

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

**MINUTES OF THE COMMUNITY BOARD MEETING  
HELD ON DECEMBER 20, 2016  
AUDITORIUM, MIDDLE SCHOOL 61  
400 EMPIRE BOULEVARD, BROOKLYN, NY 11225**

**Board Members Present**

Patricia Baker  
Stuart Balberg  
Fred Baptiste  
Rabbi Yaacov Behrman  
Simone Bennett  
Warren Berke  
Augustine Blackwell  
Jillian Drummond  
Ben Edwards  
Rosemarie Evering  
Shelia Foster-Golding  
Dr. Zorina Frederick  
Rabbi Nochum Gross  
Tessa Hackett-Vieira  
Bishop Sylveta Hamilton-Gonzales  
Kyra-Lee Harry

**Board Members Present**

Aron Hershkop  
Francisca Leopold  
Mattijs Limberger  
Carmen Martinez  
Scott Mathews-Novelli  
Musa Moore  
Patricia Moses  
Beverly Newsome  
Riel Peerbooms  
Pia Raymond  
Unella Rhone-Perry  
Chanina Sperlin  
Rabbi Joseph Spielman  
Ada Terry  
Debbie Timothy  
Eve-Lyn Williams

**Board Members Absent**

Rev. Douglas Banks  
Rev. Phyllis Brown  
Veta May Clarke  
Maria Hernandez  
Daniel Ingvoldstad  
Louis Johnson  
Demetrius Lawrence  
Linda Lawson  
Michael Liburd  
Maria Molina  
Hector Robertson  
Menachem Roitblat  
Mary Rollerson-Blackett  
Roosevelt Rose  
Rabbi Menacham Shagalov  
Lorraine Thomas  
Jacqueline Welch (Excused)

**Elected Officials / Agency Representatives Present**

Darryl White – Public Advocate  
Letitia James  
Jamal Pollard – Brooklyn Borough President  
Eric Adams  
Karen Chambers – Acting Brooklyn DA  
Eric Gonzalez  
Mathew Pitt – Council Member  
Laurie Cumbo  
Leticia Theodore-Greene - Kings County Hospital Center  
Xiomara Wallace – Kings County Hospital Center

**PUBLIC SESSION**

**Call to Order**

Chairman Musa Moore called the meeting to order at 7:17pm and welcomed attendees.

First Chair Dr. Zorina Frederick read the Community Board 9 Rules of Conduct into record.

**Breaking Ground (f/k/a Common Ground) Proposed East Flatbush Safe Haven Transitional Facility;  
Kingsboro Psychiatric Center**

Housing Committee Interim Chair Beverly Newsome introduced the presentation. On 12/14, the Housing Committee met with Breaking Ground to discuss the planned facility with Breaking Ground's representatives.

Claire Sheedy & Doug Becht presented on behalf of Common Ground. Common Ground (aka Breaking Ground) has 3,000 units across 20 buildings that provide services to homeless New Yorkers to stabilize their lives and seek long-term homes. There are two “safe havens” in operation and another in the Kingsboro campus. There are also homeless veteran services in Westchester County. The program aims to support homeless with New York with continuous care. Common Ground works with the city. The East Flatbush Safe Haven Transitional Facility will partially occupy building 3 and 9 on the Kingsboro campus. 50 staff will serve 100 people, who are recruited from the street and not shelters. When in facility, the aim is to obtain permanent housing. Staff on-site will have a medical clinic, services and transitional support. There will be security and special entrances for clients. Clients, who are voluntarily present and engaged in the process, will be screened, fed and engaged with activities. There are transportation services available for clients who have appointments. Common Ground is aware of the community concerns and want to engage with community organizations, hire from the community and make sure that all neighbors – old and new – are treated with respect.

### Audience Questions & Comments

Audience: How does outreach work? How does the turnover work?

Presenter: For weeks and months, Common Ground develops a relationship with a client. The average length of stay at the safe havens is 9 months. People on the street are identified as having potential for transition and brought to the home.

