



MINUTES OF A REGULAR BOARD MEETING OF BROOKLYN COMMUNITY BOARD 14 December 18, 2023

A meeting of Brooklyn Community Board 14 was held on Monday, December 18, 2023, at East Midwood Jewish Center, 1625 Ocean Avenue.

MEMBERS PRESENT

Waqil Ahmed	Steven D. Cohen	Donald Loggins	Nina Sabghir
Gregory Alvarez	Elizabeth Denys	Sasha Maslouski	Talisha Sainvil
Hindy Bendel	Joseph Dweck	Melissa Minnich	Joel Siegel
Binyomin Bendet	Lee Harman	Ephraim Nierenberg	Gail L. Smith
Christopher Bromson	Moussa Hassoun	Eric Ost	Abraham Treff
Jo Ann Brown	Mehdi Pourpeikari Heris	Susan Phillip	Deborah Valentin
Mechelle Brunson	Mordechai Husarsky	Tzvi Plotsker	Corazón Valiente
Edward Cen	Nodica Johnson	Edward Powell	Dawn-Marie Walker
Karl-Henry Cesar	Shahid Khan	Barden Prisant	Glenn Wolin
Florencia Chang-Ageda	Naomi Lipnick	Bazah Roohi	

DISTRICT OFFICE

Shawn Campbell, District Manager
Sarah Sklaw, Community Coordinator

BOROUGH HALL

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

CITY COUNCIL

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

PUBLIC ADVOCATE

Jacob Gold, Office of the New York City Public Advocate Jumaane Williams

CONGRESS

Orlando Ross, Office of Representative Yvette Clarke (9th CD)

OTHER GUESTS / REPRESENTATIVES

Det. Scott Nuzzi, 70th Precinct, New York City Police Department
Venus Scantlebury, Civilian Complaint Review Board

I. CALL TO ORDER:

Chair Jo Ann Brown called the December meeting to order 7:02 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 November 13, 2023, 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 back on her attendance at meetings, town halls and other events in the district. She attended two borough service cabinet meetings, a town hall on flooding hosted by Council Member Rita Joseph, an open house by Community Housing Services, and a meeting of the Prospect Park Community Alliance. She reported on a community meeting held at the Kings Theater to address local concerns. The District Manager also attended meetings of the 70th Precinct Community Council and an event honoring Chief McEvoy by Shomrim of Flatbush.

District Manager Campbell thanked the staff of CB14 for assisting new immigrants with their Temporary Protected Status applications with the Kings County District Attorney's office and providing training to other Community Board staff on the city's financial management software.

IV. CHAIR REPORT – Jo Ann Brown:

The Chair recognized representatives of elected officials and city agencies (see page 1).

The Chair reported on a public hearing held on December 5, 2023, regarding applications for adult use dispensaries on Coney Island Avenue. A hearing was scheduled for Flatbush Flowers Inc. at 507 Coney Island Avenue, however the applicant for Bud Bodega Inc. at 501 Coney Island Avenue reported that the application for 507 Coney Island Avenue had been withdrawn. The Chair noted that the District Office had not received independent notification of the withdrawal of this application. However, as there was no representative from Flatbush Flowers Inc. present, no hearing on this application for 507 Coney Island Avenue was held.

The application from Bud Bodega Inc. was filed for 501 Coney Island Avenue. The representative reported that 501 and 507 Coney Island Avenue are the same building. The hearing on 501 Coney Island Avenue proceeded accordingly. The applicant self-certified that, as per OCM rules, the distance from the proposed premises to Public School 889 is greater than 500 feet.

The Chair noted the flaws in OCM's policy allowing self-certification of distances from sensitive sites. Discussion ensued regarding the proximity of the proposed locations on Coney Island Avenue to P.S. 889.

A motion, duly made:

To approve Bud Bodega Inc.'s application for an adult-use retail dispensary at 501 Coney Island Avenue with the condition that the distance from the location to P.S. 889 be substantiated by a third party, FAILED TO CARRY (6-1-28).

