

Brooklyn Community Board 4
Public Hearing and Regular Meeting Minutes
Wednesday, June 15, 2022, 6pm

Zoom

Chairperson: Robert Camacho
District Manager: Celestina León

Meeting Start: 6:07pm

Public Hearing:

- 1) **Alex Kipp, Director of Education & Engagement, NYC Conflicts of Interest Board** - providing the charter-mandated (Charter Section 2603(b)) conflicts of interest training.

Purpose and Scope:

The training focused on how the city's conflicts of interest law applies specifically to community board members, which differs in some ways from city employees.

The "Three Ds" Rule:

When facing a potential conflict, community board members should:

- Disclose the conflict of interest.
- Discuss the issue (participation in discussion is allowed after disclosure).
- Do Not Vote on the matter.
 - Disclosure should happen before participating in any discussion.

When to Use the Three Ds:

- If a matter could result in a direct benefit or loss to you, your business, your spouse's business, your employer, or a nonprofit board you serve on.
- If you are a city employee and the matter directly affects your agency.
- If you are unsure, you are encouraged to call the Conflicts of Interest Board for confidential advice before acting.

Examples Provided:

- Owning a bar and voting on your own liquor license (not allowed).
- Serving on a nonprofit board and voting on funding that directly benefits that nonprofit (not allowed).
- City employees voting on matters affecting their agency (not allowed).

Other Key Points:

- **Gifts:** Do not accept gifts of value from those doing business with the city because of your board status.
- **Use of City Resources:** City email, business cards, and other resources should only be used for city business, not personal or political activity.
- **Professional Services:** Board members cannot represent private clients before their own board without a waiver.
- **Financial Relationships:** No financial relationships between board members and board staff (e.g., loans, employment, cohabitation).
- **Post-Service Restrictions:** After leaving the board, you cannot represent private clients before the board for one year.

Voting and Quorum:

- If you are disqualified from voting due to a conflict, you are not counted as an abstention; you are simply not eligible to vote on that item.
- Abstentions are counted with "no" votes for the purpose of passing motions.

Advice and Support:

- Board members are encouraged to seek advice from the Conflicts of Interest Board whenever in doubt.
- Advice is confidential and can be provided in writing.

This training emphasized transparency, ethical conduct, and the importance of seeking guidance to avoid violations. The full presentation included practical scenarios and encouraged proactive communication with the Conflicts of Interest Board.

Q&A/Discussion

When should a conflict of interest be disclosed?

Asked by Speaker 4

Response Alex Kipp: Disclose immediately, before participating in any discussion or vote. Disclosing after the vote is both cheating and illegal.

Can someone who works for a community board also be a member of a community board?

Asked by Celeste (district manager)

Response Alex Kipp: No, you cannot do both. The board is the employer of the staff, so being both would create a conflict of interest.

Can city email and other city resources be used for personal or political business?

Asked by Tanesha Honeygan

Response Alex Kipp: No, city resources (including email) should only be used for city business. Personal or political use is not allowed and can trigger an investigation, even for a single instance.

What about community board members who have city jobs, can they use their city work email for board business?

Asked by Tanesha Honeygan

Response Alex Kipp: Best practice is to keep all city jobs and community board communications separate, even if both are government emails, to avoid any potential issues.

If a board member advocates for something that benefits the whole community (e.g., more trash bins), is that a conflict of interest?

Asked by Cassandra Leveille

Response Alex Kipp: No, if the benefit is for the entire community and not targeted directly to you, it is not a conflict. The "three Ds" only apply if the benefit is direct and personal.

Is it a conflict of interest if a board member owns property in a large area affected by rezoning?

Asked by Cassandra Leveille, as a follow-up

Response Alex Kipp: No, if the action affects a large area and many properties, it is not a direct benefit to you personally, so you do not need to recuse yourself.

Can a board member represent private clients before their own community board?

Asked by Alex Kipp (presenter, as a general point and in response to questions)

Response: No, you cannot represent private clients before your own board without a waiver from the Conflicts of Interest Board.

What are the rules about financial relationships between board members and board staff?

Asked by Alex Kipp (presenter, as a general point and in response to questions)

Response: No financial relationships are allowed (e.g., loans, employment, cohabitation, selling a car, etc.) between board members and staff.

