COMMUNITY BOARD #18 MINUTES - REGULAR MEETING - FEBRUARY 19, 2025

ATTENDANCE

Rosamond Alvaranga Cassandra Alvarez Johnny Arcenteles Barbara Bieber Greg Borruso Roosevelt Boursiquot Gardv Brazela Andrenia Burgis Eugene Burshtein Jamaal Carryl Donna Mae Crossfield Paul Curiale Gil Cygler Marie Delus Nigel Dupree Maria Garrett Joan Gilbert

Paul Graziano Christopher Leon Johnson Katherine Cann Charles Overton Harold Jones **Roshelle Nelson** Domenico Scandiffio **Tomi Marshall** Dr. Jackie Cody Marilyn Vazquez Edwin Vazquez Linda Steinmuller Mark Partnow Frank Naccarato Arthur Chin Loretta Chin Peter Cipolla Mariam Khan Abigail Jordan-Nicome Cheryl C. Markowitz Jill Vogel Jennifer Horsford Save Joseph Caleb St. Jean **Doreen Williams Dimple Willabus** Levor Nero **Kimberly Coke** Joan Rubino Sheila Galvez

Denise Gordon Denise Gourdine Tomas Hernandez, Jr. Naomi Hopkins Kenny Jean Baptiste Omeil Morgan Doodlev Plaisival Elaine Reid Yolaine Ridore Michelle Sealey Frank Seddio Akis Sinesi Julius Stukes Sharene Williams Valerie Woodford Grace Zwillenberg

GUESTS:

Urban Planner, and Historic Preservation Consultant Area Resident CCRUN CCRUN CCDI Rep. Assembly Member Monique Chandler-Waterman, 58th A.D. Lennv and Johns Pizza Area Resident Area Resident Area Resident Area Resident **Canarsie Courier** Area Resident Area Resident Area Resident Area Resident Area Resident Representing Congress Member Yvette Clarke's Office, 9th C.D. Area Resident Area Resident Area Resident Representing State Senator Roxanne Persaud's Office, 19th S.D. Representing Council Member Mercedes Narcisse, 46th C.D. Area Resident Area Resident Area Resident Area Resident Area Resident Area Resident Area Resident

Michael Trotta Shaunette Oudhevk Hon. Farah Louis Sabrina Dieujuste David Nissenbaum Frieda Menos Jason Hussey Andrew Zibell Norine Medas Chaim Lewbowits Antonette McKain David Phillip Nadezda Shpichak Ernest Borno Jason Lewis Sharon Long Roberson Joseph Melissa Beauduuy Jenny Troman David Holder Anastasia Yaskova Brenda Lawrence **Brenda Bentt-Peters** Christina Caputo Donald Cranston Esther Lazarre Francis Akachukwu Georgia Ladas Jacob Eisdorfer Jennifer Bedeau Joe LaRocca Kamla Millwood Kareem Marcelle Keira Clement Linda Stallings Naomi Lehrer Petal Lashley **Rachel Rivera** Ramona Byas Shari Andrew Shoshana Skriloff Tracey-Ann Ricketts Verna Arthur Zandra Benton Cateshia Ledee Kasi Mingle Pietro Baio Susan Sawyer

Bergen Beach Civic Association Area Resident Council Member, 45th Council District Representing Council Member Farah Louis, 45th C.D. Area Resident Representing Congress Member Hakeem Jeffries, 8th C.D. San Peppas Jerk Chicken Express II Area Resident **Canarsie Merchants Association** Samarkand Nights Area Resident Area Resident NSH LL Area Resident Stoned in Brooklyn, Inc. (Mood New York) Representing Assembly Member Jaime Williams, 59 A.D. Lago Kache/LK Lounge Lago Kache/LK Lounge Principal, P.S. 276 **BKLA/PAL** NYC Mayor's Office Area Resident Area Resident

<u>7:02 P.M.</u>

Pledge of Allegiance

7:05 P.M.

Area Resident

REGULAR MEETING

A quorum was present to begin the meeting.

