Center
- Benoit Le Chartier – Business Owner, Proxi Medical Center
- Amy Hendershot- Community Resident
- Debbie Timothy – Community Resident
- Jeanine Sandrini-Cooke – Community Resident
- Joanne Joseph- MSW student

**Agenda Item 1: Senior Center Need: Senior Center vs. Social Adult Model**

- Division of social adult centers and senior center models
  - Social adult is medically driven model
    - Federal and state funded, Medicaid and Medicare needed
    - Should be for seniors with medical issues
    - Seniors are “patients”
  - Senior Center model – recreationally driven model
    - DFTA funded
    - Takes contributions from seniors of no more than \$2 per day
    - Contributions go back to DFTA
    - Seniors are “members” or “participants”
- In the community, medical providers are referring seniors to the social adult centers even when they don't need that type of service which is decreasing number of seniors engaging in the DFTA funded Senior Center services

**Agenda Item 2: Senior Center Need: Funds**

- Current city funded services:
  - Personnel, light, gas, equipment, kitchen, arts and crafts, exercise, breakfast and lunch, stay well, computers, rent, bingo, etc.
  - Funded on annual basis
- Employees of Senior Centers have not had pay increases for the last 8-10 years
- They fall under Matthew Eugene

- Discretionary programs (Fenimore) receive less funding and it comes directly from the council people, not DFTA
- Senior Centers need to become educated on how to properly write proposals and who to speak to for funding
- Have to fundraise for any other funds

### **Suggestions / Brainstorm**

- Fenimore to reach out to GrowNYC to partner for food
- City board to acquire transportation services that can be lent out to Senior Centers etc.
- Proxi medical to speak at Fenimore

### **Next Steps**

- Committee to send letters for another stakeholder meeting with Senior Centers and elected officials
- Joan Joseph (meeting attendee) to help Joan Cox revise funding proposal
- Committee to continue visiting Senior Centers

Meeting Adjourned: 8:30 pm.

Next meeting Thursday, May 05, 2016. 7:00 pm.

Respectfully submitted by Francisca Leopold, Chair  
April 19, 2016