



## **MINUTES OF A REGULAR BOARD MEETING OF BROOKLYN COMMUNITY BOARD 14 December 8, 2025**

A meeting of Brooklyn Community Board 14 was held on Monday, December 8, 2025, at the East Midwood Jewish Center, 1625 Ocean Avenue.

### **MEMBERS PRESENT**

|                        |                        |                    |                  |
|------------------------|------------------------|--------------------|------------------|
| Sahibzada Shabir Ahmad | Roisin Ford            | Melissa Minnich    | Barden Prisant   |
| Waqil Ahmed            | Jerrell Gray           | Ephraim Nierenberg | Nina Sabghir     |
| Gregory Alvarez        | Susan Hargett          | Aasma Nuzzi        | Joel Siegel      |
| Binyomin Bendet        | Mordechai Husarsky     | Eric Ost           | Gail L Smith     |
| Karl-Henry Cesar       | Nicole Lebenson Angulo | Ornella Parker     | Alexa Summers    |
| Florencia Chang-Ageda  | Alex Lesman            | Nora Peña          | Abraham Treff    |
| Lisa Derrick           | Donald Loggins         | Susan Phillip      | Deborah Valentin |
| Joseph Dweck           | Sasha Maslouski        | Tzvi Plotsker      | 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**

Nany Lulu, Office of Kings County District Attorney Eric Gonzalez

### **CITY COUNCIL**

Brian Grady, Office of Councilmember Rita Joseph (40th CD)  
Meagan Fleming-White, Office of Councilmember Farah Louis (45th CD)

### **STATE SENATE**

Noam Abrahams, Office of State Senator Sam Sutton (22nd SD)

### **CONGRESS**

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

### **OTHER GUESTS/REPRESENTATIVES**

Lauren Collins, Church-Flatbush Community Alliance  
Det. Scott Nuzzi, 70th Precinct, New York City Police Department

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

Chair Karl-Henry Cesar called the December meeting to order at 6:59 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 10, 2025, board meeting were approved with a correction to attendance. 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 Campbell reminded attendees that property owners are responsible for cleaning 18" into the street, including debris and leaves. She also asked board members, especially committee co-chairs, to frequently check their emails for announcements from the district office.

The DM shared that the Future of Community Boards working group were continuing to discuss how to best achieve shared goals including necessary increases in baseline budgets for Community Boards citywide.

DM Campbell reported on the District Service Cabinet held on December 3<sup>rd</sup>. She noted that the Department of Transportation (DOT) and Metropolitan Transportation Authority (MTA) reported to the DO that they are undertaking an engineering study on the deck of Newkirk Plaza. She encouraged members to contact their state-level elected officials to hold MTA accountable.

## **IV. CHAIR REPORT – Karl-Henry Cesar:**

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

The Chair wished happy holidays to all who celebrate.

The Chair reported on a public hearing held on Monday, December 8<sup>th</sup>, regarding an application by BK Exotic Outlet LLC dba BK Exotic to renew an adult use retail cannabis dispensary license at 1056 Flatbush Ave. A recommendation was made to approve the renewal application.

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

**RESOLVED 25-4-0 to approve the renewal application for an adult use retail dispensary license for BK Exotic Outlet LLC dba BK Exotic at 1056 Flatbush Avenue. (Addendum 1)**

The Chair reported on a public hearing held on Monday, December 8<sup>th</sup>, regarding an application by Shlomo Tamir dba Myrtle 2 LLC for an adult use retail cannabis dispensary license at 1713 Church Ave. The recommendation from that hearing was to deny the applicant on the basis of their absence and to recommend denial of the location as well.

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

**RESOLVED 26-1-2 to approve the recommendations made during the public hearing, denying the applicant, Shlomo Tamir dba Myrtle 2 LLC, and the location of 1713 Church Ave for an adult use retail dispensary license. (Addendum 2)**

The Chair reported on the Executive and Committee Co-chairs meeting held on Thursday December 4<sup>th</sup> at the CB14 District Office. The committee discussed how the board handles requests for action, including letters of support raised during committee meetings. The meeting did not have quorum, as a result the board will continue operating as it has since the New York City emergency declaration for COVID was lifted and in accordance with the Open Meetings law. When a request for action arises during a virtual committee meeting, co-chairs should engage in discussion of the request and then report this to the full board where action can be taken accordingly.

Third Vice Chair Ornella Parker also noted that if action arises out of a committee meeting the responsibility is on board members who are not present to review the recording thus allowing for an informed vote.