Audience: How will program operate differently than the shelter on Kingsboro campus?

Presenter: A big difference is that Common Ground has more proactive services and encourages the clients to make a home and personalize the space.

Public Safety Chair Patricia Baker: In the 90s, there were similar programs created that supported homeless rehabilitation. Now, it is a nuisance and did not keep its promise to the community that it will be respectful. The neighborhood is oversaturated from similar programs and the community was not notified earlier in the process. This will also restrict the other Kingsboro patients from accessing the entire ground.

Presenter: The Safe Haven on the Bowery has resulted in getting a home for 70 people. Other Community Boards have commended Common Ground’s work. Common Ground notified the Community Board in November 2016, as soon as was possible. Common Ground is committed long-term to find permanent housing. There is little disengagement in the process.

First Chair Frederick: Other neighborhoods do not have the same degree of programs operating near the campus and it makes people feel unsafe. People cannot be forced to stay inside and there is a public danger to loiter. If there are problems, they are directly addressed and resolved.

Audience: There are nearby psychiatric support programs nearby and there is a substantial oversaturation. Who pays for housing?

Presenter: There are various public assistance options that are utilized to obtain permanent housing.

Audience: Why is no lease finalized yet and how does that affect continuity?

Presenter: Before a contract is signed, there must be a budget approved. Common Ground is awaiting final approval before being able to formally sign the lease. Common Ground is working with the State to finalize the lease.

## **Applications to the NYC Landmarks Preservation Commission**

### **Nadia Bishai & Hisham Modine; 143 Fenimore Street**

Board Chair Moore introduced the applicants, who are seeking a Certificate of Appropriateness to legalize work done without proper permit, obtain permit to complete exterior siding replacement and make other concessions required by the LPC.

Nadia Bishai & Hisham Modine presented, stating that they purchased the house and would like to make renovations as it was in bad shape. There are leaks in the roof and other problems that require exterior work. Landmarks issued a violation because the work did not properly reflect the historical condition. The district is landmarked, but not the house itself. Department of Buildings approved the internal work. Outside features will be restored to historical aesthetic once the stop-work order is lifted and work can be completed.

#### Audience Questions & Comments

Audience: What is the Community Board's responsibility?

Applicant: The Board only needs to support the changes.

### **Dr. Danielle Phillips, Phillips Pediatrics; 1917 Bedford Avenue**

Board Chair Moore introduced the applicants, Dr. Phillips, who is seeking approval to retain a sign advertising her pediatrics practice in the front lawn in a mixed residential and commercial building (with one office space) built in 1910.

Dr. Phillips presented on the issue. Opened a practice and posted a sign in 2014 to notify the community and patients of the pediatrics practice. After asking the landlord, it seemed ok to post, but the property is in a landmarked district.

#### Audience Questions & Comments

Audience: What is the Community Board's role in this process?

Board Member Carmen Martinez: Minor changes can be approved at a staff level while Landmarks Commission hears greater changes at a hearing. Before the hearing, the Board must hear the presentation and vote for or against supporting the petition to the Landmark Committee.

### **Applicant for New York State Liquor License**

#### **TAMS Indian Corp. d/b/a King of Tandoor; 600 Flatbush Avenue, Brooklyn, NY 11225**

Committee Chair Baker introduced the applicant, who is seeking a Change in Class application for liquor, wine, beer and cider license; change from Restaurant Wine Liquor License to On-Premises Liquor License. Restaurant serves Indian fare and wishes to expand menu to include cocktails. Applicant has 12 tables and 32 seats, with no backyard or live music. Applicant hires from the community. There are 2 other licensed establishments within 500 feet that serve liquor, wine and beer. No negative reports from NYPD or FDNY, although there had been a 311 complaint in 2014 for violation of posted parking sign. Hours are 12:00PM-10:30PM.

Jian Du and Applicant presented on the restaurant. The restaurant opened in 2009. There is no live music. The president or vice president is present on the premises at all times.

