

BROOKLYN COMMUNITY BOARD 9

Antonio Reynoso
Borough President

Dante B. Arnwine
District Manager

Fred P. Baptiste
Chair

Ethan Norville
1st Vice Chair

Felice Robertson
2nd Vice Chair

Linda Watson-Lorde
Executive Secretary

Mayna Legoute
Treasurer

Nicolas Almonor
Member-at-Large

Catherine Buccello
Member-at-Large



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

DATE: Thursday, June 18, 2026
TIME: 6:30 PM
PLACE: Middle School 61
400 Empire Boulevard
Brooklyn, New York 11225

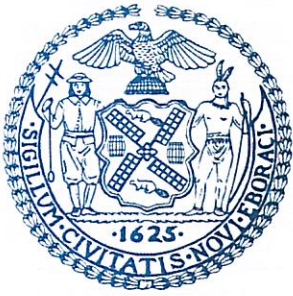
Livestream available on the CB9 YouTube page:
https://www.youtube.com/channel/UCciPIIJ01pLvrG0xod1_LvQ

AGENDA

PUBLIC SESSION:

1. Call to Order
2. Welcome/Rules of conduct
3. Presentations **(2 mins)**
 - a. Transportation Committee Bus/Pedestrian Framework
4. Application to the New York State Liquor Authority **(15 mins)**
 - a. **Plush Bk Hospitality** – 252 Empire Boulevard (Corner of Rogers Avenue; New Liquor, Wine, Beer and Cider License
 - b. **Beanstable, LLC d/b/a Wilkie** – 820 Franklin Avenue (Corner of Union Street); New Liquor, Wine, Beer and Cider License
 - c. **Petit Café II, LLC d/b/a – Sweet Sundays Café** – 1034 Nostrand Avenue (corner of Sterling Street); New Liquor, Wine, Beer and Cider License

****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. Adoption of the May 2026 General Board Meeting Minutes
3. Special Orders
 - a. Runoff rules (5 mins)
 - b. Executive Officer elections (30 mins)
4. Committee Reports
5. District Manager's Report
6. Treasurer's Report
7. Chairman's Report
8. Voting Session (40 mins)
 - a. ULURP/Land Use Committee Zoning Framework
 - b. Transportation Committee Bus Redesign Framework
 - c. SLA Applications
 - d. District Manager salary
9. New Business
10. Adjournment

Agenda – Brooklyn Community Board 9 General Meeting – Thursday, June 18,
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 before noon on Thursday, June 18, 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 **JUNE 18, 2026, at Middle School 61, 400 Empire Boulevard, 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.

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

1. Date Notice Sent: April 28, 2026 1a. Delivered by: Certified Mail Return Receipt Requested

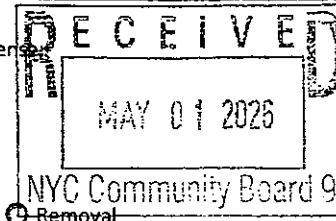
2. Select the type of Application that will be filed with the Authority for an On-Premises Alcoholic Beverage License:

For premises outside the City of New York:

☐ New Application ☐ Removal ☐ Class Change

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

☐ New Application ☒ New Application and Temporary Retail Permit ☐ Temporary Retail Permit
☐ Class Change ☐ Method of Operation ☐ Corporate Change ☐ Renewal ☐ Alteration



For **New** and Temporary Retail Permit applicants, answer each question below using all information known to date

For **Renewal** applicants, answer all questions

For **Alteration** applicants, attach a complete written description and diagrams depicting the proposed alteration(s)

For **Corporate Change** applicants, attach a list of the current and proposed corporate principals

For **Removal** applicants, attach a statement of your current and proposed addresses with the reason(s) for the relocation

For **Class Change** applicants, attach a statement detailing your current license type and your proposed license type

For **Method of Operation Change** applicants, although not required, if you choose to submit, attach an explanation detailing those changes

Please include all documents as noted above. Failure to do so may result in disapproval of the application.

This 30-Day Advance Notice is Being Provided to the Clerk of the Following Local Municipality or Community Board:

3. Name of Municipality or Community Board: Brooklyn Community Board 9

Applicant/Licensee Information:

4. Licensee License ID (if applicable): N/A Expiration Date (if applicable): _____

5. Applicant or Licensee Name: Plush Bk Hospitality Group LLC

6. Trade Name (if any): Plush BK

7. Street Address of Establishment: 252 Empire Blvd.

8. City, Town or Village: Brooklyn, NY Zip Code: 11225

9. Business Telephone Number of applicant/ Licensee: _____

10. Business E-mail of Applicant/Licensee: _____

11. Type(s) of alcohol sold or to be sold: ☐ Beer & cider ☐ Wine, Beer & Cider ☒ Liquor, Wine, Beer & Cider

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

13. Type of Establishment: Restaurant (full kitchen and full menu required)

☐ Seasonal Establishment ☐ Juke Box ☒ Disc Jockey ☒ Recorded Music ☒ Karaoke

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

☒ Patron Dancing ☐ Employee Dancing ☐ Exotic Dancing ☐ Topless Entertainment

☐ Video/Arcade Games ☐ Third Party Promoters ☒ Security Personnel

☐ Other (specify): _____

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

16. List the floor(s) of the building that the establishment is located on: Ground Floor and basement storage
17. List the room number(s) the establishment is located in within the building, if appropriate: N/A
18. Is the premises located within 500 feet of three or more on-premises liquor establishments? ☐ Yes ☒ No
19. Will the license holder or a manager be physically present within the establishment during all hours of operation? ☒ Yes ☐ No
20. If this is a transfer application (an existing licensed business is being purchased) provide the name and ID number of the licensee:
N/A N/A
Name License ID Number
21. Does the applicant or licensee own the building in which the establishment is located? ☐ Yes (if YES, SKIP 23-26) ☒ No

