

**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  
Mattijs Limberger  
Beverly Newsome  
Amy Pinkerton  
Unella Rhone-Perry  
Mary Rollerson-Blackett  
Debbie Timothy

**Board Members Absent**

Taunglea Ambroise  
Rabbi Yaacov Behrman  
William H. Boone, III  
Greg Darby  
Rosemarie Evering  
Norabelle Greenberger  
Rabbi Nochum Gross  
Aron Hershkop  
Olushegun Holder  
Michael Liburd  
Menachem Margolin  
Carmen Martinez  
Musa Moore  
Vivia Morgan  
Patricia Moses  
Riel Peerbooms  
Pia Raymond  
Rabbi Menachem Shagalov

**Board Members Absent**

Rashidah Siddiqui  
Aishah Smith  
Rabbi Chanina Sperlin  
Rabbi Joseph Spielman  
Joyce Stewart  
Anthony Taylor  
Eve-lyn Williams

**Elected Officials / Agency Representatives Present**

Mayor Bill de Blasio – Jamila Pringle  
U. S. Congresswoman Yvette D. Clarke – Alpheia 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

