



BROOKLYN COMMUNITY BOARD 9

Antonio Reynoso
Borough President

Dante B. Arnwine
District Manager

Fred P. Baptiste
Chair

Ethan Norville
1st Vice Chair

Felice Robertson
2nd 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, October 30, 2025

TIME: 7:00 PM

PLACE: Middle School 61
400 Empire Boulevard (Corner of New York Avenue)
Brooklyn, New York 11225

Livestream available on the CB9 YouTube page:

https://www.youtube.com/channel/UCciPIIJ01pLvrG0xod1_LvQ

AGENDA

PUBLIC SESSION:

1. Call to Order – Announce Rules of Order for the Meeting
2. Applications to the New York State Authority **(5 Minutes)**
 - a. **D' Avenue** – 673 Flatbush Avenue (Hawthorne/Winthrop Streets);
Renewal of a Liquor, Wine, Beer, and Cider license
 - b. **New Era Restaurant** – 366 Utica Avenue (Crown/Carroll Streets); New
Liquor, Wine Beer and Cider License and Temporary Retail Permit

****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 September 2025 General Board Meeting Minutes
3. Committee Reports
4. District Manager's Report – (4 Minutes)
5. Chairman's Report - (5 Minutes)
6. Voting Session
 - a. SLA Applications – (10 Minutes)
7. New Business (3 Minutes)
8. Adjournment

Agenda – Brooklyn Community Board 9 General Meeting – Thursday, October 30, 2025, Page 2

A. * Persons wishing to speak on the agenda item(s) should contact the Community Board at (718) 778-9279 or Infobk09@cb.nyc.gov before noon on Thursday, October 30, 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.

**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 **October 30, 2025 at Middle School 61 400 Empire Boulevard, Brooklyn, New York 11225** on 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.

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

Public Safety Meeting Minutes
October 23, 2025

Attendance (Board Members): Fred Baptiste (Chair); Joanna Carr; Eve Chavi Cohen; Shaunya Hartley; Marcia Maxwell; Zlati Mochkin; Lorianne Wolseley

Attendance (Community Resident Members): Eric Wiseman

Absent (Board Members): Eve Chavi Cohen

Absent (Committee Resident Members): Joanna Carr; Malka Levanna-Gordon

Guests: Patrick Agard; Colleen Harnarain; Isaiah Pecou; Richard Raphael; Sandra Sanchez, FDNY

CB9 Staff: Mia N. Hilton, Assistant District Manager

1. Meeting called to order at 7:05PM
2. Welcome
3. Roll Call
 - a. PRESENT: Fred Baptiste (CB9), Shauna Hartley (CB9), Marcia Maxwell (CB9), Zlati Mochkin (CB9), Eric Wiseman (RM), Lorianne Wolseley (CB9)
 - b. ABSENT: Eve Chavi Cohen (CB9), Joanna Carr (CB9), Malka Levanna Gordon (RM)
4. Agenda Amended – **Adopted by COMMON CONSENT**
5. Rules of Order
6. FDNY – Community Updates: Sandra Sanchez, Director - FDNY Community Affairs
 - a. Higher fire incidents in colder months
 - b. Space heaters/appliances should not be left unattended
 - c. Additional seasonal safety tips available on website: www.FDNYsmart.org
 - d. Free carbon monoxide detectors available via website: <https://www.nyc.gov/site/fdny/education/fire-and-life-safety/getalarmed.page>
 - e. CB9 FDNY Data
 - i. 33 structural fires (down 2.9% from YTD)
 - ii. 10 non-structural fires
 - iii. 365 medical emergencies
 - iv. 265 non-medical emergencies
 - v. “Charge Safe / Store Safe” FDNY initiatives regarding lithium-ion batteries have helped to reduce fires
7. NYPD – Community Check-in/Updates – no report
8. NYS Liquor Authority Application Review
 - a. D’Avenue – 673 Flatbush Avenue (Hawthorne/Winthrop Streets); Renewal of a Liquor, Wine, Beer, and Cider license

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

Transportation Committee Meeting
October 22, 2025

Location: In-Person, CB9 Office

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

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

Attendance (Community Resident Members): Paco Abraham; Valerie Fleming; Calista DeJesus

Absent (Board Members): Vadim Gaboys; Hasaan Qazi

Absent (Community Resident Members):

Guests: Theresa Westerdahl, Matt Brumbeck (Lefferts Ave), Pearl Harmon (owner of Bike Life on Lincoln Road); Sean Harmon; Abigail Timm

I. Welcome/Greetings

- a. Meeting is called to order at 6:01pm. Members reintroduced themselves as part of the new board year. Roles and tenure briefly discussed.

II. Appointment of Committee Officers

- a. Positions up for election: Vice Chair and Secretary.
- b. Vice Chair Role discussed & candidates introduced
 - i. Andrew Magnus – returning committee member and recently became a full board member; works as an architect within MTA construction and development, emphasized active engagement and experience drafting motions; aims to continue building on past work.
 - ii. Felice Robertson – longstanding board and community leader; serves as liaison to the 71st Precinct, involved with Washington Avenue Block Association, and works at OATH; highlighted commitment to safety, community engagement, and unfinished transportation issues (e.g., Washington Avenue).

iii. Vote Result: Andrew Magnus elected Vice Chair (3–2 vote, w/ 2 abstentions).