Can a board member use their position to get better treatment or gifts?

Asked by Alex Kipp (presenter, as a general point and in response to questions)

Response: No, using your position for personal benefit or accepting gifts from those doing business with the city is a violation.

What about post-service restrictions?

Asked by Alex Kipp (presenter, as a general point and in response to questions)

Response: After leaving the board, you cannot represent private clients before the board for one year.

What if a board member receives a personal email on their city account?

Asked by Alex Kipp (in response to a hypothetical)

Response: Accidentally receiving a personal email is not a violation, but you should not use city email for personal business.

What if a board member is unsure about a potential conflict?

Asked by Alex Kipp (presenter, as a general point and in response to questions)

Response: Call the Conflicts of Interest Board for confidential advice before acting. They can provide written guidance if needed.

Regular Meeting:

1) First Roll Call

Board members in attendance: Isa Abney, Stephanie Anderson, Jo-Ena Bennett, Joshua Brown, Rawle Brown, Robert Camacho, Melissa Carrera, Felix Ceballos, Elvena Davis, James Fitzgerald, Freddy Fowler, Joanna Fuentes-Singh, Christopher Graham, Anne Guiney, Hadiyah Harrison, Tanesha Honeygan, Virgie Jones, Nicolas Kaplan, Cassandra Leveille, Desmonde Monroe, Samy Nemir, Zulma Novoa, Gladys Puglla, Eliseo Ruiz, Milagros Sandoval, Maria Soler, Dustin Sonneborn, Annette Spellen, James Steward II, Ben Tocker, Tashawna Wade

Excused: Jose R. Guzman, Barbara Jackson, Cheryl Jones, Mary McClellan, Imini Mitchell, Kyle O'Rourke, Carlotta Williams

Absent: Rev. Grace Aytes, Andrew Choi, Kweighbaye Kotee, Vernedeaner Shell, Leo Tineo

30 board members present constitute a quorum.

2) Acceptance of the Agenda

Elvena Davis made a motion to accept the agenda. Gladys Puglla seconded it. All were in favor, so moved.

3) Acceptance of the Previous Meeting Minutes

Annette Spellen made a motion to table the previous meeting minutes. Freddy Fowler seconded the motion. All were in favor, so moved.

4) Chairperson's Report

Mr. Camacho began by welcoming new board members and acknowledging the challenges ahead.

He provided a detailed account of meetings and events attended in the previous month, including:

- Hope Gardens building meetings,
- Housing and land use committee,

- Precinct advisory council,
- Sanitation work group,
- Borough board meetings,
- Economic development and permits committee,
- District service cabinet,
- Events with city agencies and elected officials,
- Historical preservation work group.

The Chairperson expressed gratitude to board members, city agencies, and especially Celeste for organizing and supporting these efforts.

A major focus was on issues at Hope Gardens, particularly the distribution of checks to seniors:

- The Chairperson personally distributed checks to seniors over several days.
- There was confusion and frustration due to robocalls and miscommunication from property management, resulting in seniors waiting in line for checks that were not available.
- The Chairperson criticized the lack of respect and poor treatment of seniors by property management and called for better procedures and accountability.

The report highlighted a case where a homeowner's property was damaged by a contractor, leading to displacement and lack of support. The Chairperson advocated for stronger protections for homeowners and accountability for developers.

The Chairperson emphasized the need for laws requiring developers to have bonds to cover damages to residents' homes and called for more community advocacy to prevent displacement.

The report concluded with a call to support seniors, ensure safe and healthy communities, and maintain vigilance over the treatment of long-time residents and vulnerable populations.

The Chairperson wished everyone a safe and enjoyable summer and reminded board members to care for each other and the community.

Q&A/Discussion

Question about the checks referenced in the report: Were they FEMA checks in response to Hurricane Ida?

Asked by Celeste

Response by Mr. Camacho

Summary: No, the checks were not FEMA checks. It was some form of stimulus or compensation based on the square footage of homes, promised to seniors who had to sign paperwork. The issue was discovered after many calls from the community, and there was confusion and mishandling by property management.

Comment and call to action regarding support for tenants and seniors at Hope Gardens.

Speaker: Ms. Spellen

Summary: Ms. Spellen shared that she learned about the issue through a phone call and encouraged people to attend a meeting at Hope Gardens to support tenants and seniors, expressing concern about residents being "ripped off."

