

COMMUNITY BOARD #18 MINUTES – REGULAR MEETING – JUNE 18, 2025

ATTENDANCE

Cassandra Alvarez
Mohamed Azez
Alan Bash
Barbara Bieber
Greg Borruso
Gardy Brazela
Andrenia Burgis
Jamaal Carryl
Kimberly Coke
Charmaine Corney-Antoine
Donna Mae Crossfield
Paul Curiale
Marie Delus
Stanley Delva
Nigel Dupree
Ariel Freeman
Maria Garrett
Denise Gouridine
Francesca Griffith

Sara Hendrix
Tomas Hernandez, Jr.
Naomi Hopkins
Naomi Lehrer
Rob Mazzuchin
Omeil Morgan
David Price
Yolaine Ridore
Frank Seddio
Akis Sinesi
Victoria Stennett
Julius Stukes
Annette Tomlin
Jennifer Troman
Michael Trotta
Sharene Williams
Maria Willis
Valerie Woodford
Grace Zwillenberg

GUESTS:

Mariam Khan
John Pelaez
Kevin Morgera
Krishna Prajapati
Terri Carta
Adam Rothkrug
Joan Gilbert
P.O. Thomas Podd
David Schaeffer
Diana Soriano
P.O. Maria
James H.
Gabriel Wolofsky
Monica Kolada
Diana Minchala
Alena Matthew
Roslyn Campbell
Eric Waterman
Decosta Headley
Abigail Jordan-Nicome

Representing Congress Member Yvette Clarke's Office, 9th C.D.
Stantec Consultant
Stantec Consultant
Stantec Consultant
Jamaica Bay-Rockaway Park Conservancy
Flatlands Re-zoning
Pres. Flatlands Civic Assoc.
NYPD 63rd Pct.
Representing State Senator Persaud
D.O.T.
NYPD 69th Pct.
NYC DOT CPM
NYC DDC
NYC DDC
NYC DDC
Representing Councilmember Narcisse, 46th C.D.
Office of Borough President Antonio Reynoso
Executive Director East Flatbush Village
Representing Assembly Member Nikki Lucas
CUNY School of Labor and Urban Studies

7:02 P.M.

Pledge of Allegiance

7:06 P.M.

REGULAR MEETING

A quorum was present to begin the meeting.

7:10 P.M.

Chairperson Naomi Hopkins asked if there were any additions or corrections to the minutes of the meeting held on May 21, 2025. There being none, a motion to accept the minutes passed unanimously.

7:14 P.M.

PUBLIC HEARING

Chair Naomi Hopkins introduced Attorney Adam Rothkrug representing the owners of 5502 Flat LLC, the triangular property at 5502 Flatlands Avenue which is in an R3-2 zoning district that has been vacant for several years. They previously filed a zoning application to add a C2-4 commercial overlay to the property to permit development of a one-story retail building. After consultation with the Department of City Planning - the rezoning request was modified to propose a rezoning to R6A/C2-4 and to add the mapping of a Mandatory Inclusionary Housing (MIH). Under the current R3-2 zoning district regulation is not economically viable, and we believe that the modest commercial development along Flatlands Avenue would be appropriate. The irregular configuration of the site does not lend itself to residential use, and as noted, was not the original intent of the owners - which is the development of a one-story commercial building. Board Member Grace Zwillenberg moved the motion to approve only a C2-4 commercial overlay to the property at 5502 Flatlands Avenue. Board Member Maria Garrett seconded the motion. The motion passed with 35 yes and 1 abstention votes.

7:30 P.M.

GUEST PRESENTATION

Chair Hopkins introduced John Pelaez, Project Manager of Stantec for the NYC DDC reconstruction of Avenue J. The reconstruction project will address damaged curbs, cracked sidewalks, overgrown tree roots, and uneven surfaces. The back pitched sidewalks and garages which are below grade and have insufficient drainage will be upgraded to prevent flooding events. The project goals are to reduce flooding, by elevating sidewalks, installing new catch basins and upgrading sewer lines. In addition, pedestrian safety will be targeted with new traffic signals, narrow roadways and raised crosswalks. Existing healthy historical trees will be preserved by expanding tree pits and removing unhealthy trees. The anticipated construction timeline is Summer of 2028-2030.

8:17 P.M.