Owner of the Building in Which the Licensed Establishment is Located

22. Building Owner's Full Name: Empire Tower Partners LLC
23. Building Owner's Street Address: _____
24. City, Town or Village: Hewlett State: NY Zip Code: 11557
25. Business Telephone Number of Building Owner: _____

**Representative or Attorney Representing the Applicant in Connection with the
Application for a License to Traffic in Alcohol at the Establishment Identified in this Notice**

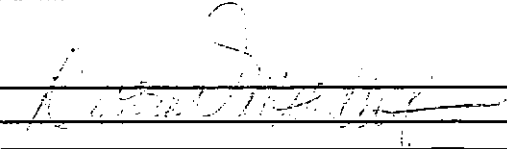
26. Representative/Attorney's Full Name: Anthony L. Caraballo
27. Representative/Attorney's Street Address: 111 Atlantic Avenue
28. City, Town or Village: Brooklyn State: NY Zip Code: 11201
29. Business Telephone Number of Representative/Attorney: () _____
30. Business E-mail Address of Representative/Attorney: _____

I am the applicant or licensee holder or a principal of the legal entity that holds or is applying for the license. Representations in this form are in conformity with representations made in submitted documents relied upon by the Authority when granting the license. I understand that representations made in this form will also be relied upon, and that false representations may result in disapproval of the application or revocation of the license.

By my signature, I affirm - under **Penalty of Perjury** - that the representations made in this form are true.

31. Printed Principal Name: Deborah Middleton Title: LLC Member

Principal Signature:



Date:

04/28/2026

Community Board 9 SLA Liquor License

Application Questionnaire

Check for which you are applying:

☒ New liquor license ☐ Alteration of an existing liquor license ☐ License renewal

Check either that apply:

☐ Sale of assets ☐ Alteration (change of class) of an existing liquor license

Today's Date: 05/07/2026

Is location currently licensed? ☐ Yes ☒ No Type of license: N/A

If alteration, describe nature of alteration: N/A

Previous or current use of the location: Restaurant

Corporation and trade name of current license: N/A

APPLICANT:

Name of applicant and all principals: Plush BK Hospitality Group LLC
Deborah Middleton, Alshawn Smith

Trade name (DBA): Plush BK

Premises address: 252 Empire Blvd, Brooklyn, NY 11225

Cross streets: Rogers Avenue & Nostrand Avenue

PREMISES:

Establishment square footage: 1,500Sqft Maximum Occupancy: 160

Are residential units within the building? ☐ Yes ☒ No If Yes, have all residents within the building been notified of the pending license? ☐ Yes ☐ No If Yes, explain how notice was provided to residents: N/A

Will any outside area or sidewalk cafe be used for the sale or consumption of alcoholic beverages? (includes roof & yard) ☐ Yes ☒ No If Yes, describe: N/A

Does premise have a valid Certificate of Occupancy and all appropriate permits, including for any back or side yard use? ☒ Yes ☐ No What is maximum NUMBER of people permitted?

160

PROPOSED METHOD OF OPERATION:

Will any other business besides food or alcohol service be conducted at premise? ☐ Yes ☒ No

If yes, please describe what type: N/A

Proposed hours of operation:

	Monday-Thursday	Friday-Saturday	Sunday
From / To	5PM / 12AM	Friday 5PM-4AM / Saturday 11AM-4AM	Sunday 11AM / 4AM
Outdoor Hours (If Applicable)	N/A	N/A	N/A

Number of tables? 20 Number of seats? 110 Seats

Will food be served? ☒ Yes ☐ No If yes, describe cuisine and submit a menu: Mediterranean/ Caribbean Cuisine

How many employees will there be? 10-15 Employees

Do you plan to hire residents from the immediate neighborhood? ☒ Yes ☐ No

Will music be played on the premises? ☒ Yes ☐ No

If Yes, what type of music? ☒ Live musician ☒ DJ ☒ Juke box/CDs/iPad/Bluetooth device

If other types, please describe Security Personnel

What will be the music volume? ☐ Background (quiet) ☒ Entertainment level

Will there be security personnel? ☒ Yes ☐ No If Yes, how many, and when: _____

How do you plan to manage noise and crowds inside and outside your business so neighbors will not be affected? Please see attached.

APPLICANT HISTORY:

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

If yes, please indicate name(s) of establishment(s): N/A

Address: N/A Community Board # _____

Dates of operation: N/A If a principal of licensed business within another Community Board, please provide a letter from the community board indicating history of complaints or other comments.

Has any principal had work experience similar to the proposed business? ☐ Yes ☒ No If Yes, please attach explanation of experience or resume.

Does any principal have other businesses in this area? ☐ Yes ☒ No If Yes, please give trade name and describe type of business _____

Has any principal had SLA reports or action within the past 3 years? ☐ Yes ☒ No If Yes, attach list of violations and dates of violations and outcomes, if any.

