

**Community Board 9
890 Nostrand Avenue
Brooklyn, NY 11225**

**MINUTES OF THE COMMUNITY BOARD MEETING
HELD ON JUNE 26, 2018
AUDITORIUM, MIDDLE SCHOOL 61
400 EMPIRE BOULEVARD, BROOKLYN, NY 11225**

Board Members Present	Board Members Present	Board Members Absent	Board Members Absent
Patricia Baker	Menachem Margolin	Taungela Ambroise	Unella Rhone-Perry
Fred Baptiste	Scott Mathews-Novelli	Stuart Balberg	Mary Rollerson-Blackett
Rabbi Yaacov Behrman	Musa Moore	Augustine Blackwell	Rabbi Menachem Shagalov
Simone Bennett	Vivia Morgan	William H. Boone, III	Aishah Smith
Warren Berke	Patricia Moses	Greg Darby	Joyce Stewart
Ben Edwards	Beverly Newsome	Rosemarie Evering	Anthony Taylor
Norabelle Greenberger	Amy Pinkerton	Henry Greenidge	Eve-lyn Williams
Rabbi Nochum Gross	Pia Raymond	*Bishop Hamilton-Gonzales	
Tessa Hackett-Vieira	Rashidah Siddiqui	Louis Johnson	
Aron Hershkop	Rabbi Chanina Sperlin	Michael Liburd	
Olushegun Holder	Rabbi Joseph Spielman	Carmen Martinez	
Francisca Leopold	Debbie Timothy	Riel Peerbooms	
Mattijs Limberger			

Elected Officials / Agency Representatives Present

Congresswoman Yvette D. Clark - Reginald Belon,
Borough President Eric L. Adams - Ryan Lynch
NYS Senator Jesse E. Hamilton, III
NYS Assemblywoman Diana C. Richardson
NYS Assemblywoman Diana C. Richardson – Duane Joseph
NYS Assemblyman Walter T. Mosley - Lucian Allen
Majority Leader Laurie Cumbo - Arna Lipkind
NYC Councilman Mathieu Eugene - Ramona Cabrera/ Soumia Chraibi

PUBLIC SESSION

Call to Order

Chair Musa Moore called the meeting to order at 7:06pm and welcomed attendees.

Executive Secretary Scott Mathews-Novelli read the Community Board 9 Rules of Conduct into record.

Cornell Realty ULURP Application

Representative of Cornell Realty (Slate & Beckerman): Proposed rezoning on Franklin Avenue between Montgomery and Carroll from 6A (residential) to RAX allow for over 518 units, some of which are subject to affordable housing. There would be some commercial space as well.

Landmark Application for 179 Lincoln Road

Housing Chair Beverly Newsome: This is regarding a proposed renovation on a landmarked building on 179 Lincoln Road. The resident would like to replace windows (due to update and to address an HPD violation), which requires going before the Board. There is a requirement that some renovations parallel the old design. The Housing Committee meeting did not have quorum and could not recommend to the Committee. Chair Newsome says that the Board should consider whether the suggested change reflects the landmarked/protected esthetic. The Landmark and Preservation Commission will assess after Board review and approval.

M1 Hotel Text Amendment

Department of City Planning: Zoning text amendment regarding hotel and manufacturing districts. Hotels in M1 districts would be subject to ULURP process and permitting, including Community Board review. The Community Board may comment before July 2. There have been an influx of hotels and this allows a site-by-site review of proposed hotels. There is currently no such review process available.

Align NY

Drew Weber: Seeking a letter of support to reform commercial waste collection by requiring such companies to contract with the City and zone these collection systems. All residential waste is collected by Dept. of Sanitation while commercial waste is removed by 90 private companies. There are long routes, which results in overworked staff and dangerous conditions. In the past 8 years, there have been dozens of pedestrian deaths. There are economic, health and safety benefits of this proposal.

Questions & Comments

Question: Why is this not in place already?

Answer: There are a lot of entrenched interests that perpetuate it. They argue that contracting through the City would lead to lack of competition.

Question: What about City corruption in the contracting process?

Answer: There is corruption through any of these methods, as private commercial waste companies already seek licenses for these issues. This would at least add another level of public accountability.

Brooklyn's First Value-Based Care Research Center

Jerry Westley: With the New York City Health & Hospital Corporation, there is a shortage of medical workforce expertise in value based medical services (outcome-based payment incentive system), as opposed to the previous volume-based system (working as much as possible without quality or outcome focus). There are issues with attrition in the workforce at the moment and an inability to handle the value-based work. The organization is seeking multi-million-dollar investments for Kings County Hospital (in addition to statewide funding) to invest in training and infrastructure to emphasize the new value-based philosophy. There is currently no strategic plan in place.

