



MINUTES OF A REGULAR BOARD MEETING OF BROOKLYN COMMUNITY BOARD 14 January 8, 2023

A meeting of Brooklyn Community Board 14 was held on Monday, January 8, 2024, at East Midwood Jewish Center, 1625 Ocean Avenue.

MEMBERS PRESENT

Waqil Ahmed	Sabina Dorvile	Sasha Maslouski	Joel Siegel
Gregory Alvarez	Lee Harman	Ephraim Nierenberg	Gail L Smith
Hindy Bendel	Moussa Hassoun	Eric Ost	Abraham Treff
Binyomin Bendet	William Hattar	Ornella Parker	Deborah Valentin
Christopher Bromson	Mehdi Pourpeikari Heris	Susan Phillip	Corazón Valiente
Jo Ann Brown	Mordechai Husarsky	Edward Powell	Dawn-Marie Walker
Karl-Henry Cesar	Nodica Johnson	Barden Prisant	Glenn Wolin
Yvette Clairjeane	Shahid Khan	Bazah Roohi	
Steven D. Cohen	Naomi Lipnick	Nina Sabghir	
Elizabeth Denys	Donald Loggins	Talisha Sainvil	

DISTRICT OFFICE

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

CITY COUNCIL

Council Member Rita Joseph (40th CD)
Council Member Farah Louis (45th CD)
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 Assembly Member Robert Carroll (44th AD)

CONGRESS

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

OTHER GUESTS / REPRESENTATIVES

Deputy Inspector Gregory Mackie, 70th Precinct, New York City Police Department
Detective Scott Nuzzi, 70th Precinct, New York City Police Department
Detective Felicia Richards, Commissioner's Liaison Unit, New York City Police Department

I. CALL TO ORDER:

Chair Jo Ann Brown called the January 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 December 18, 2023, meeting included an addended recommendation letter to the Office of Cannabis Management with a mistyped date. The letter was corrected and redistributed. The minutes were approved with the corrected addendum. 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 meetings, town halls, and other events in the district. She reported on a holiday event held at the 70th Police Precinct and congratulated Edward Powell, Community Council President, for a successful event and ensuring that the nearly 200 children in attendance all received a gift. She also reported on meeting officers newly assigned to the 70th Precinct.

The DM mentioned the first session of the Lunch & Learn series and encouraged all Board Members to help get the word out. She attended a training session hosted by the Urban Land Institute, along with Board Members Karl-Henry Cesar and Nina Sabghir. Ms. Campbell also spoke about the ongoing efforts of the Future of Community Board working group.

The DM made an announcement on behalf of the East Midwood Jewish Center, promoting participation in a blood drive organized for later that week.

IV. CHAIR REPORT – Jo Ann Brown:

The Chair recognized representatives of elected officials and city agencies (see page 1). She invited 70th Precinct Commanding Officer, Deputy Inspector Gregory Mackie, to address the meeting. Deputy Inspector Mackie announced a reduction in most major crimes in the district. The Chair invited Council Member Rita Joseph to address the meeting. CM Joseph highlighted upcoming discussions around the City of Yes zoning text amendments.

The Chair reported on a public hearing held on January 8, 2024, regarding an application submitted by HVCC Holding LLC for an adult use dispensary at 815 Flatbush Avenue. The owner/representative, Alex Pia, contacted the District Office earlier in the day to say that he would not be able to attend the hearing. The Office of Cannabis Management had already extended the 30-day period and there was no time to reschedule another hearing. On this basis:

On a motion, duly made, it was:

RESOLVED (32-0-2) to recommend rejection of this application. (Addendum 1)

The Chair reported on the January 4, 2024, Borough Board meeting, at which the Borough President's office held a public hearing on the City of Yes for Economic Opportunity (COY EO) zoning text amendment. There was a preponderance of testimony raising concerns about the zoning text amendment, including public safety issues. There was broad agreement that the zoning text amendment is too complex and includes too many proposed changes to be fully addressed in the limited time allotted. The hearing lasted

three hours and only two statements from the public were made in favor of the proposal. Since quorum was not maintained throughout Borough President Reynoso's public hearing, the vote was tabled until the February Borough Board meeting.