- c. Paco Abraham volunteered to continue serving as Secretary. No one ran in opposition.
 - i. Discussion on best practices for minutes (brevity vs. detailed record, inclusion of guest names). Agreement that transparency was to be prioritized.

ii. **Vote Result: Paco Abraham unanimously reappointed Secretary.**

III. Approval of June and September Minutes

- a. Review of past meeting minutes. Theresa Westerdahl notes that Andrew Magnus was a full board member already in June and minutes should be corrected. Also suggested that Vadim Gaboys was present in September and attendance should be corrected.
 - i. Later in meeting Theresa Westerdahl flags the September minutes did not include a ~1000-person petition opposing DOT's plan for protected bike lanes on Brooklyn & Kingston Ave. Chairman Norville notes that too can be added to the minutes.
- b. Calista motions to approve the June & September minutes conditional on including the amendments as discussed. Valerie seconds. **Motion passed by unanimous consent.**

IV. Follow-Up on Car Share parking Spaces (Ludlum & Sullivan)

- a. Theresa Westerdahl flags that paint markings are still missing after two years & residents being ticketed/towed due to poor signage.
- b. Chairman Norville said the board can forward the past letter. Valerie Flemming notes she had some success sending letters about missing bike racks directly to the DOT Commissioner.
- c. Chairman Norville said he can send a new letter to make sure last requests didn't get lost.

V. Public Comment – Lefferts Avenue Speeding

- a. Guest Matt Brunck (resident, Lefferts Ave between Washington & Bedford) requested the committee's help to revisit a DOT denial of a speed hump request. He suggested that the block experiences frequent speeding due to its width & adjacency to Flatbush Avenue. He cited nearby plastic curbs that have been destroyed and a speed camera that has not yielded any clear data. He notes nearby blocks that do have speed humps and said he and local residents are seeking some sort of traffic calming.
- b. The committee acknowledged this location as a long-standing issue, with group discussion about the block. Paco Abraham asked what the appetite was for changes to the street in search of traffic calming and if the large apartment buildings had a board that could also send letters to boost urgency. Ethan suggested they can push DOT for an explanation of why the speed hump request was denied and include the requests in broader requests for a district wide traffic calming plan.

VI. District 9 Traffic Calming Plan

- a. Kingston/Brooklyn School Safety Plan alternative
 - i. Chairman Norville gave a recap of the NYC DOT School Safety Plan for the area surrounding Wingate Park, along Brooklyn & Kingston Avenues. He notes the proposal aims to reduce speeding, improve pedestrian safety, and create safer access for students and cyclists. The plan would use daylighting, pedestrian islands, & protected bike lanes south of East NY Avenue. After previous committee and community feedback in 2024—

2025, DOT scaled back parts of the proposal—especially near Beth Rivkah School—to remove protected lanes directly in front of the school. September’s committee meeting included significant community opposition, including a petition with more than 1,000 signatures from local residents and parents opposing the installation of protected bike lanes near schools.

- ii. Teresa, Kurshid, Valerie, & Felice noted the large turnout of community members at last month’s meeting about this and asked to make sure the community’s opposition was reflected in the minutes and considered as formal input.
- iii. Paco noted that much of the opposition was concerned about the Beth Rivkah Yeshiva and potential conflicts of bikes and students by the school, yet the last version of the DOT plan already eliminated the protected bike lane on that block. He questioned if those who opposed the plan were aware of the new details in the design.
- iv. Valerie questioned whether DOT safety data distinguishes between crash times (school hours vs. off-hours) and asked if raised crosswalks or longer signal cycles could be more effective than bike lanes near schools.
- v. Chairman Norville clarified that DOT’s crash analysis shows most collisions occur at intersections, not mid-block, which supports use of raised crosswalks and daylighting to slow turning vehicles.
- vi. Andrew & Paco noted that DOT data consistently shows protected bike lanes reduce crashes and injuries, and that data-driven design should guide the committee’s recommendations. Andrew pulled up the neighborhood petition against the plan and noted how it stressed pedestrian safety and suggested narrowing the roadway was the way to achieve that result.
- vii. Kurshid expressed skepticism of DOT data and noted concern that protected lanes can cause conflicts between cyclists and pedestrians, especially where people exit vehicles or cross mid-block.
- viii. Members spoke of differing definitions of “safety” and who ought to contribute to the discussion whether it is just residents of the blocks or also people using the blocks. Some wondered if the committee ought to table the topic again. Chairman Norville emphasized the need for respectful dialogue and evidence-based decisions. With that, he suggested a plan B option to pitch.
 1. Replace protected bike lanes with conventional painted lanes and buffer zones. Add raised crosswalks at key intersections to slow turning traffic. Maintain daylighting and curb extensions for improved visibility. Explore speed cushions where appropriate (pending emergency route feasibility).
 2. Group discussion about this proposal raised concerns if raised crosswalks were even feasible because of the proximity to hospitals and emergency access.
 3. Chairman Norville makes a motion for the committee to adopt this non-protected bike lane version of the DOT plan. Felice seconds.

