



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

**Binyomin
Rosenberger**
Member-at-Large



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

DATE: Tuesday, March 25, 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 **(3 Minutes)**
2. Presentation
 - a. Department of Finance – Tax Lien Sale **(5-7 Minutes)**

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

ACKNOWLEDGEMENTS: Elected Officials (2 minutes), Elected Officials Representatives, and Agencies Representatives (1 minute)



BROOKLYN COMMUNITY BOARD 9

BUSINESS SESSION:

1. Roll Call **(4 Minutes)**
2. Approval of the February 2025 General Board Meeting Minutes and January 2025 Special Meeting Minutes **(3 Minutes)**
3. Committee Reports
 - a. Sidewalk Café Applications **(10 Minutes)**
4. District Manager's Report **(3 Minutes)**
5. Chairman's Report **(3 Minutes)**
6. Voting Items **(5 Minutes)**
 - a. Sidewalk applications
 - i. Agi's Counter
 - ii. The Bobbed Bandit
 - b. Economic Development Committee Happy Hour – 4/28/25
 - c. NYC DOT Auto Toilet Letter of Support
7. New Business
8. Adjournment

Agenda – Brooklyn Community Board 9 General Meeting – Tuesday, March 25, 2025, Page 2

A. * Persons wishing to speak on the agenda item(s) should contact the Community Board at (718) 778-9279 or Bk09-1@cb.nyc.gov before noon Tuesday, March 25, 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 March 25, 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 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 General Board Meeting Minutes

Tuesday, February 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=pyoyEpqdoGQ>

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 7:05 p.m.
- Chair Baptiste read the Rules of Order for the night's meeting.
- The Chair invited the Executive Committee of CB9 to introduce themselves. This was accepted and respected.

2. Application to the New York State Liquor Authority:

- Antilles Café - 1170 Nostrand Avenue (Rutland Road and Fenimore Street); New Liquor, Wine, Cider & Beer License.
- Siwo Miele LLC d/b/a The C List – 835 Franklin Avenue (Corner of Union Street) New Liquor, Wine, Beer & Cider License

3. Transportation Bike Lane Resolution

PUBLIC COMMENT SESSION:

Mr. Joesph Mockim

ACKNOWLEDGEMENTS: Elected Officials & NYC Agency Representatives

Eli Slavin Congresswoman Yvette Clarke
Catherine Duckett BBP Office
Andre Robinson Councilwoman Crystal Hudson

Councilwoman Darlene Mealy was in attendance and took time to greet and addressed the Board Meeting.

BUSINESS SESSION:

Chair Fred Baptiste, of Brooklyn Community Board 9, called the Business Session of the meeting to order with the Roll Call at 7:40 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	X	24	Letwine Mavima	X
3	Fred P. Baptiste	X	25	Jean Rene Mbeng Nguema	A
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	A
10	Soul Creary	X	32	Felice Robertson	X
11	Max Roland Davidson	X	33	Binyomin Rosenberger	X
12	Candace Edwards	A	34	Melissa Severe	A
13	Brittny Ellington	A	35	Lillian Swain	X
14	Lisa Etienne	X	36	Bakary Tandia	A
15	Bishop Sylveta Hamilton-Gonzales	A	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	A
22	Francisca Leopold	A			

Totals: 43 Present: 29 Absent: 14 Excused: 0

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

The minutes of the meetings held on January 28, 2025 was accepted by Common consent with no corrections.

3. A Special Board Meeting was held on January 9, 2025. For the second time these minutes were not accepted as presented. The Secretary promised create a more in-depth account of the meeting held to be presented at the March 2025 General Board meeting.

4. Committee Chair Reports:

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

- a. *Youth Services, Education and Library*
- b. *Transportation* c. *Economic Development*
- d. *ULURP/Land Use* e. *Public Safety*

5. District Manager's Report:

Public Notices

• 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.

• Summer Youth Employment Program (SYEP) application is now open. NYC youth ages 14-24 may apply. Deadline to apply is Feb. 28th. CB9 serves as a worksite every year. • Apply to run for a Community or Citywide Education Council now! Do you want to be a part of shaping policies and priorities for New York City Public Schools (NYCPS)? It's not too late to apply to run for a seat on a Community or Citywide Education Council! The deadline to submit your application has been extended to Thursday, February 27, 2025!

• Barone Steel Fabricators will be fully closing the roadway (Parkside between Nostrand and New York Avenues) in order for a mobile crane to erect plank for the project at 329 Clarkson Avenue. If you have any problem with this notification of closing, please contact Barone Steel at 718-832- 4705. Location: On Parkside Avenue b/w Nostrand & New York Avenues Dates: March 1st, 2025 – April 30th, 2025 Work hours: 9AM to 4 PM, Monday to Friday; 8AM to 4PM, Saturdays

Public Hearings •

City Planning Commission – 73-99 Empire Boulevard Rezoning Public Hearing was held on February 19th, at 10AM at 120 Broadway
• Public Hearing #2 – SUNY Downstate has been scheduled for Thursday, February 27th, 2025, 6 – 9PM, at Medgar Evers College (1650 Bedford Ave)

Administrative •

Community Board Applications are officially closed. All questions regarding applications should be directed to the BP's Office email: cbapplication@brooklynbp.nyc.gov or phone: (718) 802 – 3700

- Good Shepard Services – Mondays and Wednesday, 10AM -4PM in the Board Office. Call Zac at 646-596-1015. • On 2/16/2025 at 6:32 pm. a structural fire occurred at 421 Sterling St; a 2-Story dwelling. There were 0 reported civilian injuries reported.
- Committee meetings changes in March/ April (Parks & Public Safety on March 5th rather than March 13th)
- WhatsApp Channels
- Issue: MTA trucks/ cars parking on residential blocks

6. Treasurer's Report:

The Treasurer's Report was accepted on a vote by Common Consent.

7. Chairman's Report:

Land Use / ULURP Application for 73-99 Empire Boulevard

- Provided testimony at CPC hearing on Feb 19th

Membership / Attendance

- The application window is now closed
- Member attendance is being reviewed and members with substantial non-attendance at Board and/or Committee meetings are being contacted and advised of potential consequences up to and including removal from the Board

Training

- Discussing options with the District Office to provide training to Board and Resident Committee Members • Exploring training opportunities for SLA, Conflicts of Interest
- We will try to coordinate training activities to coincide with the appointment of new members in the spring.

Downstate

- 2nd Hearing scheduled for February 27th at Medgar Evers College

- Having conversations with counterparts in CBs 14 and 17 regarding possible responses "**Learn About Your Community Board**"
- Thanks to all members who attended
- Looking for ways to expand conversation and topics

Housing Committee

- The Housing Committee has not met quorum in its last 4 convened meetings
- The District Office conducted outreach to confirm member well-being, attendance status, and intent
- Housing committee meeting convened on February 11, 2025
- Membership may be adjusted based on responses to outreach and attendance
- The Executive Committee will provide direct support to the committee for the rest of this year
- Working on convening a presentation with the Fortune Society on affordable housing (possibly March 2025)

Meeting Efficiency

- Thanks to all members who have offered feedback on meeting efficiency
- Exploring measures to improve the flow of meetings including timed discussions, redistributed 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

8. Voting Items: (At this item/time in the meeting, on the call for Roll-Call one member of the board had left the meeting, 28 members were present for the voting session)

1. SLA Applications – Antilles Cafe – Application was accepted on a vote of 27 For and 1 against.
2. Siwon Mele, LLC – Application was accepted by Common Consent with no objections (28 For)
- b) Bike Lane Safety Plan - On an amendment to the original motion, the resolution was pass on the vote of all in favor (28 For)
- c) Youth/Education Committee - Career Day – On a vote by Common Consent, the Career's Day event was passed (28 For)
- d) Youth/Education Committee – Education Town Hall - On a vote by Common Consent, the Education Townhall event was passed (28 For)
- e) Board Members Removals – was tabled by Common Consent. (28 For)

9. New Business

Under New Business, Board Member (BM) Jolee Cobb raised the question of the status of the Housing Committee, especially as to the appointment of a Chairperson for the committee as well there were no meetings of the committee held as was expected. The Board Chair Baptiste listed a number of events that happened, which contributed to the non-meeting of the committee such as:

- a. The September 2024 meeting, there was not a quorum.
- b. Resignation of the Committee Chair in November, 2024.
- c. One member attended the January 2025 meeting. A further zoom meeting was called in January 2025, three members in attendance.
- d. It was decided that a new committee will be established from which a Chairperson will be chosen.

