

# Brooklyn Community Board 9 General Board Meeting Minutes

Tuesday, March 25, 2025  
Middle School 61 Auditorium  
400 Empire Boulevard (at New York Avenue)  
Brooklyn NY 11225

7:00 PM

Livestream – CB 9 YouTube <https://www.youtube.com/watch?v=Rff820aBEFc>

## 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 7:03 p.m.
- Chair Baptiste read the Rules of Order for the night's meeting.

### 2. Presentation:

- a. Department of Finance – Office of the Taxpayer Advocate on the 2025 Property Tax Lien Sale. Presenter was Jung Hwan Choi. The following items was the topics of discussion as well as the Q & A session:
  - What is the Tax Lien Sale?
  - Timelines and Notices
  - Options available to avoid the Lien Sale
  - Extended Business Center hours and Contacts

## PUBLIC COMMENT SESSION:

|                   |                                 |
|-------------------|---------------------------------|
| Stephanie Gillman | <i>Crown Heights Mutual Aid</i> |
| Grace Ruiz        | <i>Camba</i>                    |
| Cheryl Bernard    | <i>Community District 9</i>     |
| Mayna Legoute     | <i>CB 9 Board</i>               |
| Miles McAfee      | <i>Community 77</i>             |

## ACKNOWLEDGEMENTS: Elected Officials & NYC Agency Representatives

|                             |                             |
|-----------------------------|-----------------------------|
| Councilwoman Crystal Hudson |                             |
| <i>Eli Slavin</i>           | Congresswoman Yvette Clarke |
| <i>Paurcha Edwards</i>      | Senator Myrie Zellnor       |
| <i>Ayanna N. Williams</i>   | Councilwoman Darlene Mealy  |
| <i>Melanie Wilkerson</i>    | Community Board 17          |

## 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 7:30 p.m.

## 1. Roll Call of Board Members

|   |                                  | X = Present    A=Absent    EXC= Excused |    |                           |   |
|---|----------------------------------|---|----|---------------------------|---|
| 1   | Abdul Mutakabbir, Abdul          | X                                       | 23 | Courtenay Loiselle        | X |
| 2   | Nicolas Almonor                  | A                                       | 24 | Letwine Mavima            | X |
| 3   | Fred P. Baptiste                 | X                                       | 25 | Jean Rene Mbeng Nguema    | X |
| 4   | Augustine Blackwell              | A                                       | 26 | Natoya McGhie             | A |
| 5   | Catherine Buccello               | X                                       | 27 | Ethan Norville            | X |
| 6   | Suwen "Suki" Cheong              | X                                       | 28 | Denzel Oduro              | X |
| 7   | Kendall Christainsen             | X                                       | 29 | Yankee Pearson            | A |
| 8   | Jolee Cobb                       | X                                       | 30 | Vanessa Raptopoulos       | X |
| 9   | Eve Chavi Cohen                  | X                                       | 31 | Unella Rhone-Perry        | X |
| 10  | Soul Creary                      | A                                       | 32 | Felice Robertson          | X |
| 11  | Max Roland Davidson              | X                                       | 33 | Binyomin Rosenberger      | X |
| 12  | Candace Edwards                  | A                                       | 34 | Melissa Severe            | A |
| 13  | Brittney Ellington               | A                                       | 35 | Lillian Swain             | X |
| 14  | Lisa Etienne                     | X                                       | 36 | Bakary Tandia             | X |
| 15  | Bishop Sylveta Hamilton-Gonzales | X                                       | 37 | Kristin Thomas-Barrington | A |
| 16  | Shaunya Hartley                  | X                                       | 38 | Joshua Thomas-Serrano     | X |
| 17  | Rod Herbert                      | X                                       | 39 | Debbie Timothy            | X |
| 18  | Volney Joseph                    | X                                       | 40 | Twyla Ware                | X |
| 19  | Ronisha LaBarrie                 | X                                       | 41 | Linda Watson-Lorde        | X |
| 20  | Mayna Legoute                    | X                                       | 42 | Theresa Westerdahl        | X |
| 21  | Yisroel Lehrer                   | A                                       | 43 | Lorianne Wolseley         | X |
| 22  | Francisca Leopold                | A                                       |    |                           |   |
| Totals: 43    Present: 31    Absent: 12    Excused: 0 |                                  |   |    |                           |   |

## 2. Approval of the February 2025 General Board Meeting Minutes and the January 2025 Special Meeting Minutes.

The minutes of the meetings held on February, 2025 was accepted by Common consent with any necessary corrections.

The Minutes of the January 2025 Special Meeting was approved with by a majority vote with one member in opposition and no abstentions.

