



MINUTES OF A REGULAR BOARD MEETING OF BROOKLYN COMMUNITY BOARD 14 November 13, 2023

A meeting of Brooklyn Community Board 14 was held on Monday, November 13, 2023, at East Midwood Jewish Center, 1625 Ocean Avenue.

MEMBERS PRESENT

Waqil Ahmed	Steven D. Cohen	Naomi Lipnick	Nina Sabghir
Gregory Alvarez	Elizabeth Denys	Donald Loggins	Talisha Sainvil
Hindy Bendel	Derrick Donald	Melissa Minnich	Joel Siegel
Christopher Bromson	Sabina Dorvile	Ephraim Nierenberg	Gail L. Smith
Jo Ann Brown	Joseph Dweck	Eric Ost	Deborah Valentin
Edward Cen	Lee Harman	Ornella Parker	Dawn-Marie Walker
Karl-Henry Cesar	Moussa Hassoun	Tzvi Plotsker	Glenn Wolin
Florencia Chang-Ageda	William Hattar	Edward Powell	
Yvette Clairjeane	Nodica Johnson	Barden Prisant	
Marc Cohen	Shahid Khan	Bazah Roohi	

DISTRICT OFFICE

Shawn Campbell, District Manager
Patricia Olender, 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

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

STATE ASSEMBLY

Assemblymember Brian Cunningham (43rd AD)
Mary Kay Seery, Office of Assemblymember Robert Carroll (44th AD)

STATE SENATE

Anderson Fils Aime, Office of State Senator Zellnor Myrie (20th SD)

OTHER GUESTS / REPRESENTATIVES

Insp. Bruce Ceparano, Commanding Officer, 70th Precinct, NYPD
Det. Scott Nuzzi, Community Affairs, 70th Precinct, NYPD
Det. Felicia Richards, Commissioner's Liaison Unit, NYPD
Lauren Collins, Church-Flatbush Community Alliance

I. CALL TO ORDER:

Chair Jo Ann Brown called the November meeting to order at 7:29 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 October 16, 2023, meeting were approved with edits. 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 back on her attendance at consultations, meetings, and events, including a meeting with the staff of the Brooklyn Borough President's office. She announced that the Fund for the City of New York had awarded CB14 a planning fellow, Paige Kloss, to work on flooding issues. The District Manager also announced a November 14 townhall on flooding organized by Councilmember Rita Joseph.

IV. CHAIR REPORT – Jo Ann Brown:

The Chair recognized representatives from the offices of elected officials and city agencies (see page 1). She invited Assemblymember Brian Cunningham to address the meeting. He wished happy holidays to the meeting attendees, shared information about events held by his office, and highlighted legislative actions.

The Chair invited Inspector Ceparano to address the meeting. He spoke about dedicated police coverage at religious locations. He highlighted falling levels of major crimes in the precinct.

The Chair reported on a public hearing held on November 13, 2023, regarding Empire Park Consulting LLC's application for an adult-use retail dispensary at 1069 Flatbush Avenue. Neither a motion to reject the application nor a motion to recommend in favor of the application received a majority vote of members present at the hearing. Therefore, Board Members in attendance did not come to a recommendation with regards to this application.

On a motion, duly made, it was:

RESOLVED (37-0-0) to report that the Board was unable to achieve a recommendation on the application by Empire Park Consulting LLC for an adult-use retail dispensary at 1069 Flatbush Avenue (Addendum 1).

The Chair reported on a public hearing held on November 13, 2023, regarding Bud Bodega Inc.'s application for an adult-use retail dispensary at 872 Flatbush Avenue. A recommendation was made that the license be approved.

On a motion, duly made, it was:

RESOLVED (35-2-0) to recommend approval of Bud Bodega Inc's application for an adult-use retail dispensary at 872 Flatbush Avenue (Addendum 2).

The Chair reported on a public hearing held on November 13, 2023, regarding HASC's application for a potential Individualized Residential Alternative home at 1241 East 18th St, between Avenue M and Avenue L. A recommendation was made that the application be approved with HASC's agreement to notify neighboring residents.

On a motion, duly made, it was:

RESOLVED (33-0-4) to recommend approval of the HASC's application for an Individualized Residential Alternative home at 1241 East 18th St, between Avenue M and Avenue L (Addendum 3).