LOCATION:

How many SLA-licensed establishments are within 2 blocks? 1

Is premises within 200 feet of any school or place of worship? ☒ Yes ☐ No If so, has the school or place of worship been notified of the pending application? ☒ Yes ☐ No

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

Community Outreach: Applicants are encouraged to reach out to community groups. Please use the attached petition to reflect community support for the application. Also, you are encouraged to reach out to local organizations to obtain support and feedback regarding how community interests may be affected by the applicant's proposed operation.

Affirmation: I, an authorized agent of the above stated applicant, affirm that all statements within this questionnaire are true to the best of my knowledge and that I have made all reasonable efforts to obtain accurate and up to date information. If material information changes before the Public Safety Committee, Community Board 9 General Board or the New York State Liquor Authority make final determinations regarding my license application, I will notify Community Board 9 as soon as practicable. If, at any time, a dispute arises between members of the community and the establishment for which this application was submitted, I agree to work with Community Board 9 to resolve such disputes quickly and fairly. I understand that Community Board 9's ongoing support of my license is contingent on my ongoing compliance with the law and respect for the community. I affirm that I conspicuously posted the public notice for 7 days prior to submitting this form.

Name: Deborah Middleton Title: LLC Member

Telephone Number: _____ Email Address: _____

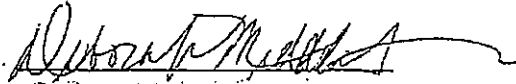
Signature: 

05/07/2026

Plush Bk Hospitality Group LLC
252 Empire Blvd,
Brooklyn, NY 11225

SUPERVISION PLAN

- All staff will be properly trained to obtain correct and legal identification of patrons ordering any alcoholic beverages.
- All staff will be properly trained to identify if a patron is visibly intoxicated and can no longer be served alcohol.
- There will be a staff member responsible to consistently monitor the exterior of the premises to ensure there are no disturbances.
- There will be a camera system with cameras on the entire premises with remote access.


Deborah Middleton



Living Word Church of God in Christ, Inc.

New York State Liquor Authority
80 S. Swan Street, 9th Floor
Albany, NY 12210

April 17, 2026

RE: Acknowledgement of Non-Exclusive Use of Church Building

Applicant: Plush BK Restaurant & Lounge

Applicant Address: 252 Empire Boulevard, Brooklyn, NY 11225

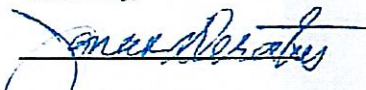
To the Members of the Authority:

I, Jonas Deratus, am the Pastor of Living Word Church of God in Christ, a 501(c)(3) not-for-profit corporation (the "Church"), and landlord of the Church property located at 395 Rogers Avenue, Brooklyn, NY 11225. I understand that Applicant is located within 200 feet of the Church building and, as a result, is subject to the provisions of the New York Alcoholic Beverage Control Law.

May this letter serve as a formal acknowledgment that the building owned and occupied by the Church is primarily, but not exclusively, used as a place of worship within the meaning of the "200 Foot Rule." While the first floor, basement and a portion of the third floor are exclusively used for Church purposes, currently, the entire second floor and a portion of the third floor are rented as residential units.

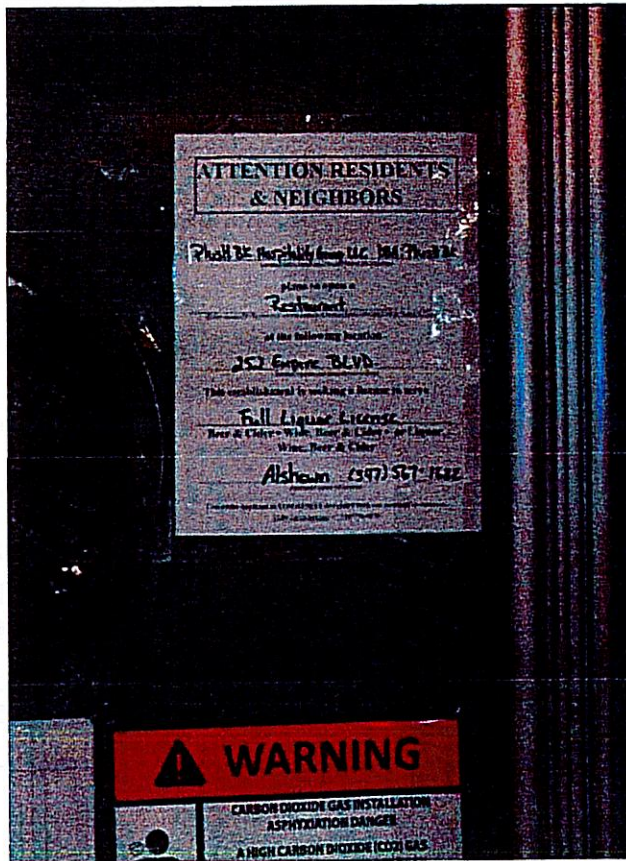
The Applicant, including the Applicant Address, is a separate and distinct premises/entity from the Church; with no affiliation to the Church.