## 3. Committee Chair Reports:

- a. *Transportation Committee* - Sidewalk Café Application –  
*Agi's Café, LLC* – 818 Franklin Avenue, Brooklyn, NY 11225  
*GRBD Incorporated dba The Bobbed Bandit* – 429 Rogers Ave, Brooklyn NY 11225
- b. A resolution of Support for the installation of an automatic Public Toilet (APT) at the corner of Flatbush Avenue and Lincoln Road.

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. *Parks, Recreation & Culture*
- c. *Public Safety*
- e. *Environmental Protection*
- f. *ULURP /Land Use*
- g. *Housing*

## 4. District Manager's Report:

### Public Hearings

• **NYC Department of Transportation:** DOT's proposed rule would amend sections 4-02, 4-03, 4-04, and 405 of Chapter 4 of Title 34 of the Rules of the City of New York ("34 RCNY") to decriminalize jaywalking, aligning New York City's traffic rules with section 19-195 of the New York City Administrative Code, as amended by Local Law 98 of 2024. The New York City Department of Transportation ("DOT") will hold an online public hearing on the proposed rule. The public hearing will take place on Thursday, April 17, 2025, at 10am via ZOOM. You can email comments to [rules@dot.nyc.gov](mailto:rules@dot.nyc.gov).

• **NYC Department of Housing Preservation & Development:** The Department of Housing Preservation and Development (HPD) proposes to add a new Chapter 62 to Title 28 of the Rules of the City of New York to implement the real property tax incentive program adopted by the City Council in Local Law 122 of 2024. Local Law 122 provides a tax benefit similar to the prior "J-51" program for construction completed after June 29, 2022. J-51 is a property tax exemption and abatement for renovating a residential apartment building. The benefit varies depending on the building's location and the type of improvements. HPD will hold a public hearing on the proposed rules online. The public hearing will take place from 11:00 am to 12:00 pm on Tuesday, March 25, 2025. Email: [rules@hpd.nyc.gov](mailto:rules@hpd.nyc.gov)

• **NYC Department of Transportation:** The New York City Department of Transportation (“DOT”) is proposing to amend title 34 of the Rules of the City of New York to allow for the designation of areas of DOT pedestrian plazas and open streets for the exclusive use of private patrons subject to certain restrictions and the review and approval of DOT. Specifically, the amendments being proposed are as follows:

- Repeal paragraph (9) of subdivision (b) of section 4-16 of chapter 4 of title 34 of the Rules of the City of New York and add a new paragraph (9) in relation to permitting exclusive seating areas at pedestrian plazas subject to certain restrictions and DOT review and approval; and
- Add a new paragraph (11) of subdivision (c) of section 4-21 of chapter 4 of title 34 of the Rules of the City of New York in relation to permitting exclusive seating areas at full closure open streets subject to certain restrictions and DOT review and approval.

DOT will hold a public hearing on the proposed rule online on April 23, 2025, at 10 a.m. You can email comments to [rules@dot.nyc.gov](mailto:rules@dot.nyc.gov).

### **Public Notices**

• **NYC Department of Transportation:** NYC DOT has an opportunity to expand its network of curbside electric vehicle chargers through a federal Charging and Fueling Infrastructure (CFI) grant. Since receiving the grant, DOT has identified potential locations for new charger implementation that advance equity, support TLC drivers, serve dense areas with little charging access, and meet feasibility and layout requirements. Next year (2025), DOT will be conducting community engagement to solicit feedback on these proposed locations and seek suggestions on additional sites for consideration. DOT has not provided a timeline for when the project will commence. DOT has informed us feedback will be collected concurrently with additional feasibility analysis. CB9 is conducting an On-Street EV [Charger Expansion Feedback Survey](#) to collect feedback.

• The locations being considered are:

- President St between Utica and Rochester
- Schenectady Avenue between President Street and Union Street
- Schenectady Avenue between Union Street and Eastern Parkway.

• An Open Street application has been approved for is FRANKLIN AVENUE from ST MARKS AVENUE to EASTERN PARKWAY. The Open Street will start June 7th, 2025, to October 25th, 2025. It will be a full street closure on Saturday’s from 11AM to 7PM.

• [NYC Lien Sale](#) is scheduled for May 20th, 2025. If you are at risk of being included in the lien sale, you will receive warning notices in the mail 90, 60, 30, and 10 days before the sale. If you receive a warning notice, you must take one of the following steps by May 19, 2025. Options: Pay what you owe, enter into a payment plan, apply for a property tax exemption, submit a lien sale easy exit program application, or submit an emergency repair certification. For more information, reach out to the Board Office.

