



MINUTES OF A REGULAR BOARD MEETING OF BROOKLYN COMMUNITY BOARD 14 June 17, 2024

A meeting of Brooklyn Community Board 14 was held on Monday, June 17, at East Midwood Jewish Center, 1625 Ocean Avenue.

MEMBERS PRESENT

Waqil Ahmed	Florencia Chang-Ageda	William Hattar	Tzvi Plotsker
Carissa Alphonso	Yvette Clairjeane	Nodica Johnson	Bazah Roohi
Gregory Alvarez	Steven D. Cohen	Erica Phillips Jones	Nina Sabghir
Hindy Bendel	Elizabeth Denys	Shahid Khan	Joel Siegel
Binyomin Bendet	Derrick Donald	Alex Lesman	Gail L Smith
Davina Bholanauth	Joseph Dweck	Sasha Maslouski	Tova Szenberg
Christopher Bromson	Hatem El-Gamasy	Melissa Minnich	Abraham Treff
Jo Ann Brown	Jerrell Gray	Ephraim Nierenberg	Dawn-Marie Walker
Edward Cen	Susan Hargett	Eric Ost	Kendall Washington
Karl-Henry Cesar	Moussa Hassoun	Ornella Parker	Glenn Wolin

DISTRICT OFFICE

Shawn Campbell, District Manager
Patricia Olender, Community Coordinator
Sarah Sklaw, Community Coordinator

BOROUGH HALL

Eileen Mullaney-Newman, Office of Brooklyn Borough President Antonio Reynoso

DISTRICT ATTORNEY

Nancy Lulu, Office of Kings County District Attorney Eric Gonzalez

CITY COUNCIL

Brian Grady, Office of Council Member Rita Joseph (40th CD)
Avrohom Malachowski, Office of Council Member Farah Louis (45th CD)

STATE ASSEMBLY

Mary Kay Seery, Office of Assemblymember Robert Carroll (44th AD)

I. CALL TO ORDER:

Chair Karl-Henry Cesar called the June meeting to order at 7:00 PM. The Chair read the opening statement outlining the policies and procedures pertaining to Board meetings under the applicable statutes

of New York State, the Charter of the City of New York, the Board's Bylaws and Robert's Rules of Order. Quorum was present.

II. MINUTES:

Minutes of the May 13, 2024, meeting were approved. Copies are on file at the CB14 District Office and available on the CB14 website.

III. DISTRICT MANAGER REPORT – Shawn Campbell:

The District Manager reported on her attendance at community meetings and events. She reported on a District Service Cabinet meeting at which district budget consultations were held. She announced that the District Office will be hosting a SYEP employee for the summer. The DM congratulated Board Member Powell, who was honored by the New York State Department for the Aging. She noted meetings of the Future of Community Boards working group and urged available Board Members to attend a panel on Board Member term limits on June 24. The District Manager reminded Board Members about the swearing in ceremony at Borough Hall. She asked Board Members to fill out the committee preference form.

IV. CHAIR REPORT – Karl-Henry Cesar:

Chair Cesar thanked Board Members who had stepped down or were no longer serving for their contributions to the Board: Mordechai Husarsky, Talisha Sainvil, Corazón Valiente, Lorraine Blake Reid, Edward Powell, Mechelle Brunson, Mohammad Razvi, Marc Cohen, Mehdi Heris, Yehuda Eckstein, Moshe Schonfeld, Carmen Cerio Belle, and Boris Noble. He announced that the annual Board reception will take place in September.

The Chair reminded attendees that due to summer recess, the Board will only meet if notified of an item that requires timely action. He brought forth a resolution empowering the Committee of the Whole to act on behalf of the full Board, thus satisfying its quorum requirements during the summer months.

On a motion, duly made, it was:

RESOLVED (37-0-0) to empower the Committee of the Whole.

The Chair reported on the Borough Board meeting held on June 4, 2024. The Borough Board held a public hearing on the parking requirement aspect of the Department of City Planning's (DCP) City of Yes for Housing Opportunity (COY-HO) proposed zoning text amendment. However, no vote was held as quorum was not present.

The Chair reported on a public hearing held on June 11, at the CB14 district office regarding the Department of City Planning's (DCP) City of Yes for Housing Opportunity (COY-HO) proposed zoning text amendment. On April 29, 2024, the Department of City Planning began the formal public review process for the City of Yes for Housing Opportunity citywide zoning text amendment ULURP number N240290ZRY and CEQR24DCP033Y. Community Board recommendations are due on July 8, 2024.

The Chair noted that a question about submitting a minority report was raised during the hearing. At the time of the meeting, Chair Cesar indicated informal approval for a minority report. Upon careful consideration, the Chair has determined not to submit a minority report. He committed to revisiting the policy at a September Executive Committee Meeting.