Testimony from a resident about the robocall and difficulties receiving a check.

Speaker: a resident at the senior building

Summary: The resident described receiving a robocall, waiting in line in pain, and being told conflicting information about when and how she would receive her check. She shared her experience to highlight ongoing issues and thanked the board for addressing them.

Board response and next steps regarding the issues at Hope Gardens.

Speaker: Celeste

Summary: Celeste explained that the board is aware of the issues and is working to set up a meeting with HUD and elected officials to address concerns with the private management of Hope Gardens. She invited community members to share their experiences and provided contact information for the board.

Clarification about filing complaints regarding Hope Gardens management.

Speaker: Mr. Camacho

Summary: Mr. Camacho advised residents to call 311, obtain a complaint number, and send it to the community board for follow-up with city agencies.

Advice on how to file complaints and ensure they are directed to the correct agency.

Speaker: Ms. Spellen

Summary: Ms. Spellen emphasized the importance of insisting that complaints go to the appropriate agency, not just NYCHA, and to be persistent if redirected.

Clarification about complaint procedures now that Hope Gardens is under private management.

Speaker: Celeste

Summary: Celeste clarified that complaints should now go directly to 311, not NYCHA, and the board will help resolve any confusion.

Question about the homeowner whose house was damaged by contractors: Did she contact the Department of Buildings (DOB)?

Asked by Stephanie Anderson

Response by: Mr. Camacho

Summary: Yes, DOB was contacted, and a vacate order was issued because the building was unsafe.

Offer to follow up and share experience with DOB.

Speaker: Celeste

Summary: Celeste offered to follow up with Stephanie Anderson to learn from her experience and improve the board's approach to DOB issues.

Council Member Sandy Nurse remarks**NYCHA and Sanitation Oversight:**

Council Member Nurse announced an upcoming joint hearing with the chair of public housing and NYCHA to address waste and sanitation issues at NYCHA developments, including Hope Gardens. She encouraged residents to submit testimony about their experiences.

Unwanted Homebuyer Solicitation:

She informed homeowners that the state is collecting testimony from those experiencing aggressive or unwanted solicitation from buyers. If enough evidence is gathered, a “cease and desist” zone could be created for Brooklyn, allowing homeowners to opt out of solicitations.

City Budget and School Funding:

Nurse discussed the recently passed \$101 billion city budget. She voted “no” because of significant cuts to school funding, which are tied to declining student enrollment. She explained that while no teachers are expected to be fired, support staff and vacant positions will be affected.

Capital Funding for Housing:

She expressed disappointment that the city’s capital funding for housing was much less than promised—\$4 billion over 10 years instead of \$4 billion per year. NYCHA will receive \$1.4 billion over five years, mostly for the PAC program, including Hope Gardens.

Sanitation and Public Services:

As chair of the sanitation committee, Nurse highlighted several wins:

- \$40 million restored to the sanitation budget.
- \$22 million for increased litter basket pickup (twice daily, six days a week).
- \$4.9 million for rat mitigation, with Bushwick and North Brooklyn as priority areas.
- Restoration of funding for community schools, preventing major staff layoffs.
- Capital investments in senior housing, childcare facilities, and affordable homeownership opportunities in Bushwick.

Community Engagement and Advocacy:

She encouraged parents and educators to reach out about school issues and emphasized the need for continued advocacy to address funding gaps and community needs.

Welcome to New Board Members:

Nurse welcomed new community board members, praised the board’s leadership, and encouraged everyone to get involved and support each other.

Closing:

She concluded by expressing pride in the community's wins, disappointment in unmet promises, and a commitment to keep fighting for Bushwick's needs.

Q&A/Discussion**Question about Housing and Homeownership Mapping**

Asked by Desmonde Monroe

Question: Asked about the allocation of areas for new homeownership housing—specifically, whether areas have been mapped and where the new housing will be located.

Response:

Council Member Sandy Nurse: Explained that the program is a specific project under Roxbury, focused on the south Bushwick area, likely near Broadway, and split across the 37th and 34th districts.

Council Member Gutierrez: Added that the site is likely city-owned, and RiseBoro (the developer) acquired it through an RFP process. The developer is mandated to build affordable housing and must get city subsidies, with oversight and accountability.