Questions & Comments

Question: How would this work with the recent Medicaid value-based payment models?

Answer: This funding would optimize the workforce to address this new incentive system that is in place through systems like Medicaid. There are hundreds of millions of dollars being lost because there is a lack of such optimization.

There was a general discussion about the need for improved services, including staffing standards.

NYSNA Draft Legislation

First Chair Patricia Baker: There is proposed NYSNA legislation, which requests mandated nurse staffing ratios. There is a draft resolution that NYSNA asks CB9 endorse passage of this legislation.

This presentation was also made in at the May General Board Meeting.

Fenimore Street Block Association Rezoning Co-Application

First Chair Patricia Baker: The Board heard a presentation at the May Board Meeting on the matter. The Board shall vote on this tonight if there is a quorum.

Applications for NYSLA Licenses

Lakeside Brooklyn LLC, d/b/a Bluestone – 171 East Drive, Prospect Park

First Chair Patricia Baker: Renewal application for liquor, beer, wine and cider. Affiliated with the skating rink in the park. It has been in business for 4 years. No issues with FDNY or law enforcement.

DJ Oyster Inc. d/b/a Bluebird – 504 Flatbush Avenue, Brooklyn, NY 11225

First Chair Patricia Baker: Renewal application for wine, beer and cider. In business for 6 years. Indoor and outdoor seating. The hope is to increase private parties. There were no issues with FDNY or law enforcement.

Gino's Son Pizza Corp: 548 Flatbush Avenue, Brooklyn, NY 11225

First Chair Patricia Baker: Application for a renewal liquor, wine, beer and cider license. The business has been in place for over 30 years.

Cupcakes by Brenda Grill Corp d/b/a Taqueria El Patron Mexican Grill, 49 51 Lincoln Road, Brooklyn, NY 11225

First Chair Patricia Baker: Application for a renewal liquor, wine, beer and cider license. There has been no law enforcement or FDNY incidents.

Public Comment Period

Public Comments

Maria Marin, Breaking Ground: Breaking Ground provides services to the homeless in the area. People who see homeless people in need can call 311 or use the 311 app and Breaking Ground can provide services.

Mark Robikov, Independence Care System: Independence Care System provides assistance to the elderly and people who have trouble with self-care. The organization provides home care, health care and services. There are dementia care, wheelchair cleaning, and Medicaid eligibility support. Those interested can call 646-653-6442.

Alicia Boyd: The Cornell Realty ULURP application has not been accompanied by an environmental impact study. There are misstatements in the unit estimate to the Department of City Planning, meaning that Cornell Realty did not need to perform water and sewage assessments. The Board should ask elected officials to require Cornell Realty to perform required assessments as part of the process. There are no minutes of the ULURP Committee review process.

Warren Berke: The Board is attempting to remove containers kept by commercial waste removal companies. Supporting the Align proposed legislation would support in this.

Calyx Wellington, iBornStudio, Inc.: The organization provides services to the youth. The focus now is summer employment, especially in media, film and television. There are over 2 million

unemployed youth and many things filmed in the community. These projects should incorporate youth in the workforce. You can contact the organization at 646-319-6511 or ibornstudio@yahoo.com.

Ben Edwards, Board Member (Verbatim): The third search committee was formed to select three candidates for District Manager's position. I served on the last two committees. When the most qualified candidates were presented and a board member was not one of the three successful candidates all hell broke loose. The Executive Committee of the Community Board proceeded to use illegal and improper procedure to ensure that board member is added to the list of successful candidates, establishing a dangerous precedent.

The information that was circulated stating that the unsuccessful candidate had the highest score is false. The candidates with the highest scores were the ones selected.

The chair of the search committee was summoned to appear before the executive board to be quizzed on the process before being placed on the General Meeting Agenda and to set the stage for the Board Meeting.

At the General Meeting while the Chair of the Search Committee was presenting to the full board it was bluntly stated that Ms. Martinez should have been selected by the search committee and should be placed on the list.

The chair of the search committee was then subjected to humiliation and ridicule for not including that unsuccessful applicant on the list for consideration.

A motion to bring the six top candidates to the full board to be interviewed for the position was then approved, usurping the search committee's authority and violating CB 9 Bylaws. That is wrong and is also perpetuating what they claimed was a flawed process, but doing so will give them the opportunity to select that unsuccessful candidate.