Five votes in favor with Paco being the sole vote against. **Motion passes by majority 5-1.**

- VII. Washington Avenue Project
 - a. Revisited previously approved safety improvements for Washington Avenue.
 - b. Committee to create a **map of problem spots and requested changes** (crosswalks, curb extensions, pedestrian safety). Andrew and Ethan volunteered to prepare the visual map for DOT in hopes of spurring them to give committee updates.
- VIII. Lincoln Road survey - Resident & bike shop owner Pearl asked for an update.
 - a. Chairman Norville recapped that the committee ran a community survey about traffic and street conditions on Lincoln Road during the summer. The purpose was to gauge how residents, workers, and visitors felt about congestion, safety, and traffic flow — not to advance any pre-approved plan or redesign. Results indicated some congestion, especially on weekends near Smorgasburg, but no majority support for any specific plan or traffic direction change.
 - b. Several residents voiced frustration that few locals knew about the survey.
 - c. Some participants felt the survey questions were “leading” or biased, focusing too heavily on congestion and negative phrasing.
 - d. Others noted that rumors about converting the street to one-way caused confusion and opposition, despite the committee never formally proposing that change.
 - e. Members debated the survey design and process and suggested it should have been drafted collaboratively by the full committee to focus on neutral language (e.g., “traffic flow” instead of “congestion”).
- IX. Boulder Placement for Traffic Calming, Lefferts Avenue between Flatbush & Washington
 - a. Committee members and residents reported **repeated incidents of cars mounting the sidewalk or cutting across pedestrian space** at the gas station’s corner. The area previously had granite boulders as deterrents, but recent sidewalk renovations seem to have removed the boulders and not returned them. The lack of **protective barriers** is making it unsafe for pedestrians using the sidewalk or crossing nearby.
 - b. Andrew Magnus makes a motion for the committee to send a letter to DOT asking for the boulders to be returned. Paco Abraham seconds. **Motion passes by unanimous consent.**
- X. New Business
 - a. Andrew Magnus makes a motion for the committee to send a letter to DOT asking for the agency to send the CB a milling & resurfacing schedule in advance, rather than just a few days ahead of time, so that the committee can better plan its safety requests. Paco Abraham seconds. **Motion passes by unanimous consent.**
- XI. Adjourn
 - a. MOTION - Felice Robertson made a motion to adjourn at 8:30p. Valerie Flemming seconded the motion. **Motion passed by unanimous consent**

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

ULURP/Land Use Committee Meeting Minutes
October 21, 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,

Absent (Board Members) None

Absent (Committee Resident Members) Hector Robertson, Esteban Giron

Guests: Isaiah Pecou; Felice Robertson; Aprille Russell; Abigail Timm

CB9 Staff: Mia N. Hilton, Assistant District Manager

1. Approval of June and September minutes

- a. Minutes approved by common consent as amended.
- b. Member Grannum abstaining from vote on June 2025 minutes.

2. Discussion of FY 2027 District Needs Statement

- a. Land Use has been combined with housing as a category in the past. We should try to establish our own separate areas of concern: Zoning/Comprehensive Planning. District Needs statement is important because when developers submit environmental review as part of rezoning application, our district needs statement is cited as support for projects – Chair Cheong
- b. Is district needs statement just about asking for money for services/capital projects or is it about a statement of visions and priorities?
- c. Why do newer priorities end up at the bottom of the list and priorities from several years ago keep getting rolled over as top priorities? This shouldn't be the case
- d. We should ask for \$ to hire an independent planner who could help the district with a zoning assessment or other planning needs. The councilmember said that other districts approach her with a proactive plan, and our district is the only one that doesn't – April
 - i. We don't want any kind of plan or study – Nichola
 - ii. Tom Angotti did a study of Empire Boulevard many years ago – Theresa
 - iii. Since HPD is set to release the Fair Housing Framework next year, we should try to get ahead of the game – Max

- e. Community engagement is the key in any type of planning exercise – Jannice
 - i. Money could be used to mail out surveys – a lot of committees have struggled with how to make sure feedback is coming from within CB9 when surveys are online – Chair Cheong.
 - ii. We need professional expertise to help formulate questions, so they are not biased -Joshua
- f. New development should prioritize voucher holders for affordable housing – Joshua.
 - i. It's very difficult to find apartments for voucher holders – a lot of landlords won't accept them – Abigail
 - ii. It's against the law to discriminate against voucher holders, but affordable housing is currently awarded by lottery in new construction. Should we discriminate against low-income tenants with non-voucher sources of income? Shouldn't vouchers be a housing committee discussion since they mostly cover existing apartments as well as just new development? – Chair Cheong
- g. We need contextual rezoning, so we don't get 13 story towers on blocks of 2 story homes like what is happening on Maple Street – Benny
 - i. Contextual rezoning would open the floodgates – Cheryl
 - ii. We don't want towers on our block, but we don't want any type of rezoning – Theresa
 - iii. The city will never downzone us – if you ask for contextual rezoning you end up with upzoning. Look at what happened to CB8 with the Atlantic Avenue rezoning - Nichola
 - iv. Atlantic Avenue wasn't a request for contextual zoning or downzoning. The community board requested a big upzoning from an M1 manufacturing zone with a 1 FAR to a mixed used zone with a 5 FAR. They got more upzoning and less manufacturing than they wanted – Chair Cheong
 - v. Communities that requested mostly contextual zoning under the DeBlasio administration simply didn't get any rezoning at all and as of right development continued – East Flatbush, Bushwick. – Chair Cheong
- h. Motion: To submit the following as a land use priority: Request money for community board to hire an independent planner to help with a zoning plan – 4 in favor, 4 opposed.
- i. Motion: To submit the following as a land use priority: Request expanded capacity for community engagement for all board committees to better determine resident priorities – all in favor, 0 abstaining
- j. Motion: To submit the following as a land use priority: Request land use plan aligned with Community Board 9 2025 Zoning Framework priorities and other committees' priorities that affect land use – 6 in favor, 2 opposed.