The Chair reported on the Brooklyn Borough Board meeting held on December 2<sup>nd</sup>. Bridge Street Development Corporation presented on developing affordable housing for seniors under section 202, a federal HUD program to provide affordable housing for low-income seniors.

The Chair reported on his attendance at a World AIDS Day event hosted by Health and Education Alternatives for Teens (HEAT) at SUNY Downstate Brooklyn.

The Chair reported on a press conference held at the Church Avenue subway station on November 25<sup>th</sup> to unveil elevators and accessibility upgrades at the station.

The Chair reported that the Department of Environmental Protection (DEP), Department of Parks and Recreation (DPR), and the Prospect Park Alliance announced a plan to build a nature-based flood management system, known as a Blue Belt, in Prospect Park. The Chair noted that CB14 has been advocating for various flood related initiatives and improvements for over a decade. The project is currently in the design phase with a projected start date in 2029 and projected completion in 2032.

The Chair reported on a meeting held by the Borough President and Community Board chairs. Participants discussed meeting practices and attendance at Borough Board meetings.

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

**A) Community Environment, Cultural Affairs and Economic Development – Co-Chair Deborah Valentin** had no report. She encouraged attendance at upcoming committee meetings.

**B) Transportation – Co-Chair Binyomin Bendet** announced that the committee will hold its next meeting in February, date TBA. He encouraged residents interested in the Interborough Express (IBX) to check the IBX and CB14 websites for updates.

**C) Community Safety – Co-Chair Florencia Chang-Ageda** announced a joint meeting with the Human Services Committee for January 29<sup>th</sup>. She announced that the 70<sup>th</sup> Precinct Community Council will be holding their meeting and holiday party on December 17<sup>th</sup>. She reported on a shooting in the precinct and noted that a community response will be provided.

**D) Human Services – Co-Chair Jerrel Gray** announced that the community will be holding a joint meeting with the Housing and Land Use committee on Wednesday, December 17<sup>th</sup>.

Chair Cesar noted that there will also be a City Council oversight hearing for the Department of Health and Mental Hygiene on December 17<sup>th</sup> and encouraged those interested to stream the hearing.

**E) Housing and Land Use – Co-Chairs Gregory Alvarez and Melissa Minnich** reiterated that the next meeting would be a joint meeting with the Human Services committee on December 17<sup>th</sup>. Co-Chair Minnich

announced that the annual Hope Count for homeless New Yorkers will be held on January 27<sup>th</sup>. She also noted that, due to cold temperatures, Code Blues have been in effect, meaning free shelter is available for anyone in need. Residents who see street homeless individuals should call 311 for homeless services dispatch.

- F) Youth Services, Education and Libraries – Co-Chairs Ornella Parker and Eric Ost** reported on the November 18<sup>th</sup> committee meeting. The committee heard a presentation by the Flatbush Development Corporation (FDC) on youth services and programs. Chair Ost noted that FDC is currently recruiting group leaders, teachers, and volunteers for their programs. The committee heard a second presentation by CAMBA on the LEAP Program, fostering family acceptance for LGBTQ+ youth. The committee also began planning for the annual youth conference, which will be held on March 11. The committee has put together a short survey for youth to inform planning.

The co-chairs announced that the next committee meeting will be on Thursday January 8<sup>th</sup>, 2026.

## **VI. AD HOC COMMITTEES – REPORTS AND ITEMS:**

- G) Transition Committee – Co-Chairs Ornella Parker and Nicole Lebenson Angulo** reported on the November 17<sup>th</sup> committee meeting. The committee heard a presentation on parliamentary procedures by the Civic Engagement Commission (CEC). Co-chair Angulo noted that the founding idea behind the Transition Committee was to capture and disseminate institutional knowledge from long-term board members. The committee brainstormed strategies for carrying out that goal and facilitating positive relations among board members. A survey is forthcoming. Co-chair Parker noted the importance of board members checking their emails.

District Manager Campbell noted that the CB14 website has a resource page for board members, including information on Robert's Rules of Order. She urged board members to keep track of their appointment year and mid-term appointments as this information is relevant in determining their term limits.