Question about Litter Pickup

Asked by Cassandra Lovell

Question: Asked for clarification about the increased litter pickup specifically, whether it applies to city-owned trash cans on the street or residential pickups.

Response:

Council Member Sandy Nurse: Clarified that the increased basket service is for city-owned litter baskets on commercial corridors and sidewalks, not residential pickups. Rat mitigation funding will provide an extra day of pickup in certain areas, and residents will receive mailers with more information.

Concern about School Safety and Violence

Asked by Joanna Fuentes

Question/Concern: Shared a personal story about her son, who is on the autism spectrum and was attacked at school. She asked what can be done to make schools safer, as mediation attempts with the principal were unsuccessful and her son has been home for two months due to ongoing threats.

Response:

Council Member Sandy Nurse: Expressed sympathy and offered to follow up directly with Joanna to understand the situation and see what can be done, noting that school budget cuts affect staffing and anti-violence programs. She mentioned that funding has been allocated for anti-violence work and that more details would be shared soon.

Council Member Gutierrez: Offered to include further remarks and work with Joanna and Council Member Nurse to address the issue, emphasizing the need for trauma-centered, care-focused support in schools and collaboration with community groups.

Council Member Jennifer Gutierrez remarks

Welcome and Congratulations:

Council Member Gutierrez welcomed and congratulated new community board members, describing the board as “awesome, lively, spirited, and passionate.”

City Budget Vote and Funding:

She explained that she voted “yes” on the city budget, though it was not a comfortable decision. Her support was based on key wins, including:

- Restoration of funds for community schools, preventing significant staff layoffs.
- \$10 million for childcare for undocumented families.
- \$60 million for cost-of-living adjustments for human service workers.
- \$50 million for daycare and childcare worker pay increases.
- A commitment from city leadership to address school budget cuts in the future.

Legislative Updates:

Gutierrez highlighted her legislative work, including:

- The “Marshall Plan for Mothers” to support working parents returning after COVID-19.
- Two bills to expand doula and midwife services for expectant mothers, with a focus on reducing maternal mortality among women of color.

Technology and 311 Oversight:

As chair of the City Council’s Technology Committee, she announced a June 29 oversight hearing on 311, aiming to improve the system and highlight constituent needs. The hearing will be hybrid, allowing both in-person and virtual testimony.

Sanitation and Community Initiatives:

She announced the launch of a Trash Task Force for District 34, working alongside CB4’s sanitation working group to address local cleanliness and waste management issues.

Participatory Budgeting and Capital Allocations:

Gutierrez congratulated winners of participatory budgeting, noting that the process was fully online this year. She plans to share details about capital and expense allocations, with a focus on housing and housing advocacy.

Response to School Safety Concern:

Responding to Joanna Fuentes’ story about her son’s experience with school violence, Gutierrez expressed empathy and a commitment to work with Council Member Nurse and Joanna to find solutions. She emphasized the importance of trauma-centered, care-focused support in schools and collaboration with community groups for anti-violence and mediation work.

Closing:

She reiterated her commitment to housing advocacy, community engagement, and supporting families, and encouraged board members and residents to reach out with concerns or ideas.

There were no questions or responses from board members or attendees following Council Member Jennifer Gutierrez's remarks. Celeste invited questions, but none were asked, and the meeting proceeded to the next agenda item.

83 Precinct Commanding Officer's Report:

There was no 83rd Precinct Commanding Officer's report presented at this meeting. The Commanding Officer was unavailable, and Captain Clarkson also had a conflict, so no update was provided.

Introduction of elected officials and representatives:

Assemblymember Erik Dilan (Representative: Jackie Reyes)

Office Address: 366 Cornelia Street

Phone: 718-386-4576

Assemblywoman Maritza Davila (Representative: Evette Lopez)

Office Address: 249 Wilson Avenue, Brooklyn

Phone: 718-443-1205

Mayor Eric Adams (Representative: Karen Cherry, Senior Community Liaison for Senior Affairs)

Phone: 347-628-2572

Email: kcherry@cityhall.nyc.gov

Introduction of agency/other representatives:

Dr. Zahirah McNatt – NYC Department of Health and Mental Hygiene (Brooklyn Neighborhood Health)

Dr. McNatt offered to share contact information in the chat or by email.