Some discussion followed on the current challenges of the joining of the Housing and the ULURP Committees.

The discussion ended with a favorable recommendation that with the "fixing" of the committee others can be invited to join the Housing Committee.

10. Adjournment.

Fred Baptiste, Chair of Brooklyn Community Board 9, adjourned at 9:29 p.m.

Linda Watson-Lorde.

Linda Watson-Lorde
Executive Secretary CB 9
March 2025

Brooklyn Community Board 9

Minutes of the Special Board Meeting

Held on January 9, 2025
249 Empire Boulevard, Brooklyn, New York 11225
7:00 p.m

<https://www.youtube.com/watch?v=A2S4daAlojA&t=6s>

Attendance (Board Members): Khurshid Abdul-Mutakabbir; Fred Baptiste; Rabbi Yaacov Behrman; Catherine Buccello; Suki Cheong; Kendall Christiansen; Jolee Cobb; Nicole Creary; Lisa Etienne; Bishop Hamilton-Gonzalez; Shaunya Hartley; Volney Joseph; Ronisha LaBarrie; Mayna Legoute; Francisca Leopold; Courtenay Loisel; Jean Rene Nguema Mbeng; Ethan Norville; Denzel Oduro; Vanessa Raptopoulos; Unella Rhone-Perry; Felice Robertson; Binyomin Rosenberger; Melissa Severe; Debbie Timothy; Theresa Westerdahl; Lorianne Wolseley

Absent (Board Members): Nicolas Almonor; Augustine Blackwell; Max Coen; Eve Chavi Cohen; Max Roland Davidson; Candance Edwards; Brittny Ellington; Raphaella Godoy; Rod Herbert; Yosef Herschkop; Yisroel Lehrer; Letwine Mavima; Natoya McGhie; Yankee Pearson; Dionne Saab; Lillian Swain; Bakary Tandia; Kristin Thomas-Barrington; Joshua Thomas-Serrano; Twyla Ware; Linda Watson-Lorde

Guests: T. Billi Martin; Abigail Timm

CB9 Staff: Dante Arnwine, District Manager; Khalid Jemmott, Community Associate

Welcome

Chair Baptiste welcomed all to the meeting at and proceed to read the Rules of Order for the Meeting.

Agenda Item -73-99 Empire Boulevard Rezoning Application Resolution.

The Land Use Chair Suki Cheong, read the resolution as was passed by the Land Use Committee. It was presented to the previously held Board Meeting, but was unable to be voted on and was tabled to the next Board meeting. The Committee then introduced a substitute motion to the original motion prepared by the Board Chair and herself the Committee Chair. The Board Chair called for a motion to accept the substitute motion, this was moved by Shaunya Hartley and seconded by Theresa Westerdahl.

Public Comment:

Ms. Westerdahl, Rabbi Yaccov Berhman Shaunya Hartley.

Debate on the Amended Resolution:

Speakers included among other the following Board Members; Thersa Westrdahl, Mayna Legoute, Shaunya Hartley, Rabbi Yaccov Berhman, Jolee Cobb; Courtenay Loisel. Among others.

The Final Amended Resolution (Re The Original Resolution) was as follows:

BROOKLYN COMMUNITY BOARD 9 RESOLUTION 73-99 EMPIRE BOULEVARD REZONING

WHEREAS, the application for 73-99 Empire Boulevard (ULURP Number C230309ZMK) was filed on June 7, 2024 and certified for public review by the City Planning Commission on November 4, 2024; and

WHEREAS, CB9 conducted a public hearing on November 12, 2024 on the 73-99 Empire Boulevard application with a quorum in accordance with the Uniform Land Use Review Procedure; and

WHEREAS, Brooklyn Community Board 9 (CB9) through its ULURP Committee conducted reviews of the application; and

WHEREAS, there are concerns on any influx of market rate housing in the district and the potential to create upward pressure on current housing stock rental pricing; and

WHEREAS, on June 24, 2024, Brooklyn Community Board 9 (CB9) adopted a framework of zoning principles for Community District 9; and

WHEREAS, the framework recommends that height limits should be calibrated to the context of the community; and

WHEREAS, two existing residential buildings on the block of Sullivan Place where the proposed development is located are respectively 5 stories tall and 7 stories tall; and
WHEREAS, the framework recommends that shadow and visual impacts for sunlight sensitive public resources should be considered; and

WHEREAS, though the project is not expected to cast shadows on the Brooklyn Botanic Gardens, the Environmental Assessment Statement for the proposed 130 ft tall development shows an incremental shadow impact of up to up to 4 hours on the P.S. 375K basketball courts, and also would affect Jackie Robinson School (PS 375) and Exceed Upper Charter School at 46 McKeever Pl, the Jackie Robinson School play areas at 19 Sullivan Pl and 10 McKeever Pl, the Children's Garden at 48 McKeever Pl, the Community Park

Triangle at 11 Sullivan Pl (corner of Sullivan Pl and Franklin Avenue), and the Ebbets Field Apartments; and

WHEREAS, there are concerns that all affordable housing options under Mandatory Inclusionary Housing (MIH) are insufficient given a significant portion of the community district earns less than 60%-80% of AMI.

THEREFORE, it is RESOLVED, that the recommendation of Brooklyn Community Board 9 is to DISAPPROVE the application for 73-99 Empire Boulevard (ULURP Number C230309ZMK) with conditions; and

It is ALSO RESOLVED, that Brooklyn Community Board 9 supports the developer's proposal for retail commercial development with parking at up to 2.0 FAR (or two full floors) and requests that affordable public parking be considered as part of the project by the applicant; and

It is ALSO RESOLVED, that lower income levels and a higher percentage of affordable units than proposed under MIH Option 1 or 2 must be a requirement for the project to proceed with at least 30% of the units at 40% of AMI or less; and

It is ALSO RESOLVED that residential zoning heights should not exceed the lower of 60 feet or a height that would not cast significant shadows on the P.S. 375K outdoor recreation areas or other sunlight sensitive public resources, consistent with the Community District Zoning Framework adopted by Brooklyn Community Board 9 on June 24, 2024 (appended); and

It is ALSO RESOLVED that Brooklyn Community Board 9 recommends the inclusion of commercial space at affordable rents for small local businesses; and

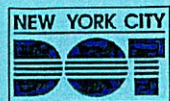
It is FURTHER RESOLVED that any changes to the current zoning for the site should not be deemed as precedential in the consideration of any other potential developments on the Empire Boulevard corridor.

The Amended Resolution was adopted by a majority vote of 23 For and 1 Abstention

Adjournment:

The Meeting was adjourned at 9:35 p.m.

