



## **MINUTES OF A REGULAR BOARD MEETING OF BROOKLYN COMMUNITY BOARD 14 February 12, 2024**

A meeting of Brooklyn Community Board 14 was held on Monday, February 12, 2024, at East Midwood Jewish Center, 1625 Ocean Avenue.

### **MEMBERS PRESENT**

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

### **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

### **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

### **STATE ASSEMBLY**

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

### **CONGRESS**

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

## **OTHER GUESTS / REPRESENTATIVES**

D.I. Gregory Mackie, Commanding Officer, 70th Precinct, New York City Police Department

Det. Scott Nuzzi, 70th Precinct, New York City Police Department

## **I. CALL TO ORDER:**

Chair Jo Ann Brown called the February meeting to order at 7:03 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 January 8, 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 meetings and other events in the district. The DM discussed the register of responses to CB14's budget priorities. Some projects, including the Flatbush African Burial Ground, Lakeshore restoration, and cure violence programs have been funded. However, most responses indicated that funding was insufficient or directed CB14 to reach out to agencies for responses and were generally unhelpful. In lieu of a letter of comment to the agencies, the DM will respond to the Register with a letter to the Department of City Planning (DCP) and Office of Management and Budget (OMB) noting that the responses are inadequate and disrespectful of community board input and to request a change in the process (Addendum 1).

## **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 discussed crime statistics and crime prevention strategies.

The Chair recognized Black History Month and wished attendees a happy Lunar New Year.

The Chair reported on a public hearing held on February 7, 2024, regarding a special permit filed for 926 East 23rd Street (BSA#2023-73-BZ). Those Board Members present at the hearing recommended disapproving the special permit. The Chair noted that since the hearing the neighbors to the north rescinded their opposition.

### **A motion, duly made:**

**To disapprove of the special permit for (BSA#2023-73-BZ) FAILED TO CARRY (9-19-5).**

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

### **On a motion, duly made, it was:**

**RESOLVED (29-1-4) to recommend that the application be approved with the condition that the owner continue to work with neighbors to address concerns.**

The Chair reported on a public hearing held on February 7, 2024, regarding an application filed by AI Solula Corp for an adult use retail dispensary license at 9 Newkirk Plaza. Those Board Members present recommended approving the license with the condition that the applicants retain a consultant with knowledge of NY State's licensing rules. The applicant was asked to demonstrate that this condition had been met prior to the Monday Board meeting. The applicant's representative did provide documentation at the meeting. (He stated that it had been emailed to the District Office at 4:30 or 5:00PM but let the record show that the email's time stamp read 6:32PM.) Board member discussion focused on the location of the applicant site with emphasis on jurisdiction issues related to Newkirk Plaza.

**A motion, duly made:**

**To approve AI Solula Corp's application for an adult-use retail dispensary with this condition FAILED TO CARRY (14-19-2).**

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

**On a motion, duly made, it was:**

**RESOLVED (20-14-1) to reject AI Solula Corp's application for an adult-use retail dispensary. (Addendum 2)**

The Chair reported on the January 16, 2024, meeting of CB14's Legal and Executive Committees. Committee members discussed procedures for comment at public hearings, Roberts Rules of Order, self-nomination, and a performance review for District Manager Shawn Campbell. The Executive Committee approved a merit-based salary increase of 3.5% for the DM.

The Chair reported on the January 24, 2024, meeting of the Committee of the Whole hearing on the City of Yes for Economic Opportunity (COY-EO) zoning text amendment. The Committee of the Whole heard from the Department of City Planning and assessed items 8-18 (having previously considered 1-7 at a January 3<sup>rd</sup> hearing) in the COY-EO amendment (Addendum 3). CB14's comments were submitted to DCP.

The Chair invited a motion dissolving the Committee of the Whole.

**On a motion, duly made, it was:**

**RESOLVED (34-0-0) to dissolve the Committee of the Whole.**

The Chair reported on the Borough Board meeting held on February 6, 2024. Business included voting on the City of Yes for Economic Opportunity zoning text amendment. The Chair entered CB14's vote as approve with conditions. However, the zoning text amendment did not carry and was voted down by Borough Board. The second order of business was a discussion and letter regarding whether Borough Board could be conducted by teleconference. A letter to that end will be sent to the relevant state committee.

The Chair reported on the Nominating Committee meeting held on February 7, 2024, to compile a slate for the executive committee. She thanked Nominating Committee members Talisha Sainvil, Melissa Minnich, Naomi Lipnick, Ephraim Nierenberg, and Joel Siegel. Nominating Committee Chair Talisha Sainvil, reported the following slate:

Karl-Henry Cesar, Chair; Edward Cen, First Vice-Chair; Hindy Bendel, Second Vice-Chair; Shahid Kahn, Third Vice-Chair; Florencia Chang-Ageda, Secretary; Deborah Valentin and Eric Ost, Members at Large.

The Chair took nominations from the floor. Board member Nina Sabghir nominated Elizabeth Denys for First Vice-Chair. All nominees accepted their nominations. An election for First Vice-Chair will be held at the next Board meeting.

