

COMMUNITY BOARD #18 MINUTES – REGULAR MEETING – APRIL 9, 2025

ATTENDANCE

Rosamond Alvaranga
Cassandra Alvarez
Johnny Arcenteles
Felina Backer
Barbara Bieber
Greg Borruso
Roosevelt Boursiquot
Gardy Brazela
Jamaal Carryl
Donna Mae Crossfield
Paul Curiale
Gil Cygler
Marie Delus
Nigel Dupree
Maria Garrett
Joan Gilbert
Denise Gordon

Tomas Hernandez, Jr.
Naomi Hopkins
Kenny Jean Baptiste
Naomi Lehrer
Rob Mazzuchin
Omeil Morgan
Elaine Reid
Yolaine Ridore
Michelle Sealey
Akis Sinesi
Julius Stukes
Sharene Williams
Maria Willis
Valerie Woodford
Grace Zwillenberg

GUESTS:

Saye Joseph
Kenneth Lazar
Mariam Khan
Linda Steinmuller
Levar Nero
Susan Appelman
Rosemarie Head
Ed Rohrllich
Claudia Greco
Melissa Beauduy
Roberson Joseph
P.O. Thomas Podd
Crystal Baker-Grant
Eric Peterson
Abigail Jordan-Nicome
Andrew Zibell
Jennifer Horsford
Christina Armieri
David Phillip
Sabrina Dieujuste
Keasha Passe
Wesley Roberts
Victoria Robinson
Arlene
Averil Fraser
Bernard Grotell
Candice
Cassandra Tennyson
George
Jennifer Bedeau

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Katia Belony	Area Resident
Loretta Chin	Area Resident
Marie S.	Area Resident
Michael Lambert	Rep. Assembly Member Monique Chandler-Waterman, 58 th A.D.
Morgan Beatty	Area Resident
Nancy Walby	Area Resident
Ramona Byas	Area Resident
Renee D.	Area Resident
Rose-Michelle Romain	Area Resident
Tracey-Ann Ricketts	Area Resident
Vera McCraney Williamson	Area Resident
Antoinette Byam	Area Resident
Cheryl Primus	Area Resident
Pietro Baio	Area Resident

7:10 P.M.

Pledge of Allegiance

7:11 P.M.

REGULAR MEETING

A quorum was present to begin the meeting.

7:14 P.M.

PUBLIC HEARING

Chair Naomi Hopkins introduced Ken Lazar, a representative from the New York City Department of Buildings (DOB), who provided an informative presentation on several key topics, including Local Law 152 of 2016, the Homeowner Relief Program, and the Buildings After Hours initiative. Ken Lazar explained that Local Law 152 mandates periodic inspections of gas piping systems in certain buildings, and the city is now in Cycle 2 of this requirement. In February, the DOB began issuing Notices of Deficiency to building owners not classified under Occupancy Group R-3 who failed to submit the required Gas Piping System Periodic Inspection Certification for Cycle 1. While no penalty is imposed for missing the first cycle, a substantial fine will be issued for failure to comply in Cycle 2. Property owners have until December 31st of this year to hire a licensed master plumber to conduct the inspection. One-and-two-family homes are exempt, but detached garages still require an inspection or a separate filing confirming the absence of gas piping. The required form and a self-explanatory schedule can be found at www.nyc.gov/buildings. Ken Lazar also highlighted the Buildings After Hours program, which offers homeowners and business owners the opportunity to visit the DOB borough office at 345 Adams Street on two Tuesdays each month. The program is designed to assist with planning renovations, construction projects, review zoning feasibility before hiring architects, address open violations, and obtain general information. Presenting project ideas to a DOB plan examiner can help avoid unnecessary expenses and setbacks. Additionally, Ken Lazar discussed the Homeowner Relief Program that was launched two years ago. The program applies to owners of one- or two-family homes who have not received DOB violations but have received a Request for Corrective Action, allowing 60 days to resolve issues. If corrections are not made within that timeframe, formal violation and associated penalties will follow. He gave an example of an illegal curb cut that homeowners will have the opportunity to correct before penalties are imposed. It's a second chance to make things right before enforcement action occurs. He addressed a growing number of complaints regarding illegal curb cuts and front yard parking pads, explaining that zoning regulations vary, R-4 zoning does not permit front yard parking, while R-6 does. He emphasized that there is no "grandfathering" for unpermitted curb cuts and that all complaints, including anonymous ones, must be inspected. He also commented on residents converting garages into apartments without permits, which has led to tension among neighbors and increased complaints. Board Members asked about cracked sidewalks due to lifted tree roots, which agency has jurisdiction over gas line work/ street excavation and mobile home parking. Ken Lazar clarified that such issues fall under the NYC Department of Transportation (DOT), not DOB. There were concerns about the cost of gas piping inspections for commercial mixed-use buildings which can range from \$400 to \$3,000. Ken Lazar responded that DOB