Sincerely,


Jonas Deratus

Pastor

Plush BK Hospitality Group LLC
252 Empire Blvd
Brooklyn, NY 11225



Plush BK Hospitality Group LLC

252 Empire Blvd
Brooklyn, NY 11225



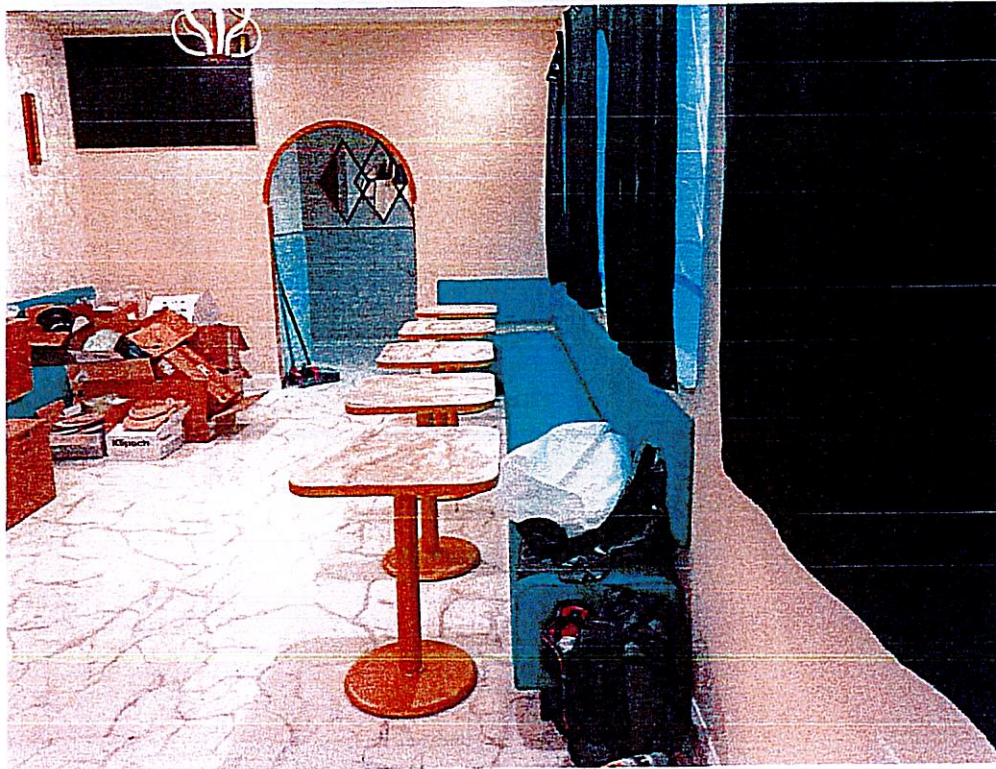
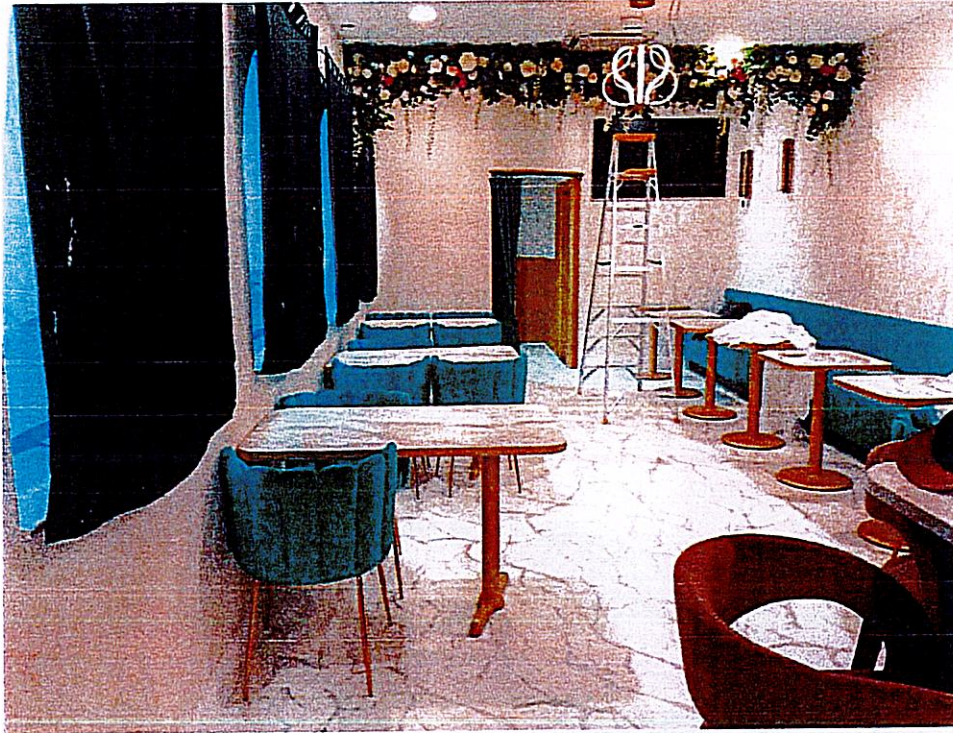
Plush BK Hospitality Group LLC
252 Empire Blvd
Brooklyn, N Y 11225



Plush BK Hospitality Group LLC
252 Empire Blvd
Brooklyn, N Y 11225



Plush BK Hospitality Group LLC
252 Empire Blvd
Brooklyn, N Y 11225





SATURDAY & SUNDAY | 11:00 AM - 3:30 PM

BRUNCH STARTERS

Fish & Chips

• 16 •

Catfish or Whiting with a side of
cumin-lime wedge fries

Candied Bacon Skewers

• 14 •

Sweet & savory glazed bacon, crispy
finish

Cajun Shrimp & Grits Martini

• 26 •

Blackened jumbo shrimp over
whipped cheddar grits, finished in a
rich Cajun cream sauce served in a
martini glass

