



# BROOKLYN COMMUNITY BOARD 9

**Antonio Reynoso**  
*Borough President*

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

**Fred P. Baptiste**  
*Chair*

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

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

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

**Mayna Legoute**  
*Treasurer*

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

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



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

DATE: Tuesday, March 24, 2026  
TIME: 7:00 PM  
PLACE: Brooklyn Botanic Garden  
1000 Washington Avenue  
Brooklyn, New York 11225

Livestream available on the CB9 YouTube page:

[https://www.youtube.com/channel/UCciPIIJ01pLvrG0xod1\\_LvQ](https://www.youtube.com/channel/UCciPIIJ01pLvrG0xod1_LvQ)

## AGENDA

### PUBLIC SESSION:

1. Call to Order – Announce Rules of Order for the Meeting
2. Presentations
  - a. BRIC (5 Minutes)
  - b. Caribbean Women’s Health Association (5 Minutes)
  - c. Street Co-Naming Request - Franklin Avenue (Eastern Parkway - President Street to Little Panama (5 Minutes)
  - d. ULURP/Land Use Committee Fast Track Resolution (5 Minutes)

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



# BROOKLYN COMMUNITY BOARD 9

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

**BUSINESS SESSION:**

1. Roll Call
2. Approval of the February 2026 General Board Meeting Minutes
3. Committee Reports
4. District Manager's Report (4 Minutes)
5. Chairman's Report (5 Minutes)
6. Voting Session
  - a. Street Co-Naming
  - b. Fast Track Resolution
7. New Business
8. Adjournment

Agenda – Brooklyn Community Board 9 General Meeting – Tuesday, March 24, 2026, Page 2

---

A. \* Persons wishing to speak on the agenda item(s) should contact the Community Board at (718) 778-9279 or [Infobk09@cb.nyc.gov](mailto:Infobk09@cb.nyc.gov) before noon on Tuesday, March 24, 2026. 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 24, 2026, at Brooklyn Botanic Garden, 1000 Washington Avenue, Brooklyn, New York 11225** under the applicable statutes of New York State, the New York City Charter, the Bylaws of Community Board 9, and Robert's Rules of Order.

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

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

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

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

**DM Report**  
**Executive Committee**  
**3/17/2026 | 890 Nostrand Avenue**

**Public Notices**

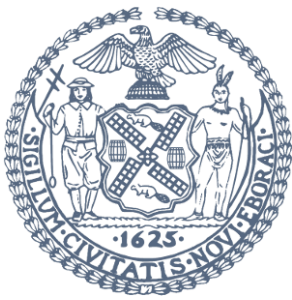
- DCP: In November, NYC voters approved historic changes to the land use review process. New tools include “fast track” actions for affordable housing, The Affordable Housing Fast Track enables an expedited public review procedure for applications that deliver affordable housing in the community districts that permit the least affordable housing. Join a virtual info session to review the City Planning Commission's proposed Affordable Housing Fast Track Methodology Rule on March 25, 2026 from 6-7PM at Zoom link: [Webinar Registration - Zoom](#)
- MTA: Due track replacement, Manhattan-bound Q trains skip Avenue M, Avenue J, Avenue H, Cortelyou Rd, Beverley Rd and Parkside Ave from March 24-27, Tuesday 9:45AM to Friday 3:00pm (expect March 19th). Trains stop at **Newkirk Plaza, Church Av, and Prospect Park**. To learn more about weekend service changes, please subscribe to the [MTA Weekender](#), a newsletter sent on Fridays that tracks planned weekend service changes on the subways.
- DSNY: The NYC Bins are available for purchase at The Home Depot, with options for in-store pickup or home delivery through Instacart, DoorDash, and Uber Eats.
  - 230 Nostrand Ave, Brooklyn, NY 11205
  - 550 Hamilton Ave, Brooklyn, NY 11232\*
  - 5700 Avenue U, Brooklyn, NY 11234
  - 579 Gateway Dr, Brooklyn, NY 11239
  - 2970 Cropsey Ave, Brooklyn, NY 11214
- PARKS: The Department of Parks and Recreation’s request for a cost limitation for the Wingate Park Track and Field Reconstruction is hereby approved at \$2,052,000. Adjacent to George Wingate High School between Brooklyn and Kingston Avenues, North of Winthrop Street, Borough of Brooklyn
- Universal Television is in the process of filming a television series. We will be filming in your neighborhood on Thursday, March 19th, 2026, from approximately 3:00pm to 9:00pm and will be clearing and holding parking in advance for the shoot for equipment trucks and production vehicles.
  - SOUTH SIDE of MIDWOOD ST between BEDFORD AVE and FLATBUSH AVE, FULL BLOCK
  - WEST SIDE of BEDFORD AVE between MIDWOOD ST and RUTLAND RD, FULL BLOCK
  - WEST SIDE of BEDFORD AVE between MIDWOOD ST and MAPLE ST, ½ BLOCK
  - WEST SIDE of OCEAN AVE between E LAKE DR and PARKSIDE AVE, ½ BLOCK

## Public Hearings

- DCP: The City Planning Commission is proposing to amend its rules by adding a new Chapter 13 to Title 62 of the Rules of the City of New York to implement the Affordable Housing Fast Track established by the New York City Charter. The DCP public hearing will take place at 10:00 a.m. on April 1, 2026. The hearing will be in the City Planning Commission Hearing Room at 120 Broadway, Lower Concourse, New York, NY 10271. You can email comments to [planningrules@planning.nyc.gov](mailto:planningrules@planning.nyc.gov).
- BSA: The Board of Standards and Appeals (“BSA” or the “Board”) proposes to modify its Rules of Practice and Procedures (the “Board’s Rules”) to codify the Board’s process for implementing the recently enacted Fast Track Affordable Housing Action Projects, as well as updating the Board’s Rules to incorporate relevant provisions of the Zoning Resolution, as modified by the recent City of Yes for Economic Opportunity and Housing Opportunity text amendments in the Zoning Resolution. BSA will hold a public hearing on the proposed rule at 10:00AM on April 1, 2026, at 253 Broadway, 2nd Floor, New York, New York. The hearing will be a hybrid hearing: a remote Zoom webinar (by dialing (669) 254- 5252; (646) 828-7666;
- DOF: The New York City Department of Finance (“DOF”) is proposing to amend its Parking Violations Bureau rules to authorize State University of New York Downstate Health Sciences University Police Officers to issue parking violations in New York City. Additionally, DOF is proposing to amend its rules referring to the New York State Office for People with Developmental Disabilities to reflect that agency’s change in name. NYC Department of Finance will hold a public hearing at 11AM on April 7, 2026. The hearing will be conducted remotely through Microsoft Teams. To participate in the public hearing, enter the URL <https://www.microsoft.com/en-us/microsoft-teams/join-a-meeting>
- DOB: The Department of Buildings is proposing to amend its rules regarding elevators, escalators, personnel hoists, and moving walks. DOB will hold a public hearing on the proposed rule online at 11:00AM on March 30, 2026. [Join Hearing Here](#). You can email comments to [dobrules@buildings.nyc.gov](mailto:dobrules@buildings.nyc.gov).

## Administrative

- Groups have reached out looking for walls to paint murals across district.
- Eastern Parkway bench painting in April (move details upcoming)
- March 24th general board meeting will be held at BBG (1000 Washington Avenue).
- National Grid in CB9 Office (4/10, 5/1)
- Nominations Committee will be held April 23<sup>rd</sup> at 6PM at 890 Nostrand Avenue.



# BROOKLYN COMMUNITY BOARD 9

**Antonio Reynoso**  
*Borough President*

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

**Fred P. Baptiste**  
*Chair*

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

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

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

**Mayna Legoute**  
*Treasurer*

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

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



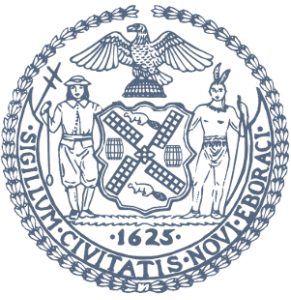
## **BROOKLYN COMMUNITY BOARD 9 RESOLUTION AFFORDABLE HOUSING FAST-TRACK CPC RULEMAKING**

### **WHEREAS**

1. Brooklyn Community Board 9 (CB9) has concerns about how the Affordable Housing Fast-Track CPC Rulemaking will change public review and community input and how it will modify the present review procedure.
2. We want to make sure community boards and residents' opinions truly matter before a decision is made and that, if this fast-track process shortens timelines, community boards will keep the same influence over land use decisions, and that large developers cannot simply bypass ULURP in our community.
3. We want to ensure the city notifies CB9 of every project that qualifies for the fast-track procedure before the board's review timeline begins.
  - a. And whereas, community boards know their communities better than City Planning.
  - b. And whereas, we have done our fair share of building, and yet more development is still coming.

**THEREFORE, BE IT RESOLVED**, Brooklyn Community Board 9 recommends that the Affordable Housing Fast-Track CPC Rulemaking include provisions for:

4. Notification to community boards of fast-track applications before official review timelines begin and additional review time if applications are certified by CPC when community boards are on hiatus for the summer.
5. Inclusion of units in existing buildings in the definition of "Affordable Housing" if:
  - a. The units are affordable pursuant to a regulatory agreement that is expiring within the five-year cycle, and a new agreement extends the affordability requirements on terms at least as good as current city, state, or federal affordable housing program requirements for new construction (AMI levels are the same or lower, and the affordability term is the same or longer).
  - b. The units are currently unregulated but, within the five-year cycle, are subjected to a new affordable housing regulatory agreement or restrictive declaration with the city, state, or federal government on terms that are at least as good as affordable housing programs for new construction.



# BROOKLYN COMMUNITY BOARD 9

6. Allow the District Manager, after consulting with the community board, to recommend to HPD whether an affordable housing unit that has a building permit and is included in a restrictive declaration against the land should be counted toward the district's total for the current cycle or for a cycle when it begins marketing to the public. A unit should never be permitted to be counted twice.

**ADOPTED: March 10, 2026**

# Affordable Housing and BSA Fast Track

DCP and BSA Rulemaking 2026

# 2025 Ballot Question 2

(see [www.vote.nyc](http://www.vote.nyc))

Proposed Charter Amendment: Fast Track Affordable Housing to Build More Affordable Housing Across the City

- (1) Fast track publicly financed affordable housing
- (2) Fast track applications delivering affordable housing in the community districts that produce the least affordable housing, significantly reducing review time. Maintain Community Board review.

“Yes” fast tracks applications at the Board of Standards and Appeals or City Planning Commission. “No” leaves affordable housing subject to longer review and final decision at City Council.

# ***Affordable Housing Fast-Track***

- “Currently, affordable housing is produced unevenly throughout the City, with 12 community districts adding as much housing as the other 47 combined over the course of the last 10 years. To address this, the Affordable Housing Fast Track proposal creates an expedited approval process for projects that deliver affordable housing in the community districts that produce the least affordable housing.”
- “Under the proposal, the City would **assess the rate of affordable housing production in each community district every five years, and then fast-track projects that include permanently affordable housing in the 12 Community Districts with the lowest such rates.**”
- “These 12 Community Districts would be calculated by measuring the total number of affordable dwelling units created over the past five years divided by the total number of all dwelling units at the start of the five-year period. This formula measures the growth rate of affordable housing. **Those twelve community districts would be determined by the Department of City Planning every five years.**”
- To be eligible for this fast-track procedure, an application must include permanent affordable housing under the City’s Mandatory Inclusionary Housing program and must be located in one of the twelve community districts with the lowest rate of affordable housing production. The Department of City Planning would be required to confirm that a primary purpose of the application is to facilitate additional housing and affordable housing.