Linda Watson-Lorde – Executive Secretary



Eric Adams
Mayor
Ydanis Rodriguez
Commissioner

COMMUNITY BOARD FEEDBACK PACKAGE

Please review this application and provide the required feedback.

Restaurant Details

Food Service Establishment Permit (FSEP)

FSEP#: **50116123**

Expiration Date: **10/31/2025**

DOHMH Status: **CURRENT**

Business Legal Name: **AGI'S CAFE, LLC**

Assumed Name: **AGI'S COUNTER**

Business Address: **818 FRANKLIN AVE, BROOKLYN, NY 11225**

Venue Type: **Restaurant (no bar)**

Last updated from DOHMH: **02/03/2025**

Restaurant Information

Entity Type: **Limited Liability Corporation (LLC)**

Phone:

Email Address:

DOS Information

DOS ID#: **5983858**

Process Name: **AGI'S CAFE LLC**

DOS Address:

NYS Liquor Authority Information

NYSLA Serial No: **024022101418**

License Type: **On-Premises**

Name of License: **Agis Cafe LLC**

Title of Representative: **Owner**

Name of Certificate Holder: **Jeremy Salamon**

Business hours

Sun: **9:00 AM- 9:00 AM**

Mon: -

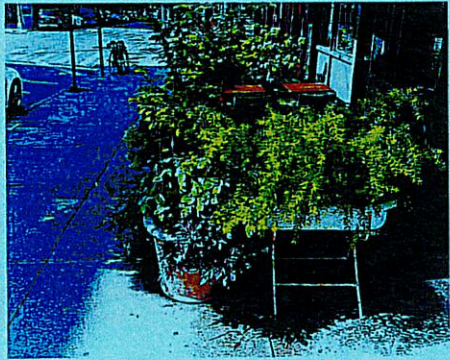
Tues: -

Wed: **9:00 AM- 9:00 PM**

Thurs: **9:00 AM- 9:00 PM**

Fri: **9:00 AM- 10:00 PM**

Sat: **9:00 AM- 10:00 PM**



March X, 2025

Keith Bray
Brooklyn Borough Commissioner
New York City Department of Transportation
59 Maiden Lane, NY 10038

Resolution recommending approval for a Sidewalk Cafe for Agi's Counter, located at 818 Franklin Avenue.

At the March 28, 2025 General Board Meeting of Brooklyn Community Board Nine, the Board adopted the following resolution:

WHEREAS

- The Applicant did not appear before the Transportation Committee (or the Full Board) during the submission process;
- No members of the public had comments for or against the proposal; and the members of the committee had no stated objections to the (a) physical footprint, (b) pedestrian flow, (c) existing curb use, or any (d) requests for modifications.

THEREFORE, BE IT RESOLVED

- that Brooklyn Community Board Nine **approves** the above referenced application as long as the Applicant adheres to all the representations and designs reviewed by the committee and in their application form.

VOTE:

[X] In Favor [X] Oppose [X] Abstain



Eric Adams
Mayor
Ydanis Rodriguez
Commissioner

COMMUNITY BOARD FEEDBACK PACKAGE

Please review this application and provide the required feedback.

Restaurant Details

Food Service Establishment Permit (FSEP)

FSEP#: **50143167**

Expiration Date: **10/31/2024**

DOHMH Status: **CURRENT**

Business Legal Name: **GRBD INCORPORATED**

Assumed Name: **THE BOBBED BANDIT**

Business Address: **429 ROGERS AVE, BROOKLYN, NY 11225**

Venue Type: **Restaurant (with bar)**

Last updated from DOHMH: **02/12/2025**

Restaurant Information

Entity Type: **Corporation**

Phone:

Email Address:

DOS Information

DOS ID#: **6805633**

Process Name: **GRBD Incorporated**

DOS Address: **429 Rogers Ave, Brooklyn, New York 11225**

NYS Liquor Authority Information

NYSLA Serial No: **034024119201**

License Type: **On-Premises**

Name of License: **Restaurant**

Title of Representative: **President**

Name of Certificate Holder: **GRBD INCORPORATED**

Business hours

Sun: **12:00 PM- 2:00 AM**

Mon: **5:00 PM- 2:00 AM**

Tues: **5:00 PM- 2:00 AM**

Wed: **5:00 PM- 2:00 AM**

Thurs: **5:00 PM- 2:00 AM**

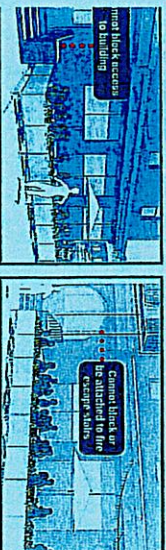
Fri: **3:00 PM- 2:00 AM**

Sat: **12:00 PM- 2:00 AM**

SECTION 2: Required Clearances

These provide distances from the following objects. Any provide a clearance if the listed object is within 15 feet of your proposed setup. Refer to the Setup Guides in the Dining Out NYC website for more information regarding clearances. Refer to the Setup Guides in the Dining Out NYC website for more information regarding clearances.

31- Subway Stair Open End	_____ feet	31- Subway Stair Open End	_____ feet
32- Subway Elevator Entrance	_____ feet	32- Subway Elevator Entrance	_____ feet
33- Subway Duct	_____ feet	33- Subway Duct	_____ feet
34- Street Tree Bed	_____ feet	34- Street Tree Bed	_____ feet
35- Mailbox	_____ feet	35- Mailbox	_____ feet
36- Litterbox	_____ feet	36- Litterbox	_____ feet
37- Wayfinding Sign	_____ feet	37- Wayfinding Sign	_____ feet
38- Charging Station	_____ feet	38- Charging Station	_____ feet
39- Parking Meter	_____ feet	39- Parking Meter	_____ feet
40- 355 Fire Machine	_____ feet	40- 355 Fire Machine	_____ feet
41- Minimum 5 feet clearance from sidewalk cafe:		41- Minimum 5 feet clearance from sidewalk cafe:	
42- Club/Bike Share Station	_____ feet	42- Club/Bike Share Station	_____ feet
43- Bike Corral	_____ feet	43- Bike Corral	_____ feet
44- Micro-mobility Station	_____ feet	44- Micro-mobility Station	_____ feet
45- Primary Building Entrance	_____ feet	45- Primary Building Entrance	_____ feet
46- Cub Cut	_____ feet	46- Cub Cut	_____ feet
47- Minimum 3 feet clearance from sidewalk cafe:		47- Minimum 3 feet clearance from sidewalk cafe:	
48- Elevated Train Infrastructure	_____ feet	48- Elevated Train Infrastructure	_____ feet
49- Minimum 1 foot 6 inches clearance from sidewalk cafe elements:		49- Minimum 1 foot 6 inches clearance from sidewalk cafe elements:	
50- Vent Infrastructure	_____ inches	50- Vent Infrastructure	_____ inches
51- Utility	_____ inches	51- Utility	_____ inches
52- Subway grates	_____ inches	52- Subway grates	_____ inches



SECTION 3: Material Requirements

Please indicate which of the following materials will be part of your sidewalk cafe by checking the box next to the category. If applicable, please confirm the materials comply with the Dining Out NYC requirements by checking the box next to the associated requirement. Refer to the Setup Guides in the Dining Out NYC website for more information regarding materials.

Materials Checklist:

1 (Required)

☐ **Perimeter Demarcation (All of the following must be met)**

- ☐ Perimeter demarcation must be clear and visible by using a lightweight and removable self-supporting base wall, railing, planter, fence, or stanchion and rope.
- ☐ Medium height is 2 feet 6 inches (excluding planter/fill).
- ☐ Not affixed to the sidewalk.