cannot regulate prices or recommend plumbers but strongly encouraged early inspections to avoid price surges that tend to happen closer to the December deadline. He stated that the inspection process is generally quick and should not be confused with the Con Edison inspection. He also reminded the community if you see something concerning, call 311 immediately. DOB has a 24-hour emergency team ready to respond. There was a question about deplorable conditions in a neighbor's front yard. Ken Lazar recommended that the location be given to the Community Board Office, and he will investigate further and coordinate with the Department of Health, and the Department of Sanitation. Chair Hopkins explained that the DOB responded to all the pushbacks following the first cycle of the gas piping system inspection and it is unlikely that we will receive the same kind of grace again. One and two-family homes are exempt from this requirement. If you live in a building with three or more families, it is critical that you complete your inspection and have your certification filed before December 31st of this year.

7:30 P.M.

Chairperson Naomi Hopkins asked if there were any additions or corrections to the minutes of the meeting held on March 19, 2025. The motion passed unanimously, and the minutes have been approved from the last regular board meeting.

7:31 P.M.

Good evening, everyone, and welcome to our April Community Board Meeting.

First things first—yes, it's really me. I'm back! I want to sincerely apologize for missing last month's meeting. My absence was truly unavoidable, but I appreciate the grace and patience you extended in my absence.

Now, let's talk about why we're here. These meetings matter. They're where we do the work, hold space for our voices, and build the community we want to live in. Your participation isn't just appreciated—it's powerful. So, thank you for showing up, especially in our recent pushback against 9-DOT. That effort was a clear example of what happens when we move in unity. You all showed up, spoke up, and reminded the powers that be that this community is paying attention.

Now for a little treat: tonight's meeting is going to be markedly shorter than usual. Why? Because every meeting doesn't have to be a marathon debate, and the Chair—yours truly—does not need to deliver an award-winning speech every month. Sometimes, we can just handle business and keep it moving.

Speaking of business, a quick reminder that submissions are now open for executive office positions. If you're interested in stepping up, please send your resume to the community board. I'll be appointing a nominating committee tonight to start that process, so this is your chance to get involved in a new way—or to nominate someone who you think would be great.

Thank you again for being here, for caring, and for continuing to show up. Now let's get into tonight's agenda.

An area resident inquired whether individuals who have applied to be on the board, but have not yet been appointed, can sign up for the executive committee now, especially if they anticipate being appointed. Chair Hopkins responded that individuals must serve on the board for one full year before they are eligible to run for an executive position. She emphasized the need to repeat this point for clarity, explaining that this eligibility requirement was the reason for the recent change in policy. She stated that all board appointments should be finalized by the end of the month, with the first meeting for new members likely to occur in May or June. Therefore, those appointed this year will become eligible to run for executive roles by June 2026, after completing one year of service. With only 50 available positions, it is crucial that members are committed and able to contribute meaningfully. She also noted the importance of having a balance of newer and experienced members working together.

7:43 P.M.

GUEST PRESENTATION

Chair Naomi Hopkins introduced Levar Nero, Director of Business Development, and Susan Appelman the New York City Director of Clinical Services at New Horizon Counseling Center. Both representatives greeted

the board and thanked District Manager Sue Ann Partnow for the opportunity to present. Levar Nero provided a brief overview of the New Horizon Counseling Center, noting that the organization has been serving communities since the 1980s and expanded to Brooklyn in 2003. The Brooklyn clinic is located on Flatbush Avenue, directly across from Kings Plaza Mall, between the Save A Thon and DXL Warehouse. New Horizon offers a comprehensive range of mental and behavioral health services, including individual therapy, group therapy, bereavement support, anger management, talk therapy, and psychiatric services. Susan Appelman emphasized that services are available to individuals aged five and up, with no upper age limit. She highlighted the growing mental health challenges affecting children and teenagers and cited events such as 9/11, Hurricane Sandy, and the COVID-19 pandemic as contributing to increased emotional stress across families and schools. New Horizon's hours are Monday through Thursday from 9:00 AM to 8:00 PM, and Friday and Saturday from 9:00 AM to 5:00 PM. They also offer after-hours emergency support. In closing, Levar Nero emphasized the importance of access and timeliness in mental health services.