• [Composting is Mandatory](#). Enforcement begins April 1, 2025. All NYC residents are currently required to separate yard waste, food scraps, and food-soiled paper from

trash and recycling. Starting April 1, property owners will be subject to fines. Curbside composting is free and collected weekly on the same day as your recycling.

### **Administrative**

- On 3/2/2025 at 4:01 am. a structural fire occurred at 899 Montgomery St; a 6-Story multiple dwelling. The fire was located in apt 6M. There were 0 civilian injuries reported, and the fire was placed under control at 4:41 am.
- On 3/8/2025 at 5:53 am. a structural fire occurred at 901 Washington Ave; a 6-Story multiple dwelling. The fire was located in apt 6B. There was 1 civilian injury reported, and the fire was placed under control at 6:37 am.
- Good Shepard Services – Mondays and Wednesday, 10AM -4PM in the Board Office. Call Zac at 646-596-1015.
- DCP had a recent press release - [Housing Database](#) Update Shows City Completed Nearly 34,000 New Homes in 2024
- Public Hearings – [NYC Rules](#)

## **5. Chairman's Report:**

### **Land Use / ULURP Application for 73-99 Empire Boulevard**

- Provided testimony at CPC hearing on Feb 19th
- CPC voted in favor of the project at a meeting on March 19, 2025
- Application will now be reviewed by the City Council

### **Tax Lien Sale**

- Sale scheduled for 5/20/2025
- Listing of properties in the District is now online
- CB9 is working to connect affected residents with resources to address

### **Training**

- Applications are being reviewed and appointments/re-appointments are expected to occur between April and May
- Working with the District Office to coordinate training/onboarding activities
- Intend for Board level training to be supplemental to other training opportunities offered by Borough Hall and other city agencies but to also address district-level operations and issues
- Preliminary training topics being considered include SLA/Cannabis, Conflicts of Interest, Land Use, Parliamentary Procedure / Meeting management, etc.
- Desired topics should be forwarded to the District Office and/or the Executive Committee

### **Attendance**

- Committee chairs are requested to identify any members with substantial non-attendance
- Attendance is reported to Borough Hall annually
- Committee attendance is included in a review of participation

## **Downstate**

- Deadline for Advisory Board extended 60 days
- Having conversations with counterparts in CBs 14 and 17 regarding possible responses
- Requested the publication of additional information for public review

## **Housing Committee**

- Committee Membership has been adjusted with the removal of 3 members and the addition of 2 new members
- The March committee meeting had 100 percent attendance by committee members
- The Committee Chair will be appointed before the next committee meeting in April 2025
- The Executive Committee will provide direct support to the committee for the rest of this year
- Presentation with the Fortune Society on affordable housing development scheduled for March 31, 2025, at the St. Francis de Sales School for the Deaf

## **Community Fair**

- Planning underway for the annual Community Fair
- Suggestions for activities, resources, etc. should be forwarded to the District Office for review

## **Meeting Efficiency**

- Thanks again to all members who have offered feedback on meeting efficiency
- Exploring measures to improve the flow of meetings including timed discussions, predistributed minutes, executive summaries
- Recommendations include:
  - reading materials in advance
  - deferring comments during the Public Session
  - being concise in Q&A portions of the meeting
  - referring new business items to committees as appropriate.

## **6. Voting Items**

### **a) Sidewalk Café Applications:**

- Agi's Counter: *Application was accepted on a vote of ALL For, none against.*
- The Bobbed Bandit: *Application was accepted on a vote of ALL for, none against.*

### **b) Economic Development Committee Happy Hour (4/28/25) – Mixer for Business Owners - The resolution was pass on the vote of all in favor.**

### **c) NYV DOT Auto Toilet Letter of support – On a vote of twenty (20) FOR, 8 (eight) NO and three (3) Abstentions, the resolution was passed.**

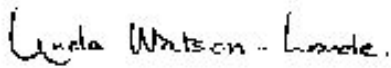
### **d) On a unanimous vote (31 For) the District Manager was authorized to write letters of support to the elected officials in support of One Brooklyn Health for**

the purchase of equipment for the Neonatal Intensive Care unit (NICU) at Brookdale Hospital Medical Center (BHMC) for the FY2026 Congressional Direct Spending.

- e) Parks, Recreation and Culture Resolution – *Authorizing and Assessment of Sports and Recreational Spaces in Brooklyn Community Board 9*. This resolution was passed by Common Consent, with no objections or abstentions.

**7. New Business:** None

- 8. Adjournment.** Fred Baptiste, Chair of Brooklyn Community Board 9, adjourned at 9:24 p.m.



**Linda Watson-Lorde**  
**Executive Secretary CB 9**  
**April 2025**