The first item for review in the COY-HO application was Transit Oriented Development. The Chair reported on the recommendation approved at the public hearing. He noted additional main themes, conditions, and options discussed by those present and submitted in advance of the hearing.

The Chair opened the floor for questions. Discussion ensued.

On a motion, duly made, it was:

RESOLVED (32-8-0) to recommend disapproving Transit Oriented Development unless the following conditions are met: the Victorian Flatbush neighborhoods involved in the 2009 rezoning, including West Midwood Neighborhood Association, Ditmas Park West Association, Beverley Square West Association, the Caton Park Association, and South Midwood Resident Association are carved out for a sufficient amount of time to engage in a meaningful public process where they can come to a decision that makes sense for their communities.

The second item for review in COY-HO was Accessory Dwelling Units. The Chair reported on the recommendation approved at the public hearing. He noted additional main themes, conditions, and options discussed by those present and submitted in advance of the hearing.

The Chair opened the floor for questions. Discussion ensued.

On a motion, duly made, it was:

RESOLVED (38-2-0) to recommend approving Accessory Dwelling Units with the condition that potential basement ADUs require substantiation that the location has not flooded in the past four years. The second condition is to require a public process for converting or building ADUs rather than allowing ADUs to be as of right development.

The next item for review in COY-HO was District Fixes. The Chair reported on the recommendation approved at the public hearing. He noted additional main themes, conditions, and options discussed by those present and submitted in advance of the hearing.

The Chair opened the floor for questions. Discussion ensued.

On a motion, duly made, it was:

RESOLVED (35-2-2) to recommend that District Fixes be approved with the condition that the Department of City Planning follow up with other city agencies to create requirements for permeable pavement around the lot to replace the 10 ft by X ft of rear yard and its contribution to capturing storm water and runoff. The second condition was to require public review for applications to combine adjacent lots.

The next item for review in COY-HO was Town Center Zoning. The Chair reported on the recommendation approved at the public hearing. He noted additional main themes, conditions, and options discussed by those present and submitted in advance of the hearing.

The Chair opened the floor for questions. Discussion ensued.

On a motion, duly made, it was:

RESOLVED (31-3-6) to recommend approval of Town Center Zoning with the condition that the FRESH zoning text amendment of 2021 be preserved.

The next item for review in COY-HO was Lifting Parking Mandates. The Chair reported on the recommendation approved at the public hearing. He noted additional main themes, conditions, and options discussed by those present and submitted in advance of the hearing.

The Chair opened the floor for questions. Discussion ensued.

On a motion, duly made, it was:

RESOLVED (20-16-1) to recommend lifting parking mandates.

After considering recommendations for the five items from the City of Yes for Housing Opportunity Zoning Text Amendment, Board Members in attendance at the public hearing recommended adding general language to be submitted in response to the entire COY-HO application. The language is as follows:

The Department of City Planning has once again held back details of a proposal and certified at a time that coincides with the New York City Charter-directed summer recess for volunteer Community Boards. The opportunity for local public input becomes abbreviated and rushed. The Board objects to the timing of certification and the truncated time constraint for the City of Yes for Housing Opportunity.

The Chair opened the floor for questions. Discussion ensued.

On a motion, duly made, it was:

RESOLVED (34-4-1) to approve the aforementioned language for inclusion in Community Board 14's overall response to the Department of City Planning.

The Chair reported on additional language for inclusion in CB 14's overall response to the Department of City Planning when the Board submits its recommendation for COY-HO. The language is as follows:

Within DCP's own language is an admission that a city level of analysis for an environmental impact statement leaves impacts at the local level unknowable. We believe that potential impacts could exacerbate several chronic flooding conditions. We oppose the plan until district level data are gathered, shared and considered.

The Chair opened the floor for questions. Discussion ensued.

On a motion, duly made, it was:

RESOLVED (31-4-1) to approve the aforementioned language for inclusion in Community Board 14's overall response to the Department of City Planning.

Having concluded the City of Yes for Housing Opportunity report, the Chair reported on other business. The Community District office received two applications for the Office of Cannabis Management for which it was not possible to schedule public hearings. The locations are 2119 Nostrand Avenue and 2223 Church Avenue. These applications will be handled administratively.

The Chair reported on the Department of Transportation's Open Dining program. The District Office received an application from The Castello Plan at 1213 Cortelyou Road for the Open Dining Program with three two-seater tables along the building line. As CB14 cannot hold a public hearing on this application within the 30-day window, the Chair identified two options. The District Manager can enter a denial of the application, which would necessitate a Department of Transportation hearing, at which point members of the public could weigh in. The second option is for CB14 to take no action, allowing the application to automatically move forward as if approved. The Chair noted that the local merchant association is supportive of the application and the 70th Police Precinct has reported no issues with the establishment.