- k. Motion: To submit the following as a land use priority: Ensure that any developer building new housing accept voucher holders for affordable housing apartments - 5 in favor, 3 opposed
 - l. Motion: To submit the following as a land use priority: Contextual rezoning – 2 in favor, 1 abstain, 5 opposed
3. Discussion of old business
- a. Recap of Charter Revision Townhall
 - i. How come council members didn't attend? This is about them and their jobs and their power.
 - ii. We need better AV setups for hybrid – mikes, cameras that can produce clear image not just an iPhone or iPad. Money for this should be a district priority
 - b. 962-972 Franklin Avenue site has also been flipped to another developer after the rezoning
 - i. Will they have to maintain their commitments on the height and size of the building to avoid shadows on the Botanic Gardens
 - ii. Yes – the solar plane was built into the zoning text amendment. The new developer must comply with the new zoning.
 - iii. As long as the new developer has to keep the promises made by the old developer, why is it a concern for people that this site and the 73-99 empire site were flipped for a profit before original developer built anything?
 - 1. This is money that could have gone into community benefits and or it shows that such a large upzoning was not needed to achieve the level of affordability and community benefits that were secured. It wasn't the best deal that could have been made.

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

Economic Development Meeting Minutes
October 15, 2025

Attendance (Board Members): Vanessa Raptopoulos; Volney Joseph

Attendance (Community Resident Members): Willa Thompson

Absent (Board Members): Rohaan Menon; Joyce Williams

Absent (Committee Resident Members): Bruce Kirton (2nd Absence)

Guests: Lisa Etienne; Ethan Norville

CB9 Staff: Allison Henry, Community Associate

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1. Meeting called to order at 7:10pm
 2. Approval of Minutes
 - a. Could not happen because no quorum
 3. Shop Small Guide - Ethan presented his updated map and told us that there was still Utica and Albany to go. The map is actually a live link as he works on it and it has already gotten 1000 views. It's on the WhatsApp channel so maybe people clicked on it there but there are only 130 people or so on the WhatsApp channel, so it probably did not happen there. Once Ethan is soon finished, he will hand it back to us to take it to the next level.
 4. WhatsApp channel The committee had questions for Ethan about using the WhatsApp channel for a way to get business information out but it doesn't seem like there are even enough users on it to make the impact we want and if we wanted to segment out just business information plus if we wanted anything posted on it we can just ask Dante to also post it there.
 5. Winter Event
 - a. Decided it was easier for all of us to do it as an evening event from 6-8pm and as a Mixer - maybe call it BUSINESS CONNECTS MIXER.
 - b. We agreed that we wanted to do it at Trove which is located on Rogers Ave. It's a woman owned business, the owner also owns Brix House next door, and she has been to both of our events so maybe she would want to host one. Vanessa agreed to reach out to Tara and ask her if that may be something she would be interested in. The date we are proposing is December 1 since we will have one more meeting before it to prepare.

- c. Details: we definitely want to play a game/ do an event. We were thinking of a “business hunt” of sorts. Everyone would get a list of questions when they are greeted at the doorway and then they would hunt for the answers.
 - i. Some questions we liked:
 - 1. What was the reason you started your business?
 - 2. How do you manage your time?
 - 3. One or 2 of your favorite businesses and why? Where do you go?
 - 4. Marketing ideas that have worked?
 - 5. What business do you think we need in the neighborhood?
- 6. Action items
 - a. Ask Tara if we can do it at Trove
 - b. \$300 budget approved for a space rental fee
 - c. Finalize Hunt Questions
 - d. Invite
 - e. Canvas and get the word out once we have invite approved next meeting
- 7. Spring Scavenger Hunt
 - a. Vanessa presented 8.5 x 11 print out ways of making an easy passport with a map of the district on one side and instructions on the other. Everyone liked the idea and agreed we needed to invite partners to our meeting to help.
- 8. Adjournment
 - a. Adjourn 8:21pm

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

Environmental Protection Meeting Minutes
October 16, 2025

Attendance (Board Members): Kendall Christainsen; Bishop Hamilton-Gonzales; Isaiah Pecou; Debbie Timothy

Attendance (Community Resident Members):

Absent (Board Members): Rod Herbert

Absent (Committee Resident Members): Samantha Bhatt; Marissa Murphy; Eric Wiseman

Guests: Teresa Cunningham, DSNY; Gbubemi Okotieuro, DSNY

CB9 Staff: Mia N. Hilton, Assistant District Manager

-
1. Call to order
 - a. The meeting was called to order by Chairperson Christiansen at 7:15pm
 2. The agenda was accepted. Minutes of the September 4 meeting were received
 3. The primary focus of the meeting was a discussion with two representatives from the Department of Sanitation. The discussion included the following topics:
 - a. Collection Services
 - i. Containerization – 1-9 family buildings
 - ii. Containerization - 10–29-unit buildings
 - iii. Containerization – 30+ unit buildings; Empire Bins forthcoming
 - iv. Organics
 - v. Reimbursement for container costs (for STAR residents)
 - vi. Business improvement districts/street baskets
 - b. Cleaning Services
 - i. Street sweeping – frequency; speed; use of water
 - ii. Catch Basins – responsibility for cleaning
 - iii. Illegal dumping – hotspots; enforcement
 - iv. DVO – derelict vehicle operations
 - c. Solid Waste Management Plan
 - i. Status – draft posted
 - ii. Public engagement – City Council hearing in December
 - d. Commercial Waste Zones
 - i. CB9 is in Brooklyn East
 - ii. Implementation timetable – likely in 2027

- iii. Business outreach – two months in advance
- 4. Adjournment
 - a. The meeting adjourned at 8:15 pm.

