



# BROOKLYN COMMUNITY BOARD 9

**Antonio Reynoso**  
*Borough President*

**Dante B. Arnwine**  
*District Manager*

**Fred P. Baptiste**  
*Chair*

**Ethan Norville**  
*1<sup>st</sup> Vice Chair*

**Felice Robertson**  
*2<sup>nd</sup> Vice Chair*

**Linda Watson-Lorde**  
*Executive Secretary*

**Mayna Legoute**  
*Treasurer*

**Nicolas Almonor**  
*Member-at-Large*

**Catherine Buccello**  
*Member-at-Large*



The next regularly scheduled meeting of Brooklyn Community Board 9 will be held as follows:

DATE: Thursday, November 20, 2025  
TIME: 6:30 PM  
PLACE: P.S. 161 – The Crown School  
330 Crown Street (New York/Nostrand Avenues)  
Brooklyn, New York 11225  
Livestream available on the CB9 YouTube page:  
[https://www.youtube.com/channel/UCciPIIJ01pLvrG0xod1\\_LvQ](https://www.youtube.com/channel/UCciPIIJ01pLvrG0xod1_LvQ)

## AGENDA

### PUBLIC SESSION:

1. Call to Order – Announce Rules of Order for the Meeting
2. Presentation
  - a. Utica Crescent Development (5 Minutes)
3. Applications to the New York State Authority (5 Minutes)
  - a. **WHP BK, LLC** – 259 Rogers Avenue (President/Caroll Streets)  
New Wine, Beer, and Cider license
4. Applications to the New York State Office Cannabis Management
  - a. **RYS Garden Convenience, LLC** – 1211 Nostrand Avenue  
(Winthrop/Hawthorne Streets)
  - b. **Don Resources, LLC** – 1216 Union Street (Nostrand/Rogers)

**\*\*PUBLIC COMMENT PERIOD – Exactly Thirty (30) Minutes  
Duration\*\***



# BROOKLYN COMMUNITY BOARD 9

**ACKNOWLEDGEMENTS:** Elected Officials, Elected Officials  
Representatives, and Agencies Representatives – (10 Minutes)

## **BUSINESS SESSION:**

1. Roll Call
2. Approval of the October 2025 General Board Meeting Minutes
3. Committee Reports
  - a. Transportation (10 Minutes)
  - b. Youth Services (4 Minutes)
4. District Manager's Report – (5 Minutes)
5. Chairman's Report - (5 Minutes)
6. Voting Session
  - a. SLA Applications – (3 Minutes)
  - b. OCM Applications - (3 Minutes)
  - c. Youth/Education Committee Job & Career Fair – (3 Minutes)
  - d. Transportation Committee Plan - (5 Minutes)
  - e. Economic Development Committee Business Mixer- (3 Minutes)
7. New Business
8. Adjournment

Agenda – Brooklyn Community Board 9 General Meeting – Thursday, November  
20, 2025, Page 2

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A. \* Persons wishing to speak on the agenda item(s) should contact the Community Board at (718) 778-9279 or [Infobk09@cb.nyc.gov](mailto:Infobk09@cb.nyc.gov) before noon on Thursday, November 20, 2025. Speaking time is limited to three (3) minutes. The order is determined by the time of receipt of the request and the agenda item.

B. \*\* Persons wishing to speak during the Public Comment Period may pre-register by contacting the Community Board office via (718) 778-9279 or sign up before the 30-minute period has elapsed. Speakers must be in the room before the 30-minute period closes. Each speaker will be permitted to speak for up to three (3) minutes and may NOT receive additional time from another speaker. Speakers are directed to address the assembly from the front of the room. After the three (3) minute period, each speaker must leave and return to his or her seat.

DM Report  
Executive Committee  
November 17, 2025 | 890 Nostrand Avenue

**Public Notices**

- Brooklyn Community Board applications are LIVE. The deadline to apply is Feb 6<sup>th</sup> and will not be extended. Link is on our website on the news tab.
- A pilot program that aims to cut down on package thefts and reduce delivery truck trips, LockerNYC is expanding into our district. The two locations where the lockers will be placed are the following:
  - 867 Nostrand Avenue at Mermaid Fish Market
  - 614 Flatbush Avenue at Chester Pharmacy
  - 393 Lefferts (new location)
- [The People's Money](#) is a citywide participatory budgeting (PB) process where New Yorkers decide how to spend part of the city's budget to help communities thrive. This process happens every year and is open to all New Yorkers. Submission opened on October 15th. Voting for the generated ideas will take place in the spring.
- Mitchell-Lama Crown Gardens (1185 Carroll Street) has open lotteries for studio, one, two, and three bedroom apartments. We will post the advertisement in the e-blast. Instructions on how to apply are on the notice.
- On November 21 - 24, November 28 - December 1, Friday at 11:30PM to 5AM Monday. There will be NO (Q) between Prospect Park and Stillwell Av. Prospect Parks is the last stop. There will continue to be shuttle service at Prospect Park. View notice [here](#).
- On Parkside Avenue between Nostrand and New York Avenues, there will be a full road closure for work Monday – Friday, 9AM – 4PM, Saturday, 8AM – 4PM until December 27<sup>th</sup>.
- MTA – Elevators will be out of service at the Prospect Park (Q, B) & Utica (3,4) stations for approximately 8 months for ADA accessibility upgrades.
- Demolition notice received for 335 Maple Street.

**Public Hearings**

- The Commission on Community Reinvestment and Closure of Rikers Island is holding a public hearing tomorrow, November 18<sup>th</sup>, from 9:30AM – 10:30AM via ZOOM do discuss the equitable reinvestment of savings from the closure of Rikers. You can call in to the hearing at 646-828-7666, enter ID: 1610321906
- DOHMH: The New York City Department of Health and Mental Hygiene is proposing to repeal and re-enact Chapter 5 of the Title 24 of the Rules of the City of New York (the “RCNY”) to align with amendments to State and local laws that prohibit pet shops from selling or offering for sale dogs, cats or rabbits. This proposed rule also adds provisions governing the prohibition against the sale or offering for sale of guinea pigs pursuant to local law. The public hearing will take place from 10:30AM to 11:30AM on December 5, 2025. You can email written comments to [resolutioncomments@health.nyc.gov](mailto:resolutioncomments@health.nyc.gov). To participate in the public hearing, please register at this Zoom meeting:
  - <https://health-nyc.zoomgov.com/meeting/register/h1dculjtTQCkxcHxO-h-gA>
  - Meeting ID: 160 729 1279, Passcode: 787300

- Department of Education and School Construction Authority's Proposed November 2025 Amendment to the FY 2025 - 2029 Capital Plan: [FY2025 - 2029 Five Year Capital Plan Proposed November 2025 Plan \(Classic Version\)](#). Community Education Councils will hold public meetings on the Proposed November 2025 Amendment from November through January. If you have any questions, please contact Cora Liu in the SCA Capital Plan Management Department at 718-472-8377.
- DYCD Neighborhood Advisory Boards (08 & 09) will be holding their annual public hearing on Thursday, December 4, from 5:30PM – 7:00PM at Brooklyn Children's Library (155 Brooklyn Ave) and via ZOOM to hear from residents and stakeholders what programs and services are needed in community. You should also fill out their community needs assessment which informs their advocacy.

#### **Administrative**

- Drop-off site for Jamaica storm
- Thanksgiving Events and Giveaways in e-blast
- Tree planting is commencing
- December calendar is condensed. Please check board website.



**Brooklyn Community Board 9**  
**890 Nostrand Avenue**  
**Brooklyn, New York 11225**

**Economic Development Meeting Minutes**  
**November 3, 2025**

**Attendance (Board Members):** Vanessa Raptopoulos; Rohaan Menon

**Attendance (Community Resident Members):** Bruce Kirton; Willa Thompson

**Absent (Board Members):** Volney Joseph

**Absent (Committee Resident Members):** Joyce Williams

**Guests:** Lisa Etienne; Theresa Westerdahl

**CB9 Staff:** Allison Henry, Community Associate

- 
1. Call to Order
  2. Approved September and October Minutes
  3. Winter Business Mixer
    - a. Vanessa presented 3 invitations to choose from for the event happening December 2nd at Trove. We are hosting a business mixer where business owners can meet and mingle. We decided on one of the flyers we thought were inviting (with the yellow circle). We had one small change that Vanessa said she would make and circulate around the group to get final approval to send to print.
    - b. QR Code landing page needed to be updated to receive the RSVPs. We noted the changes we wanted. Vanessa to send an email to the board office asking for these changes to be made. Once the QR code landing page has been updated we can print the flyers and start distributing.
    - c. We decided on the event at the mixer - we are going to do a game similar to the game that we had at the Community Board Mixer a few weeks ago. The Chair gave us a paper with A-Z letters on it where we had to fill in the name of the streets and avenues in the district. We wanted to do a similar game since it was really fun, and everyone had a great time. Instead of doing Street names we thought we could do Business Names. Rohaan said that he could make a sheet to use to play the game.
    - d. Decided on 2 door people for the door - Rohaan and Lisa volunteered.
    - e. Sign in Clipboard - with name, business name, Instagram, website, how did you hear about us?
    - f. Canvas and outreach. Ask board office to include it in their blasts, send to our business list, WhatsApp page, Instagram

- i. Rogers - top from Empire to Eastern Parkway – Bruce
    - ii. Rogers - Empire to Parkside – Willa
    - iii. Utica – Lisa
    - iv. Flatbush – Vanessa
    - v. NY Ave / Nostrand – Rohaan
  - g. Business Materials to have on hand - We hope to gather as much business information as possible to have available at the event. We also want to update the business directory flyer to have an updated version. Rohaan volunteered to update the business directory flyer to something a little more exciting.
  - h. Other information to have - SBA info, Impaact BK.
  - i. Loosely walked through the Run of Show.
  - j. Decided on one more fun game - with a visual - We want to display a "Poster of Ideas" Where we have a white poster up and some post it notes where people can write and stick-up ideas of things that they want in the district. Ideas of businesses they wish we had. We think this will help us later with ideas about district needs.
4. To Do's:
- a. Update QR code - VR to Dante
  - b. Update Flyer – VR
  - c. Email to everyone
  - d. Print and distribute
  - e. Rohaan to update 2 flyers
  - f. Email Electeds - I am Caribbean, Hudson, Joseph, Cunningham, Zellnor, Mealey, district leaders, merchant groups.
  - g. Create a sign in sheet – VR
  - h. Poster Board, Post it, Pens, Name tags, sharpies, clip boards, sound system?
  - i. Game Sheet – Rohaan
  - j. Business Documents to share
5. District Needs Report - We discussed compiling a list of district needs. We will be more focused as a committee on reporting business needs.
6. Adjournment
- a. Meeting adjourned at 8pm

**Brooklyn Community Board 9  
General Board Meeting Minutes  
Thursday, October 30, 2025**

**Gladstone Atwell MS 61  
400 Empire Boulevard  
Brooklyn, New York 11225  
7:00PM  
Livestream – CB 9 YouTube**

**PUBLIC SESSION**

1. **Call to Order – Announce Rules of Order for the Meeting**
  - Chairman of the Brooklyn Community Board 9, Fred Baptiste called the meeting to order at 7:16 p.m.
  - Chair Baptiste advised that the Rules of Order are in effect for the meeting
2. **Application to the New York State Authority**
  - a. D’Avenue– 392 Rogers Avenue (Sterling Street/ Empire Blvd) Renewal of a liquor, Wine, Beer, and Cider license
  - b. New Era Restaurant – 366 Utica Avenue (Carroll/Crown Streets); New liquor, Wine, Beer, and Cider license and Temporary Retail Permit

**PUBLIC COMMENT SESSION**

1. Aimee Barton
2. Liona Hartley
3. Rachel Fleischer, Solar One
4. Marcia Cole, St. Mark’s Church

**ACKNOWLEDGEMENTS: Elected Officials & NYC Agency Representatives**

1. Alicia Rey-Miller, Office of Brooklyn Borough President Antonio Reynoso
2. Krista Reilly, Office of NYS Senator Zellnor Y. Myrie
3. Aaomi Sai Ling, Office of NYS Assembly Member Brian Cunningham
4. Justin Freeman, Office of NYS Assembly Member Phara Souffrant-Forrest
5. Ayanna Njeri Willams, Office of NYS Council Member Darlene Mealy
6. Marica Cole, St. Marks Church
7. Arna Lipkind, IDCC

**BUSINESS SESSION**

1. Chair Fred Baptiste, of Brooklyn Community Board 9, called the Business Session of the meeting to order with the Roll Call attendance