The Chair reported on the Borough Board meeting held on Thursday November 2, 2023. Agenda items included a hearing on the reconstruction of the Prospect Park boathouse and a presentation by New Yorkers for Parks. General Counsel Louis urged Boards to schedule presentations on the City of Yes for Economic Opportunity. A query was raised by NYC Council representatives about a grievance process for Board Members through borough Hall. This matter was tabled until December's Borough Board meeting.

The Chair opened discussion about how to handle Board Member grievances to inform her statement at the December Borough Board meeting.

The Chair announced a virtual Borough Hall workshop on Reviewing Landmarks Preservation Commission Applications on November 16, 2023.

The Chair reported on the Executive Committee meeting held on October 18th, 2023. Karl-Henry Cesar was elected to be First Vice Chair and Florencia Chang-Ageda was elected Member-at-Large. The Chair welcomed both members to the Executive Committee.

The Chair reported on a November 6, 2023, meeting of community members to interview candidates for Commanding Officer at the 70th Precinct. Participants determined that a change of leadership should be temporarily delayed and wrote a letter to Chief of Department Maddrey to that end.

V. TOPICAL COMMITTEES – REPORTS AND ITEMS:

- A) **Community Safety – Co-Chairs Hindy Bendel and Barden Prisant** reported on the committee meeting held on October 24. Insp. Bruce Ceparano reported on falling crime rates, additional patrol of religious institutions, and youth programs. Meeting participants also reviewed the District's community safety budget requests.
- B) **Housing and Land Use – Co-Chair Gregory Alvarez** reported on the committee meeting held on November 1, which focused on the City of Yes for Economic Opportunity zoning text amendment.
- C) **Community Environment, Cultural Affairs and Economic Development – Co-Chairs Edward Cen and Melissa Minnich** reported on the committee meeting held on November 8. DSNY presented on curbside composting. New Yorkers for Parks presented on the city budget for park operations. New Yorkers for Parks requested a letter of support for dedicating 1% (one percent) of the City's budget to Parks.

On a motion, duly made, it was:

RESOLVED (37-0-0) to write a letter in support of New Yorkers for Parks' request (Addendum 4).

- D) **Human Services – Co-Chairs Florencia Chang-Ageda and Yvette Clairjeane** announced the upcoming committee meeting on November 20. Co-Chair Clairjeane noted that she had attended an event at New York Presbyterian Hospital, with Board Member Glenn Wolin, on maternal health disparities facing women of color and services available at the hospital.
- E) **Youth Services, Education and Libraries – Co-Chairs Karl-Henry Cesar and Eric Ost** announced their upcoming committee meeting on November 30. There will be presentations on the YMCA's New Americans Initiative and NMIC's Education and Career Services. The committee will also begin preliminary planning for the Youth Conference. Co-Chair Cesar highlighted a partnership meeting held by SUNY BEOC.
- F) **Transportation Committee – Co-Chairs Moussa Hassoun and Joel Siegel** announced a committee meeting on December 21. The agenda will be confirmed.

VI. AD HOC COMMITTEES:

- A) **CB14 Flatbush African Burial Ground Task Force** – No report.

Chair Brown thanked Wayne Rosenfeld and the East Midwood Jewish Center for hosting the board meeting.

VII. PUBLIC SESSION

1. Wayne Rosenfeld, East Midwood Jewish Center, announced the 100th Anniversary of East Midwood Jewish Center, and anniversary celebrations.
2. Lauren Collins, Church-Flatbush Community Alliance, announced upcoming events for Thanksgiving and Christmas.
3. Chris [No Last Name Given], raised complaints about events at the African Burial Ground.
4. Mary Kay Seery, Office of Assemblymember Robert Carroll, announced upcoming events sponsored by Assemblymember Carroll.
5. Nancy Lulu, Office of Kings County District Attorney Eric Gonzalez, announced events sponsored by the District Attorney's office. She provided information for the DA's Hate Crime Bureau.
6. Antonia Bramble and Jay Taubman, Brooklyn Public Library, Cortelyou Branch, announced upcoming events and services at the library including a NYC History Day competition for grades 6-12.
7. Anderson Fils Aime, Office of State Senator Zellnor Myrie, announced upcoming community events including a turkey giveaway and a senior resource fair.
8. Avrohom Malachowski, Office of Councilmember Farah Louis, announced events sponsored by the Councilmember, including a community health fair.
9. Eileen Mullaney-Newman, Office of Brooklyn Borough President Antonio Reynoso, announced that applications for Community Boards will open on November 15 and are due by February 19, 2024. Applications are available on the Brooklyn Borough President's office website. Current Board Members whose terms are expiring will receive a notification.
10. Brian Grady, Office of Councilmember Rita Joseph, announced upcoming events including the Town Hall on Flooding on November 14, as well as regular services offered in the councilmember's office.
11. Yvette Clairjeane announced the 23rd Annual Interfaith Thanksgiving Service on November 19th at East Midwood Jewish Center.