Respectfully submitted

Kendall Christiansen

Chairperson, and Acting Secretary



OFFICE USE ONLY
 Original Amended Date _____

OCT 08 2025
 NYC Community Board 9

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

1. Date Notice Sent: 1a. Delivered by:

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 Change

For premises in the City of New York: (counties of Kings, New York, Bronx, Queens and Richmond):

- New Application
- New Application and Temporary Retail Permit
- Temporary Retail Permit
- Removal
- Class Change
- Method of Operation
- Corporate Change
- Renewal
- Alteration

For **New** and **Temporary Retail Permit** applicants, answer each question below using all information known to date
 For **Renewal** applicants, answer all questions
 For **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 principals
 For **Removal** applicants, attach a statement of your current and proposed addresses with the reason(s) for the relocation
 For **Class Change** applicants, attach a statement detailing your current license type and your proposed license type
 For **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:

Applicant/Licensee Information:

4. Licensee License ID (if applicable): Expiration Date (if applicable):

5. Applicant or Licensee Name:

6. Trade Name (if any):

7. Street Address of Establishment:

8. City, Town or Village: , NY Zip Code:

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 & Cider

12. Extent of Food Service: Full Food menu; full kitchen run by a chef/cook Menu meets legal minimum food requirements; food prep area required

13. Type of Establishment:

- Seasonal Establishment
- Juke Box
- Disc Jockey
- Recorded Music
- Karaoke

14. Method of Operation: (check all that apply) Live Music (give details i.e., rock bands, acoustic, jazz, etc.):

- Patron Dancing
- Employee Dancing
- Exotic Dancing
- Topless Entertainment
- Video/Arcade Games
- Third Party Promoters
- Security Personnel

Other (specify):

15. Licensed Outdoor Area: (check all that apply) None Patio or Deck Rooftop Garden/Grounds Freestanding Covered Structure Sidewalk Cafe Other (specify):

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

16. List the floor(s) of the building that the establishment is located on:
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 ID number of the licensee:

Name License ID 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:
23. Building Owner's Street Address:
24. City, Town or Village: State: Zip Code:
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:
27. Representative/Attorney's Street Address:
28. City, Town or Village: State: Zip Code:
29. Business Telephone Number of Representative/Attorney:
30. Business E-mail Address of Representative/Attorney:

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: Title:

Principal Signature:
Date:

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?

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	11AM / 11PM	11AM / 2AM	11AM / 10PM
Outdoor Hours (If Applicable)	/	/	/

Number of tables? 15 Number of seats? 30

Will food be served? Yes No If yes, describe cuisine and submit a menu: CARIBBEAN FUSION

How many employees will there be? 4-6

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? IN DOOR

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 compliance.

Has any principal had work experience similar to the proposed business? Yes No If Yes, please attach explanation of experience or resume. HAS WORKED IN RESTAURANT FOR 7 YEARS

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?

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: KELLYN KELLY Title: OWNER

Telephone Number: 1-800-234-5678 Email Address: _____

Signature: [Handwritten Signature]

ATTENTION RESIDENTS & NEIGHBORS

NEW ERA RESTAURANT
INCORPORATED

Company/DBA Name and Contact Number for Questions

plans to open a

BAR RESTAURANT

(Please choose) Bar/Restaurant/Club and indicate if there will be a Sidewalk Café or Backyard Garden

at the following location

366 UTICA AVE

Building Number and Street Name (Address)

This establishment is seeking a license to serve

LIQUOR, WINE, BEER, CIDER

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

718-676-1142

Applicant Contact Information

Contact the Applicant or COMMUNITY BOARD 9 With any questions or concerns.

**ATTENTION RESIDENTS
& NEIGHBORS**

**New ERA RESTAURANT
INCORPORATED**

Company/DBA Name and Contact Number for Questions

plans to open a

BAR RESTAURANT

(Please choose) Bar/Restaurant/Club and indicate if there will be a Sidewalk Cafe or Backyard Garden

at the following location

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This establishment is seeking a license to serve

LIQUOR, WINE, BEER, CIDER

**beer & Cider • Wine, Beer & Cider • or Liquor,
Wine, Beer & Cider**

718-676-1142

Applicant Contact Information

Contact the Applicant or COMMUNITY BOARD 9 With any questions or concerns.

bk09-1@cb.nyc.gov • 718*778-9279

SEP 25 2025

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

1. Date Notice Sent: 9/25/2025 1a. Delivered by: Overnight Mail, Tracking Number and Pro

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 Change

For premises in the City of New York: (counties of Kings, New York, Bronx, Queens and Richmond):

- New Application New Application and Temporary Retail Permit Temporary Retail Permit Removal
- Class Change Method of Operation Corporate Change Renewal Alteration

For New and Temporary Retail Permit applicants, answer each question below using all information known to date
For Renewal applicants, answer all questions
For 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 principals
For Removal applicants, attach a statement of your current and proposed addresses with the reason(s) for the relocation
For Class Change applicants, attach a statement detailing your current license type and your proposed license type
For 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, Brooklyn

Applicant/Licensee Information:

4. Licensee License ID (if applicable): 1272518 Expiration Date (if applicable): 11/30/2025

5. Applicant or Licensee Name: D Avenue LLC

6. Trade Name (if any): The Westbury Inn

7. Street Address of Establishment: 673 Flatbush ave

8. 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 & Cider

12. Extent of Food Service: Full Food menu; full kitchen run by a chef/cook Menu meets legal minimum food requirements; food prep area required

13. Type of Establishment: Bar/Tavern

- Seasonal Establishment Juke Box Disc Jockey Recorded Music Karaoke

14. Method of Operation: (check all that apply) Live Music (give details i.e., rock bands, acoustic, jazz, etc.): _____

- 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): _____

16. List the floor(s) of the building that the establishment is located on: ground floor

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 ID number of the licensee:
Name: _____ License ID 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: 673 flatbush llc