Lobster Rolls

• 32 •

Butter-toasted brioche, chilled lobster
salad

BRUNCH ENTREES

Chicken & Waffles

• 28 •

Crispy buttermilk fried chicken,
Belgian waffle, bourbon maple syrup

Steak & Eggs

• 34 •

Grilled ribeye, two eggs any style,
breakfast potatoes

Uptown Lamb & Eggs

• 30 •

Grilled lamb chops, scrambled eggs,
rosemary potatoes

Truffle Mushroom Omelette

• 24 •

Eggs, wild mushrooms, truffle oil,
aged cheddar, breakfast potatoes

Shrimp & Grits

• 23 •

Cajun shrimp, creamy sharp cheddar
grits, roasted peppers

Lobster Omelette

• 38 •

Fresh lobster, spinach, smoked gouda,
breakfast potatoes

SoHo French Toast

• 22 •

Brioche, vanilla custard, berries,
powdered sugar

Avocado Toast Deluxe

• 18 •

Sourdough, smashed avocado,
heirloom tomatoes, feta, chili oil,
poached egg

BROOKLYN, NEW YORK



SATURDAY & SUNDAY | 11:00 AM - 3:30 PM

BRUNCH COCKTAILS

Plush Mimosa

• 18 •

Classic, Peach, Mango, or Strawberry —
fresh-squeezed orange juice & sparkling
wine

Harlem Bellini

• 20 •

Prosecco, white peach purée, hint of
vanilla

Spiked Iced Coffee

• 20 •

Cold brew, vanilla vodka, coffee liqueur,
house cream float

BK Bloody Mary

• 20 •

Vodka, house-made bloody mix, celery,
olive, pickled pepper, smoked salt rim

Rosé All Day

• 18 •

Chilled rosé, splash of sparkling, fresh
berries

Plush Peach Bourbon Smash

• 22 •

Bourbon, peach purée, lemon, mint,
served over crushed ice

Harlem Henny Spritz

• 24 •

Hennessy, blood orange, sparkling
wine, dash of bitters, orange twist

Tropical Luxe Punch

• 20 •

Rum, pineapple juice, mango purée,
lime, float of sparkling, served over ice

Strawberry Basil Spritz

• 20 •

Vodka, strawberry purée, basil,
prosecco, splash of soda

Espresso Martini Royale

• 24 •

Vodka, espresso, coffee liqueur, vanilla
foam, cocoa dust

BROOKLYN, NEW YORK



SATURDAY & SUNDAY | 11:00 AM - 3:30 PM

BRUNCH ENTREES

Fish & Chips

• 16 •

Catfish or Whiting with a side of
cumin-lime wedge fries

Cajun Shrimp & Grits Martini

• 26 •

Blackened jumbo shrimp over
whipped cheddar grits, finished in a
rich Cajun cream sauce served in a
martini glass

BRUNCH SIDES

Chicken & Waffles

• 28 •

Crispy buttermilk fried chicken,
Belgian waffle, bourbon maple syrup

Shrimp & Grits

• 23 •

Cajun shrimp, creamy sharp cheddar
grits, roasted peppers

Steak & Eggs

• 34 •

Grilled ribeye, two eggs any style,
breakfast potatoes

Lobster Omelette

• 38 •

Fresh lobster, spinach, smoked gouda,
breakfast potatoes

SAUCES

House Cumin-Lime Dressing

Roasted Garlic Aioli

Spicy Ketchup

Raspberry-Blackberry Reduction

BROOKLYN, NEW YORK



ENTRÉES

VEGETARIAN

Williamsburg Roasted Veggie Bowl

• 22 •

Seasonal roasted vegetables, quinoa or rice, tahini drizzle

Truffle Mushroom Risotto

• 26 •

Creamy arborio rice, sautéed mushrooms, parmesan

Harlem Roasted Veggie Flatbread

• 22 •

Crispy flatbread topped with seasonal roasted vegetables, mozzarella, arugula, balsamic glaze

Brooklyn Jerk Veggie Skewers

• 24 •

Grilled zucchini, peppers, and mushrooms marinated in Caribbean jerk spices, served with a herbed couscous

BROOKLYN, NEW YORK



ENTREES

MEAT & POULTRY

Uptown Herb Lamb Chops

• 52 •

Grilled lamb chops, rosemary garlic butter, garlic mashed potatoes, seasonal vegetables

Brooklyn Herb Chicken

• 28 •

Roasted half-chicken, mashed garlic potatoes, seasonal vegetables

Harlem BBQ Short Ribs

• 38 •

Braised short ribs in sweet-spicy glaze, roasted potatoes

SoHo Chicken Skewers

• 26 •

Marinated grilled chicken skewers, chimichurri, rice pilaf

BROOKLYN, NEW YORK



ENTREES

SEAFOOD

Lower East Side Lemon Herb Cod

• 32 •

Pan-seared cod, lemon-butter sauce, jasmine rice, seasonal vegetables

Brooklyn Garlic Butter Salmon

• 34 •

Oven-roasted salmon, garlic-butter drizzle, rice pilaf

SoHo Cajun Mahi Mahi

• 34 •

Blackened mahi mahi, mango-avocado salsa, coconut rice

Brooklyn Lemon Garlic Prawns

• 35 •

Sauteed prawns in lemon-garlic butter over linguine

PASTA & BOWLS

SoHo Vodka Penne

• 26 •

Penne in creamy tomato vodka sauce, parmesan garnish

Add Chicken or Shrimp +8

NoMad Truffle Mac & Cheese

• 24 •

Baked macaroni, truffle oil, parmesan

BROOKLYN, NEW YORK



STARTERS

Uptown Lamb Pops

SIGNATURE

• 28 •

Frenched lollipop lamb chops, rosemary-garlic crust, herb-grilled to perfection, finished with whipped black garlic butter and cracked pepper