GUEST PRESENTATION

Chair Hopkins introduced Terri Carta, Executive Director Jamaica Bay-Rockaway Park Conservancy with an update on the rehabilitation of Hangars 3 and 4 at Floyd Bennett Field. The conservancy is reaching out and for ideas from the community before construction begins in early 2026.

8:35 P.M.

PLANNING & ZONING COMMITTEE – Tomas Hernandez, Jr., Chairperson

The Planning & Zoning Committee reviewed a request for a variance from an existing gas station located at 10824 Flatlands Avenue. There being no issues or complaints, Chair Hernandez moved to approve the request for a 10-year variance for 10824 Flatlands Avenue. Board Member David Price seconded the motion. The motion passed with 30 yes, 1 no and 2 abstention votes.

8:40 P.M.

COMMUNICATIONS COMMITTEE – Sara Hendrix, Member

Update on the various community events that the new communications company has been covering to put together “What is A Community Board” that will be distributed on social media.

8:44 P.M.

CHAIRPERSON REPORT – Naomi Hopkins

As this is our final meeting of the year, I want to begin by thanking each of you for your continued faith in me and in our executive team. It’s been an honor to serve alongside such committed community members, and I’m genuinely happy to continue working with all of you as we head into the next term.

Tonight’s meeting is a great example of why this work matters. We heard from both a developer planning a major rehabilitation project at Floyd Bennett Field and the Department of Transportation—two presentations that captured exactly what this board does at its best: convene, question, and advocate.

You may have noticed that not every committee is listed on the agenda, only items requiring Board action will appear here. Announcements will be delivered by our District Manager, Sue Ann Partnow, who—as you know—is everywhere and somehow knows everything (seriously, I don’t know how she does it).

This past year, we made tremendous progress ensuring that committee meetings were held regularly and meaningfully. I’m extremely proud of that. In the year ahead, our focus will be on impact and efficiency. We’re going to tighten up our meeting structure. That means:

- Elected officials will offer brief remarks **between reports and hearings**
- Remarks will be limited to **one minute**

Yes, **one minute**. (You heard that right.)

We’ve done great work this year—and I truly believe the best is yet to come. Thank you all for your service, your passion, and your partnership.

8:54 P.M.

DISTRICT MANAGER’S REPORT – Sue Ann Partnow

It’s crunch time here in Community Board 18. A lot going on in the community and in the office.

63rd & 69th Precincts Community Council meetings - Thank you Presidents Greg Borruso & Gardy Brazela.

Civic Meetings –Mill Island, Flatlands and Mill Basin – Thank you Presidents - Ike Sinesi, Joan Gilbert & Paul Curiale. I was honored to discharge and install the officers of the Marine Park Community Association, congratulations to all of the officers as they embark on another year of hard work. Joined together with Bergen Beach Civic, President Mike Trotta on a special meeting for the property located on East 69th St. between Avenue X and Avenue V.

Press conference at 69th Pct. Mayor Adams introducing Q-Teams. Quality of life officers. The program will begin in July in Manhattan, the Bronx and Brooklyn. Queens and Staten Island in August. Board Members Paul Curiale, Tom Hernandez and Valerie Woodford were in attendance.

In addition, on behalf of the Board Members of CB18, I was happy to attend and support - Canarsie Ferry Rally, Lithium-Ion Battery March & Rally, Canarsie Memorial Day Parade, and Multicultural Day at P.S. 276,

IN & AROUND COMMUNITY BOARD 18

- The back of Canarsie Park will be cleared for a pumptrack, a track for wheeled sports equipment that, when ridden properly, does not require pedaling or pushing, but a “pumping” action to maintain momentum - pedal bikes, BMX, etc.
- Continued dumping at Flatbush Ave. and Hendrickson Pl. prompted a meeting with Sanitation, Marine Park Golf Course, Parks, the Marine Park Alliance and myself. Improved lighting and a new working with the existing business Raymour & Flannigan and the business coming in.
- The School Construction Authority performed an inspection and testing of existing caulking material during a recent school recent school renovation project. Soil testing indicated PCB’s ranging from slightly below to slightly above regulatory levels. As a precautionary measure, SCA has planned a soil remediation project at JHS 68 for June 30th.
- Trees are a major issue in the area. Heavy rains are causing limbs to fall and mold on the bark. Parks has been inspecting the trees as we send them the requests. Pruning begins in CB18 on July 1st for the new Fiscal Year. Hopefully, forestry will be able to tackle these issues.