To obtain contact information: Please contact the Community Board office or refer to the meeting chat if available.

Sandra Sanchez – FDNY Community Affairs

Sandra Sanchez did not provide direct contact information during the meeting.

To obtain contact information: Please contact the Community Board office.

Jessica Arocho – Director of Community Affairs, Woodhull Hospital

Jessica stated: "If anyone needs any of my information, you can just reach out to the Community Board 4, and they would provide you with my information."

To obtain contact information: Please contact the Community Board office.

5) District Manager's Report

Community Events and Recognition:

The district manager (Celeste) congratulated the community on recent events, including Pride Month, Caribbean American Heritage Month, the Knickerbocker Avenue Puerto Rican Day Parade, and the Shape Up Bushwick event. Special thanks were given to board members and staff for their support.

District Needs Surveys and Budget Requests:

The board is conducting its second year of district needs surveys to gather input from residents and shape budget requests. These surveys help inform the board's statement of community district needs, which is submitted to city agencies and the city council.

Upcoming Events and Initiatives:

- A team-building event for board members is scheduled for June 25.
- A RAD Academy workshop is being planned in collaboration with Council Member Nurse and the Department of Health.
- The board will pilot "CB4 311 Walks," an initiative to educate members on using 311 and documenting community issues.
- "Community Board on the Block" events will bring board members and staff to different blocks for direct engagement with residents.

Office Operations:

The board's office will remain open year-round, even during the board's July and August recess. Residents are encouraged to contact the office with any concerns.

Borough Budget Consultations:

The district manager has been meeting with colleagues and agency representatives to discuss borough-level priorities and gather information for the district's needs statement and budget requests.

Collaboration and Projects:

- The board is working with Columbia University and Lehman College on three projects: a land use training, a city budget dashboard, and an interactive map to visualize community engagement and infrastructure needs.
- The board is also part of a citywide working group to create a unified website for all community boards.

Community Issues and Advocacy:

The district manager reported on efforts to address afterschool program issues at PS 376 and PS 151, connecting parents and principals to the appropriate resources and elected officials.

Introduction of New Board Members:

New board members were invited to introduce themselves, fostering a sense of community and collaboration.

Acknowledgments:

The report concluded with thanks to board members, staff, and community partners for their ongoing work and commitment to Bushwick.

This report highlighted ongoing community engagement, new initiatives, collaboration with city agencies and academic partners, and a focus on addressing local needs and priorities.

6) Committee Reports**Housing and Land Use – Anne Guiney****1160 Flushing Avenue Development:**

The committee received a presentation about a proposed land use change at 1160 Flushing Avenue (the old Metropolitan Millwork building). The proposal is to redevelop the site into an eight-story building with 38,000 square feet each of industrial and retail space, and 114,000 square feet of office space. The project is a partnership between a private developer and the Evergreen Exchange, a local industrial development nonprofit.

- The committee discussed the project's early stage, the need for community engagement, deed restrictions to ensure community benefits, and adherence to the Bushwick Community Plan (no manufacturing-to-residential rezoning).
- Questions were raised about affordability, job creation, industrial use, parking (none required due to proximity to the subway), and MWBE (Minority and Women-Owned Business Enterprise) participation.
- The project is expected to create about 40 industrial jobs and will go through environmental review and public hearings.

Historic Preservation:

The committee reviewed historic preservation recommendations from the Bushwick Community Plan, encouraging new members to familiarize themselves with the plan's sections on land use, public health, and industrial retention.

27 Stewart Street (Stalled Hotel Project):

The committee discussed a long-stalled hotel project at 27 Stewart Street, which now requires a special permit. The site is under new ownership, and the committee will follow up as the owners seek to complete the project.

Other Updates:

- Updates were provided on 1325 Broadway and efforts to connect residents to Council Member Gutierrez's staff.
- The committee is working with Columbia University and Lehman College on a land use training and other community board projects.

Public Participation:

Anne encouraged board members and the public to participate in upcoming scope meetings and public hearings, especially for the 1160 Flushing Avenue project.

Responsible Development Policy:

The committee referenced the board's responsible development policy, which is available on the CB4 website and open for suggestions to strengthen it.

