MINUTES OF A REGULAR BOARD MEETING
OF BROOKLYN COMMUNITY BOARD 14
September 14, 2026

A meeting of Brooklyn Community Board 14 was held on Monday, September 14, 2026, at the East Midwood Jewish Center, 1625 Ocean Avenue.

MEMBERS PRESENT

Sahibzada Shabir Ahmad	Elizabeth Denys	Kashif Hussain	Eric Ost
Waqil Ahmed	Lisa Derrick	Kirsti Jutila	Nora Peña
Carissa Alphonso	Joseph Dweck	Nicole Lebenson Angulo	Susan Phillip
Gregory Alvarez	Beatrix Eckert-Chu	Donald Loggins	Barden Prisant
Binyomin Bendet	Roisin Ford	Sasha Maslouski	Bazah Roohi
Christopher Bromson	Jerrell Gray	Melissa Minnich	Nina Sabghir
Karl-Henry Cesar	Moussa Hassoun	Yemisi Nassirou	Joel Siegel
Florencia Chang-Ageda	Ian Haynes	Ephraim Nierenberg	Deborah Valentin
Yvette Clairjeane	Mordechai Husarsky	Aasma Nuzzi	Alana Wilson

DISTRICT OFFICE
Shawn Campbell, District Manager
Patricia Olender, Community Coordinator

BOROUGH HALL
Lucas Suhl, Office of Brooklyn Borough President Antonio Reynoso

DISTRICT ATTORNEY
Nancy Lulu, Office of Kings County District Attorney Eric Gonzalez

CITY COUNCIL
Council Member Farah Louis (45th CD)
Brian Grady, Office of Council Member Rita Joseph (40th CD)
Meagan Fleming-White, Office of Council Member Farah Louis (45th CD)

STATE ASSEMBLY
Assembly Member Rodneyse Bichotte-Hermelyn (42nd AD)
Tyesha Allen, Office of Assembly Member Rodneyse Bichotte-Hermelyn (42nd AD)

STATE SENATE
Paurcha Edwards, Office of State Senator Zellnor Myrie (20th SD)

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

NYPD
Det. Scott Nuzzi, Community Affairs, 70th Police Precinct

I. CALL TO ORDER:
Chair Jerrell Gray called the board meeting to order at 7:05 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 June 8, 2026 board meeting were approved. Copies are on file at the CB14 district office and are available on the CB14 website.

The Chair invited Assemblymember Rodneyse Bichotte Hermelyn to give remarks. The Assemblymember spoke about events and services her office organized including her annual senior luncheon. She thanked CB14 for the board's and the district office's work in the community.

The Chair invited Councilmember Farah Louis to give remarks. The Councilmember spoke about the proposed development at 1584 Flatbush. She encouraged community members to attend the South of Prospect Neighborhood Plan workshop taking place the following day. She thanked the board and district office for CB14's partnership.

III. DISTRICT MANAGER REPORT – Shawn Campbell:
The District Manager reported on testimony she presented at the June City Council Hearing she spoke about at the June CB14 Board meeting. She also provided testimony at a Commission on Government Efficiency public hearing on June 11th. (Addendum 1.)

She provided updates on Newkirk Plaza and on the CUNY Grad Center Community Board summit planned for early February 2027. Ms. Campbell is serving on the organizing committee for that event.

The District Manager also thanked Patricia Olender for her hard work over the summer. She noted Patricia's work on district service requests, organizing and managing the technology for Committee of the Whole meetings and hearings that took place over the summer. She noted Patricia's skill in having built and continuing to maintain a vibrant website, as well as the district office's database, payment systems and more.

Ms. Campbell reported that on October 2nd, she would be among others being recognized by the YMCA of Flatbush. She reminded the board that the YMCA hosted CB14's Youth Resource Fairs many times and either below the usual rate and in the last two years, as an in-kind contribution toward the event. As an event partner and as a valuable resource in the community, the Y has been an extraordinary support organization for the board and the community at large and Ms. Campbell encouraged board members to see the October 2nd event as an opportunity to return the support.

IV. CHAIR REPORT – Jerrell Gray:
The Chair welcomed everyone back and recognized representatives from elected officials' offices and city agencies (see page 1).
He shared thoughts and good wishes for September holidays and noted the 25th 9/11 anniversary.

He also thanked those who made the time to participate in Committee of the Whole meetings and engage with the board over the summer.

