



MINUTES OF A REGULAR BOARD MEETING OF BROOKLYN COMMUNITY BOARD 14 October 20, 2025

A meeting of Brooklyn Community Board 14 was held on Monday, October 20, 2025, at East Midwood Jewish Center, 1625 Ocean Avenue.

MEMBERS PRESENT

Sahibzada Shabir Ahmad	Lisa Derrick	Alex Lesman	Tzvi Plotsker
Waqil Ahmed	Roisin Ford	Donald Loggins	Barden Prisant
Gregory Alvarez	Jerrell Gray	Sasha Maslouski	Bazah Roohi
Binyomin Bendet	Susan Hargett	Melissa Minnich	Nina Sabghir
Davina Bholanauth	Moussa Hassoun	Ephraim Nierenberg	Joel Siegel
Christopher Bromson	Ian Hayes	Aasma Nuzzi	Gail L Smith
Karl-Henry Cesar	Mordechai Husarsky	Eric Ost	Rolanda Telesford-Hastick
Florencia Chang-Ageda	Nodica Johnson	Ornella Parker	Abraham Treff
Yvette Clairjeane	Kirsti Jutila	Nora Peña	Deborah Valentin
Elizabeth Denys	Nicole Levenson Angulo	Susan Phillip	Alana Wilson

DISTRICT OFFICE

Shawn Campbell, District Manager
Patricia Olender, Community Coordinator

BOROUGH HALL

Brit Byrd, Office of Brooklyn Borough President Antonio Reynoso

DISTRICT ATTORNEY

Nancy Lulu, Office of Kings County District Attorney Eric Gonzalez

CITY COUNCIL

Meagan Fleming-White, Office of Councilmember Farah Louis (45th CD)

STATE ASSEMBLY

Tyesha Allen, Office of Assemblymember Rodneyse Bichotte Hermelyn (42nd AD)
Mary Kay Seery, Office of Assemblymember Robert Carroll (44th AD)

CONGRESS

Eli Slavin, Office of Representative Yvette Clarke (9th CD)

OTHER GUESTS/REPRESENTATIVES

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

I. CALL TO ORDER:

Chair Karl-Henry Cesar called the October meeting to order at 7:01 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 September 8, 2025, board 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 meetings, hearings and other events pertinent to the district. DM Shawn Campbell reported on budget consultations held with 19 city agencies over the course of three days. She announced that the Department for the Aging would be holding their plan hearing on October 28th. The DM reported on a Community Advisory Board (CAB) meeting for the Duryea Place shelter. She reported on other meetings including a meeting of the Future of Community Boards working group, an MTA meeting regarding IBX, a City Council and Open Dining hearing, the October district service cabinet meeting and two borough service cabinet meetings. The DM attended the annual 70th Police Precinct memorial for Lieutenant Federico Narvaez. She reminded the assembly that annual Community Board 14 reception will be held at EMJC on October 30th.

IV. CHAIR REPORT – Karl-Henry Cesar:

The Chair recognized representatives from elected officials' offices and city agencies (see page 1).

The Chair thanked Board Members who had attended the NYPD 70th Precinct's Annual National Night out on August 5th.

The Chair reported on a public hearing held on September 29th, regarding a Board of Standards and Appeals (BSA) variance application, calendar number 1-88-BZ, for 1593 Coney Island Ave. The application was for an amendment to the previous variance to allow for the addition of a partial fourth and fifth floor in the R5/C2-3 portion of the premises contrary to the underlying floor area, wall height, sky exposure plane, rear yard and parking regulations. A recommendation was made to approve the application.

On a motion, duly made, it was:

RESOLVED 40-0-0 to recommend that the application for 1593 Coney Island Ave be approved without conditions. (Addendum 1)

The Chair reported on a public hearing held on September 29th, regarding a BSA application for a variance and special permit, calendar number 2025-16-BZ, for 583 East 23 St. The application was to permit a change in use for an existing house of worship in Use Group 3 to an ambulatory diagnostic or treatment center, also in Use Group 3, in excess of 1500 square feet and located within an R3X zoning district, contrary to use regulations, front yard, height and setback and parking regulations. In addition to questions from board members, the hearing also included testimony from registered speakers. A recommendation was made to approve the application with conditions.

