Community Board 9
890 Nostrand Avenue
Brooklyn, NY 11225

MINUTES OF THE COMMUNITY BOARD
HELD ON SEPTEMBER 27, 2018
MEDGAR EVERS COLLEGE
EOJ AUDITORIUM
1638 BEDFORD AVENUE, BROOKLYN, NY 11225

Board Members Present
Patricia Baker
Stuart Balberg
Fred Baptiste
Simone Bennett
Warren Berke
Augustine Blackwell
Ben Edwards
Henry Greenidge
Tessa Hackett-Vieira
Bishop Hamilton-Gonzales
Louis Johnson
Francisca Leopold
Mattijis Limberger
Beverly Newsome
Amy Pinkerton
Unella Rhone-Perry
Mary Rollerson-Blackett
Debbie Timothy

Board Members Absent
Taunglea Ambrose
Rabbi Yaakov Behrman
William H. Boone, III
Greg Darby
Rosemarie Evering
Norabelle Greenberger
Rabbi Nochum Gross

Board Members Absent
Aron Hershkop
Olushegun Holder
Michael Liburd
Menachem Margolin
Carmen Martinez
Musa Moore
Vivia Morgan
Patricia Moses
Riel Peerbooms
Pia Raymond
Rabbi Menachem Shagalov

Elected Officials / Agency Representatives Present
Mayor Bill de Blasio – Jamila Pringle
U. S. Congresswoman Yvette D. Clarke – Alphea John
Borough President Eric L. Adams - Ryan Lynch
NYS Assemblywoman Diana C. Richardson – Josephare Lector
NYS Assemblywoman Rodneyse Bichotte – Rush Perez
Majority Leader Laurie Cumbo - Arna Lipkind
NYC Councilman Mathieu Eugene - Ramona Cabrera/ Soumia Chraibi
NYPD – P.O. Gardner, PBBS

PUBLIC SESSION

Call to Order

Chair Patricia Baker called the meeting to order at 7:30 pm.

First Vice Chair Warren Berke read the Community Board 9 Rules of Conduct into record
Fenimore Street Rezoning

Proposed designation of zoning code R2X status for 19 properties in Block 5043, County of Kings. Ms. Baker introduced Edna Mochette and Ms. Benturo, representing the Fenimore Street Block Association.

Ms. Mochette: A developer wants to develop 28 units on the block. Research showed that there exists a restricted deed, calling for single-family detached. While the Association is in court for a year, that is irrelevant to the instant issue. In June, 2018, Board 9 approved the downzoning of the proposed location, located on Hawthorne Street between Bedford and Rogers Ave., which has co-ops and single-family houses; thereupon, the Board had moved to downsize the block from R6 designation to R2 (single-family and the 2 House-of-Worship owned lots, but subsequently, on August 3, the Association met with the NYC City Planning, in the Association’s role as co-applicant (with Board 9). Where the City suggested that it be revised to R2X, on the basis that “compliance for R2X status would result in more compliance from the owners. The R2X allows a slightly larger house and lot size, i.e. width of 40’ vs. 30’, and also easier to convert to living space. The City would expect 90% compliance with the R2X designation and considers the R2 unattainable. The FAR would be .85, vs. the .5.”

Ms. Baker: We approved this action in committee.

Rabbi Jacob Goldstein: It is important to note regarding the R2 that difficulty to comply would have been an issue. The number of residents should be grandfathered in.

Ms. Baker: “2-families” would be grandfathered in.

Ms. Mochette: After CB9 approval, we would need City Planning’s approval, environmental review, and a 5 month wait. Renters are also concerned. Why an R2X?, Why is Board 9 a co-applicant? This is a precedent.

Ryan Lynch: That is incorrect, Board 5 already has acted as a co-applicant in its district.

SLA Applications

- **SHOP456, d/b/a The Chameleon BK** – 546 Flatbush Avenue, Brooklyn, New York 11225  
  *Application for a new Wines, Beer & Cider License until 4AM*

- **Patina BBG, LLC** – 900-1000 Washington Avenue, Brooklyn, New York 11225  
  *Renewal of a Liquor, Wine, Beer & Cider License; No representative present;* spoke to Public Safety Committee previously

- **Gaia Nomaya LLC** – 510 Flatbush Avenue, Brooklyn, New York 11225  
  *Application for new Liquor, Wine, Beer and Cider license*  
  “music, but sound-proofed”

- **Gruit Inc.** – 252 Empire Boulevard, Brooklyn, New York 11225  
  *Application for new Liquor, Wine, Beer and Cider license; No representative present*

- **2122 Beekman Bar LLC** – 2122 Beekman Place, Brooklyn, New York 11226  
  *Renewal application of a Liquor, Wine, Beer & Cider license*  
  There was noise previously, but from someone else. Also asking for DOT parklet.

- **Moss Restaurant Group LLC, d/b/a Alenbi Kitchen** - 877 Nostrand Avenue, Brooklyn, New York 11225  
  *Application for a class change and Liquor, Wine and Beer License*  
  Rabbi Goldstein: Uniquely serves Kosher food in that part of Crown Heights

- **1114 Nostrand Avenue, Salem’s Hour** – 1110 Nostrand Avenue, Brooklyn, New York 11225
Application for Corporate Change. 4pm to 12am, Monday-Friday

- PLG Social LLC d/b/a Midwood Flats - 11 Midwood Street aka 577 Flatbush Avenue, Brooklyn, New York 11225
  Renewal application for Liquor, Wine, Beer & Cider License; No representative present
- Blessings Herbs & Coffee LLC, 663 Flatbush Avenue, Brooklyn, New York 11225
  Renewal application for Liquor, Wine, Beer & Cider License

PUBLIC COMMENT PERIOD

Cynthia Mitchell: Very few of the construction jobs are going to minorities. There should be apprenticeships set aside. After all, builders are getting a tax break.

Ms. Baker: See Elected Officials and the Union.

Rabbi Goldstein: The problem is that the properties are non-union. We can intervene only in the rare case of an article 421 job or in Section 8 buildings. This issue is before the State Legislature. On Montgomery cor. Brooklyn, they changed the size and took in strangers from other communities.

Complaints about flooding and poor street conditions. Empire and Nostrand is filthy.

320 Sterling Street rampant drugs, drinking, gunshot and property damage. I want this complaint in the record.

Ms. Baker: Referred to Environmental Committee

S. Balberg: Under the current City administration, throughout the neighborhood there is flooding on the heels of the massive amount of street repaving. The asphalt is a health hazard and catch basins have been eliminated or the opening sizes reduced. The streets become rivers and residents find their shoes washed in any rain.

Ms. Baker: Will check.

Resident of Fenimore Street: We support the downzoning.

Business Session

ATTEMPT AT VOTING ON ITEMS: NO QUORUM
Since 18 members were present, there was no quorum. Ms. Baker apologized on behalf of the Board to the residents and applicants for this problem.

Meeting adjourned 8:53 PM