Bushwick Community Plan:

The committee emphasized the importance of the Bushwick Community Plan as a guiding document for land use and development decisions in the neighborhood.

Environmental Protection/Transportation/Sanitation + Parks and Recreation – Barbara Jackson

Committee Meeting and Quorum:

The committee was unable to reach quorum at its last meeting due to confusion over the definition of public versus non-board committee members. This was clarified with reference to the board's bylaws: only appointed members count toward quorum and voting.

Parks Budget Presentation:

The Deputy Director for New Yorkers for Parks, Adam Ganzer, presented information about the city's parks budget. Parks receive less than 1% of the city budget, and there was an advocacy campaign to increase this to 1%. The committee was asked to support a letter of advocacy for increased funding.

Green Infrastructure Projects:

The committee received presentations about green infrastructure projects in the Newton Creek and 26th Ward CSO tributary area. These projects, including installations at two schools (one near Tiger Playground and one near PS 45), are designed to reduce stormwater entering the sewer system and help prevent flooding and environmental damage.

Maria Hernandez Park Public Use:

There was a request for an update on whether Maria Hernandez Park would be open for public use as an open field. The response was that the field is permitted out during the season but is open for public use when not permitted.

Old Business and Follow-Up:

The committee will follow up on the status of green infrastructure projects and public access to park spaces.

Clarification on Committee Procedures:

The report included a clarification on committee quorum and voting, ensuring that only appointed members are counted for official business.

Economic Development and Permits and Licenses – Desmond Monroe and Melissa Carrera

Cannabis Dispensary Application:

The committee heard from applicants seeking to open a cannabis dispensary at 595 Bushwick Avenue. The applicants are NYC natives and first-generation Asian Americans. They discussed employment opportunities, cannabis education, and partnerships with local organizations. The committee is still determining its role in reviewing cannabis businesses.

Liquor License Applications:

The committee reviewed several liquor license applications for new and existing businesses, including:

1) Dromedary Donuts Corp (1329 Willoughby Ave): A donut and dessert bar with alcohol.

Liquor Sale Hours:

- Monday–Wednesday: 12pm–2am
- Thursday–Saturday: 12pm–4am
- Sunday: 12pm–12am

Stipulations:

- No amplified music
- No alcohol sales past 12am on Sundays
- Not participating in the open restaurants program

2) Rico Chimi (1492 Myrtle Ave): A family restaurant seeking a wine and beer license.

Liquor Sale Hours:

- Monday–Wednesday: 11am–2am
- Thursday: 11am–3am
- Friday–Saturday: 11am–4am
- Sunday: 11am–12am

Stipulations:

- No alcohol sales past 12am on Sundays
- No amplified music
- Outdoor spaces must be closed by 10pm
- Amended hours of operation for outdoor space as requested

3) Deuce X Inc (1581 Dekalb Ave): A bar/tavern with a backyard space.

Liquor Sale Hours:

- Monday–Thursday: 12pm–2am
- Friday–Saturday: 12pm–4am
- Sunday: 12pm–12am

Stipulations:

- No alcohol sales past 12am on Sundays
- No amplified music
- Outdoor spaces must be closed by 10pm
- Not participating in the open restaurants program

4) 36 Wyckoff LLC (36 Wyckoff Ave): A nightlife venue with experience in the area.

Liquor Sale Hours:

- Monday–Saturday: 5pm–2am
- Sunday: 5pm–12am

Stipulations:

- No alcohol sales past 12am on Sundays
- No amplified music
- Outdoor space hours removed/amended (not utilizing outdoor space)
- Not participating in the open restaurants program

5) Wyatt and Billy LLC d.b.a. Loves Club (106 Melrose Ave): A motorcycle garage and bar, which raised concerns about drinking and driving.

Liquor Sale Hours:

- Monday–Thursday: 8am–12am
- Friday–Saturday: 8am–2am
- Sunday: 8am–12am

Stipulations:

- No alcohol sales past 12am on Sundays
- No amplified music
- Outdoor spaces must be closed by 10pm
- Plans to apply for open restaurants program (outdoor seating)

6) Bar Restaurant El Ambateno Corp (338 Knickerbocker Ave): A family-owned Ecuadorian restaurant.