Committee of the Whole Report and Public Hearings
On Thursday, July 16th, 2026, at the Brooklyn Community Board 14 Office, there was a public hearing to receive public comment in relation to an Outdoor Dining application for On Loisaida DBA Ayat at 1616 Cortelyou Road.
The Committee of the Whole approved this application.

There was a second hearing to receive public comment in relation to the Liquor License renewal application for Team Soca Bar & Lounge DBA PICH Restaurant and Lounge at 774 Flatbush Avenue.
The Committee of the Whole approved this application. The Chair did note that residents from a nearby building submitted testimony regarding noise complaints and the owner of PICH was able to meet residents and was open to discussing solutions post hearing.

On Tuesday August 11th, at the Brooklyn Community Board 14 Office, another public hearing was held on a Retail Cannabis Dispensary Application for Stoned Age LLC at 1622 Cortelyou Road.
The Committee of the Whole approved this application.

On Wednesday September 9th, at the Brooklyn Community Board 14 Office a public hearing was held on a Uniform Land Use Review Procedure application to the Department of City Planning for 1584 Flatbush Avenue, ULURP No. C260315ZMK and N260316ZRK for a proposed 16 story, 112-unit mixed-use development. Those assembled raised a range of questions and concerns related to housing affordability, unit sizes, the scale of the proposed commercial and community facility spaces, sanitation, impacts on the streetscape, potential shadow effects, and the overall impact of the development on Flatbush Junction and existing local businesses.
A recommendation was made to approve the application with conditions related to sanitation, the distribution of community use space and commercial space; traffic and mass transit conditions; greenspace, the streetscape public amenities and environmental impacts including a community shadow impact study. (Addendum 2.)
The shadow study was provided in time for the board meeting (Addendum 3.)
The Board's recommendation from the public hearing was to approve this application with the conditions.
On a motion, duly made, it was:
RESOLVED 35-1-0 to approve.

On Monday, September 14th at the East Midwood Jewish Center, a public hearing was held, just prior to the regular monthly meeting of the board. The purpose of the hearing was to hear public testimony with respect to an Adult-Use Retail Dispensary application at 461 Coney Island Avenue.
The applicant Omar Nisimov, doing business as OC Dispensary, was present and testified on behalf of this application.
On a motion, duly made, it was:
RESOLVED (17-6-10) to approve the applicant
On a motion, duly made, it was:
RESOLVED (16-7-4) to recommend disapproval of the location at 461 Coney Island Ave.
CB14's recommendation will be sent to the Cannabis Control Board.

On Monday, September 14th at the East Midwood Jewish Center, a public hearing was held to hear public testimony with respect to community member recommendations for the city's fiscal year 2028 Capital and Expense budget. The District Manager summarized community input.
On a motion, duly made, it was:
RESOLVED unanimously to approve.

Personnel Actions
In July, the District Office submitted a salary merit increase request for Patricia Olender. While these requests have historically been approved under the District Manager's authority, the Office of Management and Budget reviewed the Board's bylaws and decided that they weren't prescriptive enough. After OMB consulted with the City Law Department, the Board has been asked to vote on staff merit increases.
The proposed personnel actions are as follows:
The DM asked for an 11% salary increase for Patricia Olender, in recognition of her responsibilities and contributions to the District Office, and to bring her salary in line with others in her title.
In addition, the chair proposed a 5% merit increase for the District Manager. This would amount to a cost-of-living adjustment for Shawn Campbell since her last salary adjustment in 2024 while preserving enough in the personnel budget to hire a third staff member. The District Office is currently interviewing candidates for a Community Associate.
On a motion, duly made, it was:
RESOLVED unanimously to approve.

Brooklyn Borough Board Report
The September Brooklyn Borough Board meeting took place on Tuesday, September 8, 2026. The Board received two presentations:

- Open Plans presented on low-traffic neighborhoods and strategies to improve street safety and quality of life.
- The Department of City Planning presented on its new Waterfront Study, a citywide initiative to gather input on the accessibility, usability, and improvement needs of New York City's waterfronts.

On September 28, Brooklyn Borough Hall will host a swearing-in ceremony for new Community Board members. Members should have received an email from Borough Hall with RSVP instructions.

The Chair reported that he joined the Chair of Brooklyn Community Board 9, signing a letter of support for the Homewood Gardens Tenant Association. Homewood Gardens, located in Community Board 9, is a property currently in foreclosure, and tenants have been working to address longstanding repair and maintenance issues with the court-appointed receiver.

Committee Appointments
Board members received their committee assignments for this year. (Addendum 4.)