☐ ***Optional: Only check the material categories you intend to use in your sidewalk cafe:**

☐ **Furniture (If using, the first two below must be met)**

- ☐ Lightweight and easily movable.
- ☐ Not affixed to the sidewalk.
- ☐ Check: If you plan to place tables/chairs on top of a cellar or basement door, if so, please complete the Cellar or Basement Door Certification.

☐ **Awning (Physically Attached to the Building If Using, all of the following must be met)**

- ☐ Minimum 8 feet height from the ground and does not exceed 10 feet height.
- ☐ Easily removable, comprised of fire-grade and wind resistant materials.
- ☐ Does not extend beyond the perimeter of the sidewalk cafe.
- ☐ Complies with the New York City Building Code. Please note that this may require additional permits from DOB, and/or approval from the Landmarks Preservation Commission (LPC) as applicable.

☐ **Overhead Covering/ Umbrella (If using, all of the following must be met)**

- ☐ Minimum 7 feet height from the ground and does not exceed 10 feet height.
- ☐ Easily removable, comprised of fire-grade and wind resistant materials.
- ☐ Does not extend beyond the perimeter of the sidewalk cafe.
- ☐ The umbrella/overhead covering has a weighted base and any supports are not affixed to the sidewalk.
- ☐ Any support structures are of sufficient size and strength, made of durable material, and free of defects.

☐ **Lighting and Electrical Connections (If using, all of the following must be met)**

- ☐ Any lighting is outdoor rated, properly secured, and lightweight.
- ☐ Connection is directly connected to ground floor restaurant's power source and within the perimeter of the cafe.
- ☐ Does not extend beyond the perimeter of the sidewalk cafe.
- ☐ Does not exceed 10 feet in height.
- ☐ Not attached to any City property, including street trees.
- ☐ Electrical work complies with the applicable requirements set forth in DOB's rules and the New York City Electrical Code. Please note that this may require additional permits from DOB or FDNY, and/or approval from the Landmarks Preservation Commission (LPC) as applicable.

SECTION 4: Site Plan

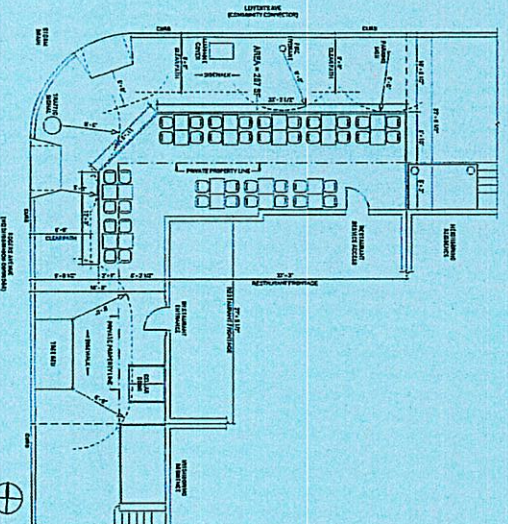
This Site Plan form is required to be uploaded in the "Sidewalk Site Plan" field of your online application. Refer to the How to Apply page in the Dining Out NYC website for more information about the application process.

Setup Area Identification:

- ☐ C1- Global Corridor (12 feet Clear Path)
- ☐ C2- Regional Corridor (10 feet Clear Path)
- ☐ C3- Neighborhood Corridor, Community Connector, or Baseline Street (8 feet Clear Path)

- ☐ Please check this box if you plan to have outdoor dining located partially within private property. If you are uncertain, please request records from your property owner/manager.
- ☐ Please check this box if all or part of your sidewalk cafe is in a historic district. If so, indicate the property line in the site plan drawing below.

Use this space below to draw or upload your Site Plan representing your cafe, pedestrians, furniture, and clearances.



Length of sidewalk cafe: 33.2 feet

Width of sidewalk cafe: 6.83 feet



Sidewalk Cafe Site Plan Form

Applicant Name: THE BOBBED BANDIT
Restaurant Name: The Bobbed Bandit
FSPSP Number: 50143167

Drawing Requirements

Food service establishment frontage shown by:

- Line representing the establishment's frontage
- Length and width
- Labels

Private Property shown as:

- Dashed line
- Label on each street

Sidewalk shown as:

- Line representing street curb
- Width measured from building line to curb line

Building entrances shown as:

- Label

Cafe perimeter shown as:

- Lines indicating perimeter
- Length and width

Setup furniture (tables, chairs, etc.) shown as:

- Lines or symbols at approximate location within setup

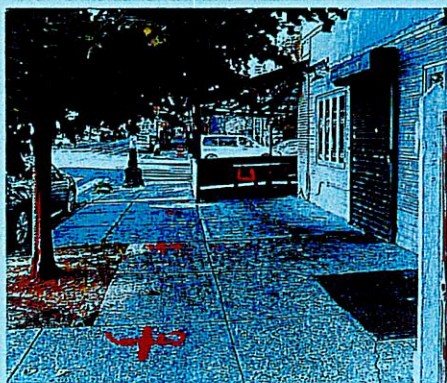
Elements (in Section 2 of this form) within 15 feet of cafe perimeter, shown as:

- Lines or symbols
- Distance from cafe perimeter

Utility coverings (water/gas valves, and pull boxes) shown as:

- Symbols representing the location within the setup

North arrow



March X, 2025

Keith Bray
Brooklyn Borough Commissioner
New York City Department of Transportation
59 Maiden Lane, NY 10038

Resolution recommending approval for a Sidewalk Cafe for GRBD Incorporated *dba* The Bobbed Bandit, located at 429 Rogers Avenue.

At the March 28, 2025 General Board Meeting of Brooklyn Community Board Nine, the Board adopted the following resolution:

WHEREAS

- The Applicant “GRBD Inc.” did not appear before the Transportation Committee (or the Full Board) during the submission process;
- No members of the public had comments for or against the proposal; and the members of the committee had no stated objections to the (a) physical footprint, (b) pedestrian flow, (c) existing curb use, or any (d) requests for modifications.

THEREFORE, BE IT RESOLVED

- that Brooklyn Community Board Nine approves the above referenced application as long as the Applicant adheres to all the representations and designs reviewed by the committee and in their application form.

VOTE:

☒ In Favor ☒ Oppose ☒ Abstain

March X, 2025

Summary:

A resolution of SUPPORT for the installation of an Automatic Public Toilet (APT) at the Corner of Flatbush Avenue and Lincoln Road.

WHEREAS,

- There is a well documented shortage of public toilets and relief stations across the city, and the city has a goal to quadruple the number of toilets in the next ten years;
- The Transportation Committee was satisfied with DOT's responses regarding safety, accessibility, automated cleaning cycle, the twice-daily maintenance agreement, 15-minute usage limit, automatic door-opening timing, and other use-limitations;
- The current sidewalk location is frequently blocked by park vehicles, obstructing pedestrian movements and safe discharge of passengers from mass transit services;
- The current proposed location is not currently used for anything that helps or improves quality of life for the public;

THEREFORE, BE IT RESOLVED

- That the Community Board SUPPORTS the addition of a public restroom facility in the district, and suggests that NYC-DOT:
 - Install infant changing tables to better facilitate families and their needs;
 - Install crash-protective bollards on the Flatbush Avenue side to mitigate risk of injury if a vehicle were to hit the public restroom while a person is inside;
 - Consider facilitating or allowing local businesses and organizations to advertise at lower prices to provide relevant information and improve small business outreach.