# Existing ULURP Process



# Affordable Housing Fast Track Process



# CB9 Recommendations



# CB9 Recommendations

- How to define “affordable housing production”?
  - Section 197-f directs the CPC to develop a “methodology to calculate the total number of affordable dwelling units in each community district, considering data that **includes, but need not be limited to, the total number of affordable dwelling units for which the Department of Buildings has issued a permit for construction work** and, where applicable, the date upon which an affordable housing unit becomes subject to a regulatory agreement or other similar instrument that provides for the creation of one or more affordable dwelling units.” ([see city planning commission proposed rules at http://rules.cityofnewyork.us](http://rules.cityofnewyork.us))
  - *We propose: Including existing units, not just new construction where*
    - *Extending expiring affordability agreements*
    - *Subjecting non income restricted or free market units in existing buildings to affordability agreements*
    - *Does not include preservation agreements aimed at rehabilitation*
  - *We propose: Allow each community district to determine whether units permitted for construction but not completed count towards current cycle or a future cycle once built and begun marketing*
    - *Construction can take 2-5 years or longer to complete once permitted*
    - *District manager can submit recommendation to DCP after consultation with CB*
    - *Units should not count twice but districts which have already produced enough affordable units in current cycle to stay off bottom 12 list, may wish to count permitted units towards a future cycle if they will not be completed until a future cycle*

# ***BSA Zoning Action for Affordable Housing Projects***

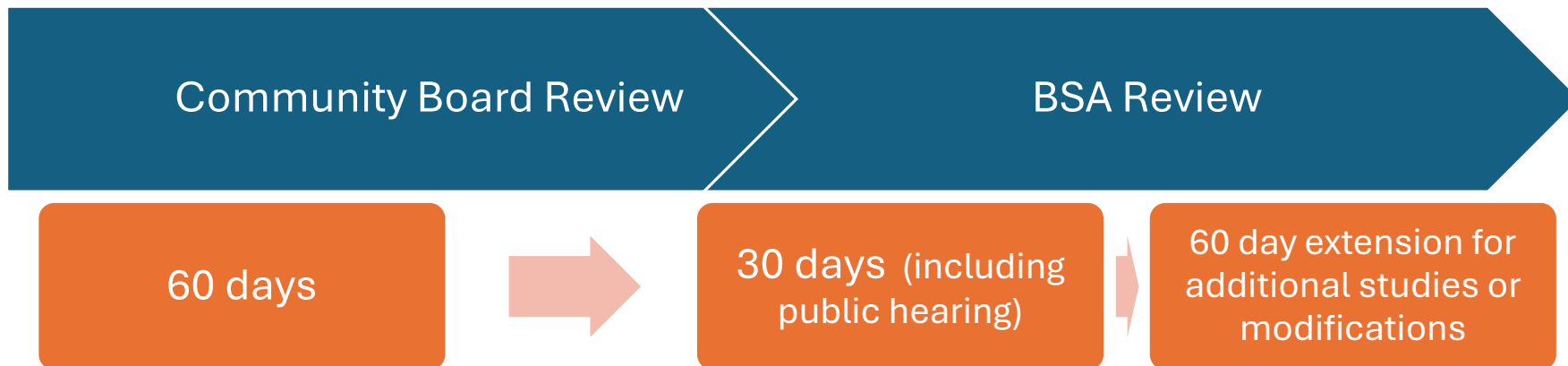
- “**Currently**, the BSA has the power to waive zoning requirements to facilitate certain affordable housing developments, but that **authority is limited to projects that can meet stringent standards relating to hardship, uniqueness, and economic infeasibility**. Projects that cannot meet these standards instead must go through the Uniform Land Use Review Procedure (ULURP) “
- “This new action would be available to companies organized **exclusively to develop housing projects for persons of low income**, including **Housing Development Fund Companies** – the legal vehicle for virtually all publicly financed affordable housing projects in New York City. “
- “In order to approve affordable housing pursuant to the fast-track process, the BSA would be required to make **findings related to neighborhood character and programmatic necessity**. The first finding ensures the project does not clash with the surrounding neighborhood character. The second finding establishes that a project requires zoning waivers in order to proceed and that the City or another governmental entity intends to provide financial backing. “
  - The building is wholly located within a district that allows residential uses
  - Under the conditions and safeguards imposed, the hazards or disadvantages are outweighed by the advantages to be derived by the community and city

*(see [vote.nyc](#) and Charter section 666-a)*

# Existing ULURP Process



# BSA Fast Track Process



# Consider the following recommendations

- To improve public transparency and accountability and assist with comprehensive land use planning, **all BSA Affordable Housing Fast Track applications should be posted and updated within the DCP Zoning application portal.** Currently only the community board in which the application is located receives full copies of BSA variance applications and once an application is closed only the commission decision is available on the website without a FOIL.
- **“persons of low income”** should match the HUD definition of “low income” **meaning at or below 80% AMI.** Under the state definition, HDFC can be for incomes up to 130% AMI which we know is above market rate in our district.
- **“neighborhood character” finding should be based on predominant built character,** not zoning (which can be erroneous) or a minority of other buildings (some of which may differ from the majority of other buildings as a result of spot rezonings or grandfathered conditions). It must also take into account a **fair share analysis where the proposed housing includes more than 15% of units devoted to housing formerly homeless or specialized supportive housing categories. Environmental review must apply to all applications.**
- **“Programmatic Necessity” should retain elements of the BSA’s traditional criteria of hardship and economic infeasibility, while eliminating the uniqueness criteria.**
  - The applicant must show they have availed themselves of all available non zoning subsidies to develop the proposed housing. If waitlisted for subsidies the BSA must determine that the waiting period constitutes a hardship. The zoning relief requested must be the minimum necessary to meet the program needs.
  - The “reasonable rate of return” criteria used by the BSA for private developments should be replaced by a finding that the proposed housing does not generate a profit but that the affordability levels are economically sustainable over the long term given construction costs, current subsidies, tax breaks and cash flows.
  - Programmatic Necessity refers ONLY to the needs of the low income housing development corporation in constructing and maintaining low income housing and may NOT include the need for income of the prior owner of the development site in selling or leasing land to the LIHDC, or in providing non housing services.
  - Paying above market rates for land or higher management fees to the LIHDC than would be typical for private housing, constitutes a self generated hardship that is ineligible for zoning relief.
  - Applicant must show a lack of other suitable sites within a half mile radius on which the proposed development could be accommodated without a variance, or without disrupting neighborhood character.
  - In its certification letter, HPD must explain why the proposed number of units in the housing development is required by the terms of the affordable housing financing programs available, and why a smaller affordable housing development or one not requiring other zoning waivers could not be financed.

# How to Submit Feedback

## CPC Affordable Housing Fast Track – **April 1 Deadline**

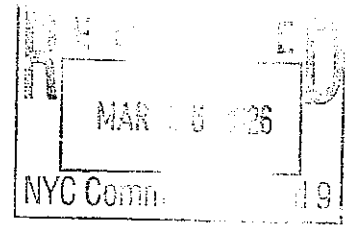
- *Website:* You can submit comments to the City Planning Commission through the NYC rules website at <http://rules.cityofnewyork.us>.
- *Email:* You can email comments to [planningrules@planning.nyc.gov](mailto:planningrules@planning.nyc.gov).
- **Public Hearing April 1 @ 10am** : Zoom posted at 9am. YOU MUST SIGN UP TO TESTIFY  
<https://www.nyc.gov/content/planning/pages/calendar>

## BSA Affordable Housing Fast Track – **Mar 31 Deadline**

- **Public Hearing April 1 @ 10am: Zoom or In person**  
<https://www.nyc.gov/site/bsa/public-hearings/upcoming-hearing-info.page>
- *Email:* You can email comments to [submit@bsa.nyc.gov](mailto:submit@bsa.nyc.gov)

## Panama 507 Roundtable group

March 6, 2026



Dear District Manager Dante B. Arnwine, MPA,

I am writing to respectfully request the Board's consideration in designating a portion of Franklin Avenue as "**Little Panama.**" This recognition would honor the long-standing cultural, social, and economic contributions of the Panamanian community that has helped shape this corridor into a vibrant cultural center in Brooklyn.

As a former Vice- Chair of CB 9 and former Chair of the Youth services Committee, I look forward to the opportunity to make a presentation to the Board. I am respectfully requesting if myself and the sponsoring organization Panama 507 Roundtable group could be on the agenda to come before the Transportation Committee on March 11th to share our presentation.

I am here by respectfully submitted over 200 signed petitions together with the application for street Co-naming of Franklin Avenue to Little Panama.

For over 70 years, Franklin Avenue has been home to Panamanian families, businesses, restaurants, and cultural organizations that have built a welcoming and thriving community. Through their dedication, hard work, and entrepreneurship, they have created a space where Panamanian traditions, cuisine, music, and stories continue to flourish and enrich the cultural fabric of New York City.

Designating Franklin Avenue as "Little Panama" would honor the pioneers, entrepreneurs, elders, and community leaders who helped build this corridor into a vibrant center of Panamanian culture. It would also serve as a lasting acknowledgment of the contributions that Panamanian families continue to make to the strength and diversity of Brooklyn. As you are aware, the annual Day of Independence Parade is held every year on Franklin Ave, and this past year, we celebrated 30 years.

The street re-naming would be in the district represented by the late Panamanian born Senator Waldaba Stewart who represented this district starting in 1969. It would be in the borough that the late Panamanian born Assemblyman Edward Griffith representing East New York and to the current and very vibrant Councilmember Sandy Nurse representing Bushwick, Brooklyn.

Community events, cultural celebrations, and neighborhood gatherings organized by local residents and businesses uplift our neighborhoods, strengthen community bonds, and ensure that the traditions and stories of Panamanian heritage continue to be passed on to

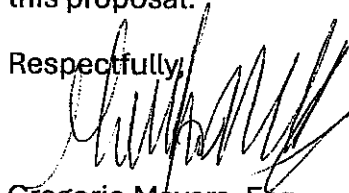
future generations. These events not only celebrate culture but also bring neighbors together, fostering understanding, pride, and unity.

Many individuals and businesses along this avenue have left a legacy of good work supporting local families, mentoring youth, creating jobs, and preserving traditions that are deeply meaningful to our community. Recognizing this legacy through a cultural street designation would be a powerful way to celebrate their impact and ensure their contributions are remembered for generations to come. On behalf of the 75,000 Panamanian Residents living in the Borough, this would give us the designation of what so many other ethnic groups have sought and were granted.

We have brought this request to the Councilmember Crystal Hudson, and she has advised us to proceed accordingly with the Board. We also have the support of dozens of others elected officials.

Thank you for your time and thoughtful consideration of this request. I would welcome the opportunity to provide additional information or participate in any discussions regarding this proposal.