Considering the foregoing, the Chair inquired if there would be an additional motion.

On a motion, duly made, it was:

RESOLVED (31-4-0) to reject Bud Bodega Inc.'s application for an adult-use retail dispensary at 501 Coney Island Avenue based on the storefront location's proximity to P.S. 889. (Addendum 1)

The Chair reiterated that there was no hearing of the application submitted by Flatbush Flowers Inc. for 507 Coney Island Avenue. **(Addendum 2)**

The Chair reported on a public hearing held on December 5, 2023, regarding FiendCity 2 Corp's application for an adult-use retail dispensary at 1805 Church Avenue. A recommendation was made that the license be rejected on the basis of the current retail use of the location.

On a motion, duly made, it was:

RESOLVED (33-2-0) to reject FiendCity 2 Corp's application for an adult-use retail dispensary at 1805 Church Avenue. (Addendum 3)

The Chair reported on a public hearing held on December 5, 2023, regarding the rezoning of 817 Avenue H, ULURP No. C230323ZMK and N180497ZRK, a zoning map amendment from R5/C1-3 (OP) Zoning District to R7A/C2-4 (OP) and a zoning text amendment to map a new MIH area to facilitate a new nine-story, 69,275 square-foot mixed-use development, including residential and commercial space, being sought by the Agudist Council of Greater New York. The Chair read into the record two public comments from residents who attended the hearing via YouTube but did not have a chance to comment in real time. The recommendation of Board Members in attendance at the public hearing was to approve the rezoning. The Chair opened the floor for questions from Board Members. Discussion ensued.

A motion, duly made:

To recommend approval of the rezoning of 817 Avenue H, FAILED TO CARRY (15-22-1-1).

The Chair opened the floor for proposed conditions to the rezoning of 817 Avenue H. Discussion ensued. Board Members decided on the following conditions: ensuring that the proposed set-backs are included in the final development, the developer's commitment to ensuring continuity of the senior center and synagogue currently on the site and including laundromat as a needed community facility;

On a motion, duly made, it was:

RESOLVED (35-0-3-1) to approve with conditions the rezoning of 817 Avenue H ULURP No. C230323ZMK and N180497ZRK. A Zoning map amendment from R5/C1-3 (OP) Zoning District to R7A/C2-4 (OP) and Zoning Text Amendment to map a new MIH area sought by the Agudist Council of Greater New York. (Addendum 4)

The Chair reported on the Borough Board Meeting and public hearing held on Tuesday, December 5, 2023. The Borough Board heard proposals from DOT for the restoration of the landmarked Hill Drive Bridge in Prospect Park. A recommendation to support was approved unanimously. Separately, the representative from Council Member Aviles' office retracted the motion for the Borough President to explore a centralized grievance process for Board Members.

The Chair reminded attendees that applications for Community Boards are currently open and due by February 19, 2024. The Chair reported that she had completed the required five hours of Equal Employment Opportunity training. Chair Brown reported on her understanding of the rules pertaining to

self-nominations to committees. This explanation was prompted by a Board Member's inquiry regarding the nomination process for filling the seat of First Vice Chair in October 2023. The Chair noted that she and DM Campbell signed onto a letter to the Postmaster General opposing the proposed relocation of the Midwood Post Office.