Chairperson Naomi Hopkins asked if there were any additions or corrections to the minutes of the meeting held on January 15, 2025. Board Member Michelle Sealey made a motion that the minutes be accepted. Board Member Tomas Hernandez seconded the motion. The motion passed unanimously, and the minutes have been approved from the last regular board meeting.

<u>7:07 P.M.</u>

Chairperson Naomi Hopkins informed everyone that we have several public school students visiting us tonight and thanked Board Member Paul Curiale from Millennium Development for bringing the students to see how the community board process works.

<u>7:09 P.M.</u>

PUBLIC HEARING

Chair Hopkins introduced Paul Graziano, an Urban Planner, Land Use Zoning Expert, and Historic Preservation Consultant who greeted everyone and informed the board that he has been working in this field for almost 30 years. He explained that he was present when the City of Yes initiative first began nearly a year ago. At that time, he participated in the Economic Opportunity hearing, where he raised concerns about the Housing Opportunity component, which was already in motion. He is here today to discuss the Citv of Yes for Housing Opportunity, which was unfortunately passed by the City Council on December 5, 2024, and became law on December 18th. This initiative represents a massive overhaul of New York City's zoning regulations. The City of Yes was written for developers. It targets low density communities, including CB18 which has the lowest density in Brooklyn. Many areas in Brooklyn and Queens already face overcrowding, environmental hazards and flooding. The new zoning regulations will exacerbate those issues. According to City Planning, low density communities should not exist and one and two-family homes should be eliminated. This change is being implemented through the introduction of ADU's (Accessory Dwelling Units). ADU's can take the form of backyard structures, garage conversions, home additions or basement and attic apartments. Basement and backyard dwellings are prohibited in flood prone areas. Lot coverage and building footprints have been expanded, allowable size of buildings will increase while green space will decrease. This will reduce flood mitigation and exacerbate flood risks. Since petitions were ineffective, Mr. Graziano said that the next step in the process would be a lawsuit. Paul Graziano explained that a lawsuit is being filed against the city and outlined the different courses of action. Graziano went on to explain that ADU's are permitted in historic and landmark districts but are limited to basements, attics and possibly small additions. Graziano explained about NYCHA areas and that originally, they were allowing to build on green spaces at NYCHA, but that provision was removed except for privately owned garden apartment complexes, co-ops and condos, they are still subject to these changes. He clarified FAR (Floor Area Ratio) which determines the ratio of the buildings size to the lot size. These changes allow apartment buildings to be constructed in areas previously zoned for one and two-family homes. Graziano explained that there are no additional legal avenues, only political options. He also explained that M1 and M2 zones can automatically be converted to residential zones without going through the ULURP process. Graziano explained that certain zoning changes still require the ULURP process. He gave an example of low-income housing, and that the city determines affordability housing using AMI (Area Median Income). Graziano went on to say that taxes will increase, and the reversal of City of Yes would depend on the new administration's priorities. Chair Hopkins thanked Graziano for his insights and invited him to share his contact information. Graziano provided his email: PaulGraziano2013@gmail.com.

Chairperson Naomi Hopkins introduced Council Member Farah Louis, who greeted attendees and thanked Graziano for his presentation. She acknowledged the presence of local students and expressed appreciation

for Millennium Development's efforts to engage young people. CM Farah Louis also addressed a separate issue regarding Coastal Carting Inc., which applied for facility reconfiguration at 1481 Troy Avenue. Her office opposed the project and reached out to state officials since it falls under state jurisdiction. She emphasized concerns about its impact on local students, as the facility is near PS 109. While awaiting an environmental impact study, her office remains committed to keeping the community informed. She reminded nonprofit organizations about the discretionary funding application deadline and noted that multiple budgetary workshops have been held. Additionally, she mentioned upcoming events, including an upcoming Nieuw Amersfort Civic Association meeting, which she is transforming into an agency town hall to address local concerns. CM Louis asked Paul Graziano about the City for All plan, which was introduced following widespread opposition to City of Yes. Graziano explained that City for All was essentially a rebranded version of City of Yes, with a proposed \$5 billion fund of \$2 billion for affordable housing, \$2 billion for infrastructure and \$1 billion for hiring. However, none of this funding is guaranteed. The money would need to be raised through tax increases, and \$1 billion is expected from the state without certainty that it will materialize. Over five years, \$5 billion is a small sum compared to New York City's \$115 billion annual budget. Despite this, City for All convinced some council members to change their votes.