		<b>X = Present</b>	<b>A=Absent</b>	<i>EXC= Excused</i>
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1	Abdul Mutakabbir, Abdul	X	26	Letwine Mavima	X
2	Nicolas Almonor	X	27	Marcia Maxwell	X
3	Fred P. Baptiste	X	28	Vanya Mayers	X
4	Solange Benjamin	X	29	Rohaam Menon	X
5	Catherine Buccello	A	30	Zlati Mochkin	X
6	Joanna Carr	X	31	Ethan Norville	X
7	Suwen “Suki” Cheong	X	32	Denzel Oduro	A
8	Kendall Christainsen	X	33	Isaiah Peacou	X
9	<del>Jolee Cobb</del> <b>Resigned</b>		34	Hasaan Qazi	A
10	Eve Chavi Cohen	X	35	Vanessa Raptopoulos	X
11	Nicole Soul Creary	X	36	Felice Robertson	X
12	Max Roland Davidson	X	37	Binyomin Rosenberger	X
13	Brittney Ellington	A	38	Melissa Severe	X
14	Lisa Etienne	X	39	Emily Smith	A
15	Vadim Gaboys	X	40	Bakary Tandia	X
16	Bishop Sylveta Hamilton-Gonzales	A	41	Joshua Thomas-Serrano	X
17	Shaunya Hartley	X	42	Abigail Timm	A
18	Rod Herbert	A	43	Debbie Timothy	X
19	Drew Johnson	X	44	Twyla Ware	A
20	Volney Joseph	A	45	Linda Waston-Lorde	EXC
21	Ronisha LaBarrie	A	46	Dawn Welters	X
22	Mayna Legoute	X	47	Theresa Westerdahl	X
23	Francisca Leopold	A	48	Joyce Williams	A
24	Christian Loubeau	A	49	Lorianne Wolseley	A
25	Andrew Magnus	X	50	Steve Zeltser	X

*32 Members present; Quorum established*

2. Approval of September 2025 Minutes
  - a. Approved by Common Consent with one amendment
    - i. Correction of the name Justin Freeman, representative from the Office of NYS Assembly Member Phara Souffrant-Forrest
3. Committee Chair Reports
  - a. Ethan Norville, Transportation
    - i. The committee will be holding two sessions to discuss the Kingston Avenue School Safety Project; There will be a public feedback session
  - b. Nicolas Almonor, Parks, Recreation and Culture
    - i. CB9 Park Walk Through – Saturday, November 1<sup>st</sup> at 10am; Will be visiting all parks in the district
4. District Manager's Report
  - a. Eastern Parkway Library's upcoming closure at the end of business on November 22, 2025, for a comprehensive renovation that is expected to take three years
  - b. A pilot program that aims to cut down on package thefts and reduce delivery truck trips, Locker NYC is expanding into our district. The two locations where the lockers will be placed are the following:
    - i. 867 Nostrand Avenue at Mermaid Fish Market
    - ii. 614 Flatbush Avenue at Chester Pharmacy
  - c. OMNY CARD - MetroCard is expiring Dec 31, 2025, and you will no longer be able to load funds onto Metro Cards.
  - d. This notice is to advise you of the relocation of DSS-HRA's program offices from 88 3rd Avenue aka 275 Bergen Street in Brooklyn. All program operations will cease by October 31, 2025, and transfer to the new DSS-HRA facility located at 2400 Fulton Street in Brooklyn.
  - e. NYC Dept. of Social Services has been informed by the New York State Office of Temporary and Disability Assistance (NYS OTDA) that they do not currently have authorization to distribute November SNAP benefits, and as a result, clients will not see scheduled payments in their ACCESS HRA accounts or on ebtEDGE.
  - f. The CB9 District office has physical copies of the paper application for the Utica Crescent Development for the community.
5. Chariman's Report
  - a. Attendance
    - i. Board Members should be making every effort to attend meeting. Please check the calendar for date changes, contact the district office to confirm your contact information, if you are not receiving notices.
  - b. NYPD
    - i. The Board leadership is currently working with the NYPD for better coordination in notifying the public about community events that may affect travel around the district
  - c. Parliamentary Procedure training – Tuesday, November 28<sup>th</sup> at 6:30pm
6. Voting Items
  - a. SLA Applications

- i. Motion to adopt voting items in one vote via Common Consent
    - 1. Opposition – Board Members Cheong and Westerdahl
  - ii. Vote via roll call vote
    - 1. Yes, No: 2 Abs: 1
      - a. Applications approved
- 7. New Business
  - a. None
- 8. Adjournment
  - a. Meeting adjourned at 8:17pm

Respectfully submitted,

Mia N. Hilton  
Assistant District Manager  
October 31, 2025

**Brooklyn Community Board 9**  
**890 Nostrand Avenue**  
**Brooklyn, New York 11225**

**Health & Social Services Committee Meeting**  
**November 5, 2025**

**Attendance:** (Board Members) Francisca Leopold; Lisa Etienne

**Attendance:** (Resident Members) None

**Absent:** (Board Members) Bakary Tandia

**Absent:** (Resident Members) Abigail Donley; Breanne Kaiser; Karimah Griffin; Normalizwe Byndon; Richardeanea Theodore

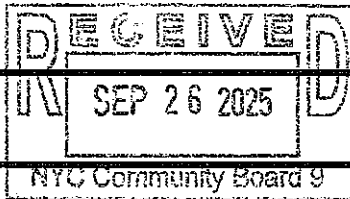
**Guests:** None

**CB9 Staff:** Allison Henry, Community Associate

- 
1. Call to Order
    - a. Meeting called to order at 7:07 PM.
  2. Minutes
    - a. Minutes were reviewed from the prior CB9 Health & Social Services Committee meeting but not accepted due to lack of quorum.
  3. Holiday Toy and Toiletry Drive for Family Shelter Residences
    - a. Purpose:
      - i. Donate toys and essential toiletries for families residing in shelters during the holiday season.
    - b. Requested Items:
      - i. Toys for ages 0+ (all genders).
      - ii. Toiletries including toilet paper, toothpaste, lotion, and soap.
    - c. Tasks:
      - i. Obtain a list of shelters located in CB9.
      - ii. Reach out to shelters on Rogers Avenue to confirm donation acceptance and schedule December drop-off dates/times.
      - iii. Determine feasibility of sending a board-wide donation request email.
      - iv. Announce the Holiday Toy and Toiletry Drive at the 11/20/2025 CB9 General Board meeting.
      - v. Coordinate logistics and planning for donation drop-offs.
  4. Proposed Initiatives
    - a. Senior Center and Recreation Center Speaker Series



- i. Identify topics of interest for senior residents (e.g., Medicaid/Medicare policy updates).
    - ii. Compile a list of Senior Centers and Recreation Centers in the CB9 district.
  - b. Senior Center and Recreation Center locations identified for outreach consideration:
    - i. Shalom Senior Center
    - ii. St. Gabriel's Senior Center
    - iii. Christopher Blenman Senior Center
    - iv. Fenimore St Senior Citizens Center
    - v. Heart to Heart
    - vi. Ebbet's Field
  - c. Adopting a Senior Center & Recreation Center
    - i. Plans to discuss potential support opportunities for senior and recreation centers experiencing limited resources.
- 5. Budget Discussion
  - a. Chair will submit a \$5,000 budget request for committee-related expenses (including transportation, food, etc.).
- 6. Next Steps
  - a. Prioritize initiatives for upcoming committee planning efforts.
  - b. Develop community engagement strategies related to accessible social services.
- 7. Adjournment
  - a. Meeting adjourned at 8:01 PM.



RE: Notification of adult-use retail dispensary license application

License Type: New Establishment

Previous DBA:

License Number (if applicable): OCMCAURD-2022-000431

Applicant Name: Don Resources Unlimited LLC

Phone Number:

Email Address:

Dear Municipal Clerk/NYC Community Board:

This serves as notification that I (name) Donnell Furrow  
of (dba) Don Resources Unlimited LLC  
intend to, or have, file(d) an application for licensure with the Office of Cannabis Management  
to open a(n):

- ☒ retail dispensary premises (new or additional) ☐ registered organization with dispensing (or ROD)
- ☐ microbusiness

in (county name) Kings County. This business, once the license is approved, shall be located  
at:

Address Line 1: 1216 Union Street

Address Line 2:

City: Brooklyn, NY

Zip code: 11225

The mailing address is (if different from business location):

Address Line 1:

Address Line 2:

City/Town/Village: New York

State: NY Zip code: 10029

(As applicable, name of business if different from above) has retained the legal services of (attorney or representative)

Name:

Address Line 1:

Address Line 2:

City/Town/Village:

State:

Zip code:

Telephone with area code:

If the municipality or community board would like to express an opinion to the Cannabis Control Board, they must respond to this notification within 30 days by emailing an opinion to [municipalities@ocm.ny.gov](mailto:municipalities@ocm.ny.gov). This expressed opinion must be on official municipality or community board letterhead.

If the municipality or community board would like to request a one-time 30 day extension for the municipality or community board to provide their opinion, or if the municipality or community board has any comments, concerns, or questions, they must reach out to the Office at [municipalities@ocm.ny.gov](mailto:municipalities@ocm.ny.gov) with "Notification to Municipalities Municipality Opinion 30 Day Extension Request – [Insert municipality or community board name here]" in the subject line. Municipalities or community boards should be sure to provide proof of the date of receipt of the Notification to Municipalities that they wish to request an extension of time for submitting a municipality opinion. Any request that does not include such information will be rejected as incomplete.

Signed

Donnell Furlow

Today's date:

9/24/2025

Print

Donnell Furlow



RE: Notification of adult-use retail dispensary license application

License Type: New Establishment

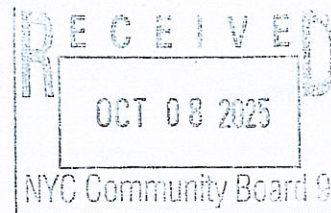
Previous DBA: \_\_\_\_\_

License Number (if applicable): \_\_\_\_\_

Applicant Name: Colleen Harnarain

Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_



Dear Municipal Clerk/NYC Community Board:

This serves as notification that I (name) RYS GARDEN CONVENIENCE LLC

of (dba) \_\_\_\_\_

intend to, or have, file(d) an application for licensure with the Office of Cannabis Management

to open a(n):

- ☒ retail dispensary premises (new or additional) ☐ registered organization with dispensing (or ROD)  
☐ microbusiness

in (county name) Kings County. This business, once the license is approved, shall be located at:

Address Line 1: 1211 Nostrand AVE

Address Line 2: \_\_\_\_\_

City Brooklyn

Zip code: 11225

The mailing address is (if different from business location):

Address Line 1: \_\_\_\_\_

Address Line 2: \_\_\_\_\_

City/Town/Village: \_\_\_\_\_

State: \_\_\_\_\_ Zip code: \_\_\_\_\_

(As applicable, name of business if different from above) has \_\_\_\_\_  
retained the legal services of (attorney or representative)

Name: \_\_\_\_\_

Address Line 1: \_\_\_\_\_

Address Line 2: \_\_\_\_\_

City/Town/Village: \_\_\_\_\_

State: \_\_\_\_\_ Zip code: \_\_\_\_\_

Telephone with area code: \_\_\_\_\_

If the municipality or community board would like to express an opinion to the Cannabis Control Board, they must respond to this notification within 30 days by emailing an opinion to [municipalities@ocm.ny.gov](mailto:municipalities@ocm.ny.gov). This expressed opinion must be on official municipality or community board letterhead.

If the municipality or community board would like to request a one-time 30 day extension for the municipality or community board to provide their opinion, or if the municipality or community board has any comments, concerns, or questions, they must reach out to the Office at [municipalities@ocm.ny.gov](mailto:municipalities@ocm.ny.gov) with "Notification to Municipalities Municipality Opinion 30 Day Extension Request – [Insert municipality or community board name here]" in the subject line. Municipalities or community boards should be sure to provide proof of the date of receipt of the Notification to Municipalities that they wish to request an extension of time for submitting a municipality opinion. Any request that does not include such information will be rejected as incomplete.

Signed \_\_\_\_\_  
*Colleen Harnarain*

Today's date: 10/08/2025

Print Colleen Harnarain











## Applicant Information

Rys Garden Convenience LLC

## Ry's Garden

OCMRETL-2023-001117

Colleen Harnarain

[illegible]

## Location Information

Proposed location address (with cross streets)

1211 Nostrand Ave, Brooklyn, NY 11225 Btwn Fenimore St & Hawthorn St

Is the business currently in operation? If yes, please provide date operations to commence:

October 14, 2023

Are residential units within the building?