## **Sidewalk Café License Application Update**

### **Union Franklin One, Inc; 829-835 Franklin Avenue, Brooklyn, NY 11225**

Committee Chair Baker provided background on the matter. The application was submitted to the Department of Consumer Affairs to open a sidewalk café. CB9 sent a letter to Union Franklin One asking that they attend the Public Safety Committee meeting in September 2016. The property is on the corner of Union Street and Franklin Avenue, a heavily trafficked area. There are two other establishments on the block that serve food and wine. There are residents on the premises who have found the establishment a nuisance. Last week, the Department of Consumer Affairs approved the application. The Community Board needs to show its opposition to the sidewalk café and the Community Board should actively work against it opening.

## **Update on LinkNYC WiFi Kiosks Placed within Community Board 9**

First Chair Frederick presented on newly proposed WiFi kiosks: 988 Nostrand Avenue (Sullivan & Empire); 1053 Nostrand Avenue (Lefferts and Sterling); and 299 Winthrop Street (Winthrop and Nostrand). There will be 7,500 kiosks throughout the city and more within the Board's jurisdiction. The Community Board has 60 days to provide a response.

### Audience Questions & Comments

Audience: Have the business owners in the area been made aware?

Audience: Objections?

Board Members gave the following objections: There must be limited access for children. The kiosks are too big for Brooklyn sidewalks and may be overused. LinkNYC should communicate complete and long terms plans for kiosk placement within Community Board 9.

### Elected Official & Government Agency Comments

#### Darryl White, representative of Public Advocate Letitia James

- The office has been working on gender wage gap issues; more information available on the website.

#### Jamal Pollard, representative of Brooklyn Borough President Eric Adams

- Past work: new investments from FY17 budget; met in Crown Heights to talk about housing issues in public housing.
- Brooklyn Ambassador program: Ambassadors communicate with the Borough President, contact Ms. Chapman 718-802-3884.
- Future Events: look at newsletter.
- Ryan Lynch will be new CB9 liaison starting next month.

#### Karen Chambers, Kings County District Attorney's Office

- Immigration forum held previously to address passport and citizenship issues.

#### Matthew Pitt, representative of Laurie Cumbo, NYC Councilmember, 35<sup>th</sup> District

- Holiday toy drive at office this month.

Leticia Greene, Community Affairs Director, Queens County Hospital Center

- Hospitals hosted community forums throughout Brooklyn to discuss health care needs. Responses involved needs for clinics and mental health support. There will be a strong focus on mental health (as well as youth and LGBT needs) in 2017 to improve an already-strong program.

Karl Cohen, President, 71<sup>st</sup> Precinct Community Council

- Meetings occur the third Thursday of month.

**Public Comment Period**

Public Comments

Felice Robertson: Cornell Realty Management has completed application to rezone Franklin Avenue. Zoning is for 6A, but Cornell wants rezoning to 16 to 17 floors. The Brooklyn Botanical Gardens supported the 6A zoning with lower heights to promote plant growth. The community needs to prevent this.

Bernadette O'Connor and Beatrix McCleod, Queensboro Psychiatric Center: On behalf of CSEA and staff at Queensboro Psychiatric Center, opposing new shelter of the Center. There is a need for shelters in the City, but there was no community engagement in choosing property. There is a shelter on Clarkson and Albany Avenue and not right to have more in the area. The potential for more traffic as well as threats to personal safety on premises creates more dangers in the community.

Bridgette Davis: Property owner near the Queensboro Psychiatric Center. There are already three transitional units on the campus. There will be an increase in robberies in an already high-crime area.

Alicia Boyd: People should talk to local representatives about issues with the Common Ground; accountability is important. Regarding the Empire Boulevard redevelopment, there are claims that there are bait and switches. There was Community Board resistance then and further support from elected officials to threaten unprotected land. There are upwards of 20 stories possible with rezoning. There is a spot rezoning possible by City Councilmembers.

Hannah Njoku: New community newspaper, Community Life, is starting publication. After living in community for 5 years, wants to create a newspaper for Crown Heights so that people know what is going on within the community, both in terms of politics, culture and business.