CB18 JUNE CABINET MEETING

DDC- A meeting with updates on the SBS B82 project. Flatlands & Remsen night water shutdowns for new water mains.

FDNY – Working with the NYPD to combat illegal fireworks. Please notify the FDNY if you know of fireworks being sold. Also, the FDNY would like to join in community events. Please call the community board office if you would like the contact info to schedule them.

NYC OFFICE FOR THE AGING – They urge all older adults to join their monthly podcast - Aging Outloud.

DOT – Ongoing traffic study for installation of traffic light at E, 34th ST. & Ave. S. Speed camera on E. 80th St. between Farragut Rd. & Foster Ave. installed a ½ mile from school.

Jamaica Bay/Greenway Project – Water main work at Flatlands Ave. & East 76th St. The right turning lane sign at Flatlands Ave. & East 76th Street will be temporarily taken down. When the work is completed at that intersection, the sign will be replaced by DOT.

DOB – Conducting penalty free inspections for decks and other home improvement projects. Make sure it’s done right the first time so that you don’t get violations. Saturday, August 16 DOB in your neighborhood right here at CB18.

Jennifer Horsford Representing Senator Roxanne Persaud – Community Events – unclaimed funds, SD19 mobile office, free mammograms, Summer Family Fun Day in Canarsie Park, Senior Resource Day, Domestic Violence Seminar and a reminder to wear orange in June against gun violence.

Paul Curiale/Millennium – Update on Older Adult Centers, Summer rising, and SYEP

Sabrina Dejuiste Representing Council Member Farah Louis – Updates on events and programming

Donald Cranston Representing Assembly Member Jaime Williams – Summer Concerts in Marine Park schedule is out. Introduced a Lithium-Ion Battery Bill to ensure that these facilities will not be built near homes or schools. Property Tax exemption for widows of officers killed in the line of duty.

Mariya Markh Representing Assemblymember Kalman Yeger- Upcoming Shredding Event in September in CB18 in conjunction with Councilmember Farah Louis. Summer reading program – don’t let your child fall behind contact Assemblymember Yeger’s office for reading material

GOOD & WELFARE

Congratulations to our Executive Board on your re-election for 2025-2026. I’m looking forward to another great year working with all of you.

Dorothy, our Assistant District Manager, is on the mend and going through physical therapy after hip replacement surgery. I must give a shout out to our Community Assistant Gail for taking on much of Dorothy’s work while she’s on medical leave. Great Job Gail.

Board Member and Secretary Barbara Bieber is celebrating her granddaughter Gabriella's win as a quarterback for the pre-teen L.I. Rams. They are champions in their division.

Congratulations to Marie Willis' daughter on her graduation from Clark Atlanta University Cum Laude with a B.A. in Political Science.

June 6th - D-Day marked a crucial turning point in World War II, leading to the eventual liberation of Western Europe from Nazi control.

June 14th - Flag Day is a holiday in the United States that celebrates the adoption of the national flag. The day also honors the principles of freedom, unity, and patriotism.

June 15th - Father's Day honors the role fathers play in the family structure and society. This day recognizes not just fathers, but the father figures in our lives.

June 19th - Juneteenth is a federal holiday celebrated to commemorate the ending of slavery in the United States.

A reminder to our board members and community guests, next Wednesday, June 25th CB18 is hosting a FREE BBQ and Skate Night for all the residents of Community Board 18. Come and enjoy a fun night and kickoff the beginning of Summer with your neighbors. Skating for all ages, even for you daring adults.

Before the month of June is over, you will be receiving a list of committees with descriptions. You can choose up to 3 committees that you would like to serve on, send it back to the CB office so that by the end of the Summer we will be able to post the new committees.

There are no meetings in July and August, we resume in September. Enjoy the Summer

9:13 P.M.