☒ Yes ☒ No

NOTE: If yes, please forward proof of notification to the building residents of your OCM application filing and the date/location of the CB9 Public Safety Committee meeting.

Name of landlord and contact information (business address & phone):

Mr. Frankel I [REDACTED], Brooklyn, NY 11219 | Phone:

## Method of Operation

Anticipated number of employees? 2

What are your proposed hours of operation? (enter hours in chart below)

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11-11	11-11	11-11	11-11	11-11	11-11	11-11

## Zoning Restrictions

Are the premises located:

- On the same road and within 500 of a building and its grounds occupied exclusively as a school? ☐ Yes ☒ No
- Within 200 of a building occupied exclusively as a house of worship. ☐ Yes ☒ No
- Within 1,000 of another retail dispensary, microbusiness retail location, or ROD retail co-location? ☐ Yes ☒ No

Please submit with your complete questionnaire:

- Proof of control for the premises (Required by OCM)
- Proof of resident notification (if applicable)
- Copy of proposed signage for premises
- Provide renderings of tentative premises signage



# BROOKLYN COMMUNITY BOARD 9

## ATTENTION RESIDENTS & NEIGHBORS!!

(Please post in visible locations)

Ry's Garden Convenience LLC

Name of Applicant (corporation name, nonprofit, principal):

**Plans to open a “CANNABIS”**

Retail dispensary

Retail Dispensary/Microbusiness/ Distributor/ Cultivator/ or Processor

**at the following location**

1211 Nostrand Ave Brooklyn NY 11225

Building Number and Street Name (Address)

**The applicant will be presenting their  
application before the CB9 Public Safety  
Committee on**

10-23-2025 890 Nostrand Ave Brooklyn NY 11225

(Date and Location)

Contact Brooklyn Community Board 9 with any questions at  
[Infobk09cb.nyc.gov](http://Infobk09cb.nyc.gov) or 718-778-9279. Feel free to attend our Public Safety  
Committee to voice your thoughts regarding this application.





## Additional OCM Links and Information:

[Office of Cannabis Management website \(Official\)](#)

[Local Government – Municipal Notification](#)

[Municipality FAQ \(Frequently Asked Questions\)](#)

[Dispensary Location Verification](#)

[Proximity Protected Locations for Adult-Use Retail Dispensaries  
& Registered Organizations Map](#)

[NYS Adult-Use Application Overview](#)

[NYS Adult-Use Dispensary License](#)

[OCM Packaging and Labeling & Marketing and Advertising  
Guidance for Adult-Use Licensees](#)

1211 Nostrand Avenue LLC

hereinafter referred to as LANDLORD, and

Colleen B. Harnarain, Antonio R. Harnarain, Kunti D. Harnarain  
hereinafter jointly, severally and collectively referred to as TENANT.

Witnesseth, that the Landlord hereby leases to the Tenant, and the Tenant hereby hires and takes

from the Landlord the commercial space and the basement  
in the building known as 1211 Nostrand Avenue Brooklyn N.Y. 11225  
to be used and occupied by the Tenant  
as legal adult dispensary

and for no other purpose, for a term to commence on 5/1/2025 and to end  
on 8/31/2028 unless sooner terminated as hereinafter provided, at the Monthly Rent  
of \$4,461.25 for the first 3 months of the lease,  
\$4,961.25 for the 4th month, and a 3.75% increase  
until the lease expiration  
all payable in equal monthly installments in advance on the first day of each and every calendar month during said term.

except the first installment, which shall be paid upon the execution hereof.

#### THE TENANT JOINTLY AND SEVERALLY COVENANTS:

FIRST.—That the Tenant will pay the rent as above provided.

REPAIRS

SECOND.—That, throughout said term the Tenant will take good care of the demised premises, fixtures and appurtenances, and all alterations, additions and improvements to either; make all repairs in and about the same necessary to preserve them in good order and condition, which repairs shall be, in quality and class, equal to the original work; promptly pay the expense of such repairs; suffer no waste or injury; give prompt notice to the Landlord of any fire that may occur; execute and comply with all laws, rules, orders, ordinances and regulations at any time issued or in force (except those requiring structural alterations), applicable to the demised premises or to the Tenant's occupation thereof, of the Federal, State and Local Governments, and of each and every department, bureau and official thereof, and of the New York Board of Fire Underwriters; permit at all times during usual business hours, the Landlord and representatives of the Landlord to enter the demised premises for the purpose of inspection, and to exhibit them for purposes of sale or rental; suffer the Landlord to make repairs and improvements to all parts of the building, and to comply with all orders and requirements of governmental authority applicable to said building or to any occupation thereof; suffer the Landlord to erect, use, maintain, repair and replace pipes and conduits in the demised premises and to the floors above and below; forever indemnify and save harmless the Landlord for and against any and all liability, penalties, damages, expenses and judgments arising from injury during said term to person or property of any nature, occasioned wholly or in part by any act or acts, omission or omissions of the Tenant, or of the employees, guests, agents, assigns or undertenants of the Tenant and also for any matter or thing growing out of the occupation of the demised premises or of the streets, sidewalks or walks adjacent thereto; permit during the six months next prior to the expiration of the term the usual notice "To Let" to be placed and to remain unmolested in a conspicuous place upon the exterior of the demised premises; repair, at or before the end of the term, all injury done by the installation or removal of furniture and property; and at the end of the term, to quit and surrender the demised premises with all alterations, additions and improvements in good order and condition.

ORDINANCES  
AND  
VIOLATIONS

ENTRY

INDEMNIFY  
LANDLORD

MOVING  
INJURY  
SURRENDER

NEGATIVE  
COVENANTS

OBSTRUCTION  
SIGNS

AIR  
CONDITIONING

THIRD.—That the Tenant will not disfigure or deface any part of the building, or suffer the same to be done, except so far as may be necessary to affix such trade fixtures as are herein consented to by the Landlord; the Tenant will not obstruct, or permit the obstruction of the street or the sidewalk adjacent thereto; will not do anything, or suffer anything to be done upon the demised premises which will increase the rate of fire insurance upon the building or any of its contents, or be liable to cause structural injury to said building; will not permit the accumulation of waste or refuse matter, and will not, without the written consent of the Landlord first obtained in each case, either sell, assign, mortgage or transfer this lease, underlet the demised premises or any part thereof, permit the same or any part thereof to be occupied by anybody other than the Tenant and the Tenant's employees, make any alterations in the demised premises, use the demised premises or any part thereof for any purpose other than the one first above stipulated, or for any purpose deemed extra hazardous on account of fire risk, nor in violation of any law or ordinance. That the Tenant will not obstruct or permit the obstruction of the light, halls, stairway or entrances to the building, and will not erect or inscribe any sign, signboard or advertisements unless and until the style and location thereof have been approved by the Landlord; and if any be erected or inscribed without such approval, the Landlord may remove the same. No water cooler, air conditioning unit or system or other apparatus shall be installed or used without the prior written consent of Landlord.

#### IT IS MUTUALLY COVENANTED AND AGREED, THAT

FOURTH.—If the demised premises shall be partially damaged by fire or other cause without the fault or neglect of Tenant, Tenant's servants, employees, agents, visitors or licensees, the damages shall be repaired by and at the expense of Landlord and the rent until such repairs shall be made shall be apportioned according to the part of the demised premises which is usable by Tenant. But if such partial damage is due to the fault or neglect of Tenant, Tenant's servants, employees, agents, visitors or licensees, without prejudice to any other rights and remedies of Landlord and without prejudice to the rights of subrogation of Landlord's insurer, the damage shall be repaired by Landlord but there shall be no apportionment or abatement of rent. No penalty shall accrue or reasonable delay which may arise by reason of adjustment of insurance on the part of Landlord and/or Tenant, and for reasonable delay on account of "labor troubles" or any other cause beyond Landlord's control. If the demised premises are totally damaged or are rendered wholly untenable by fire or other cause, and if Landlord shall decide not to restore or not to rebuild the same, or if the building shall be so damaged that Landlord shall decide to demolish it or to rebuild it, then or in any of such events Landlord may, within ninety (90) days after such fire or other cause, give Tenant a notice in writing of such decision, which notice shall be given as in Paragraph Twelve hereof provided, and thereupon the term of this lease shall expire by lapse of time upon the third day after such notice is given, and Tenant shall vacate the demised premises and surrender the same to Landlord. If Tenant shall not be in default under this lease then, upon the termination of this lease under the conditions provided for in the sentence immediately preceding, Tenant's liability for rent shall cease as of the day following the casualty. Tenant hereby expressly waives the provisions of Section 227 of the Real Property Law and agrees that the foregoing provisions of this Article shall govern and control in lieu thereof. If the damage or destruction be due to the fault or neglect of Tenant the debris shall be removed by, and at the expense of, Tenant.

FIRE CLAUSE

EMINENT  
DOMAIN

LEASE NOT  
IN EFFECT

DEFAULTS

TEN DAY  
NOTICE

FIFTH.—If the whole or any part of the premises hereby demised shall be taken or condemned by any competent authority for any public use or purpose then the term hereby granted shall cease from the time when possession of the part so taken shall be required for such public purpose and without apportionment of award, the Tenant hereby assigning to the Landlord all right and claim to any such award, the current rent, however, in such case to be apportioned.

SIXTH.—If, before the commencement of the term, the Tenant be adjudicated a bankrupt, or make a "general assignment" or take the benefit of any insolvency act, or if a Receiver or Trustee be appointed for the Tenant's property, or if this lease or the estate of the Tenant hereunder be transferred or pass to or devolve upon any other person or corporation, or if the Tenant shall default in the performance of any agreement by the Tenant contained in any other lease to the Tenant by the Landlord or by any corporation of which an officer of the Landlord is a Director, this lease shall thereby at the option of the Landlord be terminated and in that case neither the Tenant nor anybody claiming under the Tenant shall be entitled to go into possession of the demised premises or to sue for the enforcement of the term, any of the events mentioned above in this subdivision shall occur, or if Tenant shall be in default in fulfilling any of the covenants of this lease, other than the covenants for the payment of rent or additional rent, or if the demised premises become vacant or deserted, the Landlord may give to the Tenant ten days' notice of intention to end the term of this lease, and thereupon at the expiration of said ten days (if said condition which was the basis of said notice shall continue to exist) the term under this lease shall expire as fully and completely as if that day were the date herein definitely fixed for the expiration of the term and the Tenant will then quit and surrender the demised premises to the Landlord, but the Tenant shall remain liable as hereinafter provided.





THE TENANT FURTHER COVENANTS:

IF A FIRST FLOOR	TWENTY-SECOND.—If the demised premises or any part thereof consist of a store, or of a first floor, or of any part thereof, the Tenant will keep the sidewalk and curb in front thereof clean at all times and free from snow and ice, and will keep the same in front of the Landlord, and shall place glass therein and furnish the Landlord with policies of insurance covering the same.
INCREASED FIRE INSURANCE RATE	TWENTY-THIRD.—If by reason of the conduct upon the demised premises of a business not herein permitted, or if by reason of the negligence or careless conduct of any business upon or use of the demised premises, the fire insurance rate shall at any time be higher than it otherwise would be, then the Tenant will reimburse the Landlord, as additional rent hereunder, for that part of all fire insurance premiums hereafter paid out by the Landlord which shall have been charged because of the conduct of such business not so permitted, or because of the negligence or careless conduct of any business upon or use of the demised premises, and will make such reimbursement upon the first day of the month following such outlay by the Landlord, but this covenant shall not apply to a premium for any period beyond the expiration date of this lease. For above specified in any action or suit brought by the Landlord and Tenant before a Justice of the Peace, or before the New York City Insurance Exchange, or other body making fire insurance rates for the demised premises, shall be prima facie evidence of the facts therein stated and of the several items and charges included in the fire insurance rate then applicable to the demised premises.
WATER RENT	TWENTY-FOURTH.—If a separate water meter be installed for the demised premises, or any part thereof, the Tenant will keep the same in repair and pay the charges made by the municipality or water supply company for or in respect to the consumption of water, as and when bills therefor are rendered; if the demised premises or any part thereof be supplied with water through a meter which supplies other premises, the Tenant will pay to the Landlord, as and when bills are rendered therefor, the Tenant's share of the water bill, as indicated by said meter. Such proportionate part shall be paid by apportioning the respective charge according to the amount of water consumed in the building (exclusive of the basement) which shall have been occupied during the period of the respective charges, taking into account the period that each part of such area was occupied. Tenant agrees to pay upon the building of which the premises are a part.
SEWER	TWENTY-FIFTH.—That the Tenant will purchase from the Landlord, if the Landlord shall so desire, all electric current that the Tenant requires at the demised premises, and the Landlord shall so desire, all electric current that the Tenant requires at the demised premises. The price for said current shall be the same as that charged for consumption similar to that of the Tenant by the company supplying electricity in the same community. Payments shall be due as and when bills shall be rendered, and the Tenant shall comply with like rules, regulations and contract provisions as those prescribed by said company for a consumption similar to that of the Tenant.
ELECTRIC CURRENT	TWENTY-SIXTH.—If there now is or shall be installed in said building a "sprinkler system" the Tenant agrees to keep the appliances thereto in the demised premises in repair and good working condition, and if the New York Board of Fire Underwriters or the New York Fire Insurance Exchange or any bureau, department or official of the State or local government requires or recommends that any changes, modifications, alterations or additional sprinkler heads or other equipment be made or supplied by reason of the Tenant's business, or the location of partitions, trade fixtures, or other contents of the demised premises, or if such changes, modifications, alterations, additional sprinkler heads or other equipment in the demised premises are necessary to prevent the imposition of a penalty or charge against the full allowance for a sprinkler system in the fire insurance rate as fixed by said Exchange, or by any Fire Insurance Company, the Tenant will at the Tenant's own expense, promptly make and supply such changes, modifications, alterations, additional sprinkler heads or other equipment. An additional rent hereunder the Tenant will pay to the Landlord, annually in advance, throughout the term of this lease, toward the contract price for sprinkler supervisory service.
SPRINKLER SYSTEM	TWENTY-SEVENTH.—The sum of ..... Dollars is deposited by the Tenant herein with the Landlord herein as security for the faithful performance of all the covenants and conditions of the lease by the said Tenant. If the Tenant faithfully performs all the covenants and conditions on his part to be performed, then the sum deposited shall be returned to said Tenant.
SECURITY	TWENTY-EIGHTH.—This lease is granted and accepted on the especially understood and agreed condition that the Tenant will conduct his business in such a manner, both as regards noise and kindred nuisances, as will in no wise interfere with, annoy, or disturb any other tenants, in the conduct of their several businesses, or the Landlord in the management of the building; under penalty of forfeiture of this lease and consequential damages.
NOISANCE	TWENTY-NINTH.—The Landlord hereby recognizes who negotiated and consummated this lease with the Tenant herein, and agrees that if, as, and when the Tenant as the broker is any, contained herein to renew this lease, or fails to exercise the option, if any, contained therein to cancel this lease, the Tenant will pay to said broker a further commission in accordance with the rules and commission rates of the Real Estate Board in the community. A sale, transfer, or other disposition of the Landlord's interest in said lease shall not operate to defeat the Landlord's obligation to pay the said commission to the said broker. The Tenant herein hereby represents to the Landlord that the said broker is the sole and only broker who negotiated and consummated this lease with the Tenant.
BROKERS COMMISSIONS	THIRTIETH.—The Tenant agrees that it will not require, permit, suffer, nor allow the cleaning of any window, or windows, in the demised premises from the outside (within the meaning of Section 262 of the Labor Law) unless the equipment and safety devices required by law, ordinance, regulation or rule, including, without limitation, Section 262 of the New York Labor Law, are provided and used, and unless the rules, or any supplemental rules of the Industrial Board of the State of New York are fully complied with, and the Tenant hereby agrees to indemnify the Landlord, Owner, Agent, Manager and/or Superintendent, as a result of the Tenant's requiring, permitting, suffering, or allowing any window, or windows in the demised premises to be cleaned from the outside in violation of the requirements of the aforesaid laws, ordinances, regulations and/or rules.
WINDOW CLEANING	THIRTY-FIRST.—The invalidity or unenforceability of any provision of this lease shall in no way affect the validity or enforceability of any other provision hereof.
VALIDITY	THIRTY-SECOND.—In order to avoid delay, this lease has been prepared and submitted to the Tenant for signature with the understanding that it shall not bind the Landlord unless and until it is executed and delivered by the Landlord.
EXECUTION & DELIVERY OF LEASE	THIRTY-THIRD.—The Tenant will keep clean and polished all metal, trim, marble and stonework which are a part of the exterior of the premises, using such materials and methods as the Landlord may direct, and if the Tenant shall fail to comply with the provisions of this paragraph, the Landlord may cause such work to be done at the expense of the Tenant.
EXTERIOR OF PREMISES	THIRTY-FOURTH.—The Landlord shall replace at the expense of the Tenant any and all broken glass in the skylights, doors and walls in the demised premises, for and in the name of the Landlord and this or the premises therefor shall be rendered by the Landlord to the Tenant at such times as the Landlord may elect, and shall be due from and payable by the Tenant when rendered, and the amount thereof shall be deemed to be, and shall be paid as, additional rent.
PLATE GLASS	THIRTY-FIFTH.—This lease and the obligation of Tenant to pay rent hereunder and perform all of the other covenants and agreements hereunder on part of Tenant to be performed shall in no wise be affected, impaired or excused because Landlord is unable to supply or is delayed in supplying any service expressly or impliedly to be supplied or is unable to make, or is delayed in making any repairs, additions, alterations or decorations or is unable to supply or is delayed in supplying any equipment or fixtures if Landlord is prevented or delayed from so doing by reason of governmental action in connection with a National, or subnational, or any government agency or by reason of the conditions of supply and demand which have been or are affected by war or other emergency.
WAR EMERGENCY	THE LANDLORD COVENANTS
QUIET POSSESSION	FIRST.—That if and so long as the Tenant pays the rent and "additional rent" reserved hereby, and performs and observes the covenants and provisions hereof, the Tenant shall quietly enjoy the demised premises, subject, however, to the terms of this lease, and to the mortgages above mentioned, provided however, that this covenant shall be conditioned upon the retention of title to the premises by Landlord.
ELEVATOR	SECOND.—Subject to the provisions of Paragraph "Fourteenth" above the Landlord will furnish the following respective service: (a) Elevator service, if the building shall contain an elevator or elevators, on all days except Sundays and holidays, from A.M. to P.M. and on Saturdays from A.M. to P.M.; (b) Heat, during the same hours on the same days in the cold season in each year.
HEAT	

And it is mutually understood and agreed that the covenants and agreements contained in the within lease shall be binding upon the parties hereto and upon their respective successors, heirs, executors and administrators.

In Witness Whereof, the Landlord and Tenant have respectively signed and sealed these presents the day and first day of January, 1941.

IN PRESENCE OF: 1211 Nostalgia Avenue LLC Landlord

Antonio R. Harnacain Antonio R. Harnacain Tenant



On before me, the undersigned,  
personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

*(signature and office of individual taking acknowledgment)*

## ACKNOWLEDGMENT OUTSIDE NEW YORK STATE (RPL 309-b)

State of County of ss.:

On before me, the undersigned,  
personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in

*(insert city or political subdivision and state or county or other place acknowledgment taken)*

*(signature and office of individual taking acknowledgment)*

On before me, the undersigned,  
personally appeared

the subscribing witness(es), to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in *(insert place of residence is in a city, include the street and street number if any, thereof)*.

that he/she/they know(s)

to be the individual(s) described in and who executed the foregoing instrument; that said subscribing witness(es) was (were) present and saw said

execute the same; and that said witness(es) at the same time subscribed his/her/their name(s) as a witness(es) thereto

*(if taken outside New York State, insert city or political subdivision and state or county or other place acknowledgment taken. And that said subscribing witness(es) made such appearance before the undersigned in*

*(signature and office of individual taking acknowledgment)*

BUILDING  
Premises

Landlord

to

Tenant

LEASE

## GUARANTY

In consideration of the letting of the premises within mentioned to the Tenant within named, and of the sum of One Dollar, to the undersigned in hand paid by the Landlord within named, the undersigned hereby guarantees to the Landlord, and to the heirs, successors and/or assigns of the Landlord, the payment by the Tenant of the rent, within provided for, and the performance by the Tenant of all of the provisions of the within lease. Notice of all defaults is waived, and consent is hereby given to all extensions of time that any Landlord may grant.

Dated,

State of New York, County of

ss.: ACKNOWLEDGMENT RPL309-a (Do not use outside New York State)

On before me, the undersigned, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

*(signature and office of individual taking acknowledgment)*

**BROOKLYN COMMUNITY BOARD 9**  
**890 Nostrand Avenue**  
**Brooklyn, New York 11225**

**Parks, Recreation & Culture Committee Meeting Minutes**  
**November 13, 2025**

**Attendance (Board Members)** Nicolas Almonor (Chair); Denzel Oduro

**Absent (Board Members):** Denzel Oduro (Secretary), Khurshid Abdul-Mutakabbir (Vice Chair)

**Attendance (Resident Members):** Courtenay Loiselle; Brenda Pagan; David Romeo; Lillian Swain

**Absent (Resident) Members:** Yoni Ronn

**Guests:** Morella Bynde, Union Street Community Garden; MC Alexander Ciceron; Ruth Guyse, Union Street Community Garden

**CB9 Staff:** Mia N. Hilton, Assistant District Manager

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**1. Call to Order**

- a. Nicolas Almonor called the meeting to order at 7:08 PM.

**2. Presentation:**

- a. Central Brooklyn Soccer Club presentation by Stan Harmon describing the history and offerings of the club to the board.
  - i. Notes
    - 1. Community member Abigail Timm advocates for a specific park dedicated for people in our community to use for sports.
    - 2. Nicolas Almonor is looking for a sport liaison for the committee in relation to the aforementioned

**3. Roll Call**

- a. Conducted by Denzel Oduro
  - i. **Board Members Present:** Nicolas Almonor (Chair), Denzel Oduro (Secretary), Lillian Swain, Abigail Timm
  - ii. **Board Members Absent:** None
  - iii. **Community Resident Members Present:** Courtenay Loiselle; Brenda Pagan, David Romeo
  - iv. **Community Resident Members Absent:** Yoni Ronn
  - v. **Guests present:** Ruth Guyse, and Morella Bynde from Union Street Community Garden. MC Alexander Ciceron

**4. Nominations and elections of Recording Secretary**

- a. Abigail Timm nominated Denzel Oduro for Secretary, seconded by Nicholas Almonor.
- b. Denzel Oduro unanimously appointed as secondary unopposed.
- 5. Public Commentary**
  - a. No public commentary
- 6. Parks and Cultural Institutions Liaison Assignments**
  - a. Committee members were encouraged to step up to be liaisons for the committee
  - b. Lillian Swain to be cultural Liaison for BAM
  - c. Committee plans to update the liaison graphic chart with the most up-to-date appointments
- 7. Recruitment and appointment of new Community Resident members**
  - a. The committee is still looking for new dedicated members who can show up to committee meetings. People are encouraged to apply
- 8. Planification for this fiscal year 2025-2026**
  - a. Parks, Playgrounds and Community Gardens tour for Spring 2026 - Committee considering a day in March 2026
  - b. Visits and presentations of Cultural institutions (BRIC) - January 8th Meeting.
  - c. Biennial conference planning meeting is every Monday, 5pm - 6pm on Google Meets. Nicholas Almonor to send an invite to the meeting.
  - d. Interfaith Luncheon project considering date in Spring 2026 - April or May. 12pm - 3pm. at the Brooklyn Museum. The purpose of this luncheon is to be able to unite the faiths for the betterment of the community.
  - e. Community fair is planned for the weekend after Memorial Day.
- 9. Old Business**
  - a. No old business
- 10. New Business**
  - a. No new business
- 11. Adjournment**
  - a. The meeting was adjourned by Morela Bynde at 8:42 PM

Seconded by: Brenda Pagan

**Minutes Submitted by:** Denzel Oduro

**Minutes Approved by:** *Nicolas Almonor, Member-at-Large Chair of CB9 Parks, Recreation, and Culture Committee*

**Community Board  
890 Nostrand Avenue  
Brooklyn, NY 11225**

**Rules of Order for Community Board Meetings  
NYC Community Board 9, Brooklyn**

This meeting of the New York City Community Board 9, Brooklyn, is called to order on **November 20, 2025, at Public School 161, 330 Crown Street, Brooklyn, New York 11225** under the applicable statutes of New York State, the New York City Charter, the Bylaws of Community Board 9, and Robert's Rules of Order.