The Chair opened the floor for questions. Discussion ensued.

On a motion, duly made, it was:

RESOLVED 39-0-1 to recommend that the application for 583 East 23 St be approved with the conditions that 1) the applicant will operate via the method of operation presented at the public hearing 2) the applicant will not seek parking relief from the Department of Transportation, 3) the facility will not use illuminated or excessive signage. (Addendum 2)

The Chair reported on a special meeting of the Executive and Budget Committees. The committees heard a presentation from Perris Straughter, Director of Planning and Land Use at City Council. The Budget Committee reviewed FY 2026 budget requests in order to develop board priorities for the City's Capital and Expense Budgets for Fiscal Year 2027.

The Chair invited DI Wernersbach, Commanding Officer of the 70th Precinct, to address the meeting. DI Wernersbach spoke about the Precinct's response to recent issues in the district.

The Chair reported on a public hearing held on October 20th just prior to the board meeting, regarding recommendations for the New York City Capital and Expense budgets for Fiscal Year 2027. At the hearing DM Campbell summarized the budget process and inputs. During discussion, revisions to the initial priorities were proposed and a recommendation was made to approve those revised priorities.

On a motion, duly made, it was:

RESOLVED 40-0-0 to approve the recommendations from the public hearing with regards to Brooklyn Community Board 14's priorities for the City's Capital and Expense Budgets for Fiscal Year 2027.

The Chair noted that Board Member Florencia Chang-Ageda attended Brookdale-One Brooklyn Health's CAB meeting on October 6th.

The Chair reported on the Borough Board meeting on October 7th at which he was represented by DM Campbell. The Borough Board voted on a joint pedestrian safety improvement project by the Department of Transportation and Department of Parks and Recreation to reconstruct a sidewalk at Prospect Park-Grand Army Plaza. The Board also voted on a proposed restroom at the Shirley Chisholm Pavillion on Parkside Avenue. The Board also voted on the Prospect Park Alliance's proposal to reconstruct the Willink restroom. For each project, a motion was made to allow the full borough board to vote on the Prospect Park projects (and not only the bordering districts). The votes passed overwhelmingly. The Board's final agenda item was a presentation by the Department of City Planning on NYC's urban design principles.

V. TOPICAL COMMITTEES – REPORTS AND ITEMS:

A) Community Environment, Cultural Affairs and Economic Development – Co-Chair Deborah Valentin reported on the September 18th meeting. The committee heard a presentation by the Prospect Park Alliance representatives on the reconstruction of the Ocean Avenue perimeter of Prospect Park.

B) Human Services – Co-Chairs Yvette Clairjeane and Jerrel Gray announced a committee meeting on October 27th at the Community Board 14 district office. The committee will hear presentations by Public Health Solutions and the NYC Department of Health and Mental Hygiene.

C) Housing and Land Use – Co-Chairs Gregory Alvarez and Melissa Minnich had no report.

D) Community Safety – Co-Chair Florencia Chang-Ageda announced a committee meeting on October 22nd. She also announced the Precinct's Community Council meeting on October 29th.

- E) Transportation – Co-Chairs Moussa Hassoun and Binyomin Bendet** provided updates on transportation projects in the district. There was also an announcement that they would meet on November 6th via Webex.
- F) Youth Services, Education and Libraries – Co-Chairs Eric Ost and Ornella Parker** announced a committee meeting on November 18th. The Committee will hear a presentation on school budget information from the Independent Budget Office (IBO) and begin planning for the annual Youth Conference.

VI. AD HOC COMMITTEES – REPORTS AND ITEMS:

- G) Transition Committee – Co-chairs Ornella Parker and Nicole Lebenson Angulo** announced a meeting on November 24th. The committee will perform a board membership assessment and discuss community engagement strategies.