SoHo Wagyu Sliders

• 26 •

Wagyu beef, cheddar, caramelized onions, truffle aioli on brioche

Harlem Truffle Lobster

• 24 •

Crispy lobster mac in cast iron, white truffle oil, parmesan dust



Brooklyn Heat Calamari

• 22 •

Crispy calamari chili-lime aioli, lemon finish

Empire Chicken Tenders & Fries

• 18 •

House-seasoned chicken tenders, truffle fries

SAUCES

House Cumin-Lime Dressing

Roasted Garlic Aioli

Spicy Ketchup

Raspberry-Blackberry Reduction

BROOKLYN, NEW YORK



11:00 PM - 3:00 AM

LATE NIGHT BITES

Uptown Lamb Pops

• 28 •

Frenched lamb chops, rosemary-garlic crust, finished with whipped black garlic butter

SoHo Wagyu Sliders

• 26 •

Wagyu beef, cheddar, caramelized onions, truffle aioli on brioche

Brooklyn Heat Calamari

• 22 •

Crispy calamari, chili-lime aioli, lemon finish



Cajun Shrimp & Grits Martini

• 26 •

Blackened jumbo shrimp over whipped cheddar grits, Cajun cream sauce

Chicken & Waffle Sliders

• 24 •

Crispy chicken, mini waffles, bourbon maple drizzle

SoHo Truffle Veggie Flatbread

• 22 •

Crispy flatbread topped with seasonal roasted vegetables, mozzarella, arugula, and a light truffle oil drizzle

LATE NIGHT ENTREES

Lobster Mac & Cheese

• 32 •

Creamy lobster mac, truffle oil, parmesan crust

Harlem BBQ Short Ribs

• 38 •

Braised short ribs, sweet-spicy glaze

LATE NIGHT SIDES

Truffle Fries

• 24 •

BROOKLYN, NEW YORK



PLUSH SIGNATURE WINGS

6 pieces

• 18 •

12 pieces

• 32 •

All wing orders served with truffle fries or celery & ranch

Harlem Honey Heat

Honey glaze, cayenne kick

SoHo Lemon Pepper Luxe

Cracked pepper, citrus butter finish

Brooklyn Bourbon BBQ

Sticky bourbon glaze

NoMad Truffle Parmesan

White truffle oil, parmesan dust

Midnight Mango Habanero

Sweet heat tropical glaze

BROOKLYN, NEW YORK



DRINKS

SIGNATURE COCKTAILS

Plush Long Island • 22 •

Vodka, tequila, rum, gin, triple sec, fresh citrus, splash of cola

| Pairs with Wings or Chairman's Platter

Harlem Nights • 24 •

Hennessy, honey, ginger, lemon

| Pairs with Uptown Lamb Pops

Truffle Old Fashioned • 24 •

Bourbon, truffle essence, orange peel

| Pairs with Wagyu Sliders

SoHo Spritz • 20 •

Vodka, elderflower, prosecco

| Pairs with Lobster Bites

Brooklyn Velvet Margarita • 22 •

Anejo tequila, agave, fresh lime

| Pairs with Lamb Chops

Empire Lychee Martini • 22 •

Vodka, lychee, splash of rosé

| Pairs with Salmon

NoMad Midnight • 24 •

Dark rum, espresso, vanilla

| Pairs with Short Ribs

Gold Rush Peach • 22 •

Bourbon, peach purée, lemon

| Pairs with Chicken Skewers

Luxe Lemon Drop Royale • 20 •

Citrus vodka, lemon, prosecco float

| Pairs with Lemon Herb Cod or Shrimp

NY State of Mind • 22 •

Reposado tequila, blood orange, smoked salt rim

| Pairs with Calamari

BROOKLYN, NEW YORK

PLUSH BK RESTAURANT & LOUNGE

Community Board Presentation – Operational Overview

Owner: Deborah Middleton, Alshawn Smith

Location: 252 Empire Blvd

Contact:

CONCEPT OVERVIEW

Plush BK Restaurant & Lounge is a **food-forward, upscale dining and lounge experience** designed to serve the community with quality cuisine, a refined atmosphere, and responsible hospitality.