The Chair recognized Councilmember Farah Louis and invited her to address the assembly. The Council Member thanked CB14 and noted the Board's work around the 817 Avenue H zoning application. New district lines have moved this location from the 40th Council District into the 45th Council District. She also announced services and upcoming events in her district.

The Chair reported on CB14's public hearing on the City of Yes for Economic Opportunity proposed zoning text amendment, held on January 3, 2024, at Community Board 14's District Office. David Weissglass, from the Department of City Planning (DCP), presented on the proposal. Those present at the hearing considered the first seven of eighteen proposals within the zoning text amendment. The Board voted on recommendations for each proposal separately. The worksheet is added to these minutes.

On a motion, duly made, it was:

RESOLVED (32-1-1) to approve all changes agreed to for items 1-7 as voted upon individually. (Addendum 2)

Given the number of outstanding proposals the Chair invited a motion to form a Committee of the Whole to complete CB14's recommendations on the full proposal.

On a motion, duly made, it was:

RESOLVED (34-0-0) to form a Committee of the Whole.

The Chair invited a motion to dissolve CB14's Flatbush African Burial Ground Task Force. The Task Force was established during a period of political change and evolving objectives for the sacred site. Stewardship had passed from the outgoing Council Member to Council Member Rita Joseph, and funding was moved from Housing Preservation and Development (HPD), which had intended a housing development, to the Department of Parks and Recreation (DPR), to create a historical memorial paying homage to enslaved Africans. Future presentations and CB14 input will be convened through the Community Environment, Cultural Affairs and Economic Development Committee or a public hearing, as appropriate.

On a motion, duly made, it was:

RESOLVED (32-1-1) to dissolve CB14's Flatbush African Burial Ground Task Force.

Nominating Committee:

The Chair announced the appointment of the Nominating Committee as follows:

Region 1 – Melissa Minnich

Region 2 – Talisha Sainvil

Region 3 – Naomi Lipnick

Region 4 – Ephraim Nierenberg

Member at Large – Joel Siegel

A motion to invoke Section IV, A-2 of CB14's bylaws in order to allow the Chair to run for a fourth term was made by Ephraim Nierenberg and duly seconded. The Chair claimed her ineligibility to vote. All others voted in favor.

On a motion, duly made, it was:

RESOLVED (33-0-0-1) to allow the Board Chair to run for a fourth term.

V. TOPICAL COMMITTEES – REPORTS AND ITEMS:

1. **Transportation – Co-Chairs Moussa Hassoun and Joel Siegel** reported on their December committee meeting. The agenda included a report by the NYPD Transportation Bureau on Truck Traffic Rules and Enforcement. The Bureau discussed truck collisions and enforcement in South Brooklyn. There was a discussion on the proposed City of Yes for Economic Opportunity’s distribution zones and their potential impacts on last mile trucking and transportation in the district. This was followed by a presentation by the Environmental Justice Alliance on their efforts to address last mile trucking issues in Brooklyn.
2. **Housing and Land Use – Co-Chairs Gregory Alvarez and Talisha Sainvil** spoke about the January 3 public hearing on the City of Yes for Economic Opportunity and encouraged the Board to review the video recording and documents available on the CB14 website prior to the meeting of the Committee of the Whole.
3. **Youth Services, Education and Libraries – Co-Chairs Karl-Henry Cesar and Eric Ost** announced that the Youth Conference was confirmed for Wednesday, March 6 at the Flatbush YMCA. They thanked CM Rita Joseph for providing funding to support the event and noted that COPO’s Duane Joseph Memorial Fund was also an event supporter. The co-chairs encouraged everyone to attend the upcoming Youth Services, Education and Libraries Committee meeting on Thursday to continue planning for the conference and hear from the Brooklyn Public Library. They also announced a New York State Education Department hearing on Mayoral Control of NYC Public Schools.
4. **Human Services – Co-Chair Yvette Clairjeane** announced that the Lunch & Learn series had begun and encouraged those in attendance to participate and help spread the word. She noted that the series was being held in memory of Duane Joseph.
5. **Community Environment, Cultural Affairs and Economic Development – Board Chair Brown** announced, in the absence of both co-chairs, that a committee meeting would be held on January 18 and would include reports on flooding in the district and small business programs for flood victims, as well as additional conversations about COY EO.
6. **Community Safety – Co-Chairs Hindy Bendel and Barden Prisant** invited everyone to their January 24 meeting to hear from the new Commanding Officer of the 70th Precinct, Deputy Inspector Gregory Mackie. They wished Inspector Ceparano well in his new position at Patrol Borough Brooklyn South. The District Attorney’s representative, Nancy Lulu, spoke about programs and services provided by the DA’s office. The co-chairs announced the January 10 memorial service for Officer Hennessy.