VII. ADJOURNMENT – 8:46 PM.

There being no further business the meeting was adjourned.



BROOKLYN COMMUNITY BOARD 14
FLATBUSH–MIDWOOD COMMUNITY DISTRICT
810 East 16th Street
Brooklyn, New York 11230

December 12, 2023

ERIC L. ADAMS
Mayor

ANTONIO REYNOSO
Borough President

JO ANN BROWN
Chair

SHAWN CAMPBELL
District Manager

EXECUTIVE COMMITTEE

KARL-HENRY CESAR
First Vice-Chair

STEVEN D. COHEN
Second Vice-Chair

JOSEPH DWECK
Third Vice-Chair

HINDY BENDEL
Secretary

SHAHID KHAN
Member-at-Large

FLORENCIA CHANG-AGEDA
Member-at-Large

ALVIN M. BERK
Chairman Emeritus

Tremaine Wright
Chair, Cannabis Control Board
New York State Office of Cannabis Management
1220 Washington Avenue
Harriman State Office Campus
Albany, NY 12226

Dear Chair Wright

I am writing on behalf of Brooklyn Community Board 14 in reference to a new establishment notification of an adult use retail dispensary license application filed by Empire Park Consulting LLC at 1069 Flatbush Avenue, Brooklyn, New York. Brooklyn Community Board 14 held a public hearing in reference to this notification on Monday, November 13th.

The recommendation of the board members present was split. There was not a majority of those present in support of a recommendation to disapprove the application; nor was a majority of those present in favor of a recommendation to approve. There was an expressed preference by one community member for community-based, or justice involved applicants, which raises a question as to OCM's timing of the expansion of the applications to the general public.

More commonly expressed at this hearing were issues focused primarily on location concerns. Directly next door to 1069 Flatbush is a business without a TRD or ERCD license that sells electronic cigarettes, flavored vapes and cannabis products. OCM has not made any apparent effort to enforce at this location, but seemingly would license an adult use retail dispensary directly next door (well within 1000 feet). In addition, a Pre-K program exists directly across the street, if it is beyond the 500-foot rule, and therefore technically in compliance with the 500-foot rule, it seems anathema to the spirit of the rule. Concerns were also raised about the supportive housing and men's shelter facilities in proximity to the location in question. While OCM continues to refuse to acknowledge these locations (and treatment centers) as sensitive sites, our board and community members still express concern.

Finally, in June 2023 Brooklyn Community Board 14 approved an application at 1056 Flatbush Avenue by BK Exotic Outlet LLC. This location is at the same intersection as the 1069 Flatbush Avenue location. Due to the shape of the intersection, the locations are beyond 1000 feet from one another, but not significantly. Again, this seems to flout the intention of the rule. This is of additional importance because the CB14 District Office received four applications for this same location.

Multiple applications for a single address create additional confusion in an already murky process. OCM has been woeful in offering a logical process, that is clearly communicated to any of the stakeholders and guidance to ensure that community input is meaningful. Please reconsider the point at which Community Boards are asked to weigh in on an application. A more rational approach would be to ensure that the applicant has control of the site, which would ensure only one application per address. As it stands now, OCM is misusing the volunteer time of thousands of New York City Community Board Members.

Thank you for your consideration.

Sincerely,



Jo Ann Brown
Chair

cc: Hon. Kevin Parker, State Senator, 21st Senate District
Hon. Rodneyse Bichotte Hermelyn, State Assembly, 42nd Assembly District
Hon. Rita Joseph, Council Member, 40th Council District
Lauren Collins, Executive Director, Church-Flatbush Community Alliance
Ranjan Verma, Applicant



BROOKLYN COMMUNITY BOARD 14
FLATBUSH-MIDWOOD COMMUNITY DISTRICT
810 East 16th Street
Brooklyn, New York 11230