- Full kitchen with seated dining service
- Reservation-based flow to control volume
- Mature, professional clientele
- Not a nightclub / no high-volume party model

OPERATIONS & SERVICE MODEL

- **Restaurant-first approach** with strong food sales
- Guests primarily seated; limited standing room
- Controlled entry at all times
- Capacity strictly enforced
- Management always on-site

SECURITY PLAN

- Licensed security personnel during peak hours
 - Mandatory ID checks for all guests
 - Security adjusted based on occupancy and time
 - Interior & exterior surveillance cameras
 - Zero-tolerance policy for disorderly conduct
 - No loitering policy enforced outside
-

NOISE & QUALITY OF LIFE CONTROL

- No outdoor speakers or amplified sound
 - Doors and windows remain closed during music
 - Sound levels actively monitored
 - Staff manages guest exit to reduce noise
 - Sidewalk and surrounding area maintained and cleaned
-

CROWD MANAGEMENT

- No large, uncontrolled events
 - No overpromotion or excessive crowding
 - Reservation system to stagger arrivals
 - Music curated to complement dining, not dominate
-

HOURS OF OPERATION

Proposed hours are designed to balance **business viability and community respect**.
Ownership is open to **reasonable conditions in collaboration with the board**.

COMMUNITY COMMITMENT

We are committed to being a **responsible, long-term business** in the neighborhood:

- Hands-on ownership and daily oversight
 - Respect for residents and neighboring businesses
 - Ongoing cooperation with local authorities
 - Proactive approach to safety and cleanliness
-

OUR GOAL

To create a **safe, upscale, and well-managed establishment** that the community can view as an **asset, not a concern**.

CONTACT

For any questions or follow-up:
Alshawn Smith

Phone: 855-855-8555
Email: alshawn.smith@hca.com

“Committed to Quality, Safety, and Community.”

PLUSH BK RESTAURANT & LOUNGE

Good Neighbor Policy

At **Plush BK Restaurant & Lounge**, we are committed to operating as a **responsible, respectful, and community-focused establishment**. This Good Neighbor Policy outlines the standards we will uphold to ensure a positive relationship with residents, businesses, and the surrounding neighborhood.

OUR COMMITMENT TO THE COMMUNITY

We recognize that being part of this neighborhood comes with responsibility. Our goal is to operate in a way that is **safe, respectful, and adds value** to the area—not disruption.

NOISE CONTROL

- No outdoor speakers or amplified sound
 - Doors and windows will remain closed during music hours
 - Music levels will be actively monitored to remain compliant
 - Staff will manage guest departures to minimize noise outside
-

SECURITY & SAFETY

- Licensed security personnel present during peak hours
 - Mandatory ID checks for all guests
 - Zero-tolerance policy for disorderly conduct, violence, or illegal activity
 - Immediate removal of disruptive individuals
 - Surveillance cameras installed inside and outside the premises
-

CROWD & LOITERING CONTROL

- Controlled entry to prevent overcrowding
- Strict adherence to legal occupancy limits
- No loitering policy enforced outside the establishment
- Staff and security will ensure sidewalks remain clear and safe

CLEANLINESS & MAINTENANCE

- Daily cleaning of sidewalks and surrounding areas
- Proper waste management and timely garbage disposal
- Staff assigned to monitor exterior conditions throughout operating hours

TRAFFIC & PARKING AWARENESS

- Guests encouraged to use ride-sharing services
- Reservation system used to stagger arrivals and reduce congestion
- Staff will discourage double parking and unnecessary traffic disruption

RESPONSIBLE SERVICE

- Staff trained in responsible alcohol service
- No service to underage or visibly intoxicated individuals
- Management oversight at all times to ensure compliance

MANAGEMENT ACCOUNTABILITY

- Ownership and management will be actively involved in daily operations
- A manager will always be on-site during business hours
- We are committed to addressing issues quickly and professionally

COMMUNITY COMMUNICATION

We believe in open communication and accountability.

For any concerns, questions, or feedback, please contact us directly:

We will make every effort to respond promptly and resolve concerns.

OUR PROMISE

Plush BK Restaurant & Lounge is committed to being a **positive addition to the neighborhood** by maintaining high standards of **safety, cleanliness, and respect** at all times.

“Respect for the community is the foundation of our business.”

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

1. Date Notice Sent: 4/29/2026 1a. Delivered by: Ian Phillips

2. Select the type of Application that will be filed with the Authority for an On-Premises Alcoholic Beverage License:

For premises outside the City of New York:

☒ New Application ☐ Removal ☐ Class Change

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

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

For **New** and Temporary Retail Permit applicants, answer each question below using all information known to date

For **Renewal** applicants, answer all questions

For **Alteration** applicants, attach a complete written description and diagrams depicting the proposed alteration(s)

For **Corporate Change** applicants, attach a list of the current and proposed corporate principals

For **Removal** applicants, attach a statement of your current and proposed addresses with the reason(s) for the relocation

For **Class Change** applicants, attach a statement detailing your current license type and your proposed license type

For **Method of Operation Change** applicants, although not required, if you choose to submit, attach an explanation detailing those changes

Please include all documents as noted above. Failure to do so may result in disapproval of the application.