Executive Committee Meeting
On September 9, CB14 held an Executive Committee meeting to discuss public hearing practices, committee operations, and the District Manager evaluation process. It was determined that Committee meetings will continue to be held remotely. However, committees are encouraged to hold at least one in-person meeting, ideally their first meeting of the year. The primary goal of your first meeting will be to develop a set of committee priorities to help inform the South of Prospect Neighborhood Plan. Committees are also encouraged to organize field trips or site visits related to their work. These trips are not mandatory, just encouraged.
The ad-hoc Transition Committee will sunset as this is the year that term limits begin. Many board systems have been put into place, and the executive committee will take on some of the remaining responsibilities. The Chair expressed appreciation for the committee's work over the past several years. The committee will deliver its final report in October.
District Manager Evaluation
According to the Board's bylaws, the Executive Committee is responsible for conducting the annual evaluation of the District Manager. A feedback form will be emailed to Board members later this month to allow sufficient

time for members to provide feedback. Later in the fall the executive committee will review the feedback with the District Manager.

South of Prospect Park Plan
Throughout the summer, the Board organized a series of presentations and discussions to prepare for the South of Prospect Park Neighborhood Plan at the July and August Committee of the Whole meetings. Sharon Wedderburn, Chair, Housing & Land Use Committee, Brooklyn Community Board 8 (Atlantic Avenue Mixed-Use Plan), La'Shawn Allen-Muhammad, Executive Director, Central Brooklyn Economic Development Corporation (East New York Neighborhood Plan), Will Spisak, New Economy Project and Lily Zaballos, Association for Neighborhood & Housing Development (ANHD) shared their experience with neighborhood plans, their expertise and insights

Many board members joined a walking tour of Coney Island Avenue on August 5 with representatives from the Department of City Planning, the New York City Council Land Use Division, and Brooklyn Community Board 12.

The Department of City Planning will hold its first public workshop for the South of Prospect Park Neighborhood Plan will take place on September 15 at 6:30 PM, at P.S. 889, located on Hinckley Place at Coney Island Avenue.

Board Member Resignations
The Chair recognized the resignations of Hindy Bendel, Susan Hargett, and Tameika Welsh. On behalf of the Board, the Chair expressed his sincere gratitude for their commitment, service, and contributions to Community Board 14.

The Chair asked all committee members to join their respective co-chairs for reports to introduce the new committees.

V. TOPICAL COMMITTEES – REPORTS AND ITEMS:
A. Human Services Committee – Co-Chairs Yvette Clairjeane and Karl-Henry Cesar spoke about the responsibilities of the committee, the issues they tend to cover and the spring Nonprofit Roundtable event. Mr. Cesar also spoke about a NYC Department of Health and Mental Hygiene webinar that he and board member Florencia Chang-Ageda participated in.
B. Housing and Land Use Committee – Co-Chairs Melissa Minnich and Gregory Alvarez spoke about the issues and topics that fall within the purview of the committee and spoke about the focus that will be on the South of Prospect Plan. They encouraged everyone to attend their 9/23 committee meeting at the District Office. Ms. Minnich noted that the SPP is related with the IBX plan and urged everyone to keep updated on that as well.
Mr. Alvarez also provided an update on 1455 Coney Island Avenue, an application for a nursing care facility that the board approved in June 2026. Soon after, the site owner and the applicant failed to finalize their agreement. Nonetheless, the City Planning Commission approved the application. There is still an expectation that the facility will be for nursing care but there is no information as to the provider or if it will still be a nonprofit facility.
C. Community Environment, Cultural Affairs and Economic Development Committee – Co-Chairs Christopher Bromson and (newly appointed) Nicole Lebenson-Angulo spoke about the committee's multifaceted role in the upcoming neighborhood plan. Mr. Bromson thanked last year's co-chair Deborah Valentin for her work on the committee.

D. Community Safety Committee – Co-Chairs Florencia Chang-Ageda and (newly appointed) Binyomin Bendet spoke about the importance of maintaining the practice of supporting the local DV shelter, announced the 5K walk/run in memory of Det. Dillon Stewart and encouraged everyone to participate in their meetings and Precinct Community Council meetings. Committee member Joe Dweck shared an idea to replace the 70th Precinct House with a park as part of the effort to relocate the precinct house. He asked the Board to consider a resolution to this end. The Chair noted that it could be considered in committee.

