

# Brooklyn Community Board 9 General Board Meeting Minutes

Tuesday, May 27, 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=1Y3669gLNUs>

## 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 introduction themselves, and furthered invite the new board members for do the same.
- Chair Baptiste read the Rules of Order for the night's meeting.

### 2. Application to the New York State Authority

- a. **Bleunuk Inc. d/b/a Bleunuk BK** – 1150 Nostrand Avenue (Corner of Rutland Road) – Renewal of a Wine, Beer, and Cider license.
- b. **Edie Jo's.** – 626-630 Flatbush Avenue (Fenimore/Hawthorne Streets) – Renewal of a Liquor, Wine, Beer and Cider License
- c. **La Nueva Estrella Del Castillo** – 948 Nostrand Avenue (Montgomery/Crown Streets) – Renewal of a Liquor, Wine, Beer, and Cider license

### 3. Street Co-Naming Request

- a. Union Street (Nostrand/Roger's Avenue to J. Marjory Jackson Way)

## PUBLIC COMMENT SESSION:

Brenda Johnson	Apostle Yvonne Clarke
Diamond Sanders	Steven Miller
Kam	Cheryl Bernard
Menachen Moskowitz	Jay Sorid

## ACKNOWLEDGEMENTS: Elected Officials & NYC Agency Representatives

<i>Pierre Gedeon</i>	Mayor's Office - Community Unit
<i>Eli Slavin</i>	Congresswoman Yvette Clarke
<i>Justin Freeman</i>	Assemblywoman Phara Souffrant-Forrest
<i>Bianca Stephenson</i>	Brooklyn Borough President Office
<i>Anna Lipkind</i>	Interboro Community Development Center IDCC
<i>Shannon Shaw</i>	

# **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 8:08 p.m.

## **1. Roll Call of Board Members**

		X = Present    A=Absent    EXC= Excused				
1	Abdul Mutakabbir, Abdul	X	26	Letwine Mavima	A	
2	Nicolas Almonor	A	27	Marcia Maxwell	X	
3	Fred P. Baptiste	X	28	Vanya Mayers	X	
4	Solange Benjamin	A	29	Rohaam Menon	X	
5	Catherine Buccello	A	30	Zlati Mochkin	X	
6	Joanna Carr	A	31	Ethan Norville	X	
7	Suwen “Suki” Cheong	X	32	Denzel Oduro	X	
8	Kendall Christainsen	A	33	Isaiah Peacou	A	
9	Jolee Cobb	A	34	Hasaan Qazi	X	
10	Eve Chavi Cohen	X	35	Vanessa Raptopoulos	A	
11	Nicole Soul Creary	X	36	Felice Robertson	X	
12	Max Roland Davidson	X	37	Binyomin Rosenberger	X	
13	Brittny Ellington	X	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	X	41	Joshua Thomas-Serrano	X	
17	Shaunya Hartley	X	42	Abigail Timm	X	
18	Rod Herbert	A	43	Debbie Timothy	X	

19	Drew Johnson	X	44	Twyla Ware	X
20	Volney Joseph	X	45	Linda Watson-Lorde	X
21	Ronisha LaBarrie	X	46	Dawn Welters	A
22	Mayna Legoute	X	47	Theresa Westerdahl	X
23	Francisca Leopold	A	48	Dawn Williamns	X
24	Christian Loubeau	X	49	Lorianne Wolseley	X
25	Andrew Magnus	X	50	Steve Zeltser	X

**Totals: 50 Present: 39 Absent: 11 Excused: 0**

## 2. Approval of the April 2025 General Board Meeting Minutes.

The minutes of the meetings held April, 2025 was accepted on a vote by Common consent.

## 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. *Public Safety*
- e. *Environmental Protection*
- f. *ULURP /Land Use*
- g. *Housing*
- h. *Youth Services, Education and Library*
- i. *Heath Services*

The transportation committee introduced two applications under the "Dining -out" process to be placed on the voting List for the meeting: 1) IX Restaurant (43 Lincoln Road) and 2) Djon Djon (1206 Nostrand). This was done.

## 4. Special Orders

### a. ***Nominations Committee Report:***

The Election of Officers of Community Board 9, will be held at the next General meeting to be held in June, 2025. Below are the nominations:

**Chairman:** Mr. Fred Baptiste

**1<sup>st</sup> Vice Chairman:** Ethan Norville; Jolee Cobb; Soul Creary

**2<sup>nd</sup> Vice Chairman:** Linda Watson-Lorde; Abdul Mutakabbir; Felice Robertson

**Executive Secretary:** Linda Watson-Lorde

**Treasurer:** Myna Lagoute

**Members at Large (2):** Binyomin Rosenberger; Catherine Buccello;  
Nicholas Almonor; Lisa Etienne

Linda Watson-Lorde asked that her name be removed from the list for the nomination of 2<sup>nd</sup> Vice Chair.

