

**Community Board 9  
890 Nostrand Avenue  
Brooklyn, New York 11225**

**Minutes of Housing Committee Meeting  
Wednesday, April 13, 2016**

**Attendance:**

**Committee Members:** Carmen L. Martinez (Committee Chair); Beverly Newsome (Committee Co-Chair) – CB9; Eve-lyn Williams – CB9; Unella Rhone-Perry – CB9; Patricia Moses – CB9; Denise Mann – CB9; Diane Wheelless-Sheppard – Community Resident

**Community Residents:** Anthony Campbell; Felice Robertson; Melinda Jones

**Other Guests:** Doris Figueroa, Sr. V.P., Developmental Disabilities – Services for the Underserved (SUS); Carmen V. Lopez – SUS; Steven Myricks - SUS

**Absent Members:** Hector Robertson – CB9; Joyce Stewart – Community Resident (Excused); Donna Mossman – Community Resident (Excused).

---

Carmen L. Martinez called meeting to order at 6:45PM. The following was discussed:

**1. Presentation by representatives from Services for the Underserved Developmental Disabilities Services regarding community residence at 576 Eastern Parkway.**

Services for the Underserved (SUS) offer a full spectrum of housing, wellness, and supportive services for individuals with intellectual/developmental disabilities. Services are tailored to each individual's needs and are offered in integrated settings at their residences and day programs. SUS provides a comprehensive array of services, including life skills development, employment readiness, job placement, nursing, and other clinical supports. SUS' Developmental Disabilities Services serves approximately 441 individuals who are diagnosed with intellectual/developmental disabilities, as well as other psychiatric disabilities.

SUS currently has a three-bedroom apartment at 576 Eastern Parkway, a residential six-story, 48-units building, which they have been renting for the past eight years. The apartment is located on the first floor and is handicap accessible. The previous residents were clients with intellectual disabilities that have relocated. A site evaluation has been conducted by an independent architect and it has been determined that the site is suitable for use as a community residence. SUS, under the auspices of the NYS Office for People with Developmental Disabilities, plans to move four young adults with developmental disabilities into the apartment – two males and two females. The residents will be provided with housing, meals, recreation, companionship, and continuous supervision in a homelike environment staffed by professionals, 24 hours a day, seven days a week, on a rotating schedule. The staff will assist the residents with independent living activities such as cooking, travel, and household upkeep. The residents will also participate in Life Skill Training and Day Habilitation programs. SUS is requesting CB9's support in order to move the residents into the apartment within the next 30 days.

After discussion and questions and answers period between the Housing Committee members and SUS representatives, Unella Rhone-Perry made motion that the Housing Committee recommend that SUS make presentation at the April board meeting in order for the full board to vote on whether it supports SUS' community residence. Motion seconded by Beverly Newsome. Motion unanimously passed.

**2. Update on April 5<sup>th</sup> meeting with the NYC Department of Buildings regarding construction plans for 19 Clarkson Avenue and other sites.**

Pursuant to the letter Community Board 9 sent to the NYC Department of Buildings (DOB) objecting to the planned demolition of 19 Clarkson Avenue, to be replaced by an out-of-context development, a meeting was held with DOB

Brooklyn Borough Commissioner Ira Gluckman and Mr. Benjamin Colombo, Brooklyn Liaison, Intergovernmental and Community Affairs on April 5<sup>th</sup>. In attendance were Carmen Martinez, Housing Committee Chair; Michael Liburd, ULURP Committee Chair; Timothy Thomas, Board & ULURP Committee member; Suki Cheong, ULURP Committee member – community resident; Diane Wheelless-Sheppard, Housing Committee member – community resident; John Matthews, community resident.

The purpose of the meeting was to have face-to-face discussion with Borough Commissioner Ira Gluckman, concerning the safety hazards and quality of life issues that the residents of South Crown Heights, Prospect Lefferts Gardens, Wingate and North Flatbush are facing due to the ongoing aggressive encroachment of developers into the community, who are acquiring one and two-family homes throughout the district for the purpose of demolishing them to build larger multi-family structures - oftentimes, on narrow lots.

The Housing Committee is fully aware that the new constructions are as-of-right projects and that the developers do indeed have the right to build these out of character buildings. However, because some of the homes being razed are attached rowhouses, adjacent homes are subject to structural damages, and homeowners are in danger of exposure to environmental hazards, such as asbestos, we felt that Commissioner Gluckman should hear those concerns and hear directly from homeowners who are being impacted by these out-of-context construction. We also presented Mr. Gluckman with a partial listing of current construction projects that entail the demolition of one and two-family homes to be replaced with 5 to 9-story residential buildings, which included before and after photos.