This is a mockery of the search process and any new search committee appointed will be mandated to ensure that Ms. Martinez is on their final list.

If the powers that be wants her to be the DM, I would suggest that instead of wasting people's time with a charade and a phony process, just call a vote and appoint her as the District Manager.

Elected Official & Government Agency Comments

Chair Moore recognized elected officials and other dignitaries present at the meeting. They were given the opportunity to speak.

BUSINESS SESSION

Roll Call

Roll was duly taken, with 25 Board Members present, comprising a quorum.

April 24, 2018 & May 22, 2018 Meeting Minutes

Motion to *approve the April 24, 2018 Community Board 9 meeting minutes* was approved as distributed.

Motion to *approve the May 22, 2018 Community Board 9 meeting minutes* was approved as distributed.

Committee Reports¹

Nomination Committee – Rashidah Siddiqui, Committee Member

- The Committee polled eligible Board Members and the following members expressed interest for the following positions:
 - o Chair: Fred Baptiste, Vivia Morgan, Patricia Moses
 - o First Vice Chair: Stuart Balberg, Warren Berke, Vivia Morgan
 - o Second Vice Chair: Francisca Leopold
 - o Secretary: None
 - o Treasurer: None
 - o Member at Large: Eve-lyn Williams, Vivia Morgan

The floor was opened for nominations. These people were nominated and will be included to the ballot:

- o Chair: Patricia Baker
- o First Vice Chair: Beverly Newsome
- o Second Vice Chair: Simone Bennett
- o Secretary: None
- o Treasurer: Ben Edwards, Yaacov Behrman
- o Member at Large: Eve-lyn Williams, Vivia Morgan

Chair Moore sought opinion from the Corporation Counsel regarding nominations and elections. Corporation Counsel requires nominations on the floor before elections can be held. The elections will be held in September, the next scheduled Board meeting.

Voting on Agenda Items

Items from April Meeting

Motion that *the Board provides a letter of support for NYSDA for safe staffing bill* was duly made, seconded and approved by a vote of 24 in favor, 0 opposed and 1 abstained. Motion passed.

¹ Mentions of meetings and forums taking place before the next Board Meeting may not be included in these minutes.

Motion that *the Board approve submission of the Fenimore Street Block Association and Community Board 9 joint rezoning pre-application* was duly made, seconded and approved by a vote of 23 in favor, 1 opposed and 1 abstained. Motion passed.

Motion that *the Board provide a letter of support for the proposed street co-naming of Empire Blvd and Rogers Avenue as Jean-Jacques Dessalines Boulevard* was duly made, seconded and approved by a vote of 23 in favor, 1 opposed and 1 abstained. Motion passed.

Motion that *the Board support DJ Oyster Inc.'s application to the New York State Liquor Authority* was duly made, seconded and approved by a vote of 23 in favor, 1 opposed and 1 abstained. Motion passed.

Motion that *the Board support Lakeside Brooklyn's application to the New York State Liquor Authority* was duly made, seconded and approved by a vote of 23 in favor, 1 opposed and 1 abstained. Motion passed.

New Items

Motion that *the Board reject the ULURP application of Cornell Realty without recommendations* was duly made, seconded and approved by a vote of 17 in favor, 0 opposed and 7 abstained. Motion passed.

The Board discussed the ULURP application motion. Members of the Board expressed frustration with the City Council not being engaged in dialogue with the ULURP Committee at the Committee level, which is the fault of both sides. Board Members also expressed frustration with the lack of negotiating on the part of Cornell Realty in previous application consideration.

Motion that *the Board provide a letter of support for the proposed M1 hotel zoning text amendment as presented* was duly made, seconded and approved by a vote of 2 in favor, 18 opposed and 3 abstained. Motion passed.

The Board discussed the motion. Board Member Bed Edwards stated that the Board should reconsider support at the recommendation of electeds.

Motion that *the Board support Cupcakes by Brenda Grill Corp's application & Gino's Son Pizza Corp's application to the New York State Liquor Authority* was duly made, seconded and approved by a voice vote of 21 in favor, 1 opposed and 1 abstained. Motion passed.

Chairman's Report

Chair Moore: It was a good session with a great foundation set in place.

Adjournment

Motion to *adjourn the Board Meeting* duly made, seconded and unanimously approved. Motion passed. Meeting adjourned at 9:40.

Respectfully submitted,
Scott Mathews-Novelli
Executive Secretary
July 22, 2018