Liquor Sale Hours:

Monday–Wednesday: 9am–12am
Thursday–Saturday: 9am–3am
Sunday: 9am–12am

Stipulations:

No alcohol sales past 12am on Sundays
No amplified music
Not participating in the open restaurants program

7) Farm to People (1100 Flushing Ave): A produce market seeking a beer and wine license (needs to be voted on due to a previous administrative error).

Standard Hours:

- No alcohol sales past 12:00am (midnight) on Sundays.
- Weekday and Saturday hours may vary by applicant, but Sunday is consistently limited to midnight.

Standard Stipulations:

- No amplified music.
- Outdoor spaces must be closed by 10:00pm.
- No alcohol sales past 12:00am on Sundays.
- Outdoor space hours must be clearly stated and adhered to; if not used, this must be specified.
- Participation in the open restaurants program is generally not permitted unless specifically requested and approved.
- Applicants are encouraged to engage in community outreach and post job opportunities for local residents.

Community Outreach and Job Postings:

The committee encourages all applicants to post job opportunities on the new Bushwick jobs board and to engage with local nonprofits and community organizations.

Concerns About Nightlife Saturation:

Board members and the public expressed concerns about the high density of bars and nightlife establishments in Bushwick, the impact on families and quality of life, and the need for more family-oriented businesses and job opportunities for youth.

Requests for Data and Mapping:

There was a request to develop a map showing the concentration of liquor licenses in Bushwick to better understand and address saturation. The New York State Liquor Authority's public map was referenced as a resource.

Accountability and Good Neighbor Policy:

The committee discussed the importance of holding businesses accountable for giving back to the community, supporting local organizations, and being good neighbors. Suggestions included tracking community contributions and requiring regular updates from businesses.

Committee Actions and Recommendations:

The committee made recommendations on each license application, with some approvals and one notable denial (the motorcycle garage/bar at 106 Melrose Street, due to safety concerns). The committee also voted to continue receiving 30-day advance notices for liquor license applications by mail.

Public Comments and Board Discussion:

There was robust discussion among board members and the public about the role of nightlife in Bushwick, the need for more data, and strategies for supporting local residents and businesses.

7) Recommendations

Dromedary Donuts Corp (1329 Willoughby Avenue) – Full Liquor License

Motion to approve with stipulations:

Made by: James Steward

Seconded by: Gladys Puglla

Opposed: Elvena Davis, Robert Camacho, Jo-Ena Bennett, Barbara Smith, Stephanie Anderson, Zulma Novoa, Jerry Valentin, Eliseo Ruiz

Motion carried.

Rico Chimi (1492 Myrtle Avenue) – Beer and Wine License

Motion to approve with stipulations:

Made by: Joshua Brown

Seconded by: (Not explicitly stated, but a second was called and the vote proceeded)

Abstained: Elvena Davis, Robert Camacho, Barbara Smith, James Steward

Motion carried.

Deuce X Inc (1581 Dekalb Avenue) – Full Liquor License

Motion to approve with stipulations:

Made by: Anne Guiney

Seconded by: Jose R. Guzman

Abstained: Elvena Davis, Robert Camacho, Jo-Ena Bennett, Barbara Smith

Motion carried.

36 Wyckoff LLC (36 Wyckoff Avenue) – Full Liquor License

Motion to approve with stipulations:

Made by: Desmonde Monroe

Seconded by: Gladys Puglla

Abstained: Elvena Davis, Jo-Ena Bennett, Robert Camacho, Barbara Smith

Motion carried.

Bar Restaurant El Ambateno Corp (338 Knickerbocker Avenue) – Full Liquor License

Motion to approve with stipulations:

Made by: Jose R. Guzman

Seconded by: Desmonde Monroe

Abstained: Elvena Davis

Motion carried.

Farm to People (1100 Flushing Avenue) – Beer and Wine License (from April—was not included on the report due to previous administrative error)

Motion to approve:
Made by: James Stewart
Seconded by: Zulma Novoa
Abstained: Elvena Davis
Motion carried.

Wyatt and Billy LLC dba Loves Club (106 Melrose Street) – Motorcycle Garage/Bar

Motion to NOT provide a letter of support:

Made by: Joshua Brown
Seconded by: Jo-Ena Bennett
All in favor
Motion carried.