## **VII. PUBLIC SESSION**

1. Wayne Rosenfeld, East Midwood Jewish Center, discussed changes that will be made to the EMJC building as part of security improvements. He also announced that the pool and locker rooms are open.
2. Afroditie Paloumbis, community member, shared information about Intro 1192, to create a climate migrant services coordinator in City government.
3. Brit Byrd, Office of Brooklyn Borough President, shared legislative and community updates. He reminded participants that applications for Community Board membership are live and an informational workshop on Community Boards will be held on Tuesday December 9<sup>th</sup>.
4. William Lewnes, Brooklyn Public Library, shared information about library programs and lending services, including art lending.
5. Shabir Ahmad, Brooklyn Emerge, shared information about hot food distribution.
6. Lauren Collins, Church-Flatbush Community Alliance, shared information about a proposed lighting installation.
7. Brian Grady, Office of Council member Rita Joseph, shared information about events and services provided by the council member's office.
8. Nancy Lulu, Office of Kings County District Attorney Eric Gonzalez, shared information about events and services provided by the District Attorney's office.
9. Noam Abrahams, Office of State Senator Sam Sutton, shared information about events and services provided by the senator's office.

10. Meagan Fleming-White, Office of Councilmember Farah Louis, shared information about events and services provided by the council member's office. The CM will also be hosting workshops for nonprofits interested in receiving discretionary funding.
11. Eli Slavin, Office of Congresswoman Yvette Clarke, reminded attendees to check the congresswoman's website for information about legislation, events, and services provided by the congresswoman's office. He also announced satellite office locations.
12. Kadeem Phillip, Brooklyn Dreams Charter School, shared information about school programs and enrollment.

**VII. ADJOURNMENT – 8:13 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

Addendum 1

**ERIC L. ADAMS**  
*Mayor*

**ANTONIO REYNOSO**  
*Borough President*

**KARL-HENRY CESAR**  
*Chair*

**SHAWN CAMPBELL**  
*District Manager*

**EXECUTIVE COMMITTEE**

**EDWARD CEN**  
*First Vice-Chair*

**HINDY BENDEL**  
*Second Vice-Chair*

**SHAHID KHAN**  
*Third Vice-Chair*

**FLORENCIA CHANG-AGEDA**  
*Secretary*

**ERIC OST**  
*Member-at-Large*

**DEBORAH VALENTIN**  
*Member-at-Large*

**ALVIN M. BERK**  
*Chairman Emeritus*

December 12, 2025

Jessica García  
Chairwoman of the Cannabis Control Board  
New York State Office of Cannabis Management  
1220 Washington Avenue  
Harriman State Office Campus  
Albany, NY 12226

Dear Chair Garcia,

I am writing on behalf of Brooklyn Community Board 14 in reference to a renewal application notification of an adult use retail dispensary license application filed by BK Exotic Outlet LLC DBA BK Exotic at 1056 Flatbush Avenue, Brooklyn, New York. Brooklyn Community Board 14 held a public hearing in reference to this notification on Monday, December 8, 2025.

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

However, members of Community Board 14 continue to have concerns with OCM's process for licensing retail dispensaries. Please reconsider the point at which Community Boards are asked to weigh in on an application. CB14 has had to request an extension for every application. It is also confusing to consider sites that are not yet in the possession of the applicant. A more rational approach would be to ensure that the applicant has control of the site. This would also ensure only one application per address.

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,

Karl-Henry Cesar  
Chair



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

Addendum 2

**ERIC L. ADAMS**  
Mayor

December 12, 2025

**ANTONIO REYNOSO**  
Borough President

Jessica García  
Chairwoman of the Cannabis Control Board  
New York State Office of Cannabis Management  
1220 Washington Avenue  
Harriman State Office Campus  
Albany, NY 12226

**KARL-HENRY CESAR**  
Chair

**SHAWN CAMPBELL**  
District Manager

**EXECUTIVE COMMITTEE**

Dear Chair Garcia,

**ERIC OST**  
First Vice-Chair

Re: Shlomo Tabir DBA Myrtle 2 LLC

**DEBORAH VALENTIN**  
Second Vice-Chair

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 Shlomo Tabir DBA Myrtle 2 LLC, 1713 Church Avenue, Brooklyn, New York.. The hearing was held on December 8, at 6:45. The applicant was duly notified and the CB14 District Office followed up by phone. However, the applicant failed to appear.

**ORNELLA PARKER**  
Third Vice-Chair

**FLORENCIA CHANG-AGEDA**  
Secretary

Community Board members therefore voted to reject this specific application on the basis of the absence of the applicant. Board members also voted to disapprove of this location. It is adjacent to a busy subway station and there is a public safety focus in this area. There are two unpermitted cannabis shops (aka smoke shops) in the area which casts doubts on enforcement capacity.

**BINYOMIN BENDET**  
Member-at-Large

**MOUSSA HASSOUN**  
Member-at-Large

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**ALVIN M. BERK**  
Chairman Emeritus

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Sincerely,

Karl-Henry Cesar  
Chair