SLA & CANNABIS COMMITTEE – Jamaal Carryl, Co-Chairperson

1. State Liquor Authority Applications Received - Vote

NEW APPLICATIONS AND TEMPORARY RETAIL PERMIT FOR AN ALCOHOLIC BEVERAGE LICENSE FOR LIQUOR, WINE, BEER & CIDER:

- NYC Boat Cruises, Inc./Grand Mariner 2657 East 66th Street -11234
- NYC Boat Cruises, Inc./Eternity 2657 East 66th Street -11234

RENEWAL APPLICATIONS FOR AN ALCOHOLIC BEVERAGE LICENSE FOR LIQUOR, WINE, BEER & CIDER:

- Richard's Hall & Lounge, Inc. 9404 Avenue L – 11236
- Bennet's Best, LTD/IL Posto 7409 Avenue U – 11234
- Nora's Park Bench Café, LTD 3019 Quentin Road – 11234

RENEWAL APPLICATIONS FOR AN ALCOHOLIC BEVERAGE LICENSE FOR WINE, BEER & CIDER

- Gourmet Grill, Inc., 6334 Avenue N - 11234

Co-Chair Carryl stated that the SLA/Cannabis Committee reviewed the applications received from NYC Boat Cruises for Grand Mariner and Eternity. The Board notified the local elected officials, civic associations, the 63rd Precinct about the SLA New applications received from NYC Boat Cruises Inc./Grand Mariner and Eternity. Co-Chair Carryl moved the motion that the Board approve the new application for NYC Boat Cruises, Inc./Grand Mariner and Eternity with the stipulation that no guests will be picked up at 2657 East 66th Street and that the location remain strictly for parking and maintenance of the vehicles. Board Member David Price seconded the motion. The motion passed with 25 yes, 4 no and 4 abstention votes

Co-Chair Carryl stated that the SLA/Cannabis Committee convened to review the renewal applications for Richard Hall & Lounge, Inc 9404 Avenue L-11236, Bennet's Best, LTD 7409 Avenue U-11234, Nora's Park

Bench Café, LTD 3019 Quentin Road-11234, Gourmet Grill, Inc. 6334 Avenue N-11234. He said that the Board notified the local elected officials, civic associations, the 63rd & 69th Precincts. Co-Chair Carryl moved the motion that the Board approve the SLA Renewal Application for Alcoholic Beverage License for Liquor, Wine, Beer and Cider received from Richard's Hall & Lounge. Board Member Grace Zwillenberg seconded the motion. The motion passed with 33 yes and 1 abstention votes. Co-Chair Carryl moved the motion that the Board approve the SLA Renewal Application for Alcoholic Beverage License for Liquor, Wine, Beer and Cider received from Bennet's Best, LTD/IL Posto. Board Member Paul Curiale seconded the motion. The motion passed with 29 yes and 1 abstention votes. Co-Chair Carryl moved the motion that the Board approve the SLA Renewal Application for Alcoholic Beverage License for Liquor, Wine, Beer and Cider received from Nora's Park Bench Café, LTD. Board Member Maria Garrett seconded the motion. The motion passed with 30 yes votes. Co-Chair Carryl moved the motion that the Board approve the SLA Renewal Application for Alcoholic Beverage License for Liquor, Wine, Beer and Cider received from Gourmet Grill, Inc. Board Member Grace Zwillenberg seconded the motion. The motion passed with 31 yes votes.

9:33 P.M.

OPEN DISCUSSION

Farewell to and best wishes to P.O. Sam Maria, 69th Pct. Community Affairs on his retirement.

Rochelle Nelson, Representing Assemblymember Monique Chandler-Waterman 58th A.D. informed the Board that the 4-gun violence bills introduced by the Assemblymember were passed.

David Schaeffer, Representing State Senator Roxanne Persaud 19th S.D. provided an explanation of the DEP flood maps.

Eric Waterman, Executive Director of East Flatbush Village Anti-Gun Violence invited everyone to the grand opening of the new Canarsie Location.

Christina Amberi, Mill Basin Library, urged everyone to sign the support letter for continued funding for the Library.

Aleena Matthew, Representing Councilmember Mercedes Narcisse 46th C.D., Roslyn, Representing Borough President Antonio Reynoso, Mariam Khan, Representing Congresswoman Yvette Clarke 9th C.D. greeted everyone and provided information about upcoming events.

There being no further business or discussion, 1st Vice Chair Greg Borruso made a motion to adjourn the meeting of Community Board 18. Board Member Paul Curiale seconded the motion. The motion passed unanimously; the meeting was adjourned at 10:07 pm P.M.

End....