Tim and Mr. Mathews expressed their concerns about the tearing down of 19 Clarkson Avenue, the potential damages to adjacent homes during the demolition, as well as during the construction of the planned 6-story, 11-unit residential building. Per DOB, the demolition permit was approved March 4<sup>th</sup>. There is a demolition checklist of items to be completed before permits are issued. Regarding concerns about asbestos, ACP (Asbestos Control Program) 5 or ACP 7 forms must be filed with DOB. Per DOB, as long as all of the requirements are met, they will issue demolition permit and, the property owner is not required to build – site can remain an empty lot.

Ms. Wheelless-Sheppard expressed concerns about 1027 President Street, the property next to hers which is being converted from a 2-story, 3-unit house to a four-story, 8-unit residential building with a bulkhead, and the potential damages to her home. She also brought up the issue that the neighbor to the right of the house had solar panels installed on his home and therefore his property is going to be affected by the shadow that will be cast by the additional two floors. Per DOB, a Work Stop Order was issued January 25<sup>th</sup> on 1027 President Street for lack of excavation permit. That issue has to be resolved with DOB's Excavation Unit before work can resume. However, the owner can build as planned. Mr. Gluckman indicated that they would look into the neighbor's situation with regard to the solar panel and they may audit the project's plans. He further suggested that she, as well as Mr. Mathews consider having an engineer surveyed their home prior to the neighboring construction so they can have proof of the current condition of their home in the event damages do occur. Oftentimes, when homes are damaged by these constructions, homeowners have nothing to show to prove the condition of their homes and the kind of damages sustained. Adjacent properties should also make sure their walls are waterproofed beforehand.

Suki shared one of her neighbor's concerns regarding the construction underway at 1934 Bedford Avenue (not sure of the address) and the disruption that it is causing to the residents on Fenimore Street. Some of the residents on the rear of the construction site have been asked if they would allow contractor to store materials in their backyards. Although a fence has been erected to prevent damages to the property next door, the fence is not high enough. She also posed the question about lot line windows. Per DOB, the window size depends on how far and how much space there is between the buildings. It cannot be more than 10% of the wall area. Suki is to confirm address of the construction site and contact DOB with information so that they can look into complaints.

**3. Discussion and collaboration on the Housing Committee's Housing Education Forum & Workshops scheduled for April 23<sup>rd</sup>.**

Senator Jesse Hamilton, Assembly Member Walter Mosley, and Assembly Member Diana C. Richardson are confirmed. Waiting for confirmation for Councilman Jumaane Williams; otherwise event flyer is ready to be finalized. Committee members volunteered for assignments. Beverly demonstrated online registration process and showed photos of the classrooms that will be used at St. Francis de Sales School for the Deaf. Organizations and agencies are calling to express interest in participating. Although the Department of Finance will be available to help homeowners that are on the tax lien sale, the Department of Environmental Protection does not have anyone that can attend on April 23<sup>rd</sup>. Therefore, homeowners with liens due to water bills will be scheduled for appointments to visit the agency directly for assistance in avoiding lien sale. News release will be sent to media outlet and flyers disseminated.

**Meeting was adjourned at 7:50PM.**

**Respectfully Submitted by  
Carmen L. Martinez, Chair  
April 19, 2016**



**Board of Directors**

Gareth Old, Esq.  
Chair  
Jen Press Marden  
Vice Chair  
James M. Donna  
Secretary  
Edward Hubbard  
Treasurer

March 24, 2016

Mr. Demetrius Lawrence  
Chair  
Brooklyn Community Board #9  
890 Nostrand Avenue  
Brooklyn, NY 11225

**Members**

Earl D. Brown  
Sherrie Dulworth  
Peter Friedland  
Annette Hall  
Lawrence Hamdan  
Jacquie Holmes  
Andrew Hurwitz, Esq.  
Tony Lemma  
Joshua D. Liston, Esq.  
John A. McKesson  
Carolyn P. Powell  
JoAnn Y. Sacks, Ph.D.  
Sandra Stark  
Deborah Wolfe, Esq.  
Andrew Zimmern

Subject: Potential Community Residence  
576 Eastern Parkway Apt: 1B  
Brooklyn, NY 11225

Dear Mr. Lawrence:

As provided in Section 41:34 of the Mental Hygiene Law, please consider this letter as formal notification of the intent of Services for the UnderServed under the auspices of the NYS Office for People With Developmental Disabilities to establish a community residence for persons with developmental disabilities at the above address. A site evaluation has been conducted by an independent architect and it has been determined that the site is suitable for use as a community residence. The fact sheet on the attached page outlines the specific nature, proposed size, and community support requirements of the proposed community residence.