VOTE:

☒ In Favor ☒ Oppose ☒ Abstain

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

Economic Development Committee Meeting Minutes
March 3, 2025

Attendance (Board Members): Vanessa Raptopoulos, Committee Chair; Jolee Cobb; Lisa Etienne; Volney Joseph

Attendance (Community Resident Members): Anthony Gay; Shalisha Johnson

Absent (Board Members): Cat Buccello; Jean Rene Mbeng Nguema

Absent (Community Resident Members): Zalman Chay; Louisa Higgins; Wendy Thompson

Guests: N/A

CB9 Staff: Khalid J. Jemmott, Community Associate

- I. Call to Order
 - a. 7:13 pm Meeting Started
- II. Approval of February 2025 Committee Minutes
 - a. The minutes were approved with one change; Shalisha Johnson was present last month.
- III. Corridor Updates and Progress Report
 - a. Utica Ave Updates to Merchant Association beginning organizing
 - i. Another meeting was hosted by Chase Bank in conjunction with Bridge Street Development. At this meeting, only 3 people were present, and they were all from the CB9 Economic Development Team except 1 additional person. Bridge street was not even present as they have had some turnover recently and still have not filled the role that's working with Utica Ave.
 - ii. Lisa spoke with Mark Caserta at the Chamber of Commerce in BK to find out if there was additional funding and organizing that could happen with them, but they cannot start until the grant with Bridge Street has run out in June.
 - iii. We would like to invite Bridge Street back to our meeting to find out:
 - 1. What is the state of the grant?
 - 2. What are the phases, and what happens next?
 - 3. What kind of support do they need from us?
 - b. Flatbush Ave Updates - The Merchants are meeting but still have not received a copy of the Rules / Charter of the Merchants Association, so we are unclear about the status of the Association until the next meeting. The next meeting is on March 10.
 - c. Lisa spoke with Mark Caserta at the Chamber of Commerce in BK to find out if there was additional funding and organizing that could happen with them but they cannot start until the grant with Bridge Street has run out in June.
- IV. Business Owner Happy Hour Updates:

- a. Miss Barbs is interested in hosting (they were our first-choice last month), and they would like to host it on a Monday night when they are not normally open. We think it may help bring owners in, as many are closed on Mondays.

- i. Date decided and confirmed with Miss Barbs: April 28th from 6-8 pm

V. Next steps

- a. The next meeting is on April 9th. Before then, we would like to accomplish the following.
 - i. Update the flyer Cat sent over with QR codes and the dates.
 - ii. We want 2 different QR codes to go to the same information/ landing page to capture the business owner's info. RSVP HERE and CONNECT WITH US.
 - 1. The landing page will ask for the Business name and info plus an RSVP for the event here button.
 - iii. . Print 300 copies to have ready asap for pick up plus available at the next meeting. Email a copy of the flyer to the CB9 email list and the business list.
 - iv. Distribute and share!
 - 1. Volney - Rogers Ave (plus Farrah & Rita Joseph offices)
 - 2. Anthony - Bedford and Franklin (Zellnor's office)
 - 3. Lisa - Utica (Dianne Mealey's office)
 - 4. Shalisha - Kingston
 - 5. Vanessa - Flatbush (Cunningham's office and the Chamber)
 - 6. Jolee - Schenectady and Troy (Hudson's office)
 - 7. Cat - Nostrand (Empire to Clarkson)
 - v. Request funds from CB9 \$300 to cover the first 20 peoples first round as a way to support and incentivize and mention at the next board meeting.

VI. Community Fair

- a. Ideas - We want signage. What about 2 boards where we can add post-its? One could be a board that business owners add to, and another could be made that consumers add to - things they want. People like interactive things.
- b. We prefer a Sunday in June in the afternoon so our Jewish members can attend.
- c. We want clarity on who we can invite. Is it just informative, or can it also be interactive. Could we invite businesses to do performances or interactive tables that show what they do? What about food vendors?
- d. Maybe next year we should do a business fest where we highlight businesses.

VII. Agenda for next meeting:

- a. Finalize Happy Hour
- b. Discuss the survey for people to fill out AT the Happy Hour
- c. Re-start scavenger hunt conversation

VIII. Adjournment

- a. 8:41 PM adjourned.

BROOKLYN COMMUNITY BOARD 9

**890 Nostrand Avenue
Brooklyn, New York 11225**

**Parks, Recreation & Culture Committee Meeting Minutes
March 4, 2025**

Attendance (Board Members) Nicolas Almonor (Chair), Denzel Odure (Secretary), Khurshid Abdul-Mutakabbir (Vice Chair)

Absent (Board Members): Courtenay Loisselle, Lillian Swain (appeared online)

Attendance (Resident Members): Gloria Briggs, Abigail Timm

Absent (Resident Members): Julia Bryan(appeared online), Brenda Pagan, David Romeo

CB9 Staff: Khalid Jemmot, Community Associate

1. Call to Order:

Nicolas Almonor called the meeting to order at 7:34 PM.

2. Roll Call:

Conducted by Denzel Odure.

3. Presentation:

4. No presentation

5. Public Commentary

a. Julia reminds the board the primaries are soon and encourages members to

register to vote

6. Approval of Minutes

a. Meeting to be brought back for approval next meeting as we do not have a

quorum today.

7. Parks and Cultural Institutions Liaison Assignments

a. Lillian Swain: Lillian still waiting to hear back from people at BRIC to set up a

presentation for the next meeting

8. Brooklyn Museum

a. Brooklyn Museum no longer has a liaison as Naima has resigned

9. Major Owens Health and Wellness Center:

a. Major Owens Center's new operator is BKLA, and Black Swims will manage the

swimming pool for the next two months, extending pool hours. Abigail Timm to

coordinate with the new operators to present at an upcoming committee meeting.

10. Prospect Park Zoo: To be contacted by Brenda Pagan upon Brenda's return.

11. Community Garden Updates

a. Gloria, connected with members of the garden she manages attending board

12. Live music venues and happenings

a. Denzel is still working on disseminating information on live music to community members. Denzel to do a presentation on live music venues.

13. Sports facilities and programs

a. Still waiting to get this to the board meeting. Nicolas Almonor to work on getting this on the agenda. Julia recommends we make a spreadsheet with all the sports facilities, their location, their availability and a point of contact for said facility.

14. 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.

15. Biennial conference updates and planning

a. There have been two meetings. The Prospect Park Alliance has agreed to host it. The suggestion is to have it in October at Prospect Park as a two-day event.
b. We have an invitation from the borough office to host an hour-long round table discussion as part of their Earth Month programming on April 28 round table discussion (titled Preserving and Enhancing Brooklyn Green Oases).
c. Inquiries to be made into the promise that was made concerning the community garden and the status of that promise.

16. Calendar of activities setting and development for this fiscal year

a. **CB9 Annual Community and Resources Fair** : Committee to suggest a location and date for the annual fair. The date may be the Saturday after Memorial Day weekend (May 31). Abigail Timm proposes PS92 park on Winthrop and Rogers. Wingate Park has also been suggested.
b. Committee considering hosting a block party at Carroll Street between Nostrand and Rogers in the spirit of diversifying the parts of the community that host the block parties.
c. **Biennial conference of Brooklyn community boards.** The tentative date will be sometime in October 2025.

17. Resolutions & Voting Items:

a. No quorum for resolutions

18. Old Business

a. **Dog Park:** The committee to work on getting the idea of the dog park to the next board meeting. The area being considered is Wingate Park in between the school and the field.

19. New Business

a. Youth and Safety Committee events announcements by Bill Martin. Career day events have been moved from March 15 to sometime in April. Posters are for volunteer sign-ups; Posters with event details to follow soon.

- b. Education town hall - April 5th. There is a link to sign up to be a panelist, and a link to register to attend. Committee members are encouraged to invite people who work in education to apply to be panelists.
- c. Billi offers to help with designing posters and flyers for the committee

20. Adjournment:

- a. The meeting was adjourned by Gloria Briggs at 8:51 PM.