1. All Community Board Meetings shall be conducted pursuant to New York State Public Officers Law, the New York City Charter, the Open Meetings Law, and any other applicable laws. The Community Board's By-Laws shall govern meetings where they do not conflict with applicable laws. Robert's Rules of Order shall govern meetings where they do not conflict with applicable laws and the By-Laws.
2. All Community Board Members shall be provided with a reasonable opportunity to address the Community Board (the "Board") on any matter of the Board or any matter that pertains to the Board's mission.
3. During General Board Meetings, members of the public may be allowed to speak during the portion of the meeting designated as "Public Comment Session." Subject to any modifications and guidelines established by the Chair of the Community Board (the "Chair"), or his or her designee, each public speaker shall sign in and give a brief description of what he/she will comment upon prior to speaking. Public speakers will be allotted a time limit of three (3) minutes each commencing from the beginning of the speaker's remarks. Time cannot be shared or allotted to other speakers. If the Chair, or his or her designee, determines that there is not sufficient time at the meeting, the "Public Comment Session" period may be deferred to either the end of the General Board meeting or the beginning of the next General Board meeting. Public Comment Period shall be thirty (30) minutes duration.
4. During General Board Meetings and Committee Meetings (collectively, "Board Meetings") and outside of "Public Comment Session" portions of meetings, members of the public may ask questions and comment upon agenda items only when recognized by the Chair, Committee Chair, or their designee.
5. All Board members and members of the public shall conduct themselves in a courteous, professional and orderly manner. Obscene, threatening or harassing language, slander, threats of violence, personal attacks of any kind or offensive comments that target or disparage any ethnic, racial, age, or religious group, gender, sexual orientation or disability status are prohibited at all Board Meetings.
6. No members of the public shall display signs or placards in a disruptive manner, disruptively applaud participants in debate, or engage in disorderly conversation or other disorderly behavior which may disrupt the proceedings of the meeting.
7. Audio and video recording of Board Meetings are permitted unless they interfere with the meetings, in accordance with the Open Meetings Law. The recording must be conducted from a fixed location and in a manner which does not interfere with the meeting. The Chair, or his or her designee shall have the discretion to prohibit video or audio recording that interferes with a meeting. Recording is not permitted during Executive Session.

8. Any Board member or member of the public who uses obscene, threatening or harassing language, slander, threats of violence, personal attacks of any kind or offensive comments that target or disparage any ethnic, racial, age, or religious group, gender, sexual orientation or disability status or who otherwise becomes disorderly while at a Board Meeting shall be removed from the Board Meeting at the discretion of the Chair, or his or her designee.

9. No Board member or member of the public shall be permitted to speak on a cellular telephone during a Community Board Meeting while the meeting is in progress other than for emergency reasons. All cellular telephones are required to be turned off or on “vibrate” mode.

10. During General Board Meetings, the enforcement of this Code of Conduct shall be conducted under the direction of the Chair, or his or her designee. During Committee Meetings, the enforcement of this Code of Conduct shall be conducted by the Committee Chair or his or her designee. The New York City Police Department and building security may assist with the ejection of any individual from a Board Meeting or Committee Meeting for violating this Code of Conduct.

OFFICE USE ONLY		
<input type="radio"/> Original	<input type="radio"/> Amended	Date _____

## Standardized NOTICE FORM for Providing 30-Day Advance Notice to a Local Municipality or Community Board

1. Date Notice Sent: 04/29/2025

1a. Delivered by:

Certified Mail Return Receipt Requested

2. Select the type of Application that will be filed with the Authority for an On-Premises Alcoholic Beverage License:

For premises outside the City of New York:☐ New Application ☐ Removal ☐ Class ChangeFor premises in the City of New York:☐ New Application ☒ New Application and Temporary Retail Permit ☐ Renewal ☐ Alteration ☐ Removal☐ Class Change ☐ Method of Operation ☐ Corporate ChangeFor **New** and Temporary Retail Permit applicants, answer each question below using all information known to date  
For **Renewal** applicants, answer all questionsFor **Alteration** applicants, attach a complete written description and diagrams depicting the proposed alteration(s)For **Corporate Change** applicants, attach a list of the current and proposed corporate principalsFor **Removal** applicants, attach a statement of your current and proposed addresses with the reason(s) for the relocationFor **Class Change** applicants, attach a statement detailing your current license type and your proposed license typeFor **Method of Operation Change** applicants, although not required, if you choose to submit, attach an explanation detailing those changes**Please include all documents as noted above. Failure to do so may result in disapproval of the application.****This 30-Day Advance Notice is Being Provided to the Clerk of the Following Local Municipality or Community Board:**3. Name of Municipality or Community Board: COMMUNITY BOARD 9**Applicant/Licensee Information:**

4. Licensee Serial Number (if applicable): \_\_\_\_\_

Expiration Date (if applicable): \_\_\_\_\_

5. Applicant or Licensee Name: WHP BK, LLC

6. Trade Name (if any): \_\_\_\_\_

7. Street Address of Establishment: 259 ROGERS AVENUE8. City, Town or Village: BROOKLYN, NY Zip Code: 11225

9. Business Telephone Number of applicant/ Licensee: \_\_\_\_\_

10. Business E-mail of Applicant/Licensee: \_\_\_\_\_

11. Type(s) of alcohol sold or to be sold: ☐ Beer & cider ☒ Wine, Beer & Cider ☐ Liquor, Wine, Beer & Cider12. Extent of Food Service: ☒ Full Food menu; full kitchen run by a chef/cook ☐ Menu meets legal minimum food requirements; food prep area required13. Type of Establishment: Restaurant (full kitchen and full menu required)☐ Seasonal Establishment ☐ Juke Box ☐ Disc Jockey ☒ Recorded Music ☐ Karaoke14. Method of Operation: ☒ Live Music (give details i.e., rock bands, acoustic, jazz, etc.): ACOUSTIC

(check all that apply)

☐ Patron Dancing ☐ Employee Dancing ☐ Exotic Dancing ☐ Topless Entertainment☐ Video/Arcade Games ☐ Third Party Promoters ☐ Security Personnel☐ Other (specify): \_\_\_\_\_15. Licensed Outdoor Area: ☐ None ☐ Patio or Deck ☐ Rooftop ☐ Garden/Grounds ☐ Freestanding Covered Structure  
(check all that apply) ☐ Sidewalk Cafe ☒ Other (specify): BACKYARD

16. List the floor(s) of the building that the establishment is located on: **1ST FLOOR AND BASEMENT**
17. List the room number(s) the establishment is located in within the building, if appropriate:
18. Is the premises located within 500 feet of three or more on-premises liquor establishments? ☒ Yes ☐ No
19. Will the license holder or a manager be physically present within the establishment during all hours of operation? ☒ Yes ☐ No
20. If this is a transfer application (an existing licensed business is being purchased) provide the name and serial number of the licensee:  
 Name  Serial Number
21. Does the applicant or licensee own the building in which the establishment is located? ☐ Yes (if YES, SKIP 23-26) ☒ No

**Owner of the Building in Which the Licensed Establishment is Located**

22. Building Owner's Full Name: **PARKVIEW MANAGEMENT GROUP, INC.**
23. Building Owner's Street Address:
24. City, Town or Village: **BROOKLYN** State: **NEW YORK** Zip Code: **11238**
25. Business Telephone Number of Building Owner:

**Representative or Attorney Representing the Applicant in Connection with the Application for a License to Traffic in Alcohol at the Establishment Identified in this Notice**

26. Representative/Attorney's Full Name: **MICHAEL KELLY**
27. Representative/Attorney's Street Address:
28. City, Town or Village: **SCARSDALE** State: **NEW YORK** Zip Code: **10583**
29. Business Telephone Number of Representative/Attorney: **0**
30. Business E-mail Address of Representative/Attorney: **IL.COM**

I am the applicant or licensee holder or a principal of the legal entity that holds or is applying for the license. Representations in this form are in conformity with representations made in submitted documents relied upon by the Authority when granting the license. I understand that representations made in this form will also be relied upon, and that false representations may result in disapproval of the application or revocation of the license.

By my signature, I affirm - under **Penalty of Perjury** - that the representations made in this form are true.

31. Printed Principal Name: **MICHAEL KELLY** Title: **AUTHORIZED REPRESENTATIVE**

Principal Signature: 



# Community Board 9 SLA Liquor License

## Application Questionnaire

Check for which you are applying:

- ☒ New liquor license WINE, BEER + CIDER ☐ Alteration of an existing liquor license ☐ License renewal

Check either that apply:

- ☐ Sale of assets ☐ Alteration (change of class) of an existing liquor license

Today's Date: 8/1/25

Is location currently licensed? ☐ Yes ☒ No Type of license: \_\_\_\_\_

If alteration, describe nature of alteration: \_\_\_\_\_

Previous or current use of the location: EMPTY STOREFRONT WAS A RESTAURANT PRIOR

Corporation and trade name of current license: N/A

### APPLICANT:

Name of applicant and all principals: WHP BK. LLC JOSIAH BARTLETT  
MATTHEW CRONIN, ERIC MERCADO, MARCELLO DE PERALTA

Trade name (DBA): TO BE DETERMINED

Premises address: 259 ROGERS AVE

Cross streets: PRESIDENT ST - CAROL ST.

### PREMISES:

Establishment square footage: APPROX. 1700 Sq. Ft. Maximum Occupancy: 74

Are residential units within the building? ☒ Yes ☐ No If Yes, have all residents within the building been notified of the pending license? ☒ Yes ☐ No If Yes, explain how notice was provided to residents: THE APPLICANT KNOCKED ON DOORS + SPoke TO EACH NEIGHBOR

Will any outside area or sidewalk cafe be used for the sale or consumption of alcoholic beverages? (includes roof & yard) ☒ Yes ☐ No If Yes, describe: BACKYARD GARDEN w/ FOLIAGE

Does premise have a valid Certificate of Occupancy and all appropriate permits, including for any back or side yard use? ☐ Yes ☒ No What is maximum NUMBER of people permitted?

74

**PROPOSED METHOD OF OPERATION:**

Will any other business besides food or alcohol service be conducted at premise? ☐ Yes ☒ No

If yes, please describe what type: \_\_\_\_\_

Proposed hours of operation:

	Monday-Thursday	Friday-Saturday	Sunday
From / To	12 Pm / 10 pm	12 Pm / 12 Am	12 Pm / 10 pm
Outdoor Hours (If Applicable)	12 Pm / 10 Pm	12 Pm / 11 Pm	12 Pm / 10 Pm

Number of tables? 11 / 12 Number of seats? 24 / 24

Will food be served? ☒ Yes ☐ No If yes, describe cuisine and submit a menu: \_\_\_\_\_

How many employees will there be? 10 TO START

Do you plan to hire residents from the immediate neighborhood? ☒ Yes ☐ No

Will music be played on the premises? ☒ Yes ☐ No

If Yes, what type of music? ☐ Live musician ☐ DJ ☒ Juke box/CDs/iPad/Bluetooth device

If other types, please describe \_\_\_\_\_

What will be the music volume? ☒ Background (quiet) ☐ Entertainment level

Will there be security personnel? ☐ Yes ☒ No If Yes, how many, and when: \_\_\_\_\_

How do you plan to manage noise and crowds inside and outside your business so neighbors will not be affected? THE OWNER + MANAGER WILL MONITOR ALL AREAS AND TAKE NECESSARY STEPS TO RESOLVE ANY PROBLEMS

**APPLICANT HISTORY:**

Has this corporation or any principal been licensed previously? ☐ Yes ☒ No

If yes, please indicate name(s) of establishment(s): \_\_\_\_\_

Address: \_\_\_\_\_ Community Board # \_\_\_\_\_

Dates of operation: \_\_\_\_\_ If a principal of licensed business within another Community Board, please provide a letter from the community board indicating history of complaints or other comments.



Has any principal had work experience similar to the proposed business? ☒ Yes ☐ No If Yes, please attach explanation of experience or resume. JOSHUA MANAGED CHISAI POLYCO

569 UICOW PC. FROM ITS OPENING IN FEBRUARY OF 2016 UNTIL THE SPRING OF 2018

Does any principal have other businesses in this area? ☐ Yes ☒ No If Yes, please give trade name and describe type of business \_\_\_\_\_

Has any principal had SLA reports or action within the past 3 years? ☐ Yes ☒ No If Yes, attach list of violations and dates of violations and outcomes, if any.

**LOCATION:**

How many SLA-licensed establishments are within 2 blocks? 4

Is premises within 200 feet of any school or place of worship? ☒ Yes ☐ No If so, has the school or place of worship been notified of the pending application: ☒ Yes ☐ No


Are you aware of any community opposition to your application? ☐ Yes ☒ No If Yes, please explain in detail:

**Community Outreach:** Applicants are encouraged to reach out to community groups. Please use the attached petition to reflect community support for the application. Also, you are encouraged to reach out to local organizations to obtain support and feedback regarding how community interests may be affected by the applicant's proposed operation.