Respectfully,



Gregorio Mayers, Esq,  
President,  
Panama 507 Roundtable Group



**PETITION FOR STREET ACTIVITY/REQUEST**

SPONSORING ORGANIZATION/INDIVIDUAL Parana 507 Roundtable Group, Gregorio Mayers

ADDRESS 800 Jefferson Avenue Brooklyn, New York 11221

CONTACT INFORMATION Gregorio Mayers (PHONE) 30555 (EMAIL)

STREET SEGMENT Franklin Avenue Co-Homing to "Little Parana"

CROSS STREETS Bergen Avenue to President Street

We the undersigned signatories to this petition understand and agree to the street activity/proposal of the above-referenced street segment. It is our understanding that this document will be presented to the Community Board 9 Transportation Committee to demonstrate community support.

NAME (Please Print)	SIGNATURE	ADDRESS (Please include apartment number)	PVT House	PHONE #
LEONIE B		...		917-481-1217
ROOSEVELT		...		917-900-5113
Laura Chen		...		646-637-4867
...		...		718-426-3159
Hemley White		...		415-730-1573
...		...		317-460-...
...		...		857-330-...
Dayrell Fanell		...		903-709-0525
Shana James		...		917-488-4381
Katherine		...		97-3370-9549
CRISTIAN TORRES		...		862-2570-70
Richard Wimbley		...		917-751-5451
...		...		317-485-7383
Javier Miranda		...		857-900-6188
GUILLERMO DODD		...		





PETITION FOR STREET ACTIVITY/REQUEST

SPONSORING ORGANIZATION/INDIVIDUAL Panama 507 Roundtable Group/ Gregorio Mayers

ADDRESS 600 Jefferson avenue Brooklyn, New York 11221

CONTACT INFORMATION Gregorio Mayers (PHONE) \_\_\_\_\_ (EMAIL) \_\_\_\_\_

STREET SEGMENT Franklin Avenue Co-Naming to "Little Panama"

CROSS STREETS Bergen Avenue to President Street

We the undersigned signatories to this petition understand and agree to the street activity/proposal of the above-referenced street segment. It is our understanding that this document will be presented to the Community Board 9 Transportation Committee to demonstrate community support.

NAME (Please Print)	SIGNATURE	ADDRESS (Please include apartment number)	PVT House	PHONE #
DELANO BEATTIES	<i>[Signature]</i>	<i>[Address]</i>		
Blanca Ceballos	<i>[Signature]</i>	<i>[Address]</i>		
Shirley Howard	<i>[Signature]</i>	<i>[Address]</i>		
Luisa Gonzalez	<i>[Signature]</i>	<i>[Address]</i>		
Tomie Gonzalez	<i>[Signature]</i>	<i>[Address]</i>		
Thelma H	<i>[Signature]</i>	<i>[Address]</i>	3	
Janelle Case	<i>[Signature]</i>	<i>[Address]</i>		
Carlos Matthews	<i>[Signature]</i>	<i>[Address]</i>		
VANESSA SERRA	<i>[Signature]</i>	<i>[Address]</i>		
Joset Cox	<i>[Signature]</i>	<i>[Address]</i>		
Guillermo Cox	<i>[Signature]</i>	<i>[Address]</i>		
Regina Alvarez	<i>[Signature]</i>	<i>[Address]</i>		
Isabelle James	<i>[Signature]</i>	<i>[Address]</i>		
Prado James	<i>[Signature]</i>	<i>[Address]</i>		

PETITION FOR STREET ACTIVITY/REQUEST

SPONSORING ORGANIZATION/INDIVIDUAL Panama 507 Roundtable Group/ Gregorio Mayers

ADDRESS 600 Jefferson avenue Brooklyn, New York 11221

CONTACT INFORMATION Gregorio Mayers (PHONE) \_\_\_\_\_ (EMAIL) \_\_\_\_\_

STREET SEGMENT Franklin Avenue Co-Naming to "Little Panama"

CROSS STREETS Bergen Avenue to President Street

We the undersigned signatories to this petition understand and agree to the street activity/proposal of the above-referenced street segment. It is our understanding that this document will be presented to the Community Board 9 Transportation Committee to demonstrate community support.

NAME (Please Print)	SIGNATURE	ADDRESS (Please include apartment number)	PVT House	PHONE #
Marcia Stamp	<i>Marcia Stamp</i>	11208	yes	
Edward [unclear]	<i>Edward [unclear]</i>	11208	yes	
Lyntia [unclear]	<i>Lyntia [unclear]</i>	11208	NO	
<del>Reinaldo Russell</del>	<del>[unclear]</del>			
REINALDO RUSSELL	<i>Reinaldo Russell</i>	11208	YES	
TERESA RUSSELL	<i>Teresa Russell</i>	11208	yes	
OMAR ALEXANDER	<i>Omar Alexander</i>	BROOKLYN	YES	
Daphne [unclear]	<i>Daphne [unclear]</i>		yes	
Deidra [unclear]	<i>Deidra [unclear]</i>		yes	
Fred [unclear]	<i>Fred [unclear]</i>	11208	yes	
Mary [unclear]	<i>Mary [unclear]</i>		NO	
[unclear]	<i>[unclear]</i>		YES	
[unclear]	<i>[unclear]</i>		YES	

PETITION FOR STREET ACTIVITY/REQUEST

SPONSORING ORGANIZATION/INDIVIDUAL Panama 507 Roundtable Group/ Gregorio Mayers

ADDRESS 600 Jefferson avenue Brooklyn, New York 11221

CONTACT INFORMATION Gregorio Mayers (PHONE) 555 (EMAIL)

STREET SEGMENT Franklin Avenue Co-Naming to "Little Panama"

CROSS STREETS Bergen Avenue to President Street

We the undersigned signatories to this petition understand and agree to the street activity/proposal of the above-referenced street segment. It is our understanding that this document will be presented to the Community Board 9 Transportation Committee to demonstrate community support.

NAME (Please Print)	SIGNATURE	ADDRESS (Please include apartment number)	PVT House	PHONE #
MARCELO BORGES	<i>[Signature]</i>	<i>[Address]</i>		<i>[Phone]</i>
DANRELL STEWART	<i>[Signature]</i>	<i>[Address]</i>		<i>[Phone]</i>
<i>[Name]</i>	<i>[Signature]</i>	1615 Union St		<i>[Phone]</i>
<i>[Name]</i>	GERARDO GEORGE	<i>[Address]</i>		<i>[Phone]</i>
Heidy Collado	<i>[Signature]</i>	<i>[Address]</i>		<i>[Phone]</i>
Janyka Green	<i>[Signature]</i>	<i>[Address]</i> 2F		<i>[Phone]</i>
George Rigby	<i>[Signature]</i>	<i>[Address]</i> 1P		<i>[Phone]</i>
Laban McLeod	<i>[Signature]</i>	<i>[Address]</i> 3		<i>[Phone]</i>
Brittany Moffatt	<i>[Signature]</i>	<i>[Address]</i> 1P		<i>[Phone]</i>
Jairo Montoya	<i>[Signature]</i>	<i>[Address]</i> 1P		<i>[Phone]</i>
Kenneth Charles	<i>[Signature]</i>	<i>[Address]</i>		<i>[Phone]</i>
Rachelia Charles	<i>[Signature]</i>	<i>[Address]</i> 65 ... st		<i>[Phone]</i>
Elizabeth Moe	<i>[Signature]</i>	<i>[Address]</i>		<i>[Phone]</i>
Roberto Delgado	<i>[Signature]</i>	<i>[Address]</i>		<i>[Phone]</i>
Rene A. MORANT	<i>[Signature]</i>	<i>[Address]</i>		<i>[Phone]</i>
Laura ...	<i>[Signature]</i>	<i>[Address]</i>		<i>[Phone]</i>

PETITION FOR STREET ACTIVITY/REQUEST

SPONSORING ORGANIZATION/INDIVIDUAL Panama 507 Roundtable Group / Gregorio Mayers

ADDRESS 500 Jefferson Avenue Brooklyn, New York 11221

CONTACT INFORMATION Gregorio Mayers (PHONE) 375 (EMAIL)

STREET SEGMENT Franklin Avenue Co-Naming to "Little Panama"

CROSS STREETS Bergen Avenue to President Street

We the undersigned signatories to this petition understand and agree to the street activity/proposal of the above-referenced street segment. It is our understanding that this document will be presented to the Community Board 9 Transportation Committee to demonstrate community support.

NAME (Please Print)	SIGNATURE	ADDRESS (Please include apartment number)	PVT House	PHONE #
ANGELA TAIT	<i>[Signature]</i>	11207 - 11207-21 - 2 Flax	✓	
Prudencia Lopez	<i>[Signature]</i>	#604 270 Clarkson Ave 11225		0511-...
NATALIA A. Cordero	<i>[Signature]</i>	11225		1122-0018
PATRICIA Gibbs	<i>[Signature]</i>	11223		1122-1347
DELICIA GARNES	<i>[Signature]</i>	11230 at FB	✓	1122-1011
Kaydiana O'Malley	<i>[Signature]</i>	11226		1122-7001
Leticia Collins	<i>[Signature]</i>	11226		
Francesca Bombi-Albani	<i>[Signature]</i>	11226		
Tulcia Shoy-Clake	<i>[Signature]</i>	11226		
EnriQUE Cravich	<i>[Signature]</i>			
Maurissa Ibanez	<i>[Signature]</i>	11210		
LOREINE WILKINSON	<i>[Signature]</i>	11210		
Ivonne Justin	<i>[Signature]</i>	3		
Marguedita Martino	<i>[Signature]</i>	21	✓	
Ursilla Humphrey	<i>[Signature]</i>	Place 10 Klyn 11214 apt 30		
VICTOR MARSHALL	<i>[Signature]</i>	36 11225		342

PETITION FOR STREET ACTIVITY/REQUEST

SPONSORING ORGANIZATION/INDIVIDUAL Panama 507 Roundtable Group/ Gregorio Mayers

ADDRESS 600 Jefferson avenue Brooklyn, New York 11221

CONTACT INFORMATION Gregorio Mayers (PHONE) \_\_\_\_\_ (EMAIL) \_\_\_\_\_

STREET SEGMENT Franklin Avenue Co-Naming to "Little Panama"

CROSS STREETS Bergen Avenue to President Street

We the undersigned signatories to this petition understand and agree to the street activity/proposal of the above-referenced street segment. It is our understanding that this document will be presented to the Community Board 9 Transportation Committee to demonstrate community support.