E. Transportation Committee – Co-Chair Moussa Hassoun and (newly appointed) Mordechai Husarsky spoke about their committee's focus on all issues related to transportation especially in relation to MTA and DOT. Binyomin Bendet was thanked for his service to the committee.

F. Youth Services, Education and Libraries Committee – Co-Chair Eric Ost recognized the end of a long and busy summer as the new school year has begun. He thanked educators, spoke about upcoming meetings, and the upcoming 20th anniversary of the Youth Resource Fair. He announced the Brooklyn PTA Fun Run would take place in October to raise funds for Title 1 schools and reminded everyone that the Flatbush Frolic will be on September 27th on Cortelyou Road.

The Chair dissolved the committee of the whole now that the board is back in session.

VII. PUBLIC SESSION

1. Joel Siegel – substituting for Mary Kay Seery, announced upcoming events for seniors organized by the office of Assemblymember Robert Carroll
2. Lauren Collins - announced community events hosted by the Church Flatbush Community Alliance and the community garden
3. Sean Robinson – expressed concerns about the veracity and business practices of a local cannabis retail dispensary
4. Brian Grady – announced several upcoming events organized by the office of Councilmember Rita Joseph
5. Nancy Lulu – brought greetings on behalf of District Attorney Eric Gonzalez, reported on a successful gun buyback event and announced upcoming events
6. Kadeem Phillip – spoke about Dreams Charter School
7. Paurcha Edwards – made announcements from the office of State Senator Zellnor Myrie
8. Tyesha Allen – made announcements from the office of Rodneyse Bichotte Hermelyn
9. Alana Wilson – on behalf of Roisin Ford announced City Forestry Day
10. Meagan Flemming-White – reiterated announcements made by Councilmember Farah Louis
11. Eli Slavin – made announcements about upcoming events organized by Representative Yvette Clarke
12. Antonia Bramble and Jay Taubman – announced several library programs and services.
13. Christopher Bromson – spoke about a training opportunity offered by the Crime Victims Treatment Center for volunteer crises counselors.

VII. ADJOURNMENT – 8:57 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

Testimony to the Commission on Government Efficiency (COGE) June 11, 2026

Good afternoon. My name is Shawn Campbell and I am the District Manager of Brooklyn, Community Board 14. Thank you for this opportunity to speak on the topic of Modernizing Government and Streamlining Government Technology.

From the smallest of city agencies my view on government technology is twofold. First is the technology that we need but have limited resources to obtain. Second is the technology that is thrust upon our two-three person staffs that increases our workload without benefit to our efficiency.

Community Boards have not had a baseline budget increase in over 20 years. However, we are required to live stream all meetings. We pay hundreds of dollars for every board meeting for a consultant to provide these services. We are encouraged to hold hybrid meetings, provide websites with language access, created and maintain our own service delivery database and more. Currently, CB14 does not have funds to upgrade equipment in our conference room. Sound and screenshare capacity make live stream sub-optimal and hybrid meetings near impossible.

On the other hand, we are required to use the city's technology with inadequate access and support. For instance, community boards are required to interface with city network sites such as Citytime, CECM, FMS and EEO trainings but we only have remote (virtual private network) access. The Ivanti provider fails frequently and there is only one OTI tech support person for all 59 community boards. The Department of City Planning developed a platform for district needs statements and annual budget priorities that requires hours of time, limits both input options and agency response and has been redesigned every year for the past five or six years with little to no improvement. This is the definition of inefficient.

I hope you hear from community-based organizations directly but will raise the issue of Passport and ask that the city continue to focus on improving that system and making sure that reimbursable contracts pay our CBOs in a timely manner.

The room for improvement is vast. The changes needed are not all heavy lifts. Some of the concerns simply need some attention and a willingness to make changes. I thank the administration for this beginning.

Addendum 2

BROOKLYN COMMUNITY BOARD 14

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

ZOHRAN MAMDANI
Mayor

ANTONIO REYNOSO
Borough President

JERRELL GRAY
Chair

SHAWN CAMPBELL
District Manager

EXECUTIVE COMMITTEE

ERIC OST
First Vice-Chair

ORNELLA PARKER
Second Vice-Chair

GREG ALVAREZ
Third Vice-Chair

BINYOMIN BENDET
Secretary

MELISSA MINNICH
Member-at-Large

AASMA NUZZI
Member-at-Large

ALVIN M. BERK
Chairman Emeritus

June 10, 2026

September 21, 2026

Sideya Sherman
Director
New York City Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271
1455 Coney Island Avenue Rezoning.