**Affirmation:** I, an authorized agent of the above stated applicant, affirm that all statements within this questionnaire are true to the best of my knowledge and that I have made all reasonable efforts to obtain accurate and up to date information. If material information changes before the Public Safety Committee, Community Board 9 General Board or the New York State Liquor Authority make final determinations regarding my license application, I will notify Community Board 9 as soon as practicable. If, at any time, a dispute arises between members of the community and the establishment for which this application was submitted, I agree to work with Community Board 9 to resolve such disputes quickly and fairly. I understand that Community Board 9's ongoing support of my license is contingent on my ongoing compliance with the law and respect for the community. I affirm that I conspicuously posted the public notice for 7 days prior to submitting this form.

Name: JOSIAH BARTLETT Title: OWNER

Telephone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_ ✓

Signature: 







B49



STORE  
FOR RENT  
718-399-9300

EGLISE CHRETIENNE  
CHRISTIAN CHURCH  
REV. VICTOR JACQUES SEVERE, Pastor • REV. JUSTIN LUCAS, Assistant Pastor

Taxexperts  
241-385-1872  
BILL & JILLSON REYNOLDS  
Your Future is Our Priority















**ATTENTION RESIDENTS  
& NEIGHBORS**

WHP BK LLC

Complete DBA, Name and Contact Number for Neighbors

plans to open a  
**RESTAURANT**

Please include the Restaurant Name and address of the location. It is required that the location be located in the City of...

at the following location

**259 ROGERS AVE**

Include Number and Street Name Address

This establishment is seeking a license to serve

**WINE, BEER & CIDER**

Beer & Cider • Wine, Beer & Cider • or Liquor.

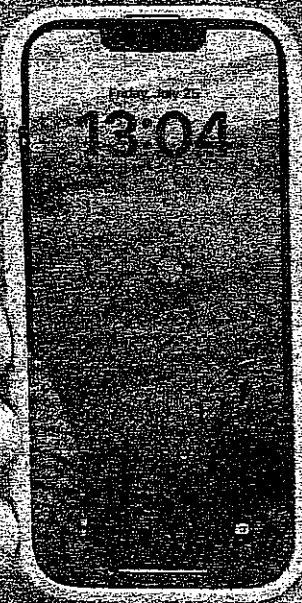
Wine, Beer & Cider

**JOSHUA 202-985-6187**

Applicant Name and Phone Number

Contact the Applicant or COMMUNITY BOARD With any questions or concerns.

718-778-0270



## **WHP MENU DESCRIPTIONS**

### **PIZZA** SM 12"/L 16"

**CHEESE PIZZA 20/28-** TOMATO, MOZZARELLA, AGED PROVOLONE, GARLIC, CHILI, SICILIAN OREGANO, BASIL, PECORINO ROMANO.  
ALLERGY- DAIRY, GLUTEN, ALIUM

**SPICY PEPPERONI 24/34-** TOMATO, MOZZARELLA, AGED PROVOLONE, PEPPERONI, PICKLED CHILIS, GARLIC, SICILIAN OREGANO, BASIL, PECORINO ROMANO.  
ALLERGY- DAIRY, GLUTEN, ALIUM

**TOMATO PIE 18/28-** TOMATO, SICILIAN OREGANO, GARLIC, BASIL, FRIED CAPERS, OLIVE OIL.  
ALLERGY- GLUTEN, ALIUM

**FUNGHI BIANCA 24/34-** MOZZARELLA, ROASTED CREMINI MUSHROOMS, GARLIC, BLACK PEPPER, LEMON, BASIL, GRANA PADANO.  
ALLERGY- DAIRY, GLUTEN, ALIUM

**SPECK & PIÑA 24/34-** TOMATO, MOZZARELLA, PROVOLONE, SPECK, HONEYGLOW PINEAPPLE, GARLIC, BASIL, PECORINO ROMANO.  
ALLERGY- DAIRY, GLUTEN, ALIUM

**8" PAN PIZZA 18-** TOMATO, MOZZARELLA, PROVOLONE, GARLIC, PECORINO ROMANO.  
ALLERGY- DAIRY, GLUTEN, ALIUM

#### **ADD ONS-**

PEPPERONI, PICKLED CHILIS, MUSHROOMS- L/5 S/3  
ONIONS. FRESH GARLIC, FRIED CAPERS- L/3 S/2

## **EVERYTHING ELSE**

**CAESAR SALAD 16-** LITTLE GEM LETTUCE, ROMAINE, CAESAR, LEMON, PECORINO ROMANO, GRANA PADANO, CROUTONS.  
ALLERGIES- DAIRY, GLUTEN, FISH

**SAMURAI SALAD 17-** CARROT, CABBAGE, CUCUMBER, ASIAN PEAR, CILANTRO, SCALLION, PEANUTS, FRIED SHALLOTS, GOLDEN RAISINS, SWEET AND SPICY DRESSING  
ALLERGIES- ALIUM, SOY, PEANUTS, SESAME

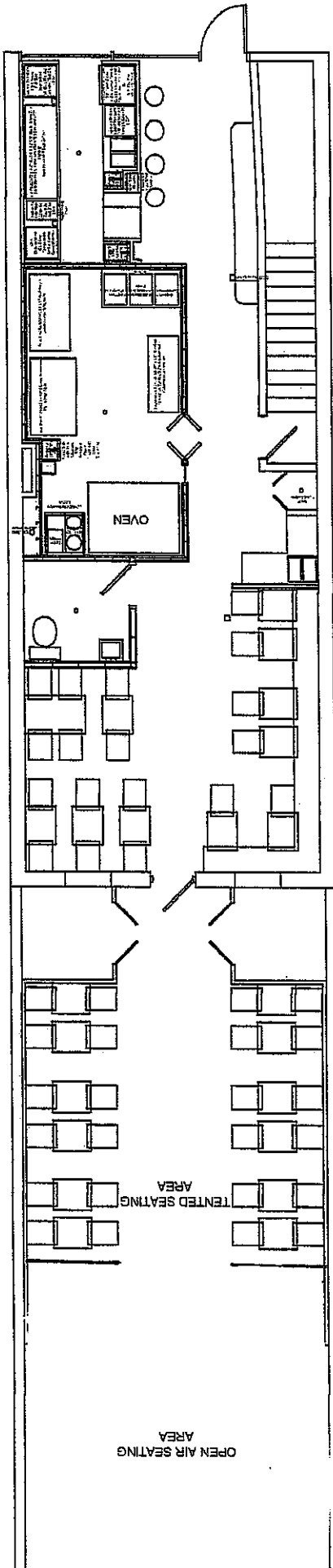
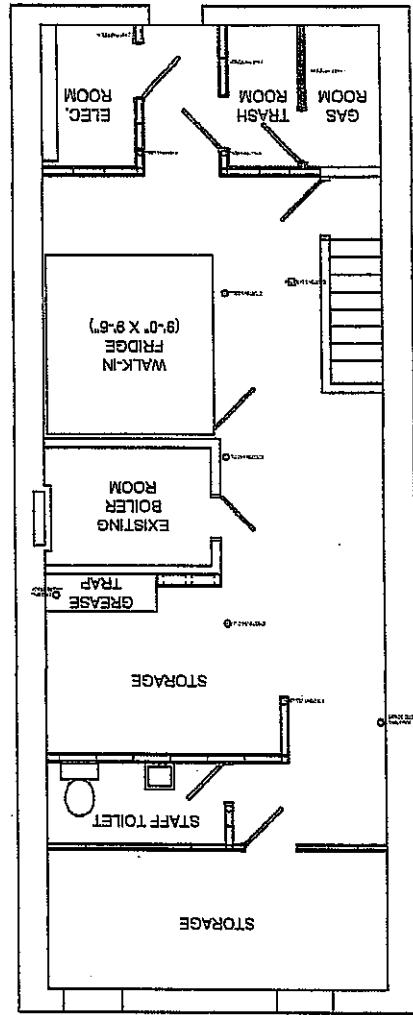
**MAROULASALATA 16-** LITTLE GEM LETTUCE, FETA, SCALLION, DILL, CUCUMBER, LEMON, OLIVE OIL.  
ALLERGIES- ALIUM

**BROCCOLINI 13-** BROCCOLINI. GARLIC, WHITE WINE VINEGAR, LEMON, BREADCRUMBS.  
ALLERGIES- ALIUM, GLUTEN

**ZUCCHINI 13-** SAUTÉED ZUCCHINI, TOMATO CONFIT, CAPERS, BASIL, PECORINO ROMANO, BLACK PEPPER.

**EGGPLANT PARM 15-** EGGPLANT CUTLETS, TOMATO, MOZZARELLA, GARLIC, BASIL, GRANA PADANO, ON PIZZA BIANCA.  
ALLERGIES- NIGHTSHADE, DAIRY, ALIUM

**ITALIAN SANDWICH 17-** PROSCIUTTO COTTO, FINOCCHIONA, AGED PROVOLONE, MUFFULETTA SPREAD, LETTUCE, OLIVE OIL + VINEGAR, ITALIAN HERBS, ON PIZZA BIANCA.



572 seats total  
 Inside  
 11 Tables  
 24 seats  
 4 Bar stools  
 Outside  
 12 Tables  
 24 seats



## DRAFT COMMITTEE RECOMMENDATION — SUBJECT TO FUTURE CHANGES

Transportation Committee October 2025  
Kingston-Brooklyn School Safety Recommendation

**Summary:** Brooklyn Community Board 9 **SUPPORTS** an alternative plan to the current Kingston-Brooklyn School Safety Project which proposes using raised crosswalks, daylighting, and buffered conventional bike lanes to narrow pedestrian crossing distances and encourage drivers to refrain from excessively speeding instead of using protected bike lanes.

### WHEREAS

1. The Kingston-Brooklyn School Safety Plan clearly aims to improve pedestrian and cyclist safety by reducing drivers' speeds, reducing crossing distances, and installing bike lanes;
2. Community members have repeatedly expressed significant concern about the use of protected bike lanes to improve street safety and have pointed to the incidents involving children crossing Bedford Avenue's bike lane as a weak point in their design;
3. Pedestrians may have an increased risk of involvement in bicycle collisions while jaywalking due to parked cars blocking the field of vision for cyclists;
4. A wide buffer on a conventional bike lane can help improve safety for younger and older cyclists, especially on residential streets not as subject to frequent double-parking as busy business corridors;
5. Raised crosswalks are another method used around the world to reduce speeding at intersections, where pedestrians mostly cross the street — and where most pedestrian collisions happen;
6. NYC-DOT launched a program to install 100 raised crosswalks per year to aid in traffic calming efforts;
7. The Federal Highway Administration recommends raised crosswalks for roads with two to three travel lanes, a speed limit of 30 mph or less, and daily traffic numbers of no more than 9,000;
8. The National Association of City Transportation Officials (NACTO) notes that cities can ideally use raised crosswalks in an area where two one-way streets intersect;
9. Raised crosswalks are uniquely positioned to reduce turning speeds and draw attention to crosswalks;
10. Federal Highway Administration statistics show that raised crosswalks can reduce pedestrian crashes by as much as 45%.

**THEREFORE, BE IT RESOLVED** that Brooklyn Community Board 9 supports a school safety and traffic calming plan that:

1. Utilizes raised crosswalks at the following locations:
  - a. At intersections along Kingston and Brooklyn Avenue from Empire Boulevard to Winthrop Street, near schools, and around Wingate Park;

**DRAFT COMMITTEE RECOMMENDATION — SUBJECT TO FUTURE CHANGES**

- b. At entry points or at intersections near Wingate Park to facilitate safe entry for pedestrians crossing Brooklyn or Kingston avenues;
2. Implements conventional bike lanes and marked parking lanes instead of protected bike lanes in order to visually narrow the roadway to discourage excessive speeding;
  - a. On Kingston and Brooklyn Avenue, the bike lanes should extend from East New York Avenue to Winthrop Street and loop around Wingate Park if possible;
3. Implements daylighting at intersections near schools and places of interest where additional pedestrian safety considerations may be needed;
4. DOT consults with Community Board 9 on the most suitable intersections and locations for the raised crosswalks and daylighting treatments before their installation;

**BE IT FURTHER RESOLVED** that for each item listed above, Community Board 9 requests that for any study conducted according to the policies and protocols of NYC-DOT, such results be shared with the Board, regardless of the outcome of NYC-DOT's decision. Such documents requested include, but are not limited to, traffic control studies, intersection control data, transportation and mobility analyses, and correspondence with other agency stakeholders such as the Metropolitan Transportation Agency (MTA), and the Department of Parks and Recreation (Parks) if applicable.