Chairperson Naomi Hopkins introduced 2nd Vice Chair Maria Garrett who shifted the focus to infrastructure issues in Canarsie, highlighting the community's struggles with flooding and structural damage. She introduced an organization conducting a study and survey on these issues, known as CC1. The survey aims to document widespread infrastructure problems to push city and state governments into action. Maria Garrett encouraged all Canarsie residents to participate, noting that if they collect over 300 surveys, there will be prize incentives of \$100, \$200, and \$300. She assured participants that responses would remain anonymous, requiring only an email address to confirm submissions. Chair Hopkins reinforced the urgency of the issue, noting that many homeowners are experiencing severe foundational damage, including sinkholes in backyards and basements. However, many are hesitant to come forward out of fear that their homes could be condemned, leaving them without options. She emphasized that collective action is necessary to attract government attention and funding. She urged those affected, or anyone who knows someone impacted, to visit CC1's table outside for information and to complete the survey.

Chair Hopkins announced that CB18 will be hosting a Special Town Hall Hearing on the NineDot Energy Lithium-Ion Battery Storage Facility on March 6th at 7:00 p.m. The company should have come to the Community Board first, that procedure should have been followed from the beginning.

<u>8:16 P.M.</u>

CHAIRPERSON'S REPORT - Naomi Hopkins

Chair Hopkins greeted everyone and thanked Paul Graziano for providing an update on the zoning changes impacting our community. She knows many of us are frustrated that these changes happened without the consent of this board, and that frustration is valid. But she reminded everyone that we represent a community that cares. We may have differences—political, personal, or otherwise—but we remain united. We stand together for our families, for our schools, for our shared green spaces—from Marine Park to Spring Creek. As we've seen time and time again, when we come together, we are powerful. That's exactly why we'll be holding a **special meeting here on March 6**th—to ensure that our voices are heard on yet another development that, yet again, was planned without our input. If anyone thought we wouldn't notice, well... they must be new here.

Our community has a strength that no zoning map or development plan can erase. We care too much, we fight too hard, and we love this neighborhood too deeply to ever be ignored.

And since it is **Black History Month**, Chair Hopkins acknowledged that Black history is not just about the past, it's about the present and the future. She saluted Carter G. Woodson for dreaming up the idea of Black History Week that has grown into this month and giving us space to recognize the history of Black people in

this country and contributions of Black Americans... the contribution of AMERICANS in America. Whether you can't spout a dozen Black inventors, know the names of the Drs. who invented laser surgery or blood transfusions, this month is about recognizing contributions, struggles, and resilience. While some may embrace that truth and others may prefer to ignore it, she said history has always belonged to those who show up, those who build, and those who refuse to be silenced. And that sounds a lot like the people on this community board to me. Brooklyn is the melting pot of the world. Another thing we share in this community is a strong history of working people. And if we have not yet, we should learn from each other's history.

Let's get to work, because whether it's zoning, development, or any other challenge thrown our way, this community doesn't back down. We show up, we speak out, and we make sure our voices shape the future of the place we all call home.

Thank you.

<u>8:24 P.M.</u>

DISTRICT MANAGER'S REPORT - Sue Ann Partnow

District Manager Partnow greeted and thanked everyone for being here this evening. She explained that Black History Month was chosen to be celebrated in February to honor Abraham Lincoln and Frederick Douglas who worked tirelessly to expand the rights of Black Americans. The contributions of black people in America and throughout the world are celebrated, so take part in events in community board 18. This month is also American Heart Month, raising awareness about heart disease and promoting heart health.

DM Partnow proceeded to read the Letter of Comment from CB18 noting that every year, the Community Board submits a list of needs to the Mayor. This is CB18's opportunity to counter the NYC agency's replies.

Board members will receive a copy of the letter, and it will be posted on our website. It was moved by 1st Vice Chair Greg Borruso and seconded by Board Member Paul Curiale that we accept the Letter of Comment as written. The motion passed unanimously.