Seconded by: Abigail Timm

Minutes Submitted by: Denzel Oduro

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

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

Public Safety Committee Meeting
March 5, 2025

Attendance (Board Members): Fred Baptiste; Eve Chavi Cohen; Shaunya Hartley

Attendance (Resident Members): Joanna Carr

Absent (Board Members): Lorianne Wolsley

Absent (Resident Members): Ronald Banks, Malka Levanna Butler, Shirley Dor,

Guests: N/A

CB9 Staff: Khalid J. Jeannot, Community Associate

1. Welcome - meeting called to order at 7:00 PM
2. Roll Call
2. Agenda for the March 2025 Meeting
 1. Meeting adopted by common consent
3. Minutes for February 2025
 1. Adopted by common consent
4. FDNY - Community Updates: Sandra Sanabria, Director of Community Affairs
 1. Fire on Eastern Parkway; continuing safety issues: hoarding, locked means of egress, space heaters, lithium batteries
 2. Identifying safety resources, including smoke alarms, literature, fire drills/ family safety plans
 3. Developing a seasonal calendar
5. NYS Liquor Authority Application Review
 1. La Chouzza, LLC d/b/a Joe, and Sal's Pizzeria - 842 Franklin Avenue (Union/Carroll Streets) - Renewal of a Wine, Beer, and Cider license
6. NYPD - Community Updates
 - Tabled until April 2025 Committee meeting
 1. NYPD reported historic lows in crime citywide
 2. Will request monthly data for the committee to review for the meeting.
 3. The committee would like CB9 to look into sponsoring a shredding event in conjunction with Council Member Crystal Hudson's office or independently
7. Criteria for SLA Applications
 1. Will continue the creation of criteria for applicants and the Board
 2. Wireframe expected to be presented for the next committee meeting application that includes all relevant information for consideration; criteria should be consistent and reasonable to ensure due consideration by the SLA
8. Adjournment
 1. Meeting adjourned at 7:50 PM

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

Public Safety Committee Meeting
March 5, 2025

Attendance (Board Members): Fred Baptiste; Eve Chavi Cohen; Shaunya Hartley

Attendance (Resident Members): Joanna Carr

Absent (Board Members): Lorianna Wolseley

Absent (Resident Members): Ronald Banks, Malka Levanna Butler; Shirley Dor,

Guests: N/A

CB9 Staff: Khalid J. Jemmott, Community Associate

1. Welcome - meeting called to order at 7:00 PM
2. Roll Call
2. Agenda for the March 2025 Meeting
 1. Meeting adopted by common consent
3. Minutes for February 2025
 1. Adopted by common consent
4. FDNY - Community Updates: Sandra Sanchez, Director of Community Affairs
 1. Fire on Eastern Parkway; continuing safety issues: hoarding, locked means of egress, space heaters, lithium batteries
 2. Identifying safety resources, including smoke alarms, literature, fire drills/ family safety plans
 3. Developing a seasonal calendar
5. NYS Liquor Authority Application Review
 1. La Cucuza, LLC d/b/a Joe, and Sal's Pizzeria – 842 Franklin Avenue (Union/Carroll Streets) – Renewal of a Wine, Beer, and Cider license
 - Tabled until April 2025 Committee meeting
6. NYPD - Community Updates
 1. NYPD reported historic lows in crime citywide
 2. Will request monthly data for the committee to review for the meeting
 1. The committee would like CB9 to look into sponsoring a shredding event in conjunction with Council Member Crystal Hudson's office or independently
7. Criteria for SLA Applications
 1. Will continue the creation of criteria for applicants and the Board
 2. Wireframe expected to be presented for the next committee meeting application that includes all relevant information for consideration; criteria should be consistent and reasonable to ensure due consideration by the SLA
8. Adjournment
 1. Meeting adjourned at 7:50 PM

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

Environmental Protection Committee Meeting
March 6, 2025

Attendance (Board Members): Debbie Timothy, Committee Chair; Rod Herbert; Sylveta Hamilton-Gonzales

Attendance (Community Resident Members): Amy Jacobson

Absent (Board Members): Kendall Christiansen

Absent (Community Resident Members): Yitzhak Kesselman; Shmuel Wagner; Eric Wiseman

Guests: Isiah Pecou

CB9 Staff: Khalid J. Jemmott, Community Associate

1. Call to Order
 - a. Meeting was called to order at 7:07 pm
2. Approval of Meeting Minutes for January 16, 2025, and agenda for March 2025 meeting
 - a. February meeting did not occur due to inclement weather
 - b. March meeting agenda January meeting minutes approved by committee members
3. Words of encouragement
 - a. Bishop Hamilton-Gonzales
4. New Business
 - a. The committee request for DSNY to present to the full board on the containerization project is still pending. As of 3/6/2025 there was no feedback on the request.
 - b. NYC Office of the former Comptroller, Scott M. Stringer 2020 Management Audit Report (ME 19-107A) on DEP handling of Fire Hydrant inspections and repairs. EP Committee Member Rod Herbert brought the report ME 19-10A for the attention of the EP committee members for review and follow-u- purposes on the 14 recommendations including that DEP develop written timelines standards for the repair activities made by the former comptroller Audit Unit,
 - c. The EP Committee agreed in their March 2025 meeting for Mr. Heber to raft an inquiry letter about whether there is an updated report on the many discrepancies made in the original findings by the former Comptroller Scott Stringer
5. Old Business
 - a. Community-wide streets/businesses cleanliness enforcement
6. Adjournment
 - a. Meeting adjourned at 8:02 pm

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

ULURP/Land Use Committee Meeting Minutes
March 11, 2025

Attendance (Board Members): Suwen Cheong, Joshua Thomas Serrano, Theresa Westerdahl, Max Davidson

Attendance (Community Resident Members) Nichola Cox, Hector Robertson, Cheryl Bernard

Absent (Board Members) N/A

Absent (Committee Resident Members): Esteban Giron, John Craver

Guests: Meon Graham; Rod Herbert; Eric Llenas; Benny Rosenberger

CB9 Staff: Mia N. Hilton, Assistant District Manager

1. Approval of Jan 2025 and Feb 2025 minutes
 - a. Corrections – corrected versions attached
 - b. Vote: Jan 2025 minutes – all in favor of corrected version, 0 against, 0 abstaining
 - c. Vote: Feb 2025 minutes – all in favor of corrected version, 0 against, 0 abstaining
2. Recap of 73-99 Empire Boulevard rezoning
 - a. BP Recommendation issued (2/12)
 - i. Concern about shadows on P.S. 375k – asked if there was a way to mitigate shadows without reducing the number of units
 - ii. Didn't mention affordability levels
 - b. CPC Public Hearing (2/19) and Commission Follow-up (3/3)
 - i. Commissioners were asking the developer whether the 73-99 Empire project should be used as a template for the rest of Empire Blvd – this was our concern
 - ii. BP and commissioners putting too much weight on developers' opinion over the community
 - iii. The discussion didn't include all the locations where the shadows could hit
 - iv. A project on Kings Highway was discussed on the same day as Empire Blvd, and the developer had many conversations with the community and made changes in response to their feedback, for example, reducing the height of the building to 7 stories from 9. We don't get the same level of respect because we are a community of color, and our elected officials don't stand up for us.