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## Context

DOT presented accident and injury data laying out the justification for safety proposals, which the transportation committee has reviewed and used to develop a similar plan that aims to achieve the same goals to improve safety and prevent these incidents.



## Brooklyn Ave & Kingston Ave (Empire Blvd to Winthrop St)

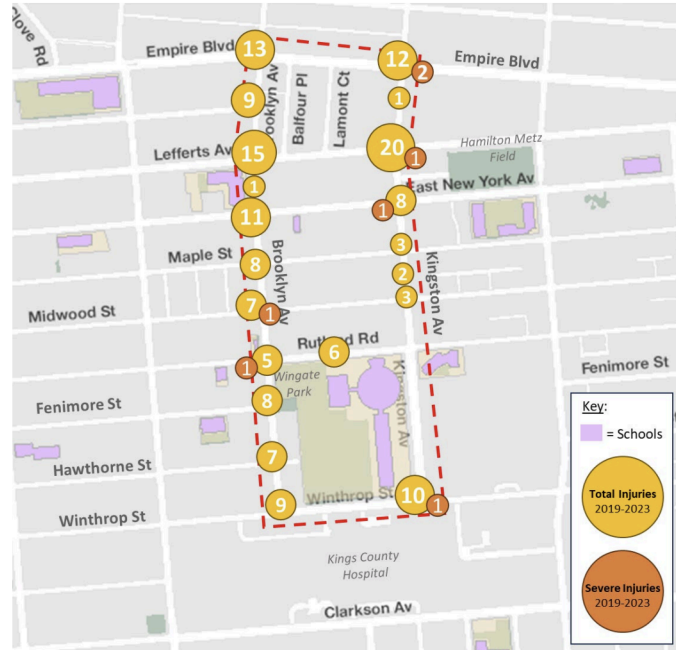
### Injury Data (2019-2023)

- 158 total injuries
- 71% of severe injuries were pedestrians or cyclists
- 50% of pedestrian injuries happened while crossing with the signal
- Children (ages 1-17) made up 14% of pedestrian and cyclist injuries

Injury Summary, 2019-2023 (5 Years)

Mode	Total Injuries	Severe Injuries	Fatalities	KSI
Pedestrian	28	1	0	1
Bicyclist	25	4	0	4
Motor Vehicle Occupant	102	2	0	2
Other Motorized	3	0	0	0
<b>Total</b>	<b>158</b>	<b>7</b>	<b>0</b>	<b>7</b>

Source: Fatalities: NYCDOT, Injuries: NYPD FORMS database KSI: Persons Killed or Severely Injured



## Brooklyn Ave & Kingston Ave (Empire Blvd to Winthrop St)

### 2024 Updates to Injury Data

- 32 total injuries and 4 serious injuries in 2024
  - Highest number of injuries since 2021
- 5 children (ages 0-17 years old) were injured in 2024

Injury Summary — 2019-2024 (6 Years)

Mode	Total Injuries	Severe Injuries	Fatalities	KSI
Pedestrian	35	3	0	3
Bicyclist	27	6	0	6
MVO	124	2	0	2
Other Motorized	4	0	0	0
<b>Total</b>	<b>190</b>	<b>11</b>	<b>0</b>	<b>11</b>

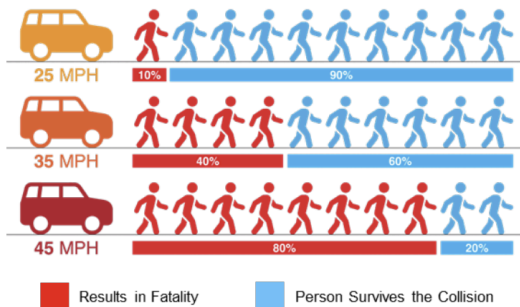
Source: Fatalities: NYCDOT, Injuries: NYPD FORMS database KSI: Persons Killed or Severely Injured



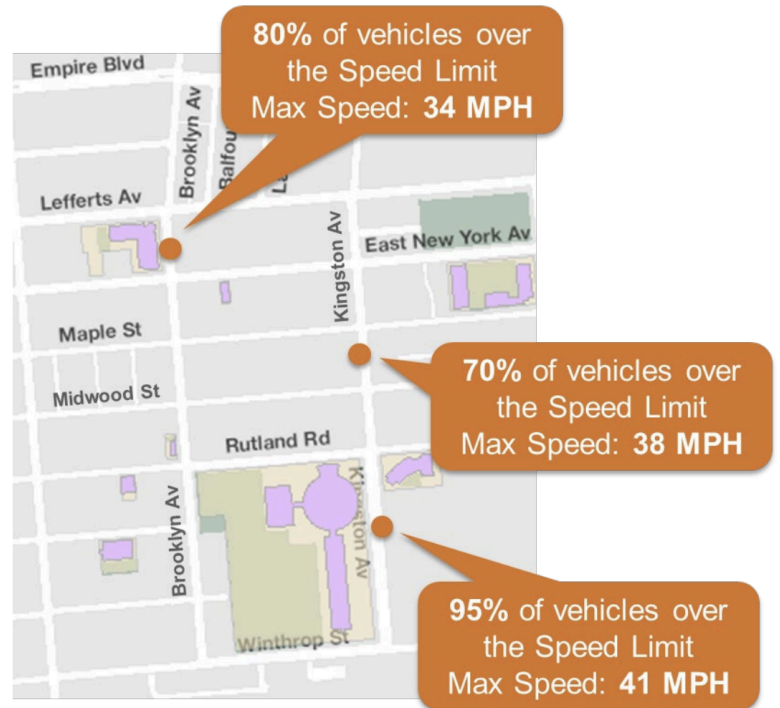
## Brooklyn Ave & Kingston Ave (Empire Blvd to Winthrop St)

### Existing Conditions: Speeding

- Conducted speed radar study at three points in the project area
- Found prevalent speeding on both corridors



Source: Vision Zero Network; IIHS

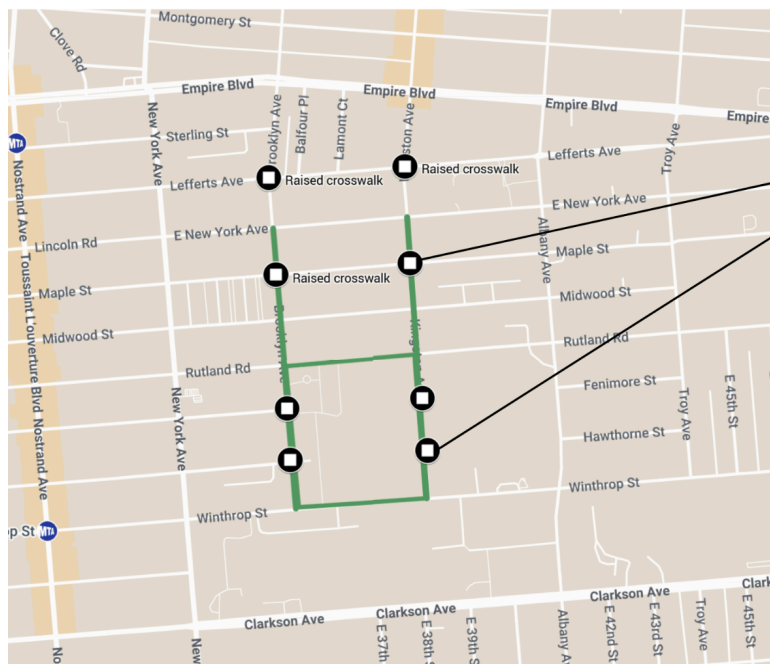


## Plan Imagery

### Raised crosswalks

See example locations below for the raised crosswalks and safety improvements (circle/square points refer to the raised crosswalk locations; green lines refer to conventional bike lane placement)

#### Brooklyn & Kingston Avenues Proposal: Raised Crosswalks



This section of the plan focuses on raised crosswalks to achieve safer crossings and better speed compliance from drivers and cyclists.

#### Actions:

1. Use raised crosswalks to slow vehicle speeds at and before intersections;
2. Create new crosswalks at entrances to Wingate Park to facilitate safe street crossings for children and adults;

## Conventional Bike Lanes

See the image below for example conventional bike lane placement: green lines/paths signal where the bike lanes would ideally go.

### Brooklyn & Kingston Avenues

#### Proposal: Conventional Bike Lanes



This section of the plan focuses on conventional bike lanes to help drivers see cyclists more easily while maintaining safety at the curb and sidewalk area.

#### Actions:

1. Use conventional bike lanes with a buffer to avoid door incidents between vehicles and cyclists
2. The bike lanes would loop around Wingate Park and span from East New York Avenue to Winthrop on Kingston and Brooklyn Avenues.

## Situational Daylighting

We support efforts from the DOT to implement limited daylighting near schools and places of interest in order to minimize parking losses. We encourage the DOT to use daylighting where necessary to ensure school safety while continuing to minimize the loss of street parking availability.

### Brooklyn Ave & Kingston Ave (Empire Blvd to Winthrop St)

#### Proposal: Painted Pedestrian Islands & Curb Extensions





**Brooklyn Community Board 9**  
**890 Nostrand Avenue**  
**Brooklyn, New York 11225**

**Transportation Committee Meeting**  
**November 12, 2025**

Location: In-Person, CB9 Office

Chair: Ethan Norville; Vice Chair: Andrew Magnus; Secretary: Paco Abraham

**Attendance** (Board Members): Ethan Norville; Vadim Gaboys; Felice Robertson; Khurshid Abdul-Mutakabbir; Andrew Magnus

**Attendance** (Community Resident Members): Valerie Fleming

**Absent** (Board Members): Hasaan Qazi

**Absent** (Community Resident Members): Paco Abraham; Calista DeJesus

**Guests:** Chana A.; Mindy Abergel; Sholom Artzow; Israel Bryski; Aaron Chernick; Aaron Cohen; Eli Cohen; Z. Dubov; Tzvi Filler; Meyer Fischer; Michael Fishman; Mendy G.; Rod Herbert; Shmuel Hildesheim; Naomi Hippolyte; Moshe Hus; Joel Klein; Reuven Lakein; Moshe Leeds; Yisroel Lerner; E. Lewis; Meir New; Zev Melker; Zev Nelken; Ephraim Oster; Yisroel P.; Sora Posner; Jacob Rosenblum; Simon Rosenblum; Avraham Serisky; Mendy Simon; Catherine Small; Shmuel Turk; Yitzchok Vail; Jacob Vorcheimer; Theresa Westerdahl; Yosef Wolf; Shmuel Wolvovsky; Sholom Zirkind

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**Minutes:**

*1. Special Public Feedback Session: Brooklyn/Kingston Avenue School Safety Plan Proposal 3*

- a. The Feedback session began at 6:20 PM. Chair explains the original plan (from DOT), the first alternative plan (Version 2) with pared down bike lane locations, and the further compromise plan (Version 3) with less intrusive bike lanes and more crossings. DOT maintains discretion to enact, in part or in whole, any elements of the plan.
- b. Chair Norville provides an overview of the timeline for the plan and the new proposal; raised crossings at intersections (usually at the main approaching direction of the intersection), maximizing daylighting, minimizing the reduction in parking spaces lost, and the implementation of a conventional bike lane.
- c. Public Speakers:
  - i. Amer (school bus driver): stated that because cyclists disregard lights and rules, we shouldn't give them any more infrastructure. The Netherlands has insurance requirements for bikers, and the NYPD should be more active in enforcement. Anecdotal feeling that daylighting encourages jaywalking and should be limited.
  - ii. Naomi (636 Brooklyn Avenue Cooperative - Mutual Apartments): congestion and double parking on BK Ave are serious concerns for

residents, esp. seniors and kids. Upset at lack of consideration and involvement of the Coop in the creation of the plan.