V. TOPICAL COMMITTEES – REPORTS AND ITEMS:

- A) **Human Services – Co-Chair Florencia Chang-Ageda** reported on the committee meeting held on November 20. The Office of the New York State Attorney General reported on issues and services relevant to seniors. She announced the Lunch & Learn series on health issues, held in honor of Duane Joseph, which will take place every Wednesday in January.
- B) **Youth Services, Education and Libraries – Co-Chairs Karl-Henry Cesar and Eric Ost** reported on the committee meeting held on November 30. Agenda items included a presentation on the YMCA of Greater New York's New Americans Initiative, a presentation on NMIC's Education and Career Services, and planning for CB14's 2024 Youth Conference, which will take place in early March 2024. The next committee meeting will be held on January 11, 2024.
- C) **Transportation – Co-Chairs Moussa Hassoun and Joel Siegel** announced the upcoming committee meeting on December 21. Agenda items will include a report on truck traffic rules and enforcement, a presentation on the City of Yes for Economic Opportunity's proposed distribution zones, and a discussion about last mile trucking issues.
- D) **Community Environment, Cultural Affairs and Economic Development – Co-Chairs Edward Cen and Melissa Minnich** reported on Council Member Rita Joseph's town hall on flooding. They announced the upcoming committee meeting on January 18. The agenda will be confirmed.
- E) **Community Safety – Co-Chairs Hindy Bendel and Barden Prisant** announced the upcoming committee meeting on January 23 and noted potential agenda items. The co-chairs reminded attendees of the 70th Precinct's Community Council meeting and holiday party on December 20.
- F) **Housing and Land Use – Co-Chairs Gregory Alvarez and Talisha Sainvil** announced a public hearing on January 3 about the City of Yes for Economic Opportunity, at which a recommendation will be developed for the full Board.

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. Eileen Mullaney-Newman, Office of Brooklyn Borough President, Antonio Reynoso, reminded attendees that the application for Community Boards is available on the Brooklyn Borough President's website and is due by February 19, 2024. Current Board Members whose terms are expiring should have received notification.
2. Venus Scantlebury, Civilian Complaint Review Board, reminded attendees of the CCRB's jurisdiction to investigate and mediate allegations of police misconduct. She spoke about the reduction of the CCRB's purview due to budget cuts. She noted that applications are currently open for CCRB's Youth Advisory Council for people ages 10 to 18.
3. Avrohom Malachowski, Office of Council Member Farah Louis, announced events sponsored by the Council Member, as well as regular services available in the Council Member's office.

4. Brian Grady, Office of Council Member Rita Joseph, announced events sponsored by the Council Member, including toy giveaways. He reminded attendees of the regular services available in the Council Member's office and encouraged involvement in the Participatory Budgeting process.
5. Orlando Ross, Office of Representative Yvette Clarke, reminded attendees of the services provided at the Representative's office. He announced an SBA seed fund for startups and disaster loans for flooding. He encouraged vigilance regarding cybersecurity during the holiday season.
6. Jacob Gold, Office of the New York City Public Advocate Jumaane Williams, spoke on services and resources available from the Public Advocate's office and provided legislative updates.
7. William Lewnes, Brooklyn Public Library, Kensington Branch, spoke about the impact of budget cuts on the city's library system, including the end of Sunday library service at multiple branches.

VII. ADJOURNMENT – 9:08 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

ERIC L. ADAMS
Mayor

December 20, 2023

ANTONIO REYNOSO
Borough President

Tremaine Wright
Chair, Cannabis Control Board
New York State Office of Cannabis Management

JO ANN BROWN
Chair

1220 Washington Avenue
Harriman State Office Campus
Albany, NY 12226

SHAWN CAMPBELL
District Manager

EXECUTIVE COMMITTEE

Dear Chair Wright

KARL-HENRY CESAR
First Vice-Chair

Re: Bud Bodega – 501 Coney Island Avenue

STEVEN D. COHEN
Second Vice-Chair

I am writing on behalf of Brooklyn Community Board 14 in reference to a new establishment notification for an adult use retail dispensary license application filed by Bud Bodega at 501 Coney Island Avenue, Brooklyn, New York. Brooklyn Community Board 14 held a public hearing in reference to this notification on Tuesday, December 5, 2023.