This 30-Day Advance Notice is Being Provided to the Clerk of the Following Local Municipality or Community Board:

3. Name of Municipality or Community Board: Brooklyn CB 9

Applicant/Licensee Information:

4. Licensee License ID (if applicable): 368 997 170 Expiration Date (if applicable): 2/11/2031

5. Applicant or Licensee Name: Ian Phillips

6. Trade Name (if any): _____

7. Street Address of Establishment: 820 Franklin Ave

8. City, Town or Village: Brooklyn, NY Zip Code: 11225

9. Business Telephone Number of applicant/ Licensee: _____

10. Business E-mail of Applicant/Licensee: _____

11. Type(s) of alcohol sold or to be sold: ☐ Beer & cider ☐ Wine, Beer & Cider ☒ Liquor, Wine, Beer & Cider

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

13. Type of Establishment: Bar/Tavern

☐ Seasonal Establishment ☐ Juke Box ☒ Disc Jockey ☒ Recorded Music ☒ Karaoke

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

☐ Patron Dancing ☐ Employee Dancing ☐ Exotic Dancing ☐ Topless Entertainment

☐ Video/Arcade Games ☐ Third Party Promoters ☐ Security Personnel

☐ Other (specify): _____

15. Licensed Outdoor Area: ☐ None ☐ Patio or Deck ☐ Rooftop ☐ Garden/Grounds ☐ Freestanding Covered Structure

(check all that apply) ☒ Sidewalk Cafe ☐ Other (specify): _____

16. List the floor(s) of the building that the establishment is located on: 1st
17. List the room number(s) the establishment is located in within the building, if appropriate: n/a
18. Is the premises located within 500 feet of three or more on-premises liquor establishments? ☐ Yes ☒ No
19. Will the license holder or a manager be physically present within the establishment during all hours of operation? ☒ Yes ☐ No
20. If this is a transfer application (an existing licensed business is being purchased) provide the name and ID number of the licensee:
- | Name | License ID Number |
|---------|-------------------|
| <u></u> | <u></u> |
21. Does the applicant or licensee own the building in which the establishment is located? ☐ Yes (if YES, SKIP 23-26) ☒ No

Owner of the Building in Which the Licensed Establishment is Located

22. Building Owner's Full Name: 1045 Union Associates LLC
23. Building Owner's Street Address: 820 Franklin Ave
24. City, Town or Village: Brooklyn State: NY Zip Code: 11225
25. Business Telephone Number of Building Owner:

Representative or Attorney Representing the Applicant in Connection with the Application for a License to Traffic in Alcohol at the Establishment Identified in this Notice

26. Representative/Attorney's Full Name:
27. Representative/Attorney's Street Address:
28. City, Town or Village: State: Zip Code:
29. Business Telephone Number of Representative/Attorney:
30. Business E-mail Address of Representative/Attorney:

I am the applicant or licensee holder or a principal of the legal entity that holds or is applying for the license. Representations in this form are in conformity with representations made in submitted documents relied upon by the Authority when granting the license. I understand that representations made in this form will also be relied upon, and that false representations may result in disapproval of the application or revocation of the license.

By my signature, I affirm - under **Penalty of Perjury** - that the representations made in this form are true.

31. Printed Principal Name: Ian Phillips Title:

☒ By checking this box I agree, and it is my intent, to electronically sign this document. By submitting this e-document to the New York State Liquor Authority in this way, I understand that my electronic signature I added to the signature line below is the legal equivalent of having placed my handwritten signature and affirmation on the submitted document and I am affirming the truth of the information contained therein.

Principal Signature:

4/29/2026

Community Board 9 SLA Liquor License

Application Questionnaire

Check for which you are applying:

☒ New liquor license ☐ Alteration of an existing liquor license ☐ License renewal

Check either that apply:

☐ Sale of assets ☐ Alteration (change of class) of an existing liquor license

Today's Date: 5/25/26

Is location currently licensed? ☒ Yes ☐ No Type of license: Inactive/returned, was licensed through 8/31/2026- on-premises liquor, 7 days until 4am

If alteration, describe nature of alteration: _____

Previous or current use of the location: Eating/drinking establishment

Corporation and trade name of current license: Crow Bar Inc DBA Franklin820

APPLICANT:

Name of applicant and all principals: Ian Phillips

Trade name (DBA): Beanstable LLC DBA Wilkie

Premises address: 820 Franklin Ave Brooklyn, NY 11225

Cross streets: Franklin and Union

PREMISES:

Establishment square footage: 1200 Maximum Occupancy: 74

Are residential units within the building? ☒ Yes ☐ No If Yes, have all residents within the building been notified of the pending license? ☒ Yes ☐ No If Yes, explain how notice was provided to residents: Posted notices at building entrances and on the retail facade.

Will any outside area or sidewalk cafe be used for the sale or consumption of alcoholic beverages? (includes roof & yard) ☒ Yes ☐ No If Yes, describe: Café chairs and tables at building front and side (Franklin/Union.)

Does premise have a valid Certificate of Occupancy and all appropriate permits, including for any back or side yard use? ☐ Yes ☒ No What is maximum NUMBER of people permitted?

74

PROPOSED METHOD OF OPERATION:

Will any other business besides food or alcohol service be conducted at premise? ☐ Yes ☒ No

If yes, please describe what type: _____

Proposed hours of operation:

	Monday-Thursday	Friday-Saturday	Sunday
From / To	4pm / 2am	4pm/12pm / 2am	12pm / 2am
Outdoor Hours (If Applicable)	4pm / 12am	4pm/12pm / 12am	12pm / 12am

Number of tables? 10 Number of seats? 60

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

Elevated bar fare- mostly new American w/ some Portuguese, Spanish, and Caribbean dishes- please see attached food/beverage menu

How many employees will there be? 7-9 total, 3-5 during a given day

Do you plan to hire residents from the immediate neighborhood? ☒ Yes ☐ No

Will music be played on the premises? ☒ Yes ☐ No

If Yes, what type of music? ☐ Live musician ☒ DJ ☒ Juke box/CDs/iPad/