NAME (Please Print)	SIGNATURE	ADDRESS (Please include apartment number)	PVT House	PHONE #
Elizabeth Bivona	<i>[Signature]</i>	11221	House	718-761-1115
Pedro Reid	<i>[Signature]</i>	11221		718-761-1115
Florencia V.	<i>[Signature]</i>	11221	apt	718-761-1115
Beverly	<i>[Signature]</i>	11221		718-761-1115
Celina	<i>[Signature]</i>	11221		
Ly Dia	<i>[Signature]</i>	11221		
Marcela	<i>[Signature]</i>	11221		
E. DANIEL	<i>[Signature]</i>	11221		
Denis Fletch	<i>[Signature]</i>	11221		
Godfrey Cornett	<i>[Signature]</i>	11221		
Michael	<i>[Signature]</i>	11221		
Jean Patten	<i>[Signature]</i>	11221		
Vernice Peter	<i>[Signature]</i>	11221		
DESIREE Cook	<i>[Signature]</i>	11221		
Esther Phillip	<i>[Signature]</i>	11221		
Barbara	<i>[Signature]</i>	11221		

*[Handwritten mark]*

PETITION FOR STREET ACTIVITY/REQUEST

SPONSORING ORGANIZATION/INDIVIDUAL Panama 507 Roundtable Group/ Gregorio Mayers

ADDRESS 600 Jefferson avenue Brooklyn, New York 11221

CONTACT INFORMATION Gregorio Mayers (PHONE) 347-7150555 (EMAIL) gman20@gmail.com

STREET SEGMENT Franklin Avenue Co-Naming to "Little Panama"

CROSS STREETS Bergen Avenue to President Street

We the undersigned signatories to this petition understand and agree to the street activity/proposal of the above-referenced street segment. It is our understanding that this document will be presented to the Community Board 9 Transportation Committee to demonstrate community support.

NAME (Please Print)	SIGNATURE	ADDRESS (Please include apartment number)	PVT House	PHONE #
Leona Lewis	<i>[Signature]</i>	11212	APT	
Leona Lewis	<i>[Signature]</i>	11212	APT	
Ernest Temple	<i>[Signature]</i>	11212	PVT	
Rupert Wilson	<i>[Signature]</i>	11212		
Picardo Gonzalez	<i>[Signature]</i>	11212		
Gregory Duncan	<i>[Signature]</i>	11212	APT	
MARTIN FERRER	<i>[Signature]</i>	11212	APT	
JANIE SMITH	<i>[Signature]</i>	11212	3A	
Valeri Hely	<i>[Signature]</i>	11212		
Mark Brown	<i>[Signature]</i>	11212	2A	
Michael Harris	<i>[Signature]</i>	11212		
Yves Delpech	<i>[Signature]</i>	11212		
Cirilo Smith	<i>[Signature]</i>	11212		

PETITION FOR STREET ACTIVITY/REQUEST

SPONSORING ORGANIZATION/INDIVIDUAL Panama 517 Roundtable Group / Gregorio Mayans

ADDRESS 600 Jefferson Avenue Brooklyn, New York 11221

CONTACT INFORMATION Gregorio Mayans (PHONE) 718 755 1111 (EMAIL)

STREET SEGMENT Franklin Avenue Co-Housing to "Little Panamas"

CROSS STREETS Bergen Avenue to President Street

We the undersigned signatories to this petition understand and agree to the street activity/proposal of the above-referenced street segment. It is our understanding that this document will be presented to the Community Board 9 Transportation Committee to demonstrate community support.

NAME (Please Print)	SIGNATURE	ADDRESS (Please include apartment number)	PVT House	PHONE #
Beverly Shay	<i>Beverly Shay</i>	11203	✓	911-1111
Nidia D...	<i>Nidia D...</i>	11203	✓	
Alana R...	<i>Alana R...</i>	11203	✓	5-1111
Victoria Carter	<i>Victoria Carter</i>	11203	3F	
Sidonia Smith	<i>Sidonia Smith</i>	11230		35
Latisha Ferguson	<i>Latisha Ferguson</i>	11234		31-1111-68
Hortense Bruns	<i>Hortense Bruns</i>	11210	✓	516-737-5723
Deborah Phillips	<i>Deborah Phillips</i>	11213		511-1111-1101
Antonio M...	<i>Antonio M...</i>	11206	✓	
Nelly Lewis	<i>Nelly Lewis</i>	11247		611-1111-1081
Carloza Reyes	<i>Carloza Reyes</i>	11211		311-1111-1121
Alicia Robinson	<i>Alicia Robinson</i>	11203 APT 325		311-1111-1150
Mits Williams	<i>Mits Williams</i>	11206		611-1111-1190
THELMA	<i>Thelma</i>	7726		26
Harely Mora	<i>Harely Mora</i>	11203		1111-1111-1111
ANGELA ESPERERRIA	<i>ANGELA ESPERERRIA</i>	11203 APT 3F		911-1111-1114



PETITION FOR STREET ACTIVITY/REQUEST

SPONSORING ORGANIZATION/INDIVIDUAL Panama 507 Roundtable Group/ Gregorio Mayers

ADDRESS 600 Jefferson Avenue Brooklyn, New York 11221

CONTACT INFORMATION Gregorio Mayers (PHONE) \_\_\_\_\_ (EMAIL) 123@gma

STREET SEGMENT Franklin Avenue Co-Naming to "Little Panama"

CROSS STREETS Bergen Avenue to President Street

We the undersigned signatories to this petition understand and agree to the street activity/proposal of the above-referenced street segment. It is our understanding that this document will be presented to the Community Board 9 Transportation Committee to demonstrate community support.

NAME (Please Print)	SIGNATURE	ADDRESS (Please include apartment number)	PVT House	PHONE #
ART McLean	<i>Art McLean</i>	APR 583	Apt	
Ruth Young	<i>Ruth Young</i>		Apt	712
Coreen Garrett	<i>Coreen Garrett</i>			
Audra Williams	<i>Audra Williams</i>		5B	
Donna Joseph	<i>Donna Joseph</i>			
Evelyn Joseph	<i>Evelyn Joseph</i>		5F	
Janet McLean	<i>Janet McLean</i>		4C	
STEVEN TROTMAN	<i>Steven Trotman</i>		6B	
Dwaine Greene	<i>Dwaine Greene</i>		2E	
Evelyn Green	<i>E. Green</i>		2E	
DAVID RODNEY	<i>David Rodney</i>			
Robert Lopez	<i>Robert Lopez</i>			
Albert Abonias	<i>Albert Abonias</i>			
NY/SA, Farrel King Farrell	<i>Farrel King Farrell</i>		Apt	
Charles...	<i>Charles...</i>			
Heena	<i>Heena</i>			

**PETITION FOR STREET ACTIVITY/REQUEST**

SPONSORING ORGANIZATION/INDIVIDUAL Panama 507 Roundtable Group/ Gregorio Mayers

ADDRESS 600 Jefferson avenue Brooklyn, New York 11221

CONTACT INFORMATION Gregorio Mayers (PHONE) \_\_\_\_\_ (EMAIL) \_\_\_\_\_

STREET SEGMENT Franklin Avenue Co-Naming to "Little Panama"

CROSS STREETS Bergen Avenue to President Street

com

We the undersigned signatories to this petition understand and agree to the street activity/proposal of the above-referenced street segment. It is our understanding that this document will be presented to the Community Board 9 Transportation Committee to demonstrate community support.

NAME (Please Print)	SIGNATURE	ADDRESS (Please include apartment number)	PVT House	PHONE #
ZULEMA Farrell	<i>Zulema Farrell</i>	1		
Diana HOOKER	<i>Diana Hooker</i>			21
Michelle Mark	<i>Michelle Mark</i>	2	PV	
Quita Hooker	<i>Quita Hooker</i>	75-F Street #58		28
Judith Hall	<i>Judith Hall</i>			
Quin Donatton	<i>Quin Donatton</i>			
Angelo Landers	<i>Angelo Landers</i>			
Catherine Paulino	<i>Catherine Paulino</i>	Direct		
Aura Shaw	<i>A. Shaw</i>			
Iris Taite	<i>Iris Taite</i>	24		(347)
Tanisha Njao	<i>T. Njao</i>			
Imani Miller	<i>Imani Miller</i>			
Beverly Paris	<i>Beverly Paris</i>	340 Crown Street		
Dyshed Chades	<i>Dyshed Chades</i>			
Letrice Alexander	<i>Letrice Alexander</i>			

*amb*

PETITION FOR STREET ACTIVITY/REQUEST

SPONSORING ORGANIZATION/INDIVIDUAL Panama 507 Roundtable Group/ Gregorio Mayers

ADDRESS 600 Jefferson Avenue Brooklyn, New York 11221

CONTACT INFORMATION Gregorio Mayers (PHONE, \_\_\_\_\_) (EMAIL) \_\_\_\_\_

STREET SEGMENT Franklin Avenue Co-Naming to "Little Panama"

CROSS STREETS Bergen Avenue to President Street

We the undersigned signatories to this petition understand and agree to the street activity/proposal of the above-referenced street segment. It is our understanding that this document will be presented to the Community Board 9 Transportation Committee to demonstrate community support.

NAME (Please Print)	SIGNATURE	ADDRESS (Please include apartment number)	PVT House	PHONE #
MARGARITA ANA VONSIEN	<i>Margarita Anas</i>			347-248
PAT PALCO	<i>Pat Palco</i>	3303 Glenwood Rd Apt 11210		917 524-0927
Ligia Angueta	<i>Ligia Angueta</i>			(118) 1912903
CARLOTA RAFFAELLA	<i>Carlotta Raffaella</i>			
ROSALIND PALMER	<i>Rosalind Palmer</i>			
MELISSA PALMER	<i>Melissa Palmer</i>			
DIONISIO JUBIN	<i>Dionisio Jubin</i>			
EDILMA PRINE	<i>Edilma Prine</i>	93 E 4th St. 11236 PT		
DORA NURSE	<i>Dora Nurse</i>			
TERRANCE GONZALES	<i>Terrance Gonzales</i>			
ANNA PRASSINIA	<i>Anna Prassinia</i>			
ANA DREBACH	<i>Ana Drebach</i>			
ANITA FLORES	<i>Anita Flores</i>			

PETITION FOR STREET ACTIVITY/REQUEST

SPONSORING ORGANIZATION/INDIVIDUAL Panama 507 Roundtable Group/ Regatta Players

ADDRESS 600 Jefferson Avenue Brooklyn, New York 11221

CONTACT INFORMATION Regatta Players (PHONE) \_\_\_\_\_ (EMAIL) \_\_\_\_\_

STREET SEGMENT Franklin Avenue Co-Naming to "Little Panama"

CROSS STREETS Bergen Avenue to President Street

We the undersigned signatories to this petition understand and agree to the street activity/proposal of the above-referenced street segment. It is our understanding that this document will be presented to the Community Board 9 Transportation Committee to demonstrate community support.