JOSEPH DWECK
Third Vice-Chair

HINDY BENDEL
Secretary

The applicant asserted a change in the application at the time of the hearing. Specifically, the applicant reported that the application by Flatbush Flowers Inc. for 507 Coney Island Avenue had been withdrawn and the Bud Bodega application was for 501-507 Coney Island Avenue.

SHAHID KHAN
Member-at-Large

FLORENCIA CHANG-AGEDA
Member-at-Large

The recommendation of the board members present was to approve the application as presented at the hearing, conditioned upon substantiation that the location was not within 500 feet of a school. Upon further review of proximity of the school to the applicant site, members voted overwhelmingly to reject the application during a regular monthly meeting of the full board. To be clear, the rejection is based solely on location given its clear proximity to the public school.

ALVIN M. BERK
Chairman Emeritus

Please note, members of Community Board 14 continue to have concerns with OCM's municipal input and recommendation process. OCM should not seek board recommendation until an applicant has possession of the proposed property, which presumably they would not have if OCM is taking its own 500-foot rule seriously and has a mechanism for ensuring applicants are aware of site proximity to schools and houses of worship. It is an abuse of both applicant and volunteer board members time as well as a governmental inefficiency.

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. Kevin Parker, State Senator, 21st Senate District
Hon. Rodneyse Bichotte Hermely, State Assembly, 42nd Assembly District
Hon. Rita Joseph, Council Member, 40th Council District
Dwyane Cremona, Applicant



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

December 20, 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

Re: Flatbush Flowers Inc. - 507 Coney Island Avenue

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 Flatbush Flowers Inc. for 507 Coney Island Avenue, Brooklyn, New York. Brooklyn Community Board 14 scheduled a public hearing in reference to this notification on Tuesday, December 5, 2023.

It was reported by another applicant – Bud Bodega for 501 Coney Island Avenue – that the Flatbush Flowers application had been withdrawn. However, CB14 has not received independent substantiation of a withdrawal. Since there was no representative from Flatbush Flowers for 507 Coney Island Avenue, there was no hearing on this application. CB14 would like the record to reflect the failure to appear.

Please note, this location is well within 500 feet of a public school. Members of Community Board 14 continue to have concerns with OCM's municipal input and recommendation process. OCM should not seek board recommendation until an applicant has possession of the proposed property, which presumably they would not have if OCM is taking its own 500-foot rule seriously and has a mechanism for ensuring applicants are aware of site proximity to schools and houses of worship. It is an abuse of both applicant and volunteer board members time as well as a governmental inefficiency.

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, clearly communicate this process to stakeholders, and provide guidance to ensure that community input is meaningful.

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
Simone Cremona, Applicant



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

ERIC L. ADAMS
Mayor

December 29, 2023

ANTONIO REYNOSO
Borough President

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

JO ANN BROWN
Chair

SHAWN CAMPBELL
District Manager

EXECUTIVE COMMITTEE

Dear Chair Wright

KARL-HENRY CESAR
First Vice-Chair

Re: FiendCity 2 Corp - 1805 Church Avenue

STEVEN D. COHEN
Second Vice-Chair

I am writing on behalf of Brooklyn Community Board 14 in reference to a new establishment notification for an adult use retail dispensary license application filed by FiendCity 2 Corp at 1805 Church Avenue, Brooklyn, New York. Brooklyn Community Board 14 held a public hearing in reference to this notification on Tuesday, December 5, 2023.

JOSEPH DWECK
Third Vice-Chair

HINDY BENDEL
Secretary

The applicants asserted that they were not informed of the hearing until the day of. The application was received by our office on November 17, 2023. The applicants' legal counsel was notified of the hearing on November 27, 2023. There was a follow up notification on November 29, 2023, and again on December 5, 2023. Counsel responded to the last reminder, saying that no representative could be present. However, the applicants themselves were able to attend the hearing. They noted that their attorney had just advised them of the hearing earlier that day. While we recognize that was not an optimal situation, the recommendation from the board was based primarily on concerns about the location of the site.