30-Day Advance Notices for Liquor License Applications (Procedural)

Motion to continue receiving notices by mail:

Made by: Mr. Camacho
Seconded by: James Stewart
Motion carried.

Melissa acknowledged that there were a lot of applications. Recommendations concluded with a round of applause.

8) Old Business

Follow-up on the issue of sex work in Bushwick, which was discussed at the previous community board meeting.

Jo-Ena Bennett:

Asked for an update on progress regarding sex work in Bushwick, specifically what has been done and whether there has been any resolution or feedback from the 83rd Precinct.

Celeste:

Responded that Council Member Nurse had connected a local organization to the area for support.

- Explained that there were ongoing text threads about the issue and that the board could reach out to the precinct for further clarification.
- Clarified that while sex work is decriminalized, trespassing and indecent exposure remain illegal.

Barbara Smith:

- Provided an update that meetings had been held with the precinct captain, who was advised to have officers periodically stationed on different blocks—not to harass sex workers, but to deter clients.
- Noted that Council Member Nurse organized outreach to sex workers, providing information and resources.

- Mentioned that sex workers are still present in the area and that Assemblymember Erik Dilan was recently in the neighborhood and observed the situation.

Jo-Ena Bennett:

Asked for clarification on the legal status of sex work, expressing surprise that it is now decriminalized in New York City.

Barbara Smith:

Confirmed that sex work has been decriminalized and explained that this is why police cannot arrest sex workers, only address related illegal activities.

9) New Business

Addressing the impact of large community events, specifically the Bushwick Collective Block Party, on neighborhood cleanliness and quality of life.

Celeste:

Raised concerns about the aftermath of the Bushwick Collective Block Party, noting that while organizers paid for sanitation, residents reported lingering trash and disruption.

- Suggested organizing a meeting with the Office of Nightlife, Department of Sanitation, elected officials, and event organizers to discuss how to better mitigate the impact of large events on the community.
- Emphasized the need for event organizers to take responsibility beyond the official end of their events.

10) Announcements

Community Business Giving Back

Barbara Smith

Announcement: Highlighted a local business at 53 Wilson Avenue that donated half of its Mother's Day income (\$1,500) to a local shelter for mothers and children in Bushwick, as an example of businesses giving back to the community.

Senior Affairs and Elder Abuse Awareness

Karen Cherry, Senior Community Liaison for Mayor Eric Adams

Announcement: Introduced herself as the new Senior Community Liaison for Senior Affairs. Announced that Mayor Adams declared the day as Elder Abuse Awareness Day, emphasizing the importance of reporting and addressing elder abuse. Provided her contact information for senior-related issues and events:

Phone: 347-628-2572

Email: kcherry@cityhall.nyc.gov

Local Elections and Community Support

Felix Ceballos

Announcement: Announced his candidacy for district leader in the upcoming June 28 election, encouraged community members to vote, and spoke about the importance of supporting local homeowners and the community, especially after the pandemic.

11) Second Roll Call

Board members in attendance: Tashawna Wade, Jerry Valentin (remote – OML reso), Ben Tocker, James Steward, Annette Spellin, Dustin Sonneborn, Maria Soler, Barbara Smith, Milagros Sandoval, Eliseo Ruiz, Gladys Puglla, Acire Polight, Zulma Novoa, Desmonde Monroe, Cassandra Leveille, Nicolas Kaplan, Luisa Jose-Olea, Virgie Jones, Tanesha Honeygan, Hadiyah Harrison, Anne Guiney, Christopher Graham, Joanna Fuentes-Singh, Freddy Fowler, Elvena Davis, Felix Ceballos, Melissa Carrera, Robert Camacho, Rawle Brown, Joshua Brown, Jo-Ena Bennett, Stephanie Anderson, Isa Abney

Excused: Kyle O'Rourke, Imini Mitchell, Mary McClellan, Chery Jones, Barbara Jackson, Jose R. Guzman,

Absent: Carlotta Williams, Leo Tineo, Vernedeaner Shell, Raul Rubio, Samy Nemir, Kweighbaye Kotee, James Fitzgerald, Andrew Choi, Grace Aytes

12) Adjournment

Melissa Carrera made a motion to adjourn, and Mr. Camacho seconded the motion. All were in favor.

Meeting Adjourned: 9:28pm