**Affiliate Members**

Michelle S. Ballan, Ph.D.  
Amelia Wright Brewer  
Josh Bider  
Scott Drevnig  
William S. Fressle  
Dianne L. LaBasse  
Abby Jo Sigal  
Mary Beth Tully

As per Section 41:34, you are required to forward any comments of your Community Board concerning this site within forty (40) days of receipt of this notification. You may either: (1) approve the site recommended; (2) suggest one or more alternate sites; or (3) object to the establishment of a residence at the site because to do so would result in such a concentration of residential facilities that the nature and character of the neighborhood would be substantially altered.

**Advisory Council**

George C. Biddle  
Robert B. Catell  
Alice Korngold  
Saundra Thomas  
Elaine Weinstein

Please note that under state law over concentration of residential facilities constitutes the only legitimate grounds upon which the community can object.

**Chief Executive  
Officer**

Donna Colonna

Also under state law, if you do not forward a response within the forty-day period, Services for the UnderServed under the auspices of the Office for People With Developmental Disabilities will proceed with the development of the proposed facility.

Please find enclosed a list of residential facilities located in your Community District. This information is provided as per the amendment to the Site Selection Law. The information is provided in the NYS Office of Family and Children Services Registry of NYS Residential and Institutional facilities.

The four (4) individuals who will reside at 576 Eastern Parkway Apt: 1B look forward to becoming active and productive members of their community. Feel free to contact me at 917-408-5325 if you need any further assistance.

Sincerely,



Doris Figueroa  
Senior Vice President  
Developmental Disabilities Services

cc: Eric L. Adams, Borough President  
Jesse Hamilton, State Senator  
Diane Richardson, Assembly Member  
Laurie Cumbo, City Councilperson  
Abiba Kindo, Associate Deputy Commissioner, OPWDD  
Gary Belkin, Executive Deputy Commissioner Mental Health, DOHMH  
Donna Limiti, Director Region 4, OPWDD  
Larry Domenech, Unit Manager, Development Fiscal Price & Waiver  
Samrawit Tadesse, Development Representative, OPWDD  
Lorenzo Brown, Brooklyn DD Council President  
Donna Colonna, CEO, SUS  
Louis Cavaliere, Executive Vice President, SUS



Prospective residents will also participate in the following types of programs, which are currently Available and accessible to them:

Life Skill Training  
 Day Treatment/Training  
 Day Habilitation

Pre-vocational/Vocational Training  
 Vocational Placement/Competitive Employment  
 Sheltered Workshops

Programs: This program is designed to maximize the independence of individuals with developmental disabilities and their integration with the community. It will also focus on the individuals' life goals and provide opportunities to be productive and make a meaningful contribution to his/her living environment. Supervision will be provided twenty-four hours a day, seven days a week. The goal of the professionally trained staff will be to meet and fulfill the valued outcome/goals of the individuals receiving services.




Selected Facilities and Program Sites  
in New York City, release 2015

BROOKLYN COMMUNITY DISTRICT 9




<u>Block</u>	<u>Lot</u>	<u>Facility Name</u>	<u>Facility Address</u>	<u>Facility Type</u>	<u>Capacity / Type</u>	<u>Oversight Agency</u>
<b>Non-Residential</b>						
<b>DEVELOPMENTAL DISABILITIES SERVICES</b>						
<b>Residential</b>						
5035	22	CATHOLIC CHARITIES NEIGHBORHOOD SVCS	156 Midwood St	Intermediate Care Facility - Resid Dev Disability	6 Beds	NYS OPWDD
4602	39	JEWISH BOARD OF FAMILY/CHILDREN SERVICES	150 E 49 St	Intermediate Care Facility - Resid Dev Disability	10 Beds	NYS OPWDD
1414	57	BROOKLYN DDSO	755 Crown St	Community Residence - Dev Disability	10 Beds	NYS OPWDD
<b>Residential</b>						
4814	58	BROOKLYN DDSO	367 Hawthorne St	Community Residence - Dev Disability	5 Beds	NYS OPWDD
5055	41	BROOKLYN DDSO	366-368 Parkside Ave	Community Residence - Dev Disability	10 Beds	NYS OPWDD
4793	31	HASC CENTER, INC.	580 E New York Ave	Community Residence - Dev Disability	8 Beds	NYS OPWDD
1189	24	HEARTSHARE HUMAN SERVICES OF NEW YORK	934 Carroll STREET	Community Residence - Dev Disability	5 Beds	NYS OPWDD
1284	7	INDEPENDENT LIVING ASSOCIATION, INC.	345-347 New York Ave	Community Residence - Dev Disability	10 Beds	NYS OPWDD
1300	36	WOMEN'S LEAGUE COM. RESIDENCES	554 Crown St	Community Residence - Dev Disability	6 Beds	NYS OPWDD