SHAHID KHAN
Member-at-Large

FLORENCIA CHANG-AGEDA
Member-at-Large

ALVIN M. BERK
Chairman Emeritus

The recommendation to reject the application was ratified by the full board on Monday, December 18, 2023.

Currently FiendCity at 1805 Coney Island Avenue is a "smoke shop" that sells tobacco and electronic cigarette products without a TRD or ERCD license. It has also been reported by community members that cannabis products have been advertised and are available for sale at this unlicensed location. While that latter assertion cannot be objectively verified, it is certainly a practice at scores of other unlicensed smoke shops in the community. If this is not the case at 1805 Church, that is good news. Nonetheless, TRC and ERCD licenses would still need to be in place for their current merchandise. Concerns about the name of the business were also raised and are being noted for the record. However, it is worth reiterating that the primary objection is based on a shared concern by CB14 and the City of New York that unlicensed TRD and ERCD shops will be granted retail dispensary licenses without facing consequences for having operated as unlicensed shops. Such licensure will most certainly incentivize unlicensed practices given the length of time it takes for OCM to issue CAURD licenses and the limited number of such licenses planned for downstate.

Please note, members of Community Board 14 continue to have concerns with OCM's municipal input and recommendation process, which we believe is a misuse of both the applicant's and volunteer board members' time as well as a governmental inefficiency.

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. Kevin Parker, State Senator, 21st Senate District
Hon. Rodneyse Bichotte Hermelyn, State Assembly, 44th Assembly District
Hon. Rita Joseph, Council Member, 40th Council District
Nassar Barman, Applicant



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

January 2, 2024

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

Dan Garodnick
Director, Department of City Planning
Chair, City Planning Commission
120 Broadway
31st Floor
New York, NY 10271

Dear Mr. Garodnick:

On December 18, 2023 the members of Brooklyn Community Board 14 voted on a proposed 817 Avenue H Rezoning; ULURP No. C230323ZMK and N180497ZRK: Zoning Map Amendment. The map would amend from a R5/C1-3 (OP) Zoning District to a R7A/C2-4 (OP) and a Zoning Text Amendment to map a new MIH area to facilitate a new nine-story, 69,275 square-foot mixed-use development, including 41,348 square feet of residential space (approximately 42 dwelling units) and 22,149 square feet of community facility space, sought by Agudist Council of Greater New York.

Members present voted overwhelmingly to approve the applications with three important conditions:

1. Setback:

Configure the building so that the setbacks presented at CB14's December 5, 2023 public hearing held at 810 East 16th street are included in the final design. Setbacks should be optimized to decrease the visual imposition on neighboring residential units.

2. Community Use:

The proposal includes community use on the first two floors and CB14's approval is conditioned upon the developer's commitment to maintaining continuity of the senior center and the synagogue.

3. Laundromat:

Community members made note of the importance of the laundromat within the confines of the amended zoning map and CB14's approval is conditioned upon the developer's efforts to maintain this needed community amenity.

The board recognizes the need for affordable housing in Community District 14 and acknowledges that the proposal distributes affordability to the two- and three-bedroom apartments included in the proposed design and defines affordability to 40, 60 and 80% of AMI, which would not be required should the lot be developed as of right within the allowances of the current zoning map. The developer's proposal included landscaping and while expanding landscaping to publicly accessible green space did not meet the criteria to become a condition of approval, it became a matter of interest and discussion among board members. Publicly accessible "third spaces", such as benches or a small plaza would enrich the community and should perhaps be considered in future developments. District 14 ranks at the bottom of 59 districts with respect to access to public green space.

Thank you for your consideration.

Sincerely,



Jo Ann Brown

Chair

cc: Hon. Antonio Reynoso, Brooklyn Borough President
Hon. Farah Louis, NYC Councilmember, 45th CD
David Rosenberg, Rosenberg & Estis, PC