November 21, 2023

ERIC L. ADAMS
Mayor

ANTONIO REYNOSO
Borough President

JO ANN BROWN
Chair

SHAWN CAMPBELL
District Manager

EXECUTIVE COMMITTEE

KARL-HENRY CESAR
First Vice-Chair

STEVEN D. COHEN
Second Vice-Chair

JOSEPH DWECK
Third Vice-Chair

HINDY BENDEL
Secretary

SHAHID KHAN
Member-at-Large

FLORENCIA CHANG-AGEDA
Member-at-Large

ALVIN M. BERK
Chairman Emeritus

Tremaine Wright
Chair, Cannabis Control Board
New York State Office of Cannabis Management
1220 Washington Avenue
Harriman State Office Campus
Albany, NY 12226

Dear Chair Wright

I am writing on behalf of Brooklyn Community Board 14 in reference to a new establishment notification of an adult use retail dispensary license application filed by Bud Bodega at 872 Flatbush Avenue, Brooklyn, New York. Brooklyn Community Board 14 held a public hearing in reference to this notification on Monday, November 13th.

The recommendation of the board members present was to approve the application. Questions from the members of the board and community members were satisfactorily addressed.

However, members of Community Board 14 continue to have concerns with OCM's ability to enforce where cannabis is being sold in unlicensed establishments. The receipt of multiple applications for a single address creates additional confusion in an already murky process. Please reconsider the point at which Community Boards are asked to weigh in on an application. A more rational approach would be to ensure that the applicant has control of the site, which would ensure only one application per address. As it stands now, OCM is misusing the volunteer time of thousands of New York City Community Board Members.

We also ask that you reconsider the location of supportive housing, homeless shelters, and treatment centers as "sensitive sites" and include them in the 500-foot rules category. We encourage OCM to continue to review policy with the aim of offering a logical process, that is clearly communicated to stakeholders and provide guidance to ensure that community input is meaningful. Thank you for your consideration.

Sincerely,

Jo Ann Brown
Chair

cc: Hon. Zellnor Myrie, State Senator, 20st Senate District
Hon. Rodneyse Bichotte Hermelyn, State Assembly, 42nd Assembly District
Hon. Rita Joseph, Council Member, 40th Community District
Lauren Collins, Executive Director, Church-Flatbush Community Alliance
Dwayne Cremona, Applicant
Castetter Consulting Group, LLC



BROOKLYN COMMUNITY BOARD 14
FLATBUSH–MIDWOOD COMMUNITY DISTRICT
810 East 16th Street
Brooklyn, New York 11230

November 27, 2023

ERIC L. ADAMS
Mayor

ANTONIO REYNOSO
Borough President

JO ANN BROWN
Chair

SHAWN CAMPBELL
District Manager

EXECUTIVE COMMITTEE

KARL-HENRY CESAR
First Vice-Chair

STEVEN D. COHEN
Second Vice-Chair

JOSEPH DWECK
Third Vice-Chair

HINDY BENDEL
Secretary

SHAHID KHAN
Member-at-Large

FLORENCIA CHANG-AGEDA
Member-at-Large

ALVIN M. BERK
Chairman Emeritus

Kerri E. Neifeld
Commissioner
NYS Office for People with Developmental Disabilities (OPWDD)
44 Holland Ave
Albany, NY 12229

Dear Commissioner Neifeld:

On Monday, November 13, 2023 Brooklyn Community Board 14 held a public hearing in compliance with Section 41.34(e)(2) of the New York State Mental Hygiene Law regarding a potential community residence at 1241 East 18th St, between Ave M and Ave L by the HASC Center to establish an Individualized Residential Alternative respite home, under the auspices of the New York State Office for People with Developmental Disabilities (OPWDD). The application was approved unanimously.

The proposed Community Residence will be located in a four-family brick semi-attached home for up to twelve (12) females aged 14-21 who are intellectually disabled, have a TBI, or are on the autism spectrum. The agency will provide housing, meals, recreation, companionship and continuous 24/7 supervision in a homelike environment staffed by professionals. There will be supervisors and home care staff on duty 24 hours a day, seven days a week at the residence.

At the hearing HASC noted their commitment to establish a neighborhood advisory committee. The members of CB14 take this commitment very seriously and request that we are notified when the NAC is established in order to ensure there can be a meaningful liaison between the community and the sponsoring organization and that integration of the home into community life can be facilitated. In fact, the one concern expressed by board members was the state's policy regarding notification to neighbors upon application for IRAs. Does OPWDD provide guidance to applicants regarding community notice beyond community boards? We appreciate that HASC committed to ensuring this step for the neighbors of 1241 East 18th Street.