**BUSINESS SESSION**

**Roll Call**

Roll was duly taken, with 32 Board Members present, comprising a quorum.

**November 22, 2016 Meeting Minutes**

Board Member Debbie Timothy asked that her name in the Meeting Minutes be corrected.

Motion to *approve the November 22, 2016 Community Board 9 meeting minutes* was duly made, seconded and unanimously approved. Motion passed.

**Committee Reports**

Economic Development Committee – Pia Raymond, Chairperson

- December 10-11 was major local shopping event with sales and incentives. There is a Facebook group available to interact with local business as well as music and other events.

#### Transportation Committee – Fred Baptiste, Chairperson

- Met last week to get a sense of community needs. Beverly Newsome mentioned a speeding on Eastern Parkway. Another concern is fading street signs in area, so trying to identify signs that need replacement. Also a letter asking for clearer signage near construction. There should be a comprehensive plan for the area that is disclosed with the community. There is a DOT hearing on December 29<sup>th</sup> regarding to a change to the rule for timers on walking signs, but that there also needs to be greater education and outreach on safe street walking.

#### Public Safety Committee – Patricia Baker, Chairperson (See minutes from December 8, 2016 Committee meeting)

- Over the past few months, the Committee has been formalizing the process for liquor license applicants to complete forms to inform the Committee about their proposed operations before they attend the meeting. The Committee reviewed forms from other Community Boards and created a questionnaire to create greater applicant accountability. After speaking with legal counsel, the stipulation forms have become incorporated into NYSLA licenses, giving greater enforcement power to all stakeholders. There are also notices and petitions for the business owner to use to inform and show local support. The Committee would like the Board's support in using the forms.

#### Joint Education & Youth Services Committee (See minutes from the December 6, 2016 Committee meeting)

#### **Voting on Agenda Items**

Chair Moore indicated that CB9 will partner with CB17 to host a townhall meeting to inform the community on variables affecting Breaking Ground. All stakeholders are invited to become better informed.

The 143 Fenimore Street application was discussed. Board Members spoke in support of the application, stating that there was unknown damage and fires affected condition and not their fault.

Motion that *the Board support the Certificate of Appropriateness for 143 Fenimore Street to legalize work done without a permit* was duly made, seconded and unanimously approved. Motion passed.

Motion that *the Board support Phillips Pediatrics' retention of its sign in front of 1917 Bedford Avenue* was duly made, seconded and unanimously approved. Motion passed.

#### Applications for NYSLA Licenses

Motion that *the Board support TAMS Indian Corp's application to the New York State Liquor Authority* was duly made, seconded and unanimously approved. Motion passed.

Regarding the Public Safety Committee forms under consideration, Executive Committee members requested revisions regarding the pages being numbered, "if applicable" being added to the stipulations and clarity on a question about stipulation enforceability.

A Board Member made a Motion *that the Board table motion under consideration until revisions have been formally completed*, the Motion was seconded and failed by a voice vote.

One Board Member departed the meeting, making attendance 31 Board Members.

Motion that *the Board approve the Public Safety Committee liquor license forms with applicable revisions* was duly made, seconded and approved by a vote of 28 in favor, 2 opposed and 1 abstained. Motion passed.

Motion that *the Board support proposed rule changes with regards to countdown lights with further pedestrian education on rights and responsibilities* was duly made, seconded and unanimously approved. Motion passed.

### **Chairman's Report**

Chair Moore thanked Community Board 9 members for their support. The Board is making changes to the website to make more user friendly. Discussions are occurring with Medgar Evers College about internships for public administration students. Biggest issue for the board is staff – resumes will be reviewed after the New Year. There is a holiday party on December 21<sup>st</sup>. There is a need for the community to engage with the Board, and vice-versa. Input is important.

### **ADJOURNMENT**

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

Respectfully submitted,  
Scott Mathews-Novelli  
Executive Secretary  
January 9, 2017