Dear Director Sherman,

On Wednesday September 9th, at the Brooklyn Community Board 14 Office a public hearing was held on a Uniform Land Use Review Procedure application to the Department of City Planning for 1584 Flatbush Avenue, ULURP No. C260315ZMK and N260316ZRK for a proposed 16 story, 112-unit mixed-use development. Those assembled raised a range of questions and concerns related to housing affordability, unit sizes, the scale of the proposed commercial and community facility spaces, sanitation, impacts on the streetscape, potential shadow effects, and the overall impact of the development on Flatbush Junction and existing local businesses. Additionally, more bike room space and bike parking was raised.

A recommendation was made to approve the application with conditions related to sanitation, the distribution of community use space and commercial space; traffic and mass transit conditions; greenspace, the streetscape public amenities and environmental impacts including a community shadow impact study. The shadow study was provided in time for the board meeting.

This public hearing recommendation was presented to the full board on Monday, September 14th. The recommendation was to approve with the following conditions:

Condition 1: The developer will reconsider the distribution of community use space and commercial space, which was proposed as 330 square feet and 9947 square feet respectively. We hope that the developer considers a commercial space that accommodates flexibility/availability for both large and small businesses, as well as the community use space should be considered with the need for CBO and public office space in mind.

Condition 2: Traffic and mass transit conditions should be considered in greater detail. It was noted that GZA is the developer's consultant. GZA must initiate a conversation with NYC DOT to study the Flatbush Avenue/Avenue H and Nostrand intersections for safer pedestrian crossing, traffic patterns in light of this proposed newly added residential density, commercial and residential deliveries, the Flatbush Avenue truck route, bus stop locations, and safe passage to the 2/5 train station.

Re: 1584 Flatbush Avenue, Brooklyn NY 11210

Regarding the Zoning Map Amendment from C4-4A to C6-3 and a Zoning Text Amendment to Appendix F to map an MIH Area to facilitate a new 16-story plus cellar, 105,027 sq. ft. (9.95 FAR) mixed-use development including 9,544 sq. ft. of commercial use, 330 sq. ft. of community facility use, and 112 dwelling units (28 permanently income-restricted units are being sought by 1584 Flatbush Avenue Partners LLC.

There are several social, economic and environmental effects, that add to the Flatbush Nostrand Junction BID's concerns:

Building shadows are an underexamined component of the public realm. The location, duration of shade can influence pedestrian comfort, public-space utilization, outdoor commerce, vegetation and neighborhood livability.

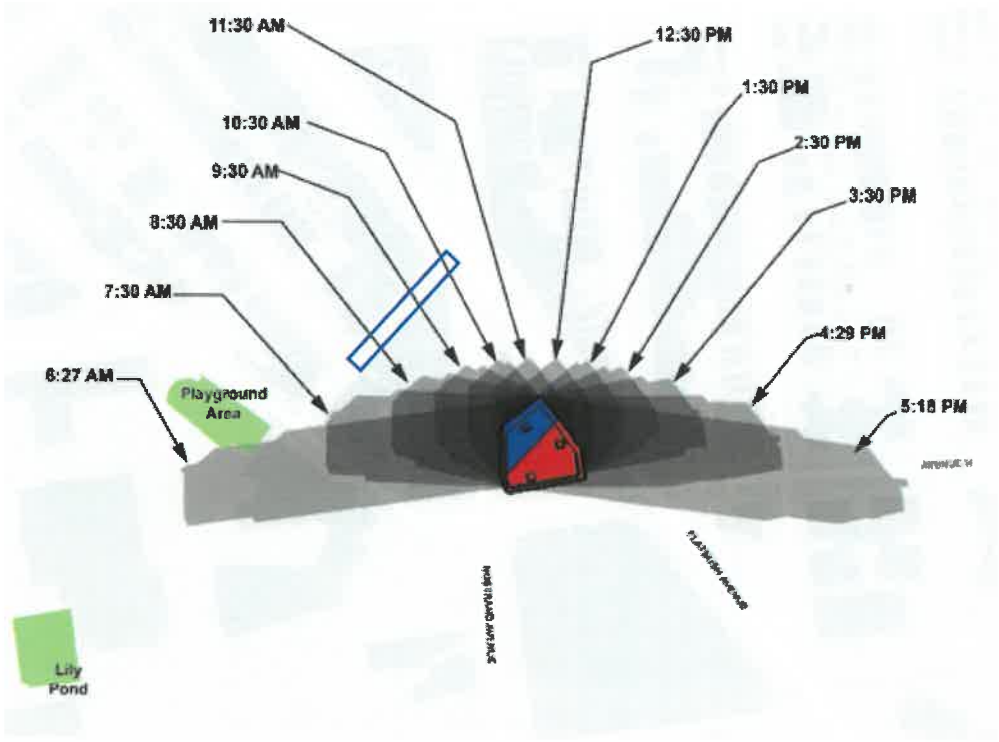
1. **Access of natural light north of the proposed development:** The proposed development will create significant negative shadow impact on businesses and residents in the areas covering Ave H between Flatbush & Nostrand going North impacting the following areas; from Ave H.
    - North on Flatbush Avenue: Bank of America (1580 Flatbush Ave) to Webster Bank (1550 Flatbush Ave)
    - North East on Nostrand Ave: 2171 Nostrand Ave to 1566 Flatbush Ave
    - North West on Nostrand Ave: Nostrand Deli (2184 Nostrand Ave) to Former Dallas BBQ (2146 Nostrand Ave)
    - North West on Campus Road: Nostrand Deli (2184 Nostrand Ave) to Tanger Hillel (2901 Campus Road)
    - Hillel Plaza & Its Businesses including Webster Bank, MCU Bank, Far Better Printing, Starbucks, McDonalds, Jupioca, Brooklyn Best Eats Deli
    - Residential homes on Kenilworth Place midway between Hillel Plaza and Glenwood Road
    - Brooklyn College's Leonard & Claire's Tow Centre for the performing Arts the Children's Playground on the College Campus.