23. Building Owner's Street Address: 673 flatbush ave

24. City, Town or Village: brooklyn State: ny Zip Code: 11225

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: _____

27. Representative/Attorney's Street Address: _____

28. City, Town or Village: _____ State: _____ Zip Code: _____

29. Business Telephone Number of Representative/Attorney: _____

30. Business E-mail Address of Representative/Attorney: _____

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: RICHARD KAPLAN Title: OWNER

Principal Signature: [Handwritten Signature]

Date: 05-29-05

Community Board 9 SLA Liquor License Application Questionnaire

Check for which you are applying:

- New liquor license 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: 09-21-29

Is location currently licensed? Yes No Type of license: Full

If alteration, describe nature of alteration: _____

Previous or current use of the location: _____

Corporation and trade name of current license: _____

APPLICANT:

Name of applicant and all principals: RICHARD FADHAEL

Trade name (DBA): THE WESTBURY INN

Premises address: 673 Flatbush Ave.

Cross streets: Hawthorne & Winthrop

PREMISES:

Establishment square footage: 1200 Maximum Occupancy: 75

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: _____

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: Yard

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	4 2	4 2	12 11
Outdoor Hours (If Applicable)	1	1	1

Number of tables? 12 Number of seats? 30

Will food be served? Yes No If yes, describe cuisine and submit a menu: American

How many employees will there be? 5

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? _____

APPLICANT HISTORY:

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

If yes, please indicate name(s) of establishment(s): 1285 Colke & Coetz
Address: 1285 N. ... Community Board # 9

Dates of operation: 12/2014 - July 2025 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.

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? 2

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

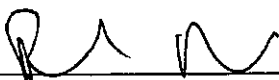
Are you aware of any community opposition to your application? Yes No If Yes, please explain in detail:

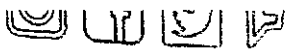
Community Outreach: Applicants are encouraged to reach out to community groups. Please use the attached petition to reflect community support for the application. Also, you are encouraged to reach out to local organizations to obtain support and feedback regarding how community interests may be affected 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: RICHARD RAHMAL Title: OWNER

Telephone Number: _____ Email Address: _____

Signature: 



Westbury Inn

Delivery Grub Hub / Seamless & Uber Eats Only

APPETIZERS

CHICKEN WINGS
\$8 (6 PIECE) \$14 (12 PIECE)
SAUCES – BBQ, BUFFALO, JERK, LEMON PEPPER,
GARLIC PARM., HONEY BUFFALO, LAVA
SPLIT ORDER \$1 MORE

BONELESS WINGS
\$9 (6 PIECE) \$15 (12 PIECE)
SAUCES – BBQ, BUFFALO, JERK, LEMON PEPPER,
GARLIC PARM., HONEY BUFFALO, LAVA
SPLIT ORDER \$1 MORE

TOCHOS \$9
CHEESE SAUCE, BLACK BEANS, SOUR CREAM, PICO
ADD CHICKEN \$3 ADD BEEF \$2 SUB VEGAN CHEESE \$2

CHICKEN TENDERS \$12
SERVED WITH FRIES & HONEY MUSTARD

LOADED FRIES \$10
CHEESE SAUCE, BACON, JALAPENOS, ONIONS
ADD CHICKEN \$3 ADD BEEF \$2
SUB VEGAN CHEESE \$2

NACHOS \$10
TORTILLA CHIPS W/ CHEDDAR CHEESE, PICO, JALAPENOS &
SOUR CREAM
ADD CHICKEN \$3 ADD BEEF \$2
SUB VEGAN CHEESE \$2

Sides

Fries, Tater Tots, Sweet Potato \$5

Cajun Fries \$6
Seasoned with a mild spicy dry rub

Mac n Cheese \$8
Sub vegan cheese \$2
Add Bacon \$2 Add Chicken \$3 Add jerk Chicken \$3

HOUSE SALAD \$8
MIXED GREENS, ONION & TOMATO BALSAMIC DRESSING
ADD CHICKEN \$3 ADD FISH \$3 ADD BACON \$2

Sandwiches

All served w/ choice of Fries, Tots, or Salad

The Westbury Burger \$16
6 oz beef patty, pickle, onion, tomato, blu cheese ,bacon &
Frank's hot sauce

The Regular Burger \$13
6oz patty, lettuce, pickle, onion, & tomato
Add bacon \$1, Add Jalapeno .75 Add Fried egg \$1 Add
cheese \$1

Bacon Cheese Burger \$15
Smoked bacon, Melted Cheddar & American cheese, pickle,
onion, tomato lettuce

BEEF SLIDERS \$12
3 - 2OZ BEEF PATTIES , PICKLE, CHEESE & TOMATO
Add bacon \$1, Add Jalapeno .75

Veggie Burger \$12
Veggie Burger tomato, lettuce, onion, pickles w/ chipotle
mayo
Add Vegan cheese \$2

Crispy Chicken Sandwich \$14
Crispy chicken w/ cheddar cheese, chipotle mayo, Coleslaw

Jerk Chicken Sandwich \$12
Jerk seasoned chicken w/ lettuce & pineapple

Fish n Chips \$12
2 fish filets and fries & tarter sauce

“Consuming raw or undercooked meats, poultry,
seafood, shellfish, or eggs may increase your risk
of food borne illness”

Brooklyn Community Board 9 General Board Meeting Minutes

Wednesday, September 17, 2025
Gladston Atwell MS 61
400 Empire Blvd, Brooklyn NY 11225
7.00 PM
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 7:07 p.m. The Chair invited the Executive Committee members to share who they were and their position on the Committee/ Board.
- Chair Baptiste read the Rules of Order for the night’s meeting.