<u>8:42 P.M.</u>

Frieda Menos Representing Congress Member Hakeem Jeffries office greeted everyone and gave updates on legislation, programs, and community events.

<u>8:45 P.M.</u>

COMMITTEE REPORTS

TRANSPORTATION COMMITTEE – Gil Cygler, Chairperson

1. Taxi & Limousine Commission Applications Received - Vote

RENEWAL APPLICATIONS FOR TAXI & LIMOUSINE COMMISSION LIVERY BASE STATION LICENSE

- 185 Malta Car Service LLC, 185 Malta Car Service, 9104 Avenue L 11236
- Flamingo Car Service, Flamingo Car Service, 5924 Glenwood Road 11234

Chairperson Pro Tem Cassandra Alvarez stated that the board notified the local elected officials, civic associations, the 63rd and the 69th Precincts about the TLC Renewal applications received from185 Malta Car Service LLC, 185 Malta Car Service, 9104 Avenue L, 11236 and Flamingo Car Service, Flamingo Car Service, 5924 Glenwood Road, 11234. Chair Pro Tem Alvarez stated that no objections were received and moved that we approve the TLC Renewal applications received from185 Malta Car Service, 9104 Avenue L, 11236 and Flamingo Car Service, 5924 Glenwood Road, 11236 and Flamingo Car Service, Flamingo Car Service, 5924 Glenwood Road, 11236 and Flamingo Car Service, Flamingo Car Service, 5924 Glenwood Road, 11236 and Flamingo Car Service, Flamingo Car Service, 5924 Glenwood Road, 11234. Board Member Greg Borruso seconded the motion. The motion passed with 27 Yes votes recorded.

Board Member Paul Curiale thanked the students from Roy H. Mann JHS, PS 119, PS 312, and PS 207 for joining the CB18 meeting tonight.

SLA & CANNABIS COMMITTEE – Paul Curiale, Chairperson

1. State Liquor Authority Applications Received - Vote

CORPORATE CHANGE APPLICATION FOR AN ALCOHOLIC BEVERAGE LICENSE FOR WINE, BEER & CIDER:

• GBS Foods Inc., Lenny & Johns Pizza, 2036 Flatbush Avenue – 11234

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

- Lago Kache Restaurant and Lounge, N/A, 1819 Utica Avenue 11234
- PARC OASIS CAJUN INC, N/A, 4521 Avenue N 11234

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

• CBR RESTAURANT INC, Samarkand Nights, 6001 Strickland Avenue – 11234

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

- San Peppas Jerk Chicken Express II, N/A, 8021 Flatlands Avenue 11236
- Glen Terrace Inc., Glen Terrace, 5305-21 Avenue N 11234
- Night Flight Inc., Bamboo Garden Restaurant, 9505 Avenue L 11236

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

• Karabinis Diner Corp, Oasis Diner, 2128 Flatbush Avenue – 11234

Chairperson Paul Curiale stated that the board notified the local elected officials, civic associations, the 63rd and the 69th Precincts about the SLA New and Renewal applications received from GBS Foods Inc., Lenny & Johns Pizza, 2036 Flatbush Avenue – 11234, Lago Kache Restaurant and Lounge, N/A, 1819 Utica Avenue – 11234, PARC OASIS CAJUN INC, N/A, 4521 Avenue N – 11234, CBR RESTAURANT INC, Samarkand Nights, 6001 Strickland Avenue – 11234, San Peppas Jerk Chicken Express II, N/A, 8021 Flatlands Avenue – 11236, Glen Terrace Inc., Glen Terrace, 5305-21 Avenue N – 11234, Night Flight Inc., Bamboo Garden Restaurant, 9505 Avenue L – 11236, and Karabinis Diner Corp, Oasis Diner, 2128 Flatbush Avenue – 11234.

Chair Curiale moved the motion that the board approve the SLA Corporate Change Application for alcoholic beverage license wine, beer and cider received from GBS Foods Inc., Lenny & Johns Pizza, 2036 Flatbush Avenue – 11234. 1st Vice Chair Greg Borruso seconded the motion. The motion passed unanimously with 27 Yes votes recorded.