The Chair put forth a motion to establish a Transition Committee, which would meet to analyze the state of CB14 with respect to term-limited members and identify gaps in and pass down institutional knowledge of ongoing issues and conditions. The committee will provide opportunities for new members to assume leadership roles, retain legacy board members, and demonstrate that CB14 is actively and independently managing term limit transitions. This will be a voluntary committee and interested members were directed to reach out to the district office.

**On a motion, duly made, it was:**

**RESOLVED (33-0-1) to establish a Transition Committee.**

## **V. TOPICAL COMMITTEES – REPORTS AND ITEMS:**

- A) **Human Services – Co-Chairs Florencia Chang-Ageda and Yvette Clairjeane** thanked participants in the Lunch & Learn series and reminded attendees that the recordings are available online.

The District Manager thanked the co-chairs for their work on the Lunch & Learn series.

- B) **Youth Services, Education and Libraries – Co-Chairs Karl-Henry Cesar and Eric Ost** discussed the Youth Conference that will take place on Wednesday, March 6, 4-7PM. They reported on the number of organizations that have signed up and thanked those supporting the conference. The co-chairs encouraged board members to distribute flyers and posters and thanked those who translated the materials into Russian, Urdu, Haitian Creole, and Spanish. They encouraged attendance at the upcoming committee meeting on February 21, where there will be final planning for the event and the assignment of volunteer roles. The co-chairs also announced that applications are open for the Summer Youth Employment Program and 3-K.
- C) **Community Environment, Cultural Affairs and Economic Development – Co-Chair Melissa Minnich** reported on the committee's January meeting. Fund for the City of New York Planning Fellow, Paige Kloss, gave a preliminary presentation on flooding in the district. The U.S. Small Business Administration presented on programs for flood victims. She announced an upcoming meeting on February 27. There will be a presentation on the Gravesend Bay tributary project to install green infrastructure in CD14. There will also be a presentation on free tax preparation programs.
- D) **Community Safety – Co-Chairs Hindy Bendel and Barden Prisant** reported on the January 23 meeting. There was an introduction to the 70th Precinct's new Commanding Officer, Deputy Inspector Gregory Mackie. The committee also heard a presentation from the Kings County District Attorney about the DA's initiatives for youth and other groups.
- E) **Housing and Land Use – Co-Chairs Gregory Alvarez and Talisha Sainvil** announced a committee meeting in March, the date of which will be announced shortly.
- F) **Transportation – Co-Chairs Moussa Hassoun and Joel Siegel** announced an upcoming committee meeting in March, the date of which will be announced shortly. They also announced an upcoming MTA information session for the Interborough Express.

## **VI. PUBLIC SESSION**

1. Amanda Baker, Brooklyn Public Library, announced library programming, including tax services available at select branches. She announced a Friends of the Flatbush Library group and noted that the Center for Brooklyn History is now open to the public.
2. Avrohom Malachowski, Office of Council Member Farah Louis, reported on events held at the CM's office and announced upcoming workshops and information sessions.
3. Brian Grady, Office of Council Member Rita Joseph, reported on upcoming events hosted by the CM's office, as well as constituent services that will be available at the Brooklyn Public Library in partnership with other elected officials.
4. Mary Kay Seery, Office of Assemblymember Robert Carroll, announced upcoming events hosted by the AM's office.
5. Eileen Mullaney-Newman, Office of Brooklyn Borough President Antonio Reynoso, announced that the State of the Borough speech is being postponed due to weather.
6. Jacob Gold, Office of the New York City Public Advocate Jumaane Williams, provided legislative updates, highlighted the publication of the Worst Landlords list, and announced upcoming events.
7. Orlando Ross, Office of Representative Yvette Clarke, announced upcoming constituent services and outreach, highlighted programs for student loan borrowers, and discussed new IRS tax software.
8. Sydney Renwick, Office of Assemblymember Brian Cunningham, announced upcoming legislative events and workshops. She also announced upcoming events in the district and encouraged residents to sign up for the Assemblymember's topical taskforces.

**VII. ADJOURNMENT – 8:46 P.M.**

There being no further business the meeting was adjourned.



**BROOKLYN COMMUNITY BOARD 14**  
**FLATBUSH–MIDWOOD COMMUNITY DISTRICT**  
810 East 16<sup>th</sup> Street  
Brooklyn, New York 11230

February 15, 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*

Jacques Jiha, PhD  
Director  
Mayor's Office of Management and Budget  
255 Greenwich Street, 8th Floor  
New York, NY 10271

Daniel Garodnick  
Director  
NYC Department of City Planning  
120 Broadway, 31st Floor  
New York, NY 10007

Re: Letter of Comment for FY 2025

Dear Directors Jiha and Garodnick,

I am in receipt of the Register of Community Board Budget Request for FY 2025. Once again city agency responses to community board budget priorities are overwhelmingly underwhelming.