CURRENT & PROPOSED HOUSING CONSTRUCTION PROJECTS IN COMMUNITY BOARD 9

ADDRESS	PROJECT	CURRENT ZONING	CURRENT STATUS
19 Clarkson Avenue (Flatbush & Bedford Avenues)	6-story, 11-unit residential building. 8,098 sq. ft. units average size of 736 sq. ft.	2-story, 20 ft. wide attached row house	
75 & 77 Clarkson Ave (Flatbush & Bedford Avenues)	8-story, 46-units building. 31,750 sq. ft. residential space. Units average size 690 sq. ft. recreational space, parking (14) & lobby on ground floor.	1-story church w/2 wood frames houses	
111 Clarkson Avenue / 520 Parkside Avenue (bet. Bedford & Rogers Avenue)	Two buildings on same lot with 50 residential units. The building at 520 Parkside will be 7-story tall with 22 residential units. The adjoining lot at 111 Clarkson will be 8-story with 28 residential units. 25-space parking lot bet. two bldgs. Units will be mostly one-bedroom with few two and three-bedrooms. Elevators and roof terrace	Former 3-story Victorian Home. Now a 12,000 sq. ft. lot	


CURRENT & PROPOSED HOUSING CONSTRUCTION PROJECTS IN COMMUNITY BOARD 9

<p>191 &amp; 195 Clarkson Avenue (bet. Rogers &amp; Bedford Avenues)</p>	<p>7-story, 29-unit building across 19,965 square feet, rental unit averaging 688 sq. ft. first floor would be lobby, 11 parking spots on ground floor, a gym, recreation space, tenant storage and a shared roof deck. 5 units each on 2<sup>nd</sup> thru 6<sup>th</sup> floor, and 4 on the 7<sup>th</sup> floor</p>	<p>2 detached wood frame houses, cobbling together a 50-foot wide lot</p>	
<p>267 Rogers Avenue (bet. Carroll &amp; Crown Streets)</p>	<p>5-story, 112,155-sq. ft. residential building (formerly St. Ignatius Roman Catholic Church site). 165-units with rental-sized average of 679 sq. ft. 35 units on each floor, but only 24 units on 5<sup>th</sup> floor. 35 subterranean parking spots and 48 open ones in rear yard, 83 bike parking spots in cellar, fitness room, storage, recreation space, and a roof terrace on 5<sup>th</sup> floor</p>	<p>Formerly St. Ignatius Catholic Church</p>	
<p>371 Lincoln Road (Nostrand &amp; New York Avenues)</p>	<p>6-story, 5-full-floor units of about 1,000 sq. ft. each, plus a duplex penthouse on top, w/key elevator access. 70 ft. tall bldg..</p>	<p>Vacant Lot</p>	

CURRENT & PROPOSED HOUSING CONSTRUCTION PROJECTS IN COMMUNITY BOARD 9

<p>195 Sullivan Place (bet. Rogers &amp; Bedford)</p>	<p>5-story, 19-unit residential building measuring 12,800 square feet.</p>	<p>Formerly 2-story house. Currently vacant lot</p>	
<p>262-264 Sullivan Pl. (Rogers &amp; Nostrand Avenues)</p>	<p>7-story, 27-units building across 16,523 sq. ft. residential w/average unit at 600 sq. ft., a 700 sq.ft. community space on ground fl. 5 units each on next 4 flrs. 3 units on 6<sup>th</sup> fl. And 2 units on top fl. w/roof terrace</p>	<p>Two 2-family houses</p>	
<p>341 Fenimore Street (bet. Rogers &amp; Nostrand Avenues)</p>	<p>4-story, 7-unit residential building. 8,325 square feet with average unit size of 1,190 sq. ft.</p>	<p>Vacant Lot / formerly 2-story structure</p>	

CURRENT & PROPOSED HOUSING CONSTRUCTION PROJECTS IN COMMUNITY BOARD 9

<p>83 Winthrop Street (bet. Flatbush &amp; Bedford Avenues)</p>	<p>4-story, 10-unit residential 8,260 square-foot building</p>	<p>Current 2-story homes</p>	<p>Plans filed</p> 	<p>Solomon Schwimmer d/b/a Winthrop Heights LLC</p>	
<p>192-194 Hawthorne Street (bet. Bedford &amp; Rogers Avenues)</p>	<p>Two 4-story, 8-unit residential buildings each measuring 5,800 square feet for total of 16 units</p>	<p>Former 2-1/2 story wood-framed home.</p>		<p>Hawthorne Brothers LLC / BTE Design Services</p>	
<p>195 Hawthorne St. (Bedford &amp; Rogers)</p>	<p>5-story, 10-unit building across 12,749 sq. ft. average unit size 1,247 sq. ft. Two units on each floor private &amp; share roof terraces, only one car garage space at cellar</p>	<p>Vacant Lot bet. a 3-story and a 2-family house</p>		<p>Jerry Atkins / Hustvedt Cutler Architects</p>	