- v. Developers said they were talking to HPD about using the Mix & Match Program to address community concerns about insufficient proposed affordability levels. However, the [program term sheet](#) allows for AMI levels at 80-120% of AMI, while CB9's resolution calls for at least 30% of units at or below 40% of AMI.
 - vi. The developer has proposed alternate massing to reduce shadows by moving some bulk to the south of the site, away from PS 375K. DCP has not yet evaluated the new design.
 - c. CPC Vote scheduled 3/19
 - d. **Motion: The ULURP committee is requesting that the office send a letter to Councilmember Crystal Hudson demanding that the developer of 73-99 Empire Boulevard, whom we understand is still negotiating affordability levels, use only the 40% AMI deep affordability MIH option. We are also requesting that CM Hudson attend the next ULURP committee meeting on April 8.**
Vote: 6 in favor, 1 opposed.
 3. **Vice Chair Election: Cheryl Bernard nominates Theresa Westerdahl; second by Nichola Cox. Vote: All in favor, 0 opposed, 0 abstained.**
 4. Likely future developments in Community Board 9
 - a. Fully permitted and greater than 50 units (about 2200 units)
 - i. Some almost-completed construction
 - ii. Some have not started construction/permits have expired
 - b. Upzoned or otherwise authorized for greater development (1851 units)
 - i. CB9 rezoning at 529 Empire, Vital Brooklyn
 - c. Other large as of right sites > 15,000 sf. (271)
 - i. Some have permits filed (but not fully permitted)
 - ii. Some were acquired by supportive housing developers
 - d. **In total 4,465 units**
 - i. **2,190 affordable/income restricted at or below 80% AMI.**
 1. **1,985 low-income and supportive housing.**
 - e. We are gathering this information because the city council's 2021 Fair Housing Framework will be setting targets for housing and affordable housing production and preservation by district, starting in 2025. We should get ahead of that by making the case for what we think our district needs. (Suki)
 - f. We have done and are doing our fair share of housing production to meet both our own and the city's needs for current and expected future population growth (Suki, Nichola, Hector)
 - i. We should look to define both "fair share" of overall housing production and "fair share" of homeless shelters and supportive housing (Max)
 - ii. Why do we need a study to tell us we are doing our fair share when we all agree? Can't we just stand together and say no? (Hector)

Brooklyn Community Board 9
890 Nostrand Ave
Brooklyn, New York 11225
Housing Committee Meeting

March 11, 2025

Attendance (Board Members): Fred Baptiste (Chair Pro Tempore); Kendall Christiansen; Brittny Ellington; Ronisha LaBarrie; Mayna Legoute

Attendance (Community Resident Members): Diane Sheppard, Janice Grannum

Absent (Board Members): None

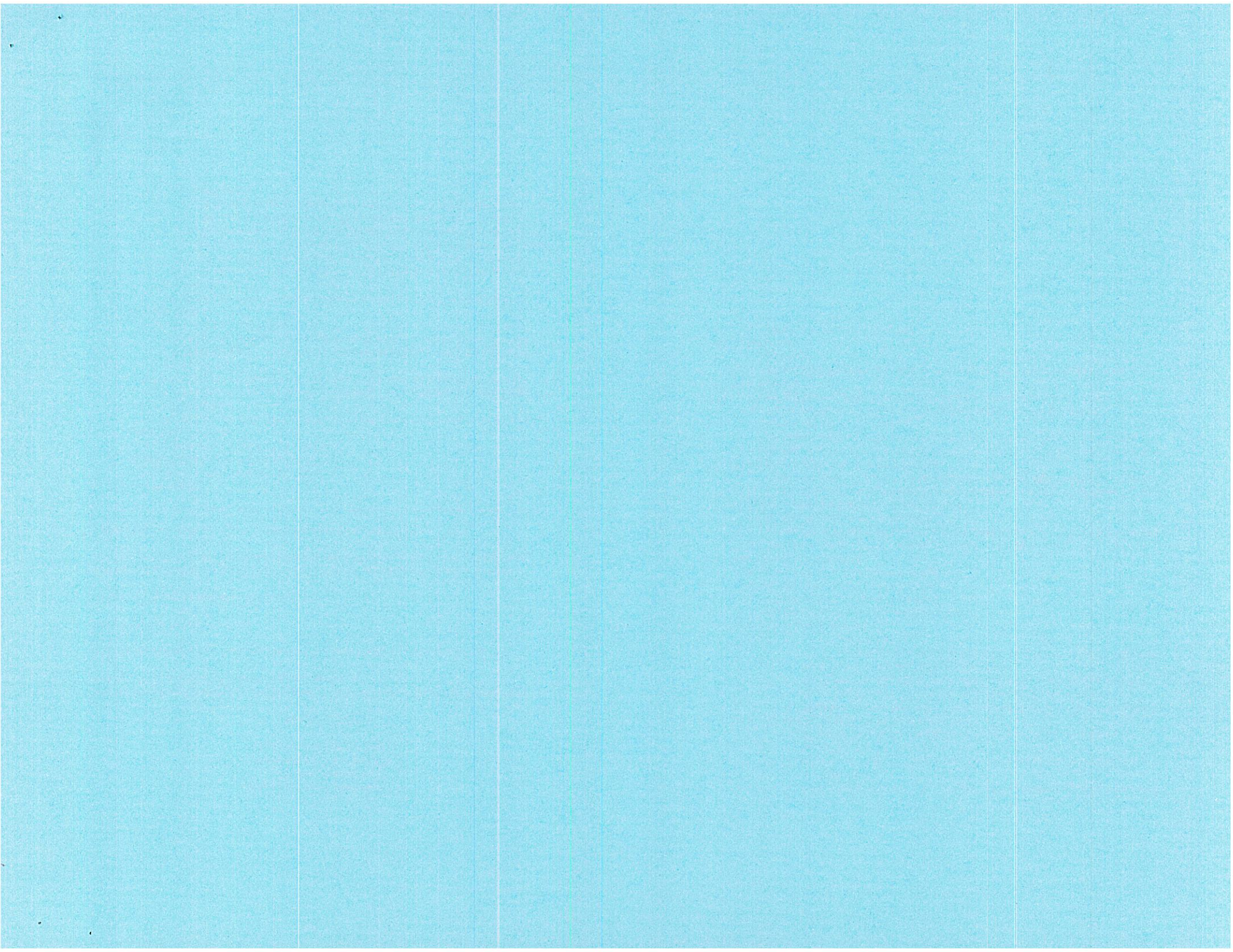
Absent (Community Resident Members): N/A

Guests: Felice Robertson (CB9), Jolee Cobb (CB9), Tyrone McDonald (NHS), Dionne Christopher (NHS), Zachary Churchill (Good Shepherd Services), Alicia Boyd, Mark Mann

Agency Representatives: Mia N. Hilton, Assistant District Manager

-
1. **Call to Order**
 - a. Meeting called to order at 7:14pm
 2. **Approval of Minutes of February 2025**
 - a. Adopted by COMMON CONSENT
 3. **Committee Updates**
 - a. Board Chair Baptiste advised that there were 3 members removed for substantial non-attendance
 - b. Board members Mayna Legoute and Kendall Christiansen added to the committee
 - c. Committee chair appointment expected to be made before the next Housing committee meeting
 - d. Given the shortened timeframe, the expectation is for the committee to gather information on resources and programs and develop goals for future committee initiatives this year and next
 4. **Presentations**
 - a. Mr. Tyrone McDonald and Ms. Dionne Christopher, Neighborhood Housing Services (NHS)
 - i. Programs and services offered by NHS include: property management, homeownership and housing preservation services, first-time buyers programs, tenant support services, SCRIE / DRIE application help, senior housing assistance, foreclosure prevention, property tax assistance, estate planning, home repair grants, home maintenance training, insurance counseling, property management certification, housing lottery application assistance