NAME (Please Print)	SIGNATURE	ADDRESS (Please include apartment number)	PVT House	PHONE #
Ricardo Miller	<i>R. Miller</i>			
Julio Smith	<i>Julio Smith</i>			
Brigida Paris	<i>B. Paris</i>			
ELSA REED	<i>E. Reed</i>			
Lilia Beckett	<i>Lilia Beckett</i>			
ALDITH JONES	<i>Aldith Jones</i>			
JIOVANY WHITE	<i>Jiovan White</i>			
Yhasara Humphrey	<i>Yhasara Humphrey</i>			
MARIELA MAXWELL	<i>Mariela Maxwell</i>			
Jorge Salazar	<i>Jorge Salazar</i>	805 E New York <sup>apt 35</sup> 11203		718-666-5163
Angela Arqueles	<i>Angela Arqueles</i>			
Dalia Yustalle	<i>Dalia Yustalle</i>			
Apostol Dr. Suzzette Arribas	<i>Apostol Dr. Suzzette Arribas</i>			
Clarence Miller	<i>Clarence Miller</i>			111-CAR 9933
Tayumika Zuma	<i>Tayumika Zuma</i>	#30 Bk M		247-203-
Carloita Jordan	<i>Carloita Jordan</i>			

PS

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

**Housing Meeting Minutes**  
**March 9, 2026**

**Attendance (Board Members):** Mayna Legoute, Committee Chair; Ronisha LaBarrie; Drew Johnston; Felice Roberston; Abigail Timm; Theresa Westerdahl

**Attendance (Community Resident Members):** Marc Mann; Diane Sheppard; Vanya Mayers

**Absent (Board Members):** Solange Benjamin; Christian Loubeau

**Absent (Community Resident Members):** None

**Guests:** Jakob Schneider, East NY Community Land Trust; Lois Newland; Victor Richardson; Jolee Cobb; Tabitha Julien

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

---

1. Call to Order
  - a. Meeting called to order at 7:10 PM.
2. Welcome and Introductions by Board Members
3. Presentation by Jakob Schneider, East New York Community Land Trust. He served on their board from 2022 then joined their staff as Senior Program Manager.
  - a. East New York Community Land Trust (CLT) was established in 2020 and is a part of the NYC Community Land Initiative (NYCCLI).
  - b. NYCCLI is a coalition of community land trust and other organizations that support the work to further the goals of collective land ownership. It was started in 2012 and grew out of a movement of unhoused people. Unhoused people were attempting to figure out what tools they could use instead of being homeless. Their first initiative was to count vacant property in NYC. They found that there was enough vacant housing to house all unhoused people in the city in need of housing.
  - c. Purpose of CLT – remove land from speculative housing; organize residents to hold land in a trust; prevent land from being sold on the market; keep people in their homes; own and manage land.
  - d. ENY CLT acquired its first property in 2024.
  - e. First CLT was established in Albany, Georgia in the late 1960s.
  - f. First CLT in NYC was Cooper Square in the Lower East Side.
4. February meeting minutes approved by Common Consent.
5. Update on Prospect Park Residential Development.

6. Update on BSA Fast Track proposal to modify its rules and practice procedures. Hybrid hearing to be held April 1<sup>st</sup> at 10AM at 253 Broadway. Written comments can be submitted by mail and must be post marked by March 31<sup>st</sup>.
7. Adjournment
  - a. Meeting adjourned at 8:47 PM.

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

**Youth & Education Committee Meeting**  
**March 10, 2026**

**Attendance: (Board Members):** Soul Creary; Dawn Welters-Dumpson; Melissa Severe; Letwine Mavina; Felice Robertson; Ethan Norville

**Attendance: (Resident Members):** Pamela Payne; T. Billi Martin; Brian Allaway; Cynthia Rose

**Absent: (Board Members):** None

**Absent: (Resident Members):** Ainslie Binder; John Beckles Jr.; Demetria Farrow; Yvonne Lowe

**Guests:** Nathaniel “Nat” Langerman, Interpreter from Accurate Communication Inc.; John Colon

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

---

1. Call to Order
2. Community Cleanup dates are as follows:
  - a. Saturday, April 11th, 2026
  - b. Saturday, May 30th, 2026
  - c. Meetup location will be 821 Franklin Avenue, in front of Wise Deli at 11 AM.
  - d. Boy Scouts have agreed to be a part of the Community Cleanup.
3. Town Hall will be held on Saturday, April 25th, 2026. Location details are as follows: St. Francis de Sales School for The Deaf 260 Eastern Parkway, Brooklyn, NY, 11225.
  - a. This event will also be available on Zoom.
    - i. Target Audience - High School Students
    - ii. Participants and vendors are asked to register for this event
    - iii. Applebee’s contributed a \$100 gift certificate
    - iv. Raising Cane’s has donated 100 gift cards towards this event
    - v. Home Chef has also agreed to contribute towards this event
    - vi. Dr. Ramsey has agreed to be one of the Town Hall Panelists
    - vii. Looking into a performance group to open Town Hall Event
4. Soccerfest Event to be held on Saturday, May 16, 2026
5. Adjournment
  - a. The meeting adjourned at 8:39 PM.

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

**Economic Development Meeting Minutes**  
**March 9, 2026**

**Attendance (Board Members):** Vanessa Raptopoulos; Lisa Etienne; Rohaan Menon; Volney Joseph; Joyce Williams

**Attendance (Community Resident Members):** Bruce Kirton

**Absent (Board Members):** None

**Absent (Community Resident Members):** None

**Guests:** Craig Joseph, The C List Bar

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

- 
1. Call to order
  2. Reviewed and approved February meeting minutes
    - a. Edit guest list name: “Jacque, NYC Small Business Services (SBS)” to “Jacques Brunvil | Senior Liaison NYC Department of Small Business Services”
  3. Scavenger Hunt Planning
    - a. Reviewed the interest and RSVP list.
    - b. Determined the last push should be East. We have significant interest on Flatbush Avenue and interest decreases as the hunt moves east. The last push to get people to sign up by March 20th should be Nostrand to Utica.
    - c. Vanessa produced a mockup of the passport. Everyone was happy with the layout. We needed to make a few changes to the rules. Minimum stickers attained to be 9 (for CB9) to be entered into drawing, instead of 10. People liked the idea of three extra drawings if they reach all the Avenues.
    - d. The Committee also wanted to add a QR code to the Scavenger Hunt Passport that shows the exact location of all the businesses. We didn't want to include everyone's individual address but thought it would be helpful if there was somewhere people could look it up.
      - i. Rohaan to develop the map and QR code for this.

- e. Lisa drafted an email to send to the businesses that signed up for the Scavenger Hunt to be sent on March 21st. It thanks the businesses for signing up and then asks if they can contribute to the Scavenger Hunt.
    - i. The Board Office must send the email, and hopefully the results can link to the spreadsheet we already have working.
    - ii. Lisa to get approval via email.
  - f. Board Office to distribute email Monday, March 23rd for businesses that wanted to donate raffle items for the Scavenger Hunt.
4. Other things to do
- a. Create Social Media Post - to get approved via email to send out to Businesses April 1.
  - b. At passport drop off April 15th:
    - i. Stickers - Vanessa to order different for each corridor.
    - ii. Instruction page for the Businesses/ 1 pager with rules.
    - iii. Create Window Flyer for businesses to put up.
5. Next Meeting Plans
- a. Decide Prize distribution.
  - b. Bundle packets for each Business to include - (20) passport stacks folded, instructions and window decals.
6. Adjournment
- a. Meeting adjourned at 8:00 PM.

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

**Environmental Protection Meeting Minutes**  
**March 5, 2026**

**Attendance (Board Members):** Kendall Christiansen; Bishop Hamilton-Gonzales; Debbie Timothy

**Attendance (Community Resident Members):** Eric Wiseman; Samantha Bhatt

**Absent (Board Members):** Rod Herbert; Isaiah Pecou

**Absent (Committee Resident Members):** Marissa Murphy

**Guests:** Rona Taylor

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

---

1. Call to Order
  - a. Meeting called to order at 7:10 PM.
2. Roll Call
3. The agenda was accepted.
4. Minutes of the January 15, 2026, meeting were received.
5. Words of Encouragement offered by Bishop Hamilton-Gonzalez.
6. Discussion Items:
  - a. **Sanitation-related topics**
    - i. Support of voluntary clean-up efforts organized in several neighborhoods.
    - ii. A proposed regulation, now adopted, regarding the waste set-out times on Friday evenings for certain areas with Saturday collection.
      1. Community boards will be asked to request waivers to allow for set-out prior to sundown.
  - b. **Flooding Workshops Proposal**
    - i. The Committee discussed a draft plan for a series of workshops on flooding, perhaps for the Fall with multiple sponsors.
  - c. **Clothing Repair Workshop**
    - i. The Committee also discussed ideas for a clothing repair workshop, perhaps in cooperation with the Crown Heights Mutual Aid group.
7. Adjournment
  - a. The meeting adjourned at 8:10 PM.

# Brooklyn Community Board 9 General Board Meeting Minutes

Virtual General Board Meeting  
Held on  
Tuesday, February 24, 2026  
7:00 PM

Livestream – CB 9 YouTube <https://www.youtube.com/watch?v=GxH0riadQrg>

## 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.
- Chair Baptiste waived the reading of the Rules of Order for the night's meeting

### 2. Presentations:

- **FDNY Firefighter Zackary Bitzer.**  
Firefighter Bitzer gave an in-dept presentation on fire safety in the home.
  - a. Change you Fire/smoke/carbon monoxide detector every five years.
  - b. Keep all exits free.
  - c. Maintain fire extinguishers.
  - d. Have fire escape plan in order.
  - e. Free Detector can be available from the FDNY.
  - f. Keep space heaters away from items that can cause a fire.Fire Department [www.fdnysmart.org](http://www.fdnysmart.org)
- **Office of NYS Assembly Member Stefani Zinnermen – Joshua Surujbhan**
  - a) Bill A5881 A/S6135 – The Kings County Cease and Desist Zone Act.

### 3. Application for the New York State Liquor Authority:

a) **Rinconcito Bites Corp** - 989 Nostrand Ave (Sullivan Place/Empire Blvd): New Liquor, Wine, Beer and Cider License and Temporary Retail Permit

### 4. Application to the New York City Taxi and limousine Commission

a) **Union Limo and car Service** – 311 Kingston Avenue (Union/Eastern Parkway)  
Renewal of a base license

### 5. Application to the New York City Landmarks Commission

a) 195 Maple Street @ Rogers Ave – Legalize modification of front retaining wall planters.

**PUBLIC COMMENT PERIOD:**

Alicia Boyd  
Nadine Shelton  
Sharonnice Perry

Sara Gronim/350 Brooklyn  
Tyrone Dawson NHS Brooklyn  
Lillian

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

<i>Kathrina Azemard</i>	BBP Office
<i>Isaiah Dawson</i>	AD 57
<i>Monique Chandler-Waterman</i>	Assembly woman
<i>Paucha Edwards</i>	State Senator Zellnor Y. Myrie
<i>Michelle Tege</i>	District Leader -43 <sup>rd</sup> District
<i>Naomi Sai Lang</i>	Brian Cunningham’s Office
<i>Lisa Desir</i>	CM Darlene Mealy Office
<i>Karen Crawford</i>	District Attorney’s Office

**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 7:13 p.m.

**1. Roll Call of Board Members**

		<b>X = Present</b>	<b>A=Absent</b>	<i>EXC= Excused</i>	
1	<b>Abdul Mutakabbir, Abdul</b>		<b>A</b>	24	Letwine Mavima X
2	Nicolas Almonor	X		25	Marcia Maxwell X
3	Fred P. Baptiste	X		26	Vanya Mayers X
4	Solange Benjamin	X		27	Rohaam Menon X
5	<b>Catherine Buccello</b>		<b>A</b>	28	Zlati Mochkin X
6	Joanna Carr	X		29	Ethan Norville X
7	Suwen “Suki” Cheong	X		30	<b>Denzel Oduro</b> <b>A</b>
8	<b>Kendall Christainsen</b>		<b>A</b>	31	Isaiah Pecou X
9	Eve Chavi Cohen	X		32	<b>Hasaan Qazi</b> <b>A</b>
10	Nicole Soul Creary	X		33	Vanessa Raptopoulos X
11	<b>Max Roland Davidson</b>		<b>A</b>	34	Felice Robertson X

12	Lisa Etienne	X	35	Binyomin Rosenberger	X
13	Vadim Gaboys	A	36	Melissa Severe	A
14	Bishop Sylveta Hamilton-Gonzales	X	37	Bakary Tandia	X
15	Shaunya Hartley	X	38	Joshua Thomas-Serrano	X
16	Rod Herbert	X	39	Abigail Timm	A
17	Drew Johnson	A	40	Debbie Timothy	X
18	Volney Joseph	X	41	Linda Watson-Lorde	X
19	Ronisha LaBarrie	X	42	Dawn Welters	A
20	Mayna Legoute	X	43	Theresa Westerdahl	X
21	Francisca Leopold	X	44	Joyce Williams	X
22	Christian Loubeau	X	45	Lorianne Wolseley	X
23	Andrew Magnus	X	46	Steve Zeltser	X

**@ Roll Call 35 members were present with 11 members absent.**

**A quorum was met**

**2. Approval of the January 2026 General Board Meeting Minutes.**

The minutes of the January 2025 meetings was accepted on a vote of common consent with no objections; with one correction to the membership attendance record. The record was adjusted to note the present of Bishop Sylveta Hamilton-Gonzales.