VII. PUBLIC SESSION

1. Rakhi Bhattacharya, Brooklyn Public Library, Midwood Branch, shared information about events and services hosted by the library.
2. Nancy Lulu, Office of the Kings County District Attorney, shared information about the KCDA's Action Center.
3. Mary Kay Seery, Office of Assemblymember Robert Carroll, shared information about upcoming events hosted by the Assemblymember's office.
4. Meagan Fleming-White, Office of Councilmember Farah Louis, shared information about community developments and upcoming events hosted by the Councilmember's office.
5. Brit Byrd, Office of Brooklyn Borough President, shared information about upcoming events hosted by the Borough President's office.
6. Tyesha Allen, Office of Assemblymember Rodneyse Bichotte Hermelyn, shared information about upcoming events hosted by the Assemblymember's office.
7. Sasha Hyman, community member, spoke about housing issues in the neighborhood.
8. Eli Slavin, Office of Congresswoman Yvette Clarke, announced upcoming events hosted by the Congresswoman and shared the contact information for her office.
9. Ama Ney, community member, spoke about community issues.

VII. ADJOURNMENT – 8:19 P.M.

There being no further business the meeting was adjourned.

Community Board (CB) Recommendation Report

Section A Site Data			
1-88-BZ	1593 Coney Island Avenue		
BSA Calendar Number	Property Address		
1603 Realty Company, LLC	Brooklyn	6731	65, 165, 70, 73, 75, 76
Applicant / Representative	Borough	Block	Lot(s)
10/20/25	Brooklyn CB#14		
CB Recommendation Date	CB Number		

Section B Project Description
Amendment to allow for the addition of a partial fourth and a partial fifth floor in the R5 / C2-3 portion of the premises, contrary to the underlying floor area/FAR (ZR 33-121), wall height and sky exposure plane (ZR 33-432), rear yard (ZR 33-292), and parking (ZR 36-21) regulations.

Section C Recommendation of Community Board	Votes
<input checked="" type="checkbox"/> Approve	40 In Favor
<input type="checkbox"/> Approve with Modifications / Conditions	Against
<input type="checkbox"/> Disapprove	Abstaining
<input type="checkbox"/> Recommendation Waived	40 Number of Community Board Members

Section D Conditions / Comments

Is there a minority report? ☒ NO ☐ YES (if yes, summarize on attached report).

Section E Signature of CB Officer			
 Signature	Shawn Campbell Print Name	District Manager Title	10/21/2025 Date

Email a copy of this completed form along with any attachments to submit@bsa.nyc.gov. For additional information or assistance, contact the BSA office at (212) 386-0009.

Community Board (CB) Recommendation Report

Section A Site Data			
2025-16-BZ	583 East 23rd Street		
BSA Calendar Number	Property Address		
583BH LLC	Brooklyn	5223	2
Applicant / Representative	Borough	Block	Lot(s)
10/20/25	Brooklyn CB#14		
CB Recommendation Date	CB Number		

Section B Project Description	
<p>Variance and Special Permit to permit the change of use of an existing house of worship in Use Group ("UG") III(B) to an ambulatory diagnostic or treatment health care also in UG III(B) in excess of 1,500 square feet located within an R3X zoning district, contrary to use regulations (ZR §§ 22-131(B) and 22-132(b)), front yard (ZR § 24-34), height and setback (ZR § 24-521) and parking (ZR § 25-31) regulations. Because the existing house of worship was also constructed pursuant to a variance granted on June 23, 2009, the proposed change of use is also contrary BSA Calendar No. 10-09-BZ</p>	

Section C	Recommendation of Community Board	Votes
<input checked="" type="checkbox"/>	Approve	39 In Favor
<input type="checkbox"/>	Approve with Modifications / Conditions	Against
<input type="checkbox"/>	Disapprove	1 Abstaining
<input type="checkbox"/>	Recommendation Waived	40 Number of Community Board Members

Section D	Conditions / Comments
<p>1. The applicant will not seek on-street parking relief from DOT;</p> <p>2. The applicant will not install illuminated signage;</p> <p>3. There will be no changes to the method of operation described in the application and presented to CB14.</p>	
<p>Is there a minority report? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (if yes, summarize on attached report).</p>	

Section E Signature of CB Officer			
	Shawn Campbell	District Manager	10/21/2025
Signature	Print Name	Title	Date

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