- ii. Most requested services by CB9 residents: 1) tenant support 2) foreclosure 3) Pre-purchase
 - iii. 3rd Annual Property Management Conference at Medgar Evers College on 5/2/2025
 - iv. NHS will provide data to CB9 on programs, services, and impacts
 - b. Mr. Zac Churchill, Good Shepherd Services
 - i. Programs and services offered by Good Shepherd Services include tenant support services, SCRIE / DRIE application help, senior housing assistance, housing lottery application assistance, cash assistance, SNAP assistance, community benefits assistance
 1. Good Shepherd Services present in the District Office on Mondays and Thursdays
5. **Housing/ Tenant Resources**
 - a. Senior Citizens Rent Increase Exemption
 - b. Disability Rent Increase Exemption
 - c. Veterans Property Tax Exemptions
 - d. Senior Citizens Homeowners Exemption
6. **Tax Lien Sale – 5/20/2025**
 - a. Request to invite DOF to present at the General Board meeting
 - b. Committee and Board will coordinate additional outreach to educate homeowners of opportunities to avoid lien sales
7. **Update on collaboration with Fortune Society**
 - a. Fortune Society is scheduled to give a presentation on March 31, 2025, at St. Francis de Sales School for the Deaf and discuss affordable housing development
8. **Development of District Housing Profile**
 - a. A suggested objective for the committee is to identify district-specific information including community demographics and needs, current and projected housing inventory, and development
 - b. Requested topics for additional discussion include advocacy, building rehabilitations, inadequate services, tenants' associations/tenants' rights
9. **New Business**
 - a. Preservation Project – Housing for Seniors: 202 senior housing projects in Brooklyn
10. **Adjournment**
 - a. Meeting adjourned at 9:10 PM



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

Transportation Committee Meeting Minutes
March 12, 2025

Location: In-Person, CB9 Office

Chair: Ethan Norville; Vice Chair: Felice Robertson; Secretary: Paco Abraham

Attendance (Board Members): Ethan Norville; Benny Rosenberger; Felice Robertson

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

Absent (Board Members): Yaakov Pearson

Absent (Community Resident Members): None

Guests: Maria Doubrovskaya, Hector Robinson, Rod Herbert, Alicia Boyd

Agenda:

- I. Welcome/Greetings
 - a. Meeting is called to order at 7:42 pm, March 12th, 2025. The meeting start was delayed because of being locked out from the board office.
- II. Emergency Item
 - a. Alicia Boyd presented concerns about the dangerous condition of cars blocking Washington Avenue sidewalk between Lefferts Ave and Empire Blvd.
 - i. Adjacent to the middle school and bus stop, there is a car wash and U-Haul trucks blocking safe passageway for pedestrians because car owners are parking illegally. Ms. Boyd has filed over 20 tickets to 311 and says 71st precinct has not issued one single ticket. She requests the board send an official letter to the precinct covering 4 topics - U-Haul trucks parking illegally, cars being parked in a no parking zone, cars blocking the hydrants, and cars parking on the sidewalk.
 1. *Felice Robertson makes a motion for CB9 to send a letter to the 71st precinct requesting enforcement along this block of Washington Avenue, specifically to address Ms. Boyd's concerns noted above.*
 2. Paco Abraham seconds the motion.
 3. **Motion is approved by common consent.**
- III. DOT Presentation — Automatic Public Toilets (APT)
 - a. DOT rep Diana Soriano introduced two colleagues Teresa and Will from the concessions and franchises department to go over a plan to bring APT (automatic public toilet) to 513 Flatbush Avenue, between Lincoln Road and Lefferts Avenue.
 - b. JCDecaux CSFF already provides the city with bus shelters, newsstands, and APTs. Multiple APTs already exist citywide, all at no cost to the taxpayer as they're maintained with revenue from advertising on the street furniture.
 - c. APTs are open 8a-8p, self-cleaning, ADA compliant, and offer 15 mins per use. They're also maintained twice daily by staff. There are 7 APTs currently operating (Plaza de las America, Grand Army Plaza, Madison Sq Park, Corona Plaza, Williamsburg bus depot, and Valentino Pier (which has the newest model of APT).
 - d. This site was chosen because of high pedestrian foot traffic near the park and to further help prevent cars from illegally parking on the sidewalk.
 - e. Group discussion about the mechanics and operation of the APT. Questions asked about how much revenue it generates (expect \$1.2B over lifetime) and facility's life expectancy (Madison Sq Park model has been installed since 2008 and continues to work).
 - f. Questions were raised if local community groups can have some of the advertising space like Link NYC kiosks and Rod Herbert made suggestions for protecting the APTs with bollards.
 - i. *Calista DeJesus makes a motion for CB9 to support the APT as presented, and consider bollards surrounding the location, as well as adding changing tables and family friendly amenities inside.*
 - ii. *Andrew Magnus seconds the motion.*
 - iii. **Motion is approved by common consent.**
- IV. Dining Out NYC Application Review
 - a. The Bobbed Bandit - Committee reviewed the presented material and found no issue with the proposal.
 - i. *Andrew Magnus makes a motion for CB9 to support the dining out application without modification.*
 - ii. *Calista DeJesus seconds the motion.*
 - iii. **Motion is approved by common consent.**
 - b. Agi's Counter - Committee reviewed the presented material and found no issue with the proposal.
 - i. *Calista DeJesus makes a motion for CB9 to support the dining out application without modification.*
 - ii. *Valerie Fleming seconds the motion.*
 - iii. **Motion is approved by common consent.**
- V. School Safety Plan Letter Review
 - a. Chairman Norville recapped the status of the BK-Kingston Ave school safety project. Despite the transportation committee's recommendation, the full Board

voted to remove protected bike lane entirely. However, local schools are asking for it however and DOT questions how much of the plan is viable without the protected bike lane elements, as that part of the design gave physical space for much of the safer crossings. Local Council member Rita Joseph and Assemblymember Brian Cunningham have also signed letters of support.

- i. Group discussion about the plan and the school letters and the typos within them. Rod Herbert raised concerns about why the plan was made and how it is funded as Brooklyn Ave is no longer on the most recent Vision Zero priority corridor list. Andrew Magnus questioned why we even need a discussion if the CB resolution is already settled.
- ii. Chairman Norville said DOT may be coming back at some point soon with an update to their plan, or at least a clear response to our board's vote. Also, principals from local schools could not attend this meeting but will be invited to the committee's April meeting.

VI. District Traffic Calming Plan

- a. Exploring known problems / high-incident areas was tabled for time.

VII. New Business

- a. Brief presentation about youth in education opportunities and an upcoming job fair.
- b. Guest Maria Doubrovskaia (speaking for residents at 99 Ocean Avenue) raised concerns about buses idling at Lincoln Road and Ocean Avenue when the subway is down and the MTA runs additional shuttles. She said it has been going for years and MTA is aware of resident concerns but fails to change behavior.
 - i. *Benny Rosenberger makes a motion for CB9 to send a letter of concern to MTA, and cc NYPD for enforcement, about the buses failure to shut off their engines beyond idling time legally allowed. Also asked about adjustment the alignment of where buses line up so as to not envelop the residents of Ocean avenue.*
 1. *Andrew Magnus recused himself from voting.*
 2. **Motion is still approved by common consent.**

VIII. Adjourn

- a. MOTION - Ethan Norville made a motion to adjourn at 9:31pm. Calista DeJesus seconded the motion. **Motion passed by unanimous consent**

**DM Report
General Board
March 25th, 2025 – MS61 (400 Empire Blvd)**

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.
- **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.
- **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.

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 in 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](#)

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

**Chairman's Report
March 2025**

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, pre-distributed 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