Chair Curiale took a moment to clarify two important requirements set by the SLA/Cannabis Committee for all new applications and licenses, whether for the SLA or Cannabis. The committee has put together a survey that must be submitted at least one week prior to the meeting date. While some applicants have provided the survey as requested, others have not, and we want to emphasize that this is a mandatory step. Applicants must appear before the committee to answer questions about their business. This process ensures efficiency and prevents prolonged meetings.

Regarding the application submitted by Lago Kache Restaurant and Lounge, located at 1819 Utica Avenue, 11234, Chair Curiale noted that this location was always an issue, which he shared with the new owner. The owner requested that their application be tabled, which was already proposed by the committee since they did not attend last night's committee meeting.

Chair Curiale moved the motion that the board approve the SLA New Application and Temporary Retail permit for an alcoholic beverage license liquor, wine, beer and cider received from PARC OASIS CAJUN INC, N/A, 4521 Avenue N – 11234. Board Member Michelle Sealey seconded the motion. The motion passed unanimously with 27 Yes votes recorded.

Chair Hopkins emphasized that for new applications, each must be voted on separately. Renewals will be handled collectively, except for cannabis applications, which will always be voted on separately.

Chair Curiale moved the motion that the board approve the New Application for alcoholic beverage license wine, beer and cider received CBR RESTAURANT INC, Samarkand Nights, 6001 Strickland Avenue – 11234. Board Member Grace Zwillenberg seconded the motion. The motion passed with 29 Yes votes recorded.

Chair Curiale stated that the board notified the local elected officials, civic associations, the 63^{rd} and the 69^{th} Precincts about the Renewal applications received from San Peppas Jerk Chicken Express II, N/A, 8021 Flatlands Avenue – 11236, Glen Terrace Inc., Glen Terrace, 5305-21 Avenue N – 11234, and Night Flight Inc., Bamboo Garden Restaurant, 9505 Avenue L – 11236 and no objections were received. There was a concern raised regarding San Peppas Jerk Chicken Express II, located at 8021 Flatlands Avenue, 11236, specifically about issues of double parking. While the business owner acknowledged the issue, they noted that other businesses on the block contribute to the problem as well. As a recommendation, the committee suggested placing a sign in the window for customers to refrain from double parking. Chair Curiale moved the motion to accept that the board approve the SLA Renewal Applications for alcoholic beverage license liquor, wine, beer and cider received from San Peppas Jerk Chicken Express II, N/A, 8021 Flatlands Avenue – 11236, Glen Terrace Inc., Glen Terrace, 5305-21 Avenue N – 11234, and Night Flight Inc., Bamboo Garden Restaurant, 9505 Avenue L – 11236. Board Member Felina Backer seconded the motion. The motion passed with 26 Yes and 1 Abstention votes recorded.

Chair Curiale moved the motion to accept that the board approve the SLA Renewal Application for alcoholic beverage license wine, beer and cider received from Karabinis Diner Corp, Oasis Diner, 2128 Flatbush Avenue – 11234. Board Member Felina Backer seconded the motion. The motion passed with 27 Yes and 1 No votes recorded.