We look forward to CB14's continued positive relationship with HASC and applaud their commitment to their clients and the greater community. Should you have any questions or if we can provide anything further, please do not hesitate to contact CB14's District Office.

Sincerely,



Jo Ann Brown
Chair

cc: Hon. Antonio Reynoso, Brooklyn Borough President
Hon. Yvette Clarke, 9th Congressional District
Hon. Simcha Felder, 22nd NYS Senate District
Hon. Helene E. Weinstein, 41st NYS Assembly District
Hon. Kalman Yeger, 44th NYC Council District, CB14 Ex-officio Member
Sarky Metzger, HASC
Samuel Kahn, Director, HASC



BROOKLYN COMMUNITY BOARD 14
FLATBUSH–MIDWOOD COMMUNITY DISTRICT
810 East 16th Street
Brooklyn, New York 11230

ERIC L. ADAMS
Mayor

November 15, 2023

ANTONIO REYNOSO
Borough President

Hon. Eric Adams
Mayor

Hon. Adrienne Adams
Speaker

JO ANN BROWN
Chair

City of New York
City Hall

New York City Council
City Hall – Legislative Chambers

SHAWN CAMPBELL
District Manager

New York, NY 10007

New York, NY 10007

EXECUTIVE COMMITTEE

Dear Mayor Adams and Speaker Adams:

STEVEN D. COHEN
Second Vice-Chair

On behalf of Brooklyn Community Board 14 we are writing in support of ensuring that 1% of the New York City budget be dedicated to the Department of Parks and Recreation, as has been advocated by New Yorkers for Parks.

JOSEPH DWECK
Third Vice-Chair

Community Board 14 has the highest percentage citywide of residents who live more than a quarter mile away from a park. This is more than an issue of recreation - it has serious public health ramifications. It is critically important that the few public green spaces in our district are well maintained, yet this fails to be the case due to current budget constraints.

HINDY BENDEL
Secretary

SHAHID KHAN
Member-at-Large

KARL-HENRY CESAR
Member-at-Large

The CB14 district office receives numerous complaints related to playground conditions. Programming at our local playgrounds is nonexistent. Calls related to security, noise and quality of life complaints require police involvement because the number of PEP officers is so sparse.

ALVIN M. BERK
Chairman Emeritus

Other DPR assets such as Green Streets and Flatbush Malls are attended to irregularly. Captain Coakly Square (known by the parks department itself as Capt. Oakley Square because the C fell off the sign some years ago) has benefitted from local community members willing to take money out of their own pockets and engage with Partnership for Parks to save this small green space. Dorman Square has had no such luck and volleys between being littered and cleaned but never greened.

The dedication of 1% of the city's budget to DPR would enhance the forestry budget. CB14 boasts 11,239 street trees. A seven-year pruning cycle does not keep up with needs and requests for emergency pruning have increased significantly. Unfortunately related is the increased number of service delivery requests for fallen limbs and branches. Note that the city has paid out over \$29 million dollars in related claims.

An increased parks budget is not simply an expenditure, it is an investment. It hedges against claims, benefits the health of community members and provides environmental benefits.

New Yorkers for Parks also notes, and CB14 agrees that the paradigm for capital funding must change. We believe that DPR should have agency over their own capital budget so they do not rely solely on council allocations. This would ensure that parks are rehabilitated according to need and would address issues of environmental justice. It would also ensure that the expense budget aligns with capital improvements.

We wholeheartedly endorse 1% for Parks and look forward to seeing this proposal, which has been endorsed by the mayor and a critical mass of city council members finally come to fruition in the FY25 budget.

Thank you,

Ed Cen

Edward Cen
Co-Chair
Community Environment,
Cultural Affairs and Economic
Development Committee

Melissa Minnich

Melissa Minnich
Co-Chair
Community Environment,
Cultural Affairs and Economic
Development Committee

cc: Hon. Rita Joseph, NY City Council, 40th CD
Hon. Farah Louis, NY City Council, 45th CD
Hon. Inna Vernikov, City Council, 48th CD
Hon. Kalman Yeger, City Council, 44th CD
Daniel Abram, Project Manager, Research and Policy, New Yorkers for Parks
Sherrise Palomino, Director of Advocacy, New Yorkers for Parks