7:49 P.M.

DISTRICT MANAGER'S REPORT – Sue Ann Partnow

I REPRESENT CB18 AT VARIOUS MEETINGS AND EVENTS BRINGING INFORMATION AND UPDATES TO OUR RESIDENTS

63rd & 69th Precincts Community Council meetings - Thank you Presidents Greg Borruso & Gardy Brazela. Flatlands, Bergen Beach and Mill Basin Civics – Thank you Presidents Joan Gilbert, Mike Trotta & Paul Curiale.

IN & AROUND COMMUNITY BOARD 18

Community Board 18 sent a letter to Mayor Adams and Cc'd our local elected officials and all city council members opposing the Lithium Battery Storage Facility proposed on Flatbush Ave. & Quentin Rd.

The Planning & Zoning Committee met about 2 proposed buildings in our Community Board, one at 5502 Flatlands Ave. and a 10-story building at Ralph Ave. & Glenwood Rd. The proposals met with some push back from the committee, civics, and community residents. Another meeting will be scheduled to revisit changes proposed by those in attendance.

I contacted DOT about a business using Avenue X and E. 69th Street as their own parking lot. DOT contacted the Highway Inspections and Quality Assurance (HIQA) enforcement unit to inspect the work site.

I attended the Flatbush Jewish Community Coalition's Passover distribution at Floyd Bennett Field covering Community Boards throughout Brooklyn. Thousands of families received Passover food items as well as household supplies.

The Parks Department along with the Eagle Scouts will be doing a much-needed clean-up at Father Kehoe Square located at Ryder Street & Flatlands Ave. across from the PS 207 annex.

CB18 APRIL CABINET MEETING

There was no CB18 Cabinet meeting this month due to the upcoming Holiday week.

GOOD & WELFARE

Happy & Healthy Passover and Easter. May the holidays bring good health, happiness, and lots of warm weather.

7:55 P.M.

COMMITTEE REPORTS

TREASURER'S REPORT – David Price, Chairperson

Budget Committee Chair David Price informed the board that on April 3, 2025, the Budget Committee met to determine how to allocate the remaining \$9,000 in Community Board 18's budget. At that meeting, the committee decided on the following allocations:

- \$3,000 to support a Community Farm Initiative
- \$2,000 to sponsor the Blue Skate Night event
- \$2,500 to sponsor an End-of-School-Year/Beginning-of-Summer Family Day for CB18 residents
- \$1,500 for CB18 marketing materials and branded swag

Since any unused funds are returned to the city, this plan ensures that CB18 will return zero dollars from our remaining budget. All financials are in good order.

Motion: On behalf of the Budget Committee, I make a motion to approve the allocation of the remaining \$9,000 in CB18's budget as follows: \$3,000 for a community farm, \$2,000 for the Blue Skate Night event, \$2,500 for the End-of-School-Year/Beginning-of-Summer Family Day, and \$1,500 for CB18 marketing and swag items.

Chair Hopkins announced that Treasurer David Price recently conducted an audit, thanking the Community Board Office staff for their support in providing all necessary documentation. She explained that the board traditionally builds a cushion into the annual budget to account for emergencies or unforeseen expenses. As no such events occurred this year, there is a surplus remaining. The Budget Committee met to discuss and determine how to reinvest the extra funds into the community. In accordance with board policy, the Treasurer will request a vote on the proposed spending plan. However, no vote will take place during this meeting. The proposal is being introduced this month to allow members time to review and consider the information before voting at the May meeting. Chair Hopkins invited questions and, seeing none, encouraged members to reach out to District Manager Partnow with any follow-up inquiries. DM Partnow will respond directly or refer questions to the Treasurer or Chair Hopkins as needed.

7:58 P.M.