2 Adoption of the Agenda.

- The additional item of the ULURP/Land Use – Charter Revision Town Hall Meeting was added to the agenda. The revised agenda was accepted by common consent with no objections.

3 Application to the NYC Landmark Preservation Commission (LPC) 118 Rutland Road (Corner of Bedford Avenue.)

4 Application to the New York State Authority

- a. Bomberino – 392 Rogers Avenue (Sterling Street/ Empire Blvd) Renewal of a liquor, Wine, Beer, and Cider license.
- b. Chipotle Mexican Grill of Colorada, LLC – 1730 Bedford Avenue (@ Empire Boulevard) New wine, beer and cider license.
- c. Wolfpup Bar, LLC – 447 Rogers Avenue (Lefferts Ave/Lincoln Road) New Liquor, wine, beer and cider license.

PUBLIC COMMENT SESSION:

Terrance Alexander Cheryl Bernard Amy Lin
Pearl Harmon T. Billi Martin Anthony Henry

ACKNOWLEDGEMENTS: Elected Officials & NYC Agency Representatives

Hon. Rita Joseph NYC Councilwoman

Brianca Stephenson
 Justin Treman
 Lisa Desir
 Khalid Jemmott
 Ana Lipkin

Office of the BBP
 Hon. Phara S-Forrest
 Hon. Darlene Mealy
 Hon. Zellnor Y. Myrie
 IDCC

BUSINESS SESSION:

Chair Fred Baptiste, of Brooklyn Community Board 9, called the Business Session of the meeting to order with the Roll Call at approximately 7:35 p.m.

1. Roll Call of Board Members

		X = Present	A=Absent	<i>EXC= Excused</i>	
1	Abdul Mutakabbir, Abdul	A	26	Letwine Mavima	X
2	Nicolas Almonor	A	27	Marcia Maxwell	X
3	Fred P. Baptiste	X	28	Vanya Mayers	A
4	Solange Benjamin	X	29	Rohaam Menon	A
5	Catherine Buccello	A	30	Zlati Mochkin	X
6	Joanna Carr	A	31	Ethan Norville	A
7	Suwen "Suki" Cheong	X	32	Denzel Oduro	A
8	Kendall Christainsen	X	33	Isaiah Peacou	A
9	Jolee Cobb	X	34	Hasaan Qazi	A
10	Eve Chavi Cohen	X	35	Vanessa Raptopoulos	A
11	Nicole Soul Creary	A	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	A

16	Bishop Sylveta Hamilton-Gonzales	X	41	Joshua Thomas-Serrano	X
17	Shaunya Hartley	Z	42	Abigail Timm	A
18	Rod Herbert	A	43	Debbie Timothy	A
19	Drew Johnson	A	44	Twyla Ware	A
20	Volney Joseph	X	45	Linda Watson-Lord	X
21	Ronisha LaBarrie	X	46	Dawn Welters	X
22	Mayna Legoute	A	47	Theresa Westerdahl	X
23	Francisca Leopold	A	48	Joyce Williams	A
24	Christian Loubeau	A	49	Lorianne Wolseley	X
25	Andrew Magnus	X	50	Steve Zeltser	X

Totals: 50 Present: 28 Absent:22 Excused: 0

2. Approval of the June 2025 General Board Meeting Minutes.

The minutes of the June 2025 meetings was accepted on a vote of common consent with no objections.

3. Committee Chair Reports:

The Chairs of the following Committees submitted their meeting’s minutes/reports, which were distributed to the General Membership prior to the Board Meeting:

- a. *Economic Development*
- b. *Transportation*
- c. *ULURP /Land Use*
- g. *Housing*

4. Treasurer’s Report:

The Treasurer’s report was accepted by common consent with no objections. The report was made available on the Board’s website.

5. District Manager’s Report:

Public Notices

- Mosquito spraying is in effect in areas across Brooklyn. Notice is being sent out from the Dept. of Health.

- Q – Teams rolled out across the borough by the NYPD (NCOs no longer established).
- Confirmed measles cases in Manhattan. Will continue to monitor as we enter cooler weather.
- Brooklyn Bus Redesign – MTA plans to push the proposed final plan in the fall.

Public Hearings

- The Department of Health and Mental Hygiene (“the Department”) is proposing to Amend sections 47.01, 47.11, 47.13, and 47.23 of Article 47 (Child Care Programs and Family Shelter-Based Drop-off Child Supervision Programs) of the New York City Health Code to update provisions regarding staff qualifications, the maximum age of a child allowed in a program, group teachers for younger children, and staff to child ratios. The public hearing will take place from 10:00 a.m. to 11:00 a.m. on September 22, 2025. The hearing will be conducted by video conference accessible via internet or telephone. You can email written comments to resolutioncomments@health.nyc.gov.

Administrative

- ASL (American Sign Language) at GB meetings; working on committee meetings
- CB9 calendar is fixed.
- 2025 Swearing-in ceremony at BH – 9/18
- 2025 Fall Community Board Member SLA Workshop – 9/30.
- Recent presentations online & e-blast (Prospect Park Perimeter/ Ocean Ave Bike Lane, Kingston/ Brooklyn/ Empire Bike Lane).
- New CB9 e-blast format.
- CB9 Intake Form.
- Group loitering/ leaving trash at Marc Ramp; Jason’s Playground.
- Derelict bikes on bike racks.
- Franklin Ave – MEC Station ADA accessibility.
- B-48 Bus stop at Franklin/ Montgomery to be reactivated by end of month.
- Parkside Court - double parking/ preventing garbage collection.
- Welcome Allison Henry, CB9 Community Associate.