    Shadows can also reduce opportunities for sunlight in areas that need it, particularly during colder months.

2. **Public Space Usability:** Excessive/ poorly timed shadows can make public spaces less inviting in the summer months and dark/ cold in the fall/ winter months.

Figure 4-5, Tier III Shadows Screening Analysis, May 6 / August 6

Projected Development Site 1
Projected Development Site 2
Projected Tier III Shadow
Sunlight Sensitive Open Space Resource



Data Sources:
(1) New York City Department of City Planning Information Technology Division MapPLUTO Data
(2) New York City Department of Information Technology and Telecommunications Open Space (Parks)
(3) Light Grey Base Map ESRI

Addendum 4

BROOKLYN COMMUNITY BOARD 14
OFFICERS & COMMITTEE ASSIGNMENTS
2026-2027

EXECUTIVE COMMITTEE

Jerrell Gray, *Chair*
Eric Ost, *First Vice-Chair*
Ornella Parker, *Second Vice-Chair*
Gregory Alvarez, *Third Vice-Chair*
Binyomin Bendet, *Secretary*
Melissa Minnich, *Member-at-Large*
Aasma Nuzzi, *Member-at-Large*

COMMUNITY ENVIRONMENT, CULTURAL AFFAIRS AND ECONOMIC DEVELOPMENT

Christopher Bromson – Co-Chair
Nicole Lebenson-Angulo – Co-Chair
Roisin Ford
Yitzchock Gottesman
Donald Loggins
Sasha Maslouski
Yemisi Nassirou
Barden Prisant
Joel Siegel
Michael Goldfarb,Public Member

COMMUNITY SAFETY

Binyomin Bendet – Co-Chair
Florencia Chang-Ageda – Co-Chair
Waqil Ahmed
Joseph Dweck
Ian Haynes
Deborah Valentin

HOUSING AND LAND USE

Gregory Alvarez – Co-Chair
Melissa Minnich – Co-Chair
Sahibzada Shabir Ahmad
Kirsti Jutila
Kellen Khelefu
Ephriam Nieremberg
Susan Phillip
Abraham Treff
Alana Wilson
Annie Larkin, Public Member

HUMAN SERVICES

Karl-Henry Cesar – Co-Chair
Yvette Clairjeane – Co-Chair
Nodica Johnson
Aasma Nuzzi
Tzvi Plotsker
Bazah Roohi

TRANSPORTATION

Moussa Hassoun – Co-Chair
Mordechai Husarsky – Co-Chair
Heshy Augenbaum
Elizabeth Denys
Lisa Derrick
Nora Peña
Nina Sabghir

YOUTH SERVICES, EDUCATION AND LIBRARIES

Eric Ost – Co-Chair
Ornella Parker – Co-Chair
Carissa Alphonso
Beatrix Eckert-Chu
Kashif Hussain
Rolanda Telesford-Hastick

Community Board 14 Chair and Vice-Chairs are ex-officio members of all Board committees