**3. Committee Chairs Announcements**

The following Committee Chairs Meeting Minutes were inserted in the meeting package;

- a) Parks, Recreation and Culture      Nicholas Almonor- Chair
- b) Public Safety                              Fred Baptiste- Chair
- c) Economic Development                Kendall Christainsen- Chair
- d) Housing                                      Mayna Legoute - Chair
- e) Youth & Education                      Soul Creary -Chair
- f) Health & Social Services                Francisca Leopold - Chair
- g) Land Use/ULURP                         Suwen “Suki” Cheong – Chair
- h) Transportation                             Ethan Norville

#### 4. District Manager's Report:

- *Public Notices*

- The 2026 United Airlines Half Marathon is scheduled for March 15, 2026. Entry is near Grand Army, so we should not see disruptions on Washington Avenue.
- FDNY: On January 29, 2026, at 35 Winthrop Ave, Brooklyn, a fire broke out at the 6story 40-unit multi-family building. No other tenants have been displaced at this time. One fatality has been confirmed by FDNY. DOB issued a partial vacate for Apt 4D only where the fire occurred and a DOB Summons for the fire.
- MTA: On Monday February 2nd the OMNY Call Center has expanded its hours to 24 hours, 7 days a week. OMNY customer service representatives will be available 24/7 to answer questions about tap and ride trips and transactions and to assist customers with any inquiries or issues. Customers can call the OMNY Call Center at 877-789-6669 or chat with us online via the Digital Assistant.
- DEP: NYC Department of Environmental Protection - The Community Right-to-Know Law (Local Law 26 of 1988) protects public health and the environment by regulating hazardous substances across New York City. Through the Right-to-Know (RTK) Program, businesses such as automotive repair and dry cleaners must submit annual Tier II reports detailing the type, quantity, and location of hazardous materials stored at their facilities. Reports are filed through an online system with electronic payment options, and the annual filing deadline is March 1.
- DOB: NYC Local Law No. 75, adopted in 2009, mandates updated visibility requirements for roll-down security gates in most retail, office, and commercial spaces. All affected gates must provide at least 70% visibility when fully closed. • Affected Properties: Most commercial spaces, new and existing (excluding landmarks/historic districts).
  - Compliance Deadline: July 1, 2026. All affected gates must be compliant by this date, regardless of installation year. • Penalties: Non-compliance is a major violation.
  - Gates installed after July 1, 2011, face fines starting at \$250 for the first offense and at least \$1,000 for subsequent offenses. • Violations can be resolved if corrected and certified with the NYC Department of Buildings (DOB) within 90 days.
  - DOT: A pilot program that aims to cut down on package thefts and reduce delivery truck trips, LockerNYC is expanding into our district. The two locations where the lockers will be placed are the following • 867 Nostrand Avenue at Mermaid Fish Market\*\*
    - 614 Flatbush Avenue at Chester Pharmacy • 1294 Nostrand Avenue (new location)
    - DHCR: Clarkson Estates, state project, located at 329 Clarkson Avenue, Brooklyn, NY 11226 is opening the lottery for 163 lottery and 164 supportive units. Available units range from 30% to 70% AMI. Deadline to apply is March 10, 2026 and the lottery will be held at the end of March. You can request an application by emailing [clarkson@kgupright.com](mailto:clarkson@kgupright.com). Public Hearings

- BKCB9: CB9 will be hold its annual Citywide Statement of Needs for FY27-28 on February 18th, 2026, starting at 6:30PM at the Board Office. The primary purpose of this document is to inform communities of the City’s facilities needs and the specific criteria for selecting the locations of those facilities.

.NY: The Department of Sanitation (DSNY or the Department) is proposing to amend its rules to include the implementation schedule for the Midtown South and Staten Island Commercial Waste Zones (CWZ) and to create application process for infrequent generators of commercial waste. DSNY will hold a public hearing on the proposed rule. The public hearing will take place via Microsoft Teams at 10:00AM on March 5th, 2026, using the following link: [CLICK HERE TO JOIN HEARING](#). You can email written comments to [nycrules@dsny.nyc.gov](mailto:nycrules@dsny.nyc.gov). We are zone Brooklyn East with no implementation date set.

#### *Administrative*

- Eastern Parkway bench painting in April (move details upcoming)
- March 24th general board meeting will be held at BBG (990 Washington Avenue).
- National Grid in CB9 Office (3/6, 4/10, 5/1)
- Upcoming weather...sign up for NotifyNYC
- THANK YOU DSNY FOR YOUR SERVICE DURING THE WINTER STORM 26’

### 5. Chairman’s Report:

The Chairman shared the below remarks:

- The foreclosure and the reverse of the financial funding of the Downstate Hospital.
- The upcoming Listening Session by the Congresswoman Yvette Clarke; re: housing and immigration.
- The upcoming Youth Service, Education and Library Committee’s Education Career Fair.
- Awaiting on any information on the Tax Leins.
- CB9’s Annual Community Fair is fast approaching.
- Special events happening expected in the community re: the next marathon.

### 6. Voting Session:

**Rinconcito Bites Corp - 989 Nostrand Ave (Sullivan Place/Empire Blvd): New Liquor, Wine, Beer and Cider License and Temporary Retail Permit.**

**The vote result was - All in Favor with no objections.**

#### **Mount Prospect Resolution:**

**The vote result was - All in favor with no objections.**

**Alliance of the Park, Recreation and Culture Committee and Prospect Park in support of the Bi-Annual Parks Conference.**

**The vote result was - All in favor with no objections**

**Application to the New York City Taxi and limousine Commission**

**Union Limo and car Service – 311 Kingston Avenue (Union/Eastern Parkway)**  
*Renewal of a base license.*

**The vote result was – All in favor with no objections**

**Application to the New York City Landmarks Commission**

195 Maple Street @ Rogers Ave – *Legalize modification of front retaining wall planters.*

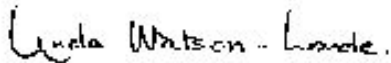
**The vote result was - Twenty-Seven (27) in Favor, No (0) Against and six (6) abstentions.**

**Bill A5881 A/S6135 – The Kings County Cease and Desist Zone Act.**

**The vote result was – Twenty-nine in favor (29) None (0) against and one (1) recused.**

**7. New Business: None**

**8. Adjournment.** At 10:35 p.m. Fred Baptiste, Chair of Brooklyn Community Board 9, adjourned the February 2026 General Board Meeting.



**Linda Watson-Lorde**  
**Executive Secretary CB 9**  
**February 2026**

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

**Health and Social Services Committee Meeting**  
**March 5, 2026**

**Attendance (Board Members):** Francisca Leopold, Committee Chair; Fred Baptiste, Board Chair; Lisa Etienne, Committee Vice Chair; Abigail Timm

**Attendance (Resident Members):** Karimah Griffin; Jonnathan Courtney

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

**Absent (Resident Members):** Carol Bartley; Nomalizwe Byndon; Abigail Donley; Breanna Kaiser; Dr. Jacqueline Love; Richardeana Theodore

**Guests:** Dr. Ernest Paul Jr., North Medical Center; Chris Johnson, Caribbean Women’s Health

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

---

1. Call to order
  - a. Meeting in session: 7:03 PM.
2. Welcomes and Introductions
3. Dr. Ernest Paul introduced his new practice – North Medical Center
  - a. Dr. Paul wanted to open his multi-specialty practice in a community he can help.
  - b. They accept walk-ins, appointments for primary care, health maintenance.
  - c. Insurance acceptance is pending.
  - d. Accepts a sliding fee.
  - e. Open 8 AM – 6 PM on weekdays, 9 AM – 6 PM on weekends.
4. Introduction to new Committee resident member Jonnathan Courtney
  - a. He is interested in opening a community space that will hold co-working, fitness, community programs, and mentorship.
  - b. The Committee/visitors gave the following resources:
    - i. Economic Development Corporation
    - ii. Community Board Needs Assessment
    - iii. Boys n Girls Club
5. Introduction to Chris Johnson from Caribbean Women’s Health
  - a. Caribbean Women’s Health fights disparities, has the following free services:
    - i. Mental Health
    - ii. Immigration/Green Cards/Naturalization
6. Committee Chair, Leopold invited Dr. Paul and Caribbean Women’s Health to participate in the upcoming Community Resource Fair and to the General Board Meeting.
7. Committee Chair, Leopold recommended Dr. Paul attend the 71st Precinct Council meeting.

8. Board Chair, Baptiste suggested that the Health & Social Services Committee invites Caribbean Women's Health for a townhall or webinar.
9. Adjournment
  - a. Meeting adjourned at 8:13 PM.

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

**Parks, Recreation & Culture Committee Meeting Minutes**  
**March 12, 2026**

**Attendance (Board Members):** Nicolas Almonor; Abigail Timm

**Absent (Board Members):** None

**Attendance (Resident Members):** Brenda Pagan; David Romeo; Gloria Briggs; McAlexander

**Absent (Resident Members):** Courtenay Loiselle; Lillian Swain; Yoni Ronn; Shomari Ramsay; Denzel Oduro

**Guests:** Kyeian Cellet; T. Billi Martin

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

---

1. Call to Order
  - . Nicolas Almonor called the meeting to order at 7:18 PM.
2. Roll Call / Attendance
3. Approval of Previous Minutes
  - . Minutes approved for January 8, 2026 and February 12, 2026.
4. Public Commentary
5. Ribbon Cutting Ceremony
  - . Ribbon cutting for the supermarket on Bedford and Empire is coming up. When will the ribbon cutting for supermarkets on Nostrand Avenue between Montgomery Street and Sullivan Place take place?
6. Parks and Cultural institutions liaison reports:
  - . Major Owens Health and Wellness Center - There are changes with the advisory committee. There is a new development across the street at 1551 Bedford Avenue, the developer did a presentation yesterday, March 10, 2026 at the ULRRP Committee meeting. There are major concerns are open spaces, recreational space and parking.
  - . Arts - McAlexander is waiting to connect with the Brooklyn Museum.
  - . Sports - Shomari is still waiting for Community Boards, Canarsie, and Coney Island - the committee needs a proposal to facilitate basketball and soccer.
  - . Brooklyn Parks and Open Spaces Conference with the Prospect Park Alliance - the agenda is final. Parks Commission Tricia Shimamura was invited and might attend. We want to have a group photo. There will be box lunch available for purchase. Moderators meeting and panelists meeting to follow next week.