6. Chairman’s Report:

1. Committees membership:

(a) Board Members

- 36/50 – First Choice
- 3/50 – Second Choice
- 2/50 – Third Choice
- 9/50 – Did not respond

(b) Community Resident Members

- 22/29 – First Choice
- 7/29 – Second Choice
- 5/29 – Third Choice

2. Meeting schedules

- Board and Committee members are reminded that attendance is required.
- Due to holidays and religious observances, many meeting schedules for the months of September through December have been adjusted and all members are advised to confirm dates on the Board calendar.

3. Public Safety / Special Events

- Participated in public safety meetings for West Indian Day Parade.
- Communicated concerns regarding resident access, mass transit impacts, and communications.
- Communicating with NYPD and other city agencies to ensure that CB9 is included as a stakeholder in all public safety conversations for special events in the district.
- Public Safety committee is working on framework for SLA applications to establish a consistent policy for the Board and the community district.

3. Training

- “Learn About Your Community Board” training conducted on 9/3.
- Additional training opportunities will be scheduled for areas including SLA (liquor licenses), OCM (cannabis licenses), Land Use, Parliamentary Procedure, etc.

4. Improving meeting efficiency

- Members are advised to read all reports prior to the meeting.
- Reports and presentations will be given time limits.
- During the business session, speakers list will be created for discussion/debate. Board members will be allowed up to speak for up to 2 min. A second round of questions is permitted, and the speakers list will be re-opened. The question will be called for a vote after 1) the speakers list.

7. Voting Session:

a) LPC Application:

118 Rutland Road (Corner of Bedford Avenue) On a motion moved and seconded, on a vote of Fifteen (15) YES (For), Nine(9) NO (against) and three (3) Abstentions, the application was accepted.

b) SLA Applications:

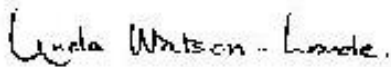
- Bomberino – 392 Rogers Avenue (Sterling Street/ Empire Blvd) Renewal of a liquor, Wine, Beer, and Cider license. *The application was accepted on a motion of common consent with no objections.*
- Chipotle Mexican Grill of Colorado, LLC – 1730 Bedford Avenue (@ Empire Boulevard) New wine, beer and cider license. *On a vote of – One (1) against, two (2) abstentions, the application was carried by a majority vote.*
- Wolfpup Bar, LLC – 447 Rogers Avenue (Lefferts Ave/Lincoln Road) New Liquor, wine, beer and cider license. *The application was accepted on a motion of common consent with no objections.*

c) ULURP Committee Charter Revision Town Hall Meeting – Ballot Amendments: with a date to be determined and a proposed budget of \$ 600.00 the resolution was moved and seconded. The vote was as follows: Against two (2); Abstention seven (7) the motion was carried.

8. Unfinished Business: None

9. New Business: None

10. Adjournment. Fred Baptiste, Chair of Brooklyn Community Board 9, adjourned the June 2025 General Board Meeting at 9:34 p.m.



Linda Watson-Lorde
Executive Secretary CB 9
October 2025

DM Report
Executive Committee Meeting
10/27/2025 | 7PM | 890 Nostrand Ave

Public Hearings/ Events

- CB9 FY27 Statement of Needs Public Hearing - October 29th at 6:30PM here at the Board Office
- NYC Aging: On October 28, 2025, the NYC Aging will be hold their annual NYC Aging Summary Hearings at St. Charles Jubilee OAC, 55 Pierrepoint Street, Brooklyn, NY 11201 – Brooklyn Heights – 10am. This is an opportunity to comment on the plan or provide testimony on issues affecting NYC’s older adults.
- DEP: The Department of Environmental Protection is proposing to promulgate a rule to amend the Citywide Construction Noise Mitigation Rules codified in Chapter 28 of Title 15 of the Rules of the City of New York, by adding a new requirement that certain construction sites that will be in operation after hours must have a noise monitor. The public hearing will take place at 11 am on November 12, 2025. You can email written comments to nycrules@dep.nyc.gov or participate on Team via the
 - Meeting ID: [242 214115 722 3](#); Passcode: zX2GU2U
- Assemblymember Chandler-Waterman, in partnership with CB9, will be hosting a Virtual Affordable Housing Application Workshop focused on the new Utica Crescent development located at 548 Utica Avenue, Brooklyn, NY 11203 tomorrow at 6PM via ZOOM.

Public Notices

- 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
- 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
- OMNY CARD - Metrocard is expiring Dec 31, 2025 and you will not longer be able to load funds onto Metrocards.
- 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.
- A film titled "Kobold" is scheduled to shoot scenes inside and around 655 Flatbush Avenue. Note parking will be reserved on the south side of Hawthorne Street, between Flatbush and Bedford Avenues. Filming is expected tomorrow, October 28th, from 3PM - 6AM.
- 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. The directive to States from the United States Department of Agriculture (USDA) can be found [here](#).

Administrative

- CEC will be holding a Parliamentary Procedures Training on November 18th at 6:30PM online. We will send the login credentials to Board Members.
- SLA Workshop hosted by BH/ SLA is uploaded to our YouTube in the public hearings/ presentations/ & special meetings playlist.
- Report Illegal Smoke Shops
- CB9 Ballot Questions Town Hall is uploaded online
- Election Day - November 4th is a holiday. The Office is closed.
- Sign up for weekly e-blast