YOUTH & TECHNOLOGY COMMITTEE – Naomi Lehrer, Chairperson

1. Youth & Technology Chair Naomi Lehrer announced that the Community Baby Shower will take place on Saturday, May 4th at P.S. 276, located at East 83rd Street and Avenue K. The event is a response to the alarming maternal mortality and morbidity rates in Canarsie, which remain high despite the presence of available healthcare and social resources. The primary objective is to provide education, support, and direct access to services for expecting new mothers within the community. The baby shower will feature a wide range of partners and activities, including hospitals, doulas, nutritionists, and the Alpha Kappa Alpha Sorority's Maternal Committee. Attendees will benefit from informational workshops, craft stations, games for parents, and support services offered throughout the day. Donations of baby items can be dropped off at St. Thomas and Mary Queen of Heaven churches. For those wishing to contribute financially, monetary donations are being accepted through Kiwanis, a 501(c)(3) organization, ensuring that all contributions directly benefit children and families in need. As of the meeting, 100 participants registered, bringing the expected total attendance to 264 people including accompanying family members. Due to gym capacity limitations (350 people), registration may be capped at 100 to 120 participants. However, the team is exploring the option of using the school cafeteria to accommodate more guests. Chair Hopkins confirmed that Community Board 18 is a partner in this important initiative. Board Members inquired whether any further support was needed. Youth Chair Lehrer responded that while food arrangements are still being finalized, planning is progressing well. The event will be supported by 30 youth volunteers from St. Thomas, as well as members of Kiwanis and NYC CERT, ensuring strong hands-on assistance. Youth Chair Lehrer

explained that an inventory of needed items would be completed the following day, after which a list would be circulated to board members and the broader community. Youth Chair Lehrer also shared that the inspiration for the baby shower came from a grant opportunity offered by the Brooklyn Borough President's Office, aimed at supporting maternal health in high-need areas like Canarsie, East Flatbush, and surrounding neighborhoods. She stated that she applied for the grant in November and had sent a reminder email earlier that day. Chair Hopkins added that while no denial has been received, the CB18 office will follow up with the Borough President's Office to help move the process forward. In response to a question from an audience member about outreach to high schools, Youth Chair Lehrer acknowledged the importance of engaging young mothers in local schools and welcomed assistance in establishing those connections. Chair Hopkins noted that the school superintendent was present earlier in the day and suggested that outreach could be coordinated through the borough office to ensure local high schools are informed about the event.

8:03 P.M.

SLA & CANNABIS COMMITTEE – Paul Curiale, Chairperson

1. State Liquor Authority Applications Received - Vote

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

- Lago Kache LLC, Lago Lounge & Event Hall, 1819 Utica Avenue – 11234

Chairperson Paul Curiale stated that the SLA/Cannabis Committee reviewed the application received from Lago Kache LLC, Lago Lounge & Event Hall, 1819 Utica Avenue, 11234 and acknowledged the owner of the establishment who was present. Chair Curiale stated that the board notified the local elected officials, civic associations, the 63rd Precinct about the SLA Renewal application received from Lago Kache LLC, Lago Lounge & Event Hall, 1819 Utica Avenue, 11234.

The SLA/Cannabis Committee convened on Wednesday, April 2nd, to further review the application submitted by Lago Kache LLC, trade name Lago Lounge & Event Hall, located at 1819 Utica Avenue, Brooklyn, NY 11234. Prior to the meeting, the Committee requested that the applicant provide an updated application, as the version on file listed the business as "Lago Kache Restaurant & Lounge" instead of the correct trade name, "Lago Lounge & Event Hall," under which they are seeking an alcoholic beverage license. The applicant subsequently submitted a revised application reflecting the correct business name and trade name. Additionally, they provided a copy of the corporate filing receipt and an amended 30-Day Notice, which reflects the trade name "Lago Lounge & Event Hall."

In response to the Committee's concerns about noise, and parking issues, the applicant provided images, and videos of the installation of sound barriers inside the establishment. The owner also shared that they are in negotiations with a valet parking company and might rent a parking lot nearby to prevent customers' vehicles from occupying spaces in the surrounding residential area.

Regarding operating hours, the applicant and the Committee agreed to the following schedule:

- **Sunday through Thursday:** 12 p.m. to 12 a.m., with a music call at 11 p.m., the last drink call at 11:30 p.m., and a 12 a.m. closing time.
- **Friday through Saturday:** 12 p.m. to 2 a.m., with a music call at 1 a.m., the last drink call at 1:30 a.m., and a 2 a.m. closing time.