- iii. Catt: strong supporter of the bike lane; feels that biking is ‘gambling with my life’ on Kingston Ave. The north side of Eastern Parkway has a bike lane and is a breath of fresh air. Safety is everyone’s priority
- iv. Rod (Board member, lives on Troy between Winthrop and Rutland): the Vehicle Crash Report form MV4 notes where crashes are most significant/deadly; across the district, highlights PS221 and IS391 (across from Lefferts/71st Precinct). Concern that the MV4 and Crashmapper Reports should not prioritize Brooklyn and Kingston above corridors like Bedford, Rogers, Nostrand, Albany, Schenectady. \$4.2B project over 10 years (source?).
  - 1. Kingston is still listed as a DOT Vision Zero priority corridor but still concerned that traffic and congestion spills over from the project to adjacent streets.
  - 2. Concern from Rod and others how this project got prioritized among so many other needs.
  - 3. **Chairman Norville agrees to follow up with DOT about how the decision to prioritize was made.**
  - 4. Andrew Magnus notes that capital improvements were also made along Schenectady in the last decade, at Empire and ENY.
- v. Guest: stated that because Brooklyn Avenue and Kingston Avenue around Wingate Park are *so* wide, any narrowing could be considered here without changes to the rest of Crown Heights; felt that DOT should limit implementation only to the Wingate superblock.
- vi. Guest: raised concerns about school buses bumping over the raised crossings nauseating schoolchildren.
- vii. Guests: various concerns about water flow and flooding at the curb if crossings are raised- DOT would work with DEP to ensure geotechnical drainage. Rod says to do Geotech/hydraulic assessment. Several others felt that flooding and recent death on Kingston Av / Rutland Road should prompt a more in-depth assessment.
- viii. Guests: Raised concern about ‘testing out’ the raised crosswalks in this area, which would be new for drivers. Others spoke that the raised crossings currently exist in Williamsburg and appear to work well there.
- ix. Conversion from a protected to a conventional bike lane received applause to avoid bikes moving between parked cars and the curb, and the Chair noted that DOT would try to maintain all vehicle travel lanes.
- x. Some public comments regarding the need to improve bus drop off and loading areas, and to accommodate deliveries.
- xi. Guest: further raised concerns about (a) compatibility with large families, (b) increased incidence of angry drivers moving through red lights that have a pedestrian leading interval *because* of safety improvements for pedestrians/bikers.

- xii. Aaron: wants DOT to come back and get stakeholders to reach mutual consensus, otherwise the plan is an unwanted imposition on the community.
  - xiii. Yosef: students who walk to Beth Rivkah may conflict with the proposed bike lane; traffic and congestion with family travel negatively impacted; Brooklyn Ave is a hospital route; keep both lanes of traffic open and accommodate deliveries.
  - xiv. Yisroel (Paramedic): State that he, as a biker, was sometimes nervous to bike without safe infrastructure. Asked the committee how many bikes travel down these streets today? Feels the CB should say “no” to the entire proposal because a bike lane is not the solution to lack of enforcement to solve drag racing.
    - 1. Other concerns: currently, gridlock at Brooklyn and New York Ave at Empire every morning. Feels that, when cars can move, drivers will be less irritated and will be safer and more kind to bikers and pedestrians, anecdotally. Parkside Ave left turns and plastic bollards restrict traffic, and DOT should learn from the mistakes made at Parkside to avoid a similar fate here.
  - xv. Zev: A physician who stated that his DOT patient admitted the goal of the agency is to turn NYC into Amsterdam and remove as many cars as possible. Said that, as a biker, he feels bigger safety concern comes from electric scooters and mopeds rather than cars. Notes commuting from Manhattan and Downtown Brooklyn lack safe routes and ‘get hairy’ at times. Feels we should not be shoving the minority cyclists' opinions being shoved down the majority’s throat.
    - 1. Can safety be improved without bike lanes? Speed bumps on BK/Kingston
    - 2. On the Superblock: Reduce the street width, maybe even plazas, medians and bigger sidewalks on Kingston and Rutland.
    - 3. Get the DOT and schools to sit down with community and community leaders.
    - 4. Drag racing does not happen during the school day, and the schools are not occupying the building night.
  - xvi. Emailed feedback from Mattis: living near Kingston and Lefferts, strongly supports the bike lane on these streets.
  - xvii. Yisroel: the Community Board should say NO to the DOT and Mayor, as a representative of the community.
    - 1. Valerie / Felice: The Community Board will vote to send an update and letter to the DOT.
- d. Transportation committee debrief:
- i. Vadim: The current proposal is a bike lane to nowhere, but it's a safety improvement, nonetheless. When it was super dangerous to bike, only jerks would bike, because only daredevils would even consider it. Better infrastructure leads to better behavior, and more people sharing the streets.

- ii. Ethan: Despite our compromise position, DOT wants to keep the bike lanes.
- iii. KAM: We should say no to the entire proposal.
- iv. Andrew: split the proposal; targeted safety improvements around the superblock, and consider biking improvements on another north south paired street (like Troy and Schenectady)
- v. Rod: the eastern half of the district is forgotten
- e. **Vadim moves: a MOTION** for The Community Board to focus a traffic study for Schenectady and other avenues on the Eastern side of the district; focus on speeding downhill, school safety and access, come up with suggestions that are minimally intrusive, and present the recommendations to the community.
  - i. Seconded: Ethan
  - ii. Discussion: No set 'vision', but the committee can visit the area and see what elements are causing, in Rod's words, disinvestment and problems' everyday. Andrew noted it is hard for a small volunteer group to do a multi-corridor analysis, and that specific targeted areas would be appreciated, but Rod and community members could not give more specifics.
  - iii. Opposed: KAM
  - iv. Approved: All others [4]
- f. **KAM moves: a MOTION** For the Community Board to send a Letter to DOT that the community in attendance at the November meeting asked to reject the bike lane proposal in its entirety ~~[amendment (withdrawn): sharing that there is significant community concern, more than 50 voices against the process, the CB would like to continue to work with DOT for a safety, along with a more limited proposal around the 'Superblock' and raised crossings where permissible]~~
  - i. Second: Felice
  - ii. Discussion: Andrew questioned if it makes sense to send DOT a letter rejecting the entire plan and also send proposal Version 3 (approved October 2025). Valerie and KAM notes the letter should state that the committee, reflecting the community members who came to express their concerns, should be the priority.
  - iii. In support: KAM, Valerie, Ethan
  - iv. Oppose: Vadim, Andrew
- g. No modifications to the proposal version 3 (raised crosswalks) with sidewalk extensions around the superblock and bus loading areas at the Wingate campus school entrance. The earlier Version 3 proposal, with raised crosswalks and limited daylighting, will still be shared.

*- Regular Meeting -*

- 2. Approval of October Minutes (5m)
  - a. No action taken - deferred to December.
- 3. Washington Avenue Plan visual review and adjustment (20m)
  - a. Map plan discussed for Washington avenue, incl. Enhanced crossing, enforcement
  - b. Felice puts a motion to agreed upon map, and to send plans to the DOT
- i. Second Valerie, all others approved [5]
- 4. New business - None

5. Adjournment
  - a. Motioned by Chair Norville, Seconded Felice, adjourned 9:16 PM.



**Brooklyn Community Board 9**  
**890 Nostrand Avenue**  
**Brooklyn, New York 11225**

**ULURP/Land Use Committee Meeting Minutes**  
November 12, 2025

**Attendance (Board Members):** Suwen Cheong; Joshua Thomas Serrano; Theresa Westerdahl; Max Davidson; Benny Rosenberger

**Attendance (Community Resident Members)** Nichola Cox; Cheryl Bernard; Jannice Grannum, Esteban Giron

**Absent (Board Members):** None

**Absent (Committee Resident Members):** Hector Robertson

**Guests:** Rod Herbert

**CB9 Staff:** Allison Henry, Community Associate

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**1. Approval of October minutes**

- a. Minutes approved by common consent as amended.

**2. Old Business - Updates**

- a. 73-99 Empire – In October Alicia Boyd and Lashaun Ellis filed a lawsuit against the Department of City Planning and the City Council for failing to conduct a full Environmental Impact Statement before approving the rezoning. A temporary restraining order was granted through November.
- b. The ballot measures changing ULURP through the city charter have passed.
  - i. While the community board will continue to have an advisory only recommendation, in many cases we will be the last line of defense for the community as the local council person will not be able to negotiate.
  - ii. CB9 is not expected to be on the affordable housing fast track list for the upcoming period starting in 2026 and looking back 5 years.
    - 1. What happens if a community approved a sufficient number of units via rezoning but those units don't get built since it is up to private developers and we don't control their actions?
    - 2. We will need to continue to monitor these numbers going forward
  - iii. CB9 could see approvals of more market rate development if the city planning commission allows it. We will still have a public hearing and we can still make our views known.
  - iv. The actual rules for how the ballot proposals will be implemented have not been written yet

1. This is why we were concerned that the public could not know what they were voting on.
  2. Agency rule making requires a public hearing and we need to weigh in
3. Discussion of community engagement strategies for our committee
  - a. Lessons learned from outreach to neighbors about ballot proposals
    - i. Street/door to door canvassing - You don't get a lot of time to talk to most people – maybe 30 seconds. Difficult to summarize ULURP and zoning in that time.
    - ii. Talking about whether development is affordable is accessible – “affordable to who”? There is a lot of confusion around what AMI means. We should not use the term “affordable housing” as its often deceptive, come up with new terminology. Is it a place where your neighbor can afford to live?
    - iii. A lot of people feel hopeless that political/civic engagement can make a difference or that politicians will do anything about development – they see developers as doing whatever they want.
      1. There isn't a widespread understanding of what community boards do and what is the nature of our influence. Even board members struggle with how to use our “advisory” power.
      2. That's why homeowners should get a direct say/veto power over developments near them.
    - iv. The community board office should send out more land-use related information to residents on a regular basis
      1. Twice yearly newsletter by mail
      2. Track property sales and new building and Alt 1 permits in CB9
    - v. Townhall/workshop might be a better setting to educate the public about land use – reach out to a smaller number of highly engaged people.
      1. Flyering door to door for ballot proposal townhall didn't produce a high rate of turnout.
      2. Outreach to block associations/tenant associations might be more effective
      3. CUP books on zoning and affordable housing were helpful and had suggestions for conducting workshops
      4. Plan townhall for late spring – April?
4. Discussion of Zoning Resolution statements of Intent and aspects of this we haven't discussed before, including community facility zoning and protection of city's tax revenues. Presentation by Chair Cheong
5. Election of Vice Chair
  - a. Theresa Westerdahl is elected by common consent.

**Brooklyn Community Board 9**  
**890 Nostrand Avenue**  
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**Youth & Education Committee Meeting**  
**November 10, 2025**

**Attendance:** (Board Members): Soul Creary; Melissa Severe; Dawn Welters-Dumpson

**Attendance:** (Resident Members) T. Billi Martin

**Absent:** (Board Members) Letwine Mavima

**Absent:** (Resident Members) Brian Allaway; John Beckles, Jr.; Ainslie Binder; Demetria Farrow; Yvonne Lowe; Pamela Payne; Cynthia Rose

**Guests:** Interpreters from Accurate Communication, Inc.

**CB9 Staff:** Mia N. Hilton, Assistant District Manager

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1. Call to Order
    - a. Meeting called to order at 7:11 PM
  2. Introduction
    - a. The committee welcomed representatives from Accurate Communication, Inc., including board member and committee member Dawn Welters-Dumpson.
    - b. Board member introductions and acknowledgment of additional guests present.
  3. Minutes
    - a. Minutes were read from the 10/21/2025 CB9 Youth & Education Committee meeting.
  4. Events for 2025–2026
    - a. December – Holiday Family Potluck & Politician Meet and Greet
      - i. Members present agreed to cancel the potluck this year due to limited resources and challenges organizing parent participation; themes and goals will be incorporated into other community events.
      - ii. Dawn proposed the committee participate in an upcoming Turkey Giveaway event at the School for the Deaf. Committee members present (Soul, Billi, Melissa) accepted the invitation and will coordinate tabling for the event. The flyer will be shared with the Board Office for awareness and support with materials for tabling the Turkey Giveaway hosted by the Office of Council Member Crystal Hudson — November 22, 11:00 AM–2:00 PM at the School for the Deaf

- b. January – Job & Internship Fair (Saturday, January 31, 2026)
  - i. Planning meetings will commence to coordinate outreach to participating organizations, including previous tabling partners.
  - ii. Space was confirmed as available by Dawn; the Board Office will need to submit required paperwork to reserve the gym and a classroom.
  - iii. A Save the Date flier will be drafted by Soul.
  - iv. Melissa will draft a list of upcoming Youth & Education Committee events for the year.
  - v. All external communication drafts will be shared at the next Executive Committee meeting prior to community circulation.
  - vi. A brief summary describing the committee's goals and work will be drafted to help inform and engage community members.
- 5. Note: Quorum was not reached
- 6. Adjournment
  - a. Meeting adjourned at 7:40 PM