2. Adult-Use Retail Dispensary Premises License Applications Received – Vote

New MUNICIPALITY APPLICATION FOR MICROBUSINESS W/RETAIL AUTHORIZATION & ALTERATION OF EXISTING PREMISE LICENSE

• Jason Lewis, Stoned in Brooklyn, Inc., 2600 Flatbush Avenue – 11234

NEW APPLICATION FOR AN ADULT-USE RETAIL DISPENSARY PREMISES LICENSE

• Nadezda Shpichak, NSH LLC, 2280 Flatbush Avenue – 11234

Regarding the Microbusiness with Retail Authorization & Alteration of Existing Premise License application received from Jason Lewis, Stoned in Brooklyn, Inc., 2600 Flatbush Avenue – 11234. Chairperson Paul Curiale explained that this is the first-ever municipality application for a Microbusiness with Retail Authorization & Alteration of Existing Premise License. The applicant's proposed location is in the former Sam Ash building, where the owner plans to operate a cannabis business that includes cultivation, manufacturing, distribution, and retail. Up to this point, the board has primarily reviewed applications focused on distribution and retail, making this a new and more complex type of proposal. The applicant has presented a 10,000-square-foot space, with 3,500 square feet allocated for cultivation and additional space designated for manufacturing. However, the owner intends to develop these components in phases due to financial constraints. The business will not launch all operations immediately but will expand overtime as funding allows. During discussions, the committee raised several guestions and concerns. One notable issue was the original business name, Stoned in Brooklyn Incorporated, which the committee did not find suitable. The applicant has since confirmed that the business will operate under the name Mood, New York, ensuring that "Stoned in Brooklyn" will not be used. The business currently holds a valid license, initially issued in Glendale, Queens, which the board will further review. Chair Curiale also noted that the application was received late Friday, leaving a limited time for review before the meeting. The committee met with the owner to discuss the proposal and found there was no business plan or structured timeline. As a result, the committee will table a vote on this application until next month.

Regarding the New Application for an Adult-Use Retail Dispensary Premises License submitted by Nadezda Shpichak, NSH LLC, for 2280 Flatbush Avenue (11234), Chairperson Paul Curiale explained that the committee met with the applicant and discussed key aspects of the proposal, including hiring, staffing, and business operations. During the discussion, the applicant informed the committee that she would not be onsite regularly, as she has a full-time job, but would oversee the business. The committee expressed concerns about the location selection, citing oversaturation of cannabis dispensaries along Flatbush Avenue, with two existing dispensaries to the north and one to the south of the proposed site. While the proximity to a school was noted, the primary concern was the oversaturation along Flatbush Avenue. Additionally, the committee identified several challenges with the proposed location, including traffic congestion, parking, a bus depot and firehouse. Additionally, the committee is mindful of the potential overconcentration of cannabis businesses in key retail corridors such as Flatbush Avenue, Flatlands, and Rockaway Parkway. While cannabis businesses are legally permitted, the committee and full board does not want an excessive number of Cannabis businesses opening in every available commercial space of CB18. Chair Curiale moved the motion to accept that the board Deny the New Application for an Adult-Use Retail Dispensary Premises License received from Nadezda Shpichak, NSH LLC, 2280 Flatbush Avenue - 11234. Board Member Julius Stukes seconded the motion. The motion passed with 19 Yes, 3 No and 3 Abstention votes recorded.

Chairperson Paul Curiale addressed the status of the application received from Jason Lewis, explaining that the committee has decided to table the application until March. He emphasized the importance of engaging with the Marine Park Civic Association, Mill Basin Civic Association, as well as other surrounding civic groups such as Bergen Beach and Mill Island. Owner Jason Lewis raised a concern regarding the 30-day response window for the board to provide feedback to the Office of Cannabis Management (OCM). He noted that the March 19th board meeting would fall outside the 30-day period, leaving uncertainty about how the board would proceed. He explained that an extension request must be made within the 30-day window, but he had already passed that timeframe. Chair Curiale then asked Jason Lewis about his original license for a location in Glendale, Queens and requested clarification about why the Glendale location did not move forward. The owner explained that after missing the initial committee meeting in February, the application has now been tabled until March. In response, Chair Hopkins informed Jason Lewis that the board would reach out to OCM for clarification. She reiterated that the committee did not have sufficient information to make an informed decision at this time, and forcing a vote would not be in anyone's best interest.

<u>9:36 P.M.</u>

OPEN DISCUSSION

Saye Joseph, Representing Council Member Mercedes Narcisse, Roshelle Nelson, Representing Assembly Member Monique Chandler-Waterman, Jennifer Horsford, Representing State Senator Roxanne Persaud's Office, 19th S.D., Sharon Long, Representing Assembly Member Jaime Williams, 59th A.D., Norine Medas, Representing Canarsie Merchants Association and Maryam Said-Nanton, Representing Hebrew Educational Society, greeted everyone and provided information on programs and upcoming community events.

There being no further business or discussion, Board Member Maria Garrett made a motion to adjourn the meeting of Community Board 18. Board Member Barbara Bieber seconded the motion. The motion passed unanimously; the meeting was adjourned at 9:55 P.M.

End....