- . Maple Street Community Garden- The newsletter has the QR code for the Prospect Park Alliance Biennial Conference Resolution passed by the general boards. Arlene Roberts from the Maple Street Community Garden will be a panelist.
  - . We should strengthen the relationship between the Medgar Evers College Arts department and Community Board 9. Our plans for art summit should be done with Medgar Evers College art department. We will write a proposal to collaborate with MEC and have the summit there. The summit should address visual art-painting, sculpture and the performing arts- theatre, music, etc...
7. Sports Summit
- . We will engage Coach Screen and Coach Cooper and Zellnor Myrie's office for the sports Summit at Wingate Park. Let's see what we can get done.
  - . We must ask the developers to provide community benefits. Give the community something. The community has needs.
  - . If we can commit to having a weekly event people in the community will come. In the winter we could utilize the local schools and during the warmer months we can do something outdoors.
  - . Let's have some planning meetings in the Community Board 9 Office.
  - . We should consider having a music event in community gardens – Only acoustic event at Maple Steet Community Garden; amplified sound requires a permit.
  - . We are looking to get Dr. Richard Green involved. He had long experience in doing music performances in the parks.
  - . We need to meet more than once a month to plan and create a calendar.
  - . The Executive Board voted on a resolution for Biennial Conference and the and we still need to vote on Soccer Fest
  - . June 6 is confirmed for Community Resource Day. It's also Community Gardens Opening Day. For Union Community Garden both events will take place in the same place.
  - . March 21, 2026 we will make a calendar and planning in Union Street Garden and Community Development.
  - . We moved to forward the resolution for Soccer Fest.
  - . Abigail Timm, move to present at the executive board for approval and to the general board. David seconded the motion.
8. Interfaith Luncheon will probably take place in the Fall.
9. April 25, 2026 is the Youth Committee Town Hall at St. Francies de Sales School of the Deaf at noon. It's an open discussion with elite educators, superintendents and Dr. Ramsey interpreters are available.
- . We should have a meeting with the youth committee

## 10. Adjournment

- . Nicolas Almonor moved to adjourn the meeting and seconded by 8:50 PM.

Minutes submitted by: Abigail Timm

Minutes approved by: Chair, Nicolas Almonor

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

**Transportation Committee  
March 11, 2026**

Location: In-Person, CB9 Office

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

**Attendance (Board Members):** Ethan Norville; Andrew Magnus; Felice Robertson; Isaiah Pecou; Theresa Westerdahl

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

**Absent (Board Members):** Khurshid Abdul-Mutakabbir; Vadim Gaboys; Hasaan Qazi

**Absent (Community Resident Members):** None

**Guests:** Onida Coward Mayers; Jimmy McCormpels; Gregorio Mayers; Maria C. Willis; David Kupferberg, NYC Passengers United

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

- 
- I. Welcome/Greetings
    - a. Meeting is called to order at 7:20 pm. Quick introductions are offered.
  
  - II. Approval of February Minutes
    - a. Review of past meeting minutes.
    - b. Paco Abraham moves to approve the February minutes. Andrew Magnus seconds.  
**Passed by unanimous consent.**
  
  - III. Street Co-Naming Request 1: Franklin Avenue (Eastern Parkway- President Street to Little Panama (10m)
    - a. The presentation is led by Gregorio Mayers of the Panama 507 Roundtable thinktank. As an attorney, Professor at local Medgar Evers College, and former CB committee today he gives overview of the longtime Panamanian presence established in the neighborhood, along on Franklin Avenue. They estimate about 75,000 people of Panamanian descent in the city. This stretch of Franklin has been a gathering spot since the 1950's and the constituency wants a street co-naming here to honor the community.
    - b. The biggest event is the Panamanian Day Parade held on Franklin Avenue each October. It is an economic boost for local businesses, not just the few Panamanian ones, and draws about 30,000 people. This year they're expecting the president of Panama to come in person as well. The co-naming request already has written

letters of support from many local elected officials including Assembly Members Brian Cunningham & Nikki Lucas, State Senator Myrie, and City Council leaders Crystal Hudson and Sandy Nurse.

- c. Jimmy McCormpels speaks in support of this and the positive effect it has for businesses.
- d. Onida Mayers gives historical perspective and notes that the Governor recognized last year was the 30th anniversary of the parade already. They're now looking to complete the mission and give the street a permanent co-naming.
- e. Chairman Norville asks to clarify and confirm the request is for a co-naming, not a re-naming. The group concurs.
- f. Andrew Magnus asks if they've presented to CB8 yet as CB9 only covers 2 blocks of the requested corridor. The group says they started with CB9 as the President Street intersection is the main gathering spot during the parade and within our district. But they hear the concern and will also follow up with CB8 for approval.
- g. Chairman Norville notes his appreciation for this co-naming request as a spotlight on something very positive in the community. He asks if it is also just historical or does a Panamanian presence remain strongly. The presenters note there are still many seniors in the area, and this co-naming would help serve as a cultural bridge between generations.
- h. Valerie comments that she interprets this ask as seeking sankofa - the importance of learning from the past to inform the future. She asks about the Panamanian population being undercounted & how it affects resources. The representatives note that the expected numbers after the next census will show a rise in Panamanian heritage as the survey choices have expanded and can better represent the true population in NYC.
- i. Felice Robertson moves to approve the co-naming as requested. Valerie Flemming seconds. **Passed by unanimous consent.**

#### IV. Committee Action Status Review (20m)

- a. Chairman Norville shares a newly updated grid of projects the committee has worked on over the years, organized by status of completion.
- b. Theresa notes the car share concerns of her and her neighbors on/ near Sullivan Place are not listed, though the issue is not resolved. Group discussion about what was fixed vs what was not. Chairman Norville notes the concerns can be added back on until they are fully resolved. Theresa notes she will keep bringing it up as neighbors remain concerned about tickets, towing, and parking confusion.
- c. Group discussion about committee action, vs full board action, vs district office action. Chairman Norville notes single issue concerns can often be handled by the office itself sending communications to appropriate agencies. Bigger, more widespread issues can be resolutions from the committee that get a full board vote.
- d. As the list of topics is long, the group agreed to revisit just the first three items next month and focus on advancing those.
- e. Andrew asked for more clarity about the Remsen Avenue request on the list. Paco said it was a request for NYC DOT to come up with updates about new/current

traffic patterns since the [2015 presentation](#) and implementation of intersection redesign at Remsen & Utica Avenue.

- V. Review Brooklyn Bus Network redesign, determine ideal plan and district needs (60m)
  - a. David Kupferberg offers his insights from Passengers United & shared a printed document of his group's take on the MTA proposal.
  - b. Chairman Norville said we have reviewed specific bus lines in each of the last few meetings and so we can table this topic this month, but come back again next time seeking resolutions that would offer general guidelines for the bus service we want to see in our district.

VI. New Business

- a. Marc Mann is a 25-year resident of Ocean Avenue, between Parkside Ave and Lincoln Road and concerned that vehicle drivers are not following the existing traffic signal controls in front of 231 Ocean Avenue. He notes there is a substantial increase in pedestrian foot traffic in the last half decade and walks in fear for himself, his dog, and neighbors by the amount of vehicles blowing through lights. He asks for the CB to amplify his request for more enforcement, perhaps with a red light camera placed there.
  - i. Andrew Magnus notes there is a plan to reconfigure the park side stretch of Ocean Avenue over the next few months which may impact the situation.
  - ii. Paco Abraham moves for the committee to support the request and have the board office send a letter to DOT & NYPD about red-light running in front of 231 Ocean Avenue. Calista seconds. **Passed by unanimous consent.**
- b. Hector Robertson raises concern about the upcoming half marathon which will again barricade Washington Avenue residents into their homes. He wants to know why organizers of the race have not presented to the CB in so many years and why they also seem so intent on using Washington Avenue. He notes emergency access concerns by the residential block being shut down. When asking what it takes to actually get the marathon organizer to show up, Chairman Norville acknowledges the concern and says it needs more stakeholders involved.

VII. Adjournment

- a. Chairman Norville moves to adjourn at 9:02p. Paco seconds. **Passed by unanimous consent.**

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

**ULURP/Land Use Committee Meeting Minutes**  
**March 10, 2026**

**Attendance (Board Members):** Suwen Cheong; Theresa Westerdahl; Binyomin Rosenberger; Joshua Thomas Serrano; Isaiah Pecou; Zlati Mochkin; Max Roland Davidson; Eve Chavi Cohen; Abigail Timm

**Attendance (Committee Resident Members):** Nichola Cox; Cheryl Bernard; Hector Robertson; Janice Grannum; Esteban Giron; Cheryl Sealey; Amy Lin; Marc Mann

**Absent (Board Members):** None

**Absent (Committee Resident Members):** None

**Guests:** Juanita Scarlett; Alexander Cutrona; Nica Williams; Aaron Yin; Steve Speletor; Jesse Warll; Brian Ezma; Joseph Mochkin

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

---

1. **1550 Bedford Ave presentation** – Avery Hall Investments
  - a. 19,200 sf site currently zoned C8-2 commercial only. AH seeking residential rezoning to R9A (9 FAR, 18 floor height max) with ground floor retail overlay C2-4.
  - b. Project was former gas station, previous developer tried to build hotel and was stalled for many years after digging very deep foundation; AH bought the project out of bankruptcy. Prior owners remediated the site but walked away in the middle of construction and AH has secured and de-watered the site
  - c. AH is primarily a housing developer, has built several mixed income rental projects in Gowanus and downtown Brooklyn.
  - d. They believe it is a good location for high density residential development because there are several transit lines, benefits from proximity to residential amenities like Prospect Park and Botanic Gardens and Bedford Armory recreation center, pedestrian promenade on Eastern Parkway, Grand Army Plaza farmers market
  - e. Looking at daily needs retail like pharmacy, grocery store or café for the ground floor commercial to serve the surrounding residential population
  - f. Height and density are appropriate because Eastern Parkway is a very wide street at 210 ft, Bedford is also wide 80 ft. There are several similarly tall buildings within a half mile radius such as 54 Crown, Ebbets Field, 1101 President, Tivoli Towers

- g. The character of Eastern Parkway is residential, the C8-2 zoning is an anomaly.
- h. 254 total apartments with 77 Mandatory Inclusionary Housing units (30%).