Chair Curiale moved the motion that Community Board 18 accept the approval of the SLA Renewal Application for Alcoholic Beverage License for Liquor, Wine, Beer and Cider received from Lago Kache LLC, Lago Lounge & Event Hall, 1819 Utica Avenue, 11234. The approval includes a stipulation that the hours of operation follow the agreement made between the applicant and the SLA/Cannabis Committee. Board Member Grace Zwillenberg seconded the motion. The motion passed with 31 Yes votes recorded.

8:13 P.M.

P.O. Thomas Podd, Representing the 63rd Police Precinct, greeted everyone and provided precinct crime statistics, meetings info, and event updates.

DM Partnow announced that although it was not included in her formal report due to late confirmation, Community Board 18 will once again partner with the Brooklyn District Attorney's Office for an informative event focused on scams targeting seniors and the public. This year's event will be held at the Hebrew Educational Society (HES), specifically within the JASA Senior Program, located at 9502 Seaview Avenue, on Tuesday, May 20th at 9:00 AM. This marks the third consecutive year of the collaboration with the Brooklyn District Attorney Eric Gonzalez and his full team. They will deliver an in-depth presentation on various scams, including phone, mail, door-to-door, and banking scams. In addition to the DA's Office, numerous city agencies will be present to provide resources, guidance, and assistance for seniors and homeowners. Flyers will be distributed by the end of April. Community members are encouraged to attend and spread the word.

OPEN DISCUSSION

A representative from a local church inquired about Community Board approval for "No Parking" signs in front of their church. Chair Hopkins explained that those applications are submitted directly to the NYC Department of Transportation (DOT) and that the Community Board can assist. If there is a delay in response from DOT.

Local Marine Park residents reminded everyone that the rally opposing the NineDot Energy Lithium-Ion Battery Storage Facility will take place on Tuesday at 6:30 PM at the corner of Flatbush Avenue and Quentin Road. They expressed deep gratitude to Community Board 18, local civic associations, the Canarsie Courier, and numerous individuals who have helped spread the word and offer support.

A Canarsie resident raised concerns about ongoing issues with trash pickup in the area. She was asked to send the locations to the CB18 office.

A Board Member shared concerns about an IBX (Interborough Express) presentation held at South Shore High School. The presentation appeared disorganized and lacked transparency as the session was not recorded, leaving no official record of the questions. Additionally, the routing of the IBX from Queens to Brooklyn clearly passes through CB18, underscoring the importance of accurate information and continued community engagement on this major transit project. DM Partnow explained that CB18 was contacted and is awaiting confirmation on a meeting date.

Another Board Member expressed her gratitude to DM Partnow for swiftly addressing an issue she had raised two weeks prior regarding the cemetery on Avenue K, between Remsen Avenue and East 86th Street, which had become a dumping ground. After bringing the issue to DM Partnow's attention, the area had been thoroughly cleaned.

The 69th Precinct will be hosting its annual gala on May 1st. Flyers will be circulated throughout the community.

Board Member Felina Backer expressed her heartfelt thanks to Chair Hopkins, District Manager Partnow, Treasurer David Price, and the entire board for their support of the Annual MIPO Youth Summit. She noted that the event was well attended and a great success. She specifically thanked Community Board 18 for its generous donations of food, emphasizing that the youth truly enjoyed the event. She explained that the event was a collaborative effort involving CB18, the Youth Committee, and other partners, and expressed enthusiasm about planning for next year's summit. She closed her remarks by thanking District Manager Partnow for her instrumental role in making the event a success.

2nd Vice Chair Maria Garrett shared that she recently contacted the Community Board 18 office about new

stop signs, speed bumps, and street markings being installed along East 108th Street between Flatlands 6th Street and Flatlands 7th Street, and again from Flatlands 8th Street to Avenue N. Gail Fazio, CB18 Community Assistant, searched for permits as did Council Member Narcisse's office but none were found. Both offices reached out to the Department of Transportation but still received no information.

Sabrina Dieujuste, Representing Council Member Farah Louis, 45th C.D., Jennifer Horsford, Representing State Senator Roxanne Persaud's Office, 19th S.D., and Saye Joseph, Representing Council Member Mercedes Narcisse, 46th C.D., Christina Armieri, Representing Brooklyn Public Library greeted everyone and provided information on programs and upcoming community events.

There being no further business or discussion, Board Member Barbara Bieber made a motion to adjourn the meeting of Community Board 18. Board Member Maria Willis seconded the motion. The motion passed unanimously; the meeting was adjourned at 8:44 P.M.

End....