VII. PUBLIC SESSION

1. Juana Flores and Jay Taubman, Brooklyn Public Library, spoke about BPL’s achievements in 2023, highlighted the impacts of budget cuts on the city’s library system, and shared information about upcoming events at the Midwood, Cortelyou, and other library branches.
2. CM Rita Joseph and Brian Grady, Office of Council Member Rita Joseph, spoke about legislative initiatives, Participatory Budgeting, local events, and regular services available at the Council Member’s office.

VII. ADJOURNMENT – 8:50 P.M.

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

January 12, 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

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: HVCC Holding - 815 Flatbush Avenue

I am writing on behalf of Brooklyn Community Board 14 in reference to a notification of a new premises adult use retail dispensary license application filed by HVCC Holding LLC for 815 Flatbush Avenue, Brooklyn, New York. The notification to municipality (OCM-06009) was received on November 15, 2023. Brooklyn Community Board 14 scheduled a public hearing in reference to this notification for Tuesday, December 5, 2023. The applicant responded that he could not appear on this date and requested postponement. CB14 requested a 30-day extension from OCM and it was granted. The hearing was rescheduled to January 8, 2024 in consultation with the applicant to ensure availability. On the afternoon of January 8, 2024, the applicant indicated that he was ill and not available.

Given that the 60-day deadline was going to expire prior to CB14's ability to reschedule a duly noticed hearing, the January 8th hearing was held with the applicant in abstentia. The board was not able to opine on the merits of the application either in terms of the applicant or in terms of location.

Community Board members therefore voted to reject this specific application solely on the basis of the absence of the applicant.

CB14 members reiterate the request that OCM 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
Alex Pia, Applicant

For Economic Opportunity

Optional Worksheet: Proposal Feedback

Instructions: If you choose to complete this optional worksheet, please review each part of the proposal. Check the box to express whether you support or do not support that specific component. You can leave comments in the requested modification section.

	Support	Do Not Support	Requested Modification
#1: Reactivate Storefronts			
#2: Simplify district types			
#3: Small-scale production			
#4: Loading docks			

	Support	Do Not Support	Requested Modification
#5: Upper floor commercial			
#6: Use terms			
#7: Urban agriculture			
#8: Life sciences			
#9: Nightlife			
#10: Amusement			
#11: Home occupations			

	Support	Do Not Support	Requested Modification
#12: Streetscape			
#13: Auto repair			
#14: Micro-distribution			
#15: Campus commercial			
#16: Corner stores			
#17: Better waiver process			
#18: New loft-style district			

How to Submit:

If you choose to submit the optional worksheet, please upload it as a pdf to the land use portal as an attachment with your board's final resolution for Economic Opportunity. For any questions, please reach out to us at

EconomicOpportunity@planning.nyc.gov