In 2017, OMB and DCP collaborated to introduce a new District Needs Statement platform that would connect community needs to budget priorities. While this was a worthy goal, the platform required a great deal of work at the community board level and, despite promises, yielded nothing of value in return. Agency responses were disconnected from and even dismissive of budget requests and thus, by new design, the district needs expressed therein. We have made our dissatisfaction with stock agency responses known over the past few years.

The Department of City Planning (DCP) and the Office of Management and Budget (OMB) have repeatedly promised improved agency responses in exchange for the additional work we have had to dedicate to a clunky online portal and a generic template. The final report continues to appear to be the work of DCP rather than the respective community boards across the city despite DCP's eventual agreement to remove the cover letter from Director Garodnick. The responses that agencies provided to FY 2025 requests are unhelpful and dismissive of community boards and communities at large.

This cannot be how agencies wish to be represented. Such dismissive responses are anathema to intentions of the New York City Charter and make a charade of community input to the New York City budget.

Board members and staff dedicate hours of work to dig into data, read reports, prepare budget consultation agendas, attend budget consultations, and conduct committee meetings and public hearings in order to write CB14's district needs statement and prioritize our budget requests accordingly. A great deal of CB14's budget requests are based on daily interactions with community members and as such budget priorities stem from community service and the dedication of a volunteer board.

Acknowledgement and reciprocation of this work is long overdue. We are asking for meaningful, data-driven agency responses that will enable us to assist city agencies to provide service delivery and carry out their missions at the local level.

DCP and OMB should take swift action to engage community boards in an effort to reinvent this process before reopening the portal for the FY 26 cycle. Respectfully, until there is a substantial sign that changes will be made, that agency interaction will be meaningful, and that community input will be valued in the outcomes of this budget process, we will follow up with agencies directly to pursue community needs and budget requests rather than doing so through this faulty and disrespectful process.

In the meantime, please accept this correspondence as CB14's "Letter of Comment."

Thank you,



Shawn Campbell  
District Manager

cc: Latonia McKinney, Senior Deputy Director for Intergovernmental Affairs, OMB  
Stephen Everette, Director of Planning Support, DCP  
Celeste Leon, Co-Chair, Future of Community Boards  
Susan Stetzer, Co-Chair, Future of Community Boards



**BROOKLYN COMMUNITY BOARD 14**  
**FLATBUSH–MIDWOOD COMMUNITY DISTRICT**  
810 East 16<sup>th</sup> Street  
Brooklyn, New York 11230

**Addendum 2**

**ERIC L. ADAMS**  
Mayor

February 14, 2024

**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: 9 Newkirk Plaza

**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 Al Solula Corp. at 9 Newkirk Plaza, Brooklyn, New York. Brooklyn Community Board 14 held a public hearing in reference to this notification on Wednesday, February 7, 2024.

**JOSEPH DWECK**  
Third Vice-Chair

**HINDY BENDEL**  
Secretary

**SHAHID KHAN**  
Member-at-Large

**FLORENCIA CHANG-AGEDA**  
Member-at-Large

**ALVIN M. BERK**  
Chairman Emeritus

The application was originally received by our office on December 29, 2023. However, it was filled out incorrectly. In the initial application Al Solula Corp, dba Cannabis World, checked off all three licensing options: retail dispensary premises (new or additional); microbusiness; and registered organization with dispensing (ROD). In addition, this application was not signed. We brought these errors to the attention of the applicant's attorney, who provided a corrected application to the CB14 District Office on the evening of January 9, 2024. A duly noticed public hearing was scheduled for February 7 at 7:30 pm at the CB14 District Office.

At the public hearing, board members recommended approving the application with the condition that the applicant retain the services of a consultant who would address concerns regarding the applicant's knowledge of retail dispensary requirements.

However, the public hearing recommendation was not ratified by the full board at the February 12 regular monthly meeting. The recommendation to approve the application lost with a vote of 14-19-2. A motion to reject the application prevailed with a vote of 20-14-1.

Just before the vote, the applicant's attorney provided documentation indicating that a consultant had been obtained. (Please note that the applicant's representative claimed to have sent the letter via email at 4:30 or 5:00 that afternoon, however, CB14's records indicate receipt at 6:32 pm.) Regardless of the applicant meeting this condition, there were continued concerns about the location of the proposed dispensary. Newkirk Plaza, where the dispensary would be located, is not a mapped street or an official public plaza. This raises challenges for general enforcement and there are many extant quality-of-life issues. Specifically, it is not possible to impose "no smoking" rules in the plaza. The fact that the applicant currently operates a CBD



store at this location also raised concerns. Furthermore, as has been the case with other applications, board members are frustrated with OCM's inability to enforce on the sale of cannabis at unlicensed locations. The proximity of such unlicensed locations to applicant addresses, as is the case here, undermines the 1000-foot rule.

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

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 rule category. We encourage OCM to continue to review its policy with the aim of offering a logical process and ensuring meaningful community input that is clearly communicated to stakeholders.

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. Farah Louis, Council Member, 45th Council District  
Assel Abuzid, Applicant  
Blake Morris, Applicant's Representative

Encl.

*city of* **yes**

## 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			