## 2. 1550 Bedford Q&A

- a. Q: Which MIH option are you choosing? A: Not determined yet
- b. Q: How does this align with CB9's Zoning Framework passed in 2024, which calls for infill buildings to be the same height as other buildings where there is a consistent streetscape, for example on this stretch of Eastern Parkway buildings are 6 stories tall? A: We need a certain amount of height and density to build a viable development; zoning allows a maximum of 95 feet on other stretches of Eastern Parkway. The C8-2 zoning on this site has no explicit height limit
- c. Q: How does this impact CB9 Zoning Framework's concern about causing land speculation through large unzoning's? A: The as of right C8-2 zoning allows up to 4.8 FAR with community facility so it is not such a big upzoning. In Gowanus we acquired land ahead of the rezoning, we did make a bet, but we stuck with the site through COVID and a complicated neighborhood wide rezoning and built the projects out over several years. We haven't flipped any of our projects after rezoning. We are also the managing and leasing agent for our buildings, and we intend to hold them for many years.
- d. Q: Can you explain why you requested zoning that is so out of alignment with any other zoning on Eastern Parkway? I don't see another R9A zoning. This section of Eastern Parkway doesn't have 14-story buildings. A: There is a good amount of precedent for the height, not terribly far away. The other new buildings are R8X and R7-2 zoning. It's in context by height of building, though not density. There is 12 story and 14 story building on Eastern Parkway near Grand Army Plaza
- e. Q: How much parking will you be building? We need parking! Have you seen this neighborhood? There is not enough parking space anywhere! A: We haven't proposed parking, it is not our preference, but we are open to discussing it. *\*Land Use Chair Note: Unlike CB8, CB9 is within the OUTER transit zone, where an R9 district must have 12% as many parking spaces as market rate dwelling units. Additionally, a C2-4 retail development requires 1 parking space per 1000 sf of commercial floor area. Assuming a full ground floor of commercial, **the proposed building would require a total of 40 parking spaces for the residential and commercial spaces.***
- f. Q: What's the minimum zoning that you need to build residential with affordable units? Can you do with a lower zoning than R9A? Why did you answer that the building would not result in a greater than 35 ft increase in height? A: The as of right C8-2 zoning does not have a height limit so we could possibly build something as tall as 18 stories.
- g. Q: There's an empty school building on the other side of Bedford Avenue? Who's going to develop it? Would you buy it? A: No, we're not looking at that now.
- h. Q: What is your as of right development scenario if you are not granted a rezoning? A: It would have to be one of the approved commercial uses for a C8-2

zone, plus community facility. It is a priority for us to have an active ground floor commercial use with residential.

- i. Q: We've seen our share of residential buildings; I'd be inclined to leave this one commercial. The affordable will not really be affordable for people in this community who have incomes of \$40k-\$60k. The building will create more gentrification. Anyone building is getting so many perks – tax incentives, rezonings, etc. that make a lot of money for you. We want to hear about deep affordability. A: We're not at the stage of committing to anything yet but want to get feedback.
- j. Q: There's a glut of market rate apartments in this district. There are a lot of vacant apartments in the new construction buildings, people can't afford them. The affordable units are all full. We're looking for deeply affordable housing, so our neighbors don't have to leave. A: In our other buildings, we don't hold units off the market, we rent at market rate. We think there is demand for housing in Brooklyn in all different neighborhoods.
- k. Q: I live across the street from the new buildings on Franklin and there are a lot of empty units because they are too expensive for people in the neighborhood. The committee will always be looking for more affordability. Something similar to MIH Option 1 is not going to cut it.
- l. Q: Is there anything that can be done during construction to make the bike lanes and sidewalk safer? A: We would like to open the sidewalk and push the fence back, but we need to fill the trench between the foundation and the sidewalk and deal with old violations
- m. Q: Can you discuss the community benefits from previous spot rezonings you worked on? A: These were part of the Gowanus neighborhood rezoning; they were not spot rezonings
- n. Q: Generally, I'm supportive of more housing, but it should be deeper affordability than MIH Option 1. This really feels excessively large for the area. Help us understand why the scale you're proposing is necessary. We appreciate your coming at this early stage - where are you in the process? A: We are in the pre-application phase with city planning and working on an EAS. There is a high cost of building housing and huge risk despite the tax abatements. We don't make money on the affordable housing. It is very hard to make these projects work without the extra density.
- o. Q: How does your project compare to the Arch at the Bedford Armory? One of the reasons this rezoning got approved was that there was a community benefit. BFC partners did not want to touch the 1550 Bedford site. Is there something wrong with it? A: The site did not allow residential. A rezoning is very risky. There were a lot of claims against the property from the hotel developers. These were wiped out by the bankruptcy, but the DOB hasn't cleared the violations yet.  
*\*Land Use chair note: In addition to the C8-2 zoning there was a covenant running with the land attached by the gas station owner restricting the land to*

*commercial only use. This was lifted in Aug 2025 by agreement with the new developers.*

p. Why does this developer get permission to build 200 plus apartments? Why not give us permission to build extra floors on our houses to build an extra 500 units?

q. Q: We would like something to be built here, and we know you have to make a profit, but we want to see something that is not so out of bounds, that we can negotiate with. Of all the things that are important to us, nothing is checking the box. A: We want to hear about all your priorities, some of which are in tension with other priorities, but we're open to talking about parking and AMI levels and what the commercial spaces should be. The density is very important to us.

R. Q: This is not an apples-to-apples comparison with Gowanus because you're not displacing an existing population. This is a dense, old residential neighborhood. How do you move forward without us moving out? A: This is why we think residential use is contextual here. There is no displacement from this property which was a gas station and was a vacant unproductive site. We acknowledge the serious tensions but there's only so much we can do, we are building permanently affordable housing, so we don't look at it as displacing.

Q: This R9A zoning is so grossly out of context with anything and everything around it. It gives you the biggest bang for your buck. Did you even consider an alternate plan or is this take it or leave it? A: We never said that. We know that the priorities would probably be diverse.

Q: In the EAS, are you looking at the shadows cast on the Eastern Parkway mall? Even with the required 30 ft setback, anything taller than 6 stories could completely shadow the pedestrian malls. What about the shadowing on the adjacent Eastern Parkway buildings? This has caused displacement of apartment building residents with past developments. A: We are looking at the shadows, compared with the as of right C8-2 it would be an increase in the shadows but not that much.

2. Approval of the January minutes and February 2026 minutes by common consent.
3. Committee member updates from around the district
  - a. 73-99 Empire lawsuit and temporary restraining order continues, and next hearing is on Mar 18. It was supposed to be part of the brownfield cleanup program. The city assumed it would be cleaned up, and it hasn't been.
  - b. 962-972 Franklin Avenue site is starting excavation without permits
    - i. There was a restrictive declaration attached as part of the rezoning which requires (1) noise abating storm windows for adjacent buildings during construction, (2) renovations to Jackie Robinson playground with approval of community board and public design commission to mitigate shadows and (3) \$500k payment to BBG BEFORE building permit can be issued.
  - c. Commercial building across the street from 111 Montgomery is starting demolition/construction. Zoning R8A –

- d. Demolition and excavation is underway at Kingsboro Psych site. No word from AG on community impact hearing.
- e. Member Lin and neighbors of the 331 Maple street proposed 12 story development at st francis of assissi site have over 600 people throughout PLG supporting their petition for contextual zoning for the neighborhood. There are 2 story homes on hawthorne, Winthrop, fenimore being demolished and surrounded on all sides by 6-8 story new buildings. People are tired of the destruction and being shadowed. Have met with elected officials who are trying to negotiate with church . All of these areas have non contextual R6 and R7 zoning.
- f. Member Sealey helped her block get the most recent historic district in PLG. It took 6 years. There were threats from deed theft and developers who wanted to knock down a house to use as a driveway to get to a new development on Clarkson.
  - i. There was a long vacant apartment building between Winthrop and Parkside which did renovations without building permits and they are using the building as an SRO for CityFHEPS voucher holders. The cops are always being called there and the management is unhelpful.
  - ii. There is a proposed 11 story building on Parkside and Bedford Avenue and a proposed 10 story building at Bedford and Fenimore using the new City of Yes UAP bonus They haven't recorded a restrictive declaration for permanent affordable housing.

**4. Charter Revisions – Affordable Housing Fast Track. Public Testimony on Rulemaking DUE APRIL 1**

- a. Districts which produced the least Affordable Housing
  - i. “Affordable Housing” isn’t well defined. Should we allow higher AMI units to be counted?
    - 1. Under old 421a, a lot of high AMI units were built. But in future under 485x the income restricted units would have to be at either 60% or 80% AMI average. MIH also allows some higher income units, but they must average to a lower level. Maybe just require that the units conform with a particular affordable program.
    - 2. The language does seem to reference government programs and units “subject to a regulatory agreement or restrictive declaration”.
  - ii. Method of counting total number of housing units starting with census data should be compared with the city’s PLUTO databas. We found a difference of thousands of units between the census and PLUTO in our district.
  - iii. “Affordable Housing building” should include preservation units where there is an expiring affordability agreement within the five year cycle. There are 421a buildings with 10-15 year affordability agreements that are expiring now.

- iv. “Affordable Housing building” should include units in existing buildings which are currently free market and can be converted to income restricted/rent stabilized units
  - v. It should be up to the district to count permitted units towards a future cycle when they actually start marketing, or in the current cycle, but not double count.
    - 1. Who would decide? The council member? The community board?
    - 2. The statute says “permitted” units.
    - 3. The district manager of a community board could submit the recommendations to HPD after consulting with community board.
  - vi. Will community boards opinions still matter? How will it affect the timelines? Will it allow large developers to bypass ULURP? Don’t community boards know their districts best? Will we know about any development that qualifies for the fast track procedure before it happens? Vital Brooklyn deed reverter public hearing was pushed under the rug in the middle of the summer. We are concerned about public transparency.
  - vii. **Resolution on CPC Fast Track: (see attached)** – 8 in favor, 3 opposed, 1 abstain.
- b. **BSA Fast Track** – Publicly financed HDFC development can get a variance as long as HPD certifies the development is compliant with affordable housing standards and the requested variance is necessary to build. Will consider neighborhood character.
- i. HDFC’s are non profit corporations formed exclusively for the benefit of affordable housing tenants or co-op shareholders. AMI can be up to 130%
  - ii. Is there any way this could be abused? It sounds like a good thing
  - iii. Chair Cheong’s proposals:
    - 1. To improve public transparency the BSA should post all fast track applications in the CPC zoning application portal as well as community board and BSA determinations. You can’t find variance applications on the BSA website – you have to foil for them.
    - 2. BSA variances usually have detailed criteria – to prevent abuse, should require that fast track applicants show
      - a. that they’ve applied for all available subsidies and if they have been rejected, then HPD and applicant must certify.
      - b. The size of the site must be reasonable relative to the intended number of units. Should not be relying on massive upzoning to make the site economics work – should purchase appropriate site.
      - c. In line with BSA requirements for other variances, the requested modification to zoning should be the MINIMUM necessary to build the affordable housing project.
    - 3. Most of us haven’t had enough time to review and understand the BSA Fast Track rules, not ready to vote on this yet.

**5. ULURP Town Hall**

**a.** We previously agreed on 2 events, one in May in the western half of the district and one in June in the Eastern half of the district. Hybrid/zoom events. Need space for about 50 people.

**b. Resolution: Proposed Budget for Event**

**i.** \$500 food, water, printing and office supplies

**ii.** \$1000 professional workshop facilitator (to be further discussed by committee, need at least one additional special meeting)

**iii. Vote: Approved by common consent**

**6. Adjournment**