Members of the board were encouraged to stay for the entire election process

## **5. District Manager's Report:**

### ***Public Hearings***

- RGB: The New York City Rent Guidelines Board has scheduled public hearings for the consideration of the guidelines for rent adjustments for apartment, loft, and hotel dwelling units subject to the Rent Stabilization Law of 1969, as amended, have been formulated. In accordance with Chapter 45 of the New York City Charter (the "City Administrative Procedure Act"), the Board has proposed rent guidelines, which are now being followed by a notice and comment period, public hearings, and the promulgation of final rent orders. Apartment leases and loft increase periods during the period of October 1, 2025 through September 30, 2026 and rent stabilized hotel units will be affected. The public hearing closest to CD9 will be held Monday, June 9th, 5PM – 8PM, at City Tech (275 Jay Street, Brooklyn, NY 11201). Written comments on the proposed rent guidelines must be received by Tuesday, June 17, 2025, to be considered before the final vote.

Where possible, we strongly urge you to submit written submissions via email, [ask@rgb.nyc.gov](mailto:ask@rgb.nyc.gov).

- DOT: The New York City Department of Transportation ("DOT") will hold a public hearing on the proposed rule which would amend sections 4-01 and 4-12 of the Traffic Rules to clarify bus lane restrictions. The public hearing will be held virtually on Friday, June 27, 2025 at 10 am. You can email comments to [rules@dot.nyc.gov](mailto:rules@dot.nyc.gov).

### **Public Notices**

- NYC Lien Sale has been postponed to June 3rd. Meaning corrective action must be taken no later than June 2nd
- Notice of Adoption- Jaywalking - This adopted rule decriminalized 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 rule goes into effect on June 26, 2025.
- Notice of Adoption- Mopeds on Bridges - This adopted rule amends our traffic rules by removing the prohibition of mopeds (limited use motorcycles) from traveling on the Brooklyn Bridge and the lower roadway of the Ed Koch Queensboro Bridge. The rule goes into effect on June 26, 2025.

### ***Administrative***

- General Board Meeting in June 2025 is scheduled for June 23rd, not June 24th • On 5/2/2025 at 12:09 am. a structural fire occurred at 1202 Nostrand Ave; a 3story mixed occupancy dwelling. The fire was located on the 2nd floor. There was 1 minor civilian injury reported, and the fire was placed under control at 12:48 am. There were 0 civilian injuries reported, and the fire was placed under control at 10:20 am.
- On 5/12/2025 at 9:41 am. a structural fire occurred at 1 Tampa Ct; a 2-story multiple dwelling. The fire was located on the 2nd floor. There were 0 civilian injuries reported, and the fire was placed under control at 10:20 am.
- Received demolition notice for 104 Montgomery Street.
- Row Tow Operation:
  - 28 - Vehicles Removed ( 21 - Rotation Tow / 7 - Derelict)
  - 18 - Summonses Issued
  - 32 - Vehicles Tagged ( 21 - Rotation Tow / 11 – Derelict)
  - 0 - Vehicles checked / cleared by EPU so we could remove without any delay
  - 0 - Vehicles License Plates removed by the 71 Pct. due to not matching Registration
- Add Whats App to the CB9 Homepage
- Official Board Email: infobk09@cb.nyc.gov
- CB9 Community Fair – June 7th, 2025, at Dr. Ronald McNair Park, starting at 10AM.
  - 85 Total Registrants
  - 62 out of 85 – June 7th is best date
  - Transportation/ ULURP/ Youth committees plan to participate

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

- Chairman Baptiste, welcomed the new members joining the current board, there were 18 new members added. He announced the upcoming Board Members Training – the date will be determined shortly.
- The Board will be supporting a letter to cancel the Lien Sale for 2025.
- Update on Downstate: The Advisory Committee has postponed any decisions on it closing until June 1, 2025. The current news of closing as well as the proposed under funding are not options.
- CB9 Community Fair was scheduled for June 7, 2025
- The 73-99 Empire Blvd Hearing was moved to May 28<sup>th</sup>, 2025.
- The Chair and the District Manager met recently with the new Commanding Officer of the 71<sup>st</sup> Precinct.
- New members were encouraged to sign-up for the CB9 News-blast. (the weekly informational newsletter).

## 7. **Voting Items**

### a) SLA's

- ☐ Bleunuk Inc. d/b/a Bleunuk BK – 1150 Nostrand Avenue (Corner of Rutland Road) – Renewal of a Wine, Beer, and Cider license.

***On a motion moved and seconded the application was approved, with a vote of 28 in favor (YES), 5 against (NO) 2 Abstentions and 1 absent.***

**b) Dining out Applications:**

- IX Restaurant (43 Lincoln Road)
- Djon Djon (1206 Nostrand)

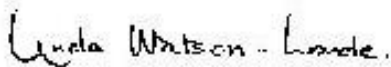
On the call for one vote of both applications, the result was a total vote of all present, no vote against or any abstentions.

**c) Street Co-Naming Application: *This application was accepted by common consent with no objections.***

**8. New Business:**

Member-at-Large Binyomin Rosenberger called a motion for Community Board 9 to request the Attorney General Letitia James, to convene a Community Impact Hearing on the Vital Brooklyn Project, this was seconded by Theresa Westerdhal. The motion was tabled until a letter be sent to the Office of the AG, to certified that AG James will be able to accommodate. A motion to table this motion until the next monthly meeting was made and seconded with two against.

**9. Adjournment.** Fred Baptiste, Chair of Brooklyn Community Board 9, adjourned the May 2025 General Board Meeting at 9:29 p.m.



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