The Chair opened the floor for questions. Discussion ensued.

On a motion, duly made, it was:

RESOLVED (35-1-0) for CB14 to take no action, thus allowing the application to proceed.

The Chair reported on the Transition Committee meeting held on May 30 at the District Office. The Transition Committee was tasked with providing an analysis of the current state of board membership given term limits and to offer a means for institutional knowledge transfer on various subjects. Co-Chairs Jo Ann Brown and Ornella Parker shared their findings and robust discussion took place.

The Chair reported that he and Community Coordinator, Sarah Sklaw, attended a meeting for Brooklyn Public Library's new pilot program to help constituents address technology challenges and build digital literacy. He also noted that the Shirley Chisholm Recreation Center is holding an upcoming workforce information event.

The Chair thanked new Board Members for attending an orientation preceding the board meeting.

The Chair announced that the remaining items in the City of Yes for Housing Opportunity zoning text amendment will be heard by the Committee of the Whole on Tuesday, June 25.

V. TOPICAL COMMITTEES – REPORTS AND ITEMS:

- A) **Community Safety – Co-Chair Hindy Bendel** reported on the committee meeting on May 22. The committee heard presentations from FDNY, the Human Trafficking Unit of the District Attorney's office, and *exalt youth*.
- B) **Transportation – Co-Chairs Moussa Hassoun and Joel Siegel** reported on the June 4 committee meeting. DOT presented on plans for the intersection of Cortelyou Road and Coney Island Avenue. In addition, the New York Metropolitan Transportation Council presented on the Moving Forward 2055 regional transportation plan.
- C) **Housing and Land Use – Co-Chairs Gregory Alvarez and Jo Ann Brown** thanked Board Members for being part of the City of Yes zoning text amendment review process. They noted that CB14 will consider the remaining components of COY-HO on June 25 and outlined subsequent steps.
- D) **Youth Services, Education and Libraries – Co-Chairs Eric Ost and Ornella Parker** reminded attendees that the last day of school is June 26 and announced that the Department of Education has published school calendars for the next two years.
- E) **Human Services – Co-Chairs Florencia Chang-Ageda and Yvette Clairjeane** reminded Board Members to review the CB14 website for information and resources, including the Lunch & Learn series.
- F) **Community Environment, Cultural Affairs and Economic Development – Co-Chair Edward Cen** had no report. Melissa Minnich reminded the District Manager to announce that cooling centers were open in response to the heatwave.

VI. AD HOC COMMITTEES:

- A) **Transition Committee Meeting – Co-Chairs Jo Ann Brown and Ornella Parker** reported on the findings shared at the May 30 Committee Meeting and encouraged Board Members to watch the meeting on YouTube. Findings will be shared with the Borough President's office.

Chair Cesar thanked Wayne Rosenfeld and the East Midwood Jewish Center for hosting the board meeting. He recognized representatives from the offices of elected officials and city agencies (see pages 1 and 2).

VII. PUBLIC SESSION

1. Mark Caserta, Brooklyn Chamber of Commerce, announced free programs for small businesses including the Small Business Resource Network and Open + Online.
2. Jay Taubman and Kathy Villagomez, Brooklyn Public Library, Cortelyou Branch, provided an update on the city budget's impact on the library system. They also reported that BPL recently doubled the number of drop-in English classes with support from the Mayor's Office of Immigrant Affairs. The library's Summer Reading program is underway.
3. Eileen Mullaney-Newman, Office of Brooklyn Borough President Antonio Reynoso, announced that the swearing in ceremony and orientation for new Community Board members will take place on June 24 at 6:30 at Brooklyn Borough Hall.
4. Avrohom Malachowski, Office of Council Member Farah Louis, announced past and upcoming events hosted by the Council Member's office, including a summer youth sports program and the annual Juneteenth event. He reported on the CM's legislative actions, including the introduction of a bill requiring radiator inspections.
5. Nancy Lulu, Office of Kings County District Attorney Eric Gonzalez, reported on the DA office's recent actions to address cryptocurrency scams.
6. Brian Grady, Office of Council Member Rita Joseph, announced past and upcoming events hosted by the Council Member's office, including a Juneteenth event. He thanked members for their contributions to the City of Yes process.
7. Florencia Chang Ageda announced the Carmel Anxiety and Wellness Foundation's upcoming mental wellness workshop sessions.

VII. ADJOURNMENT – 9:23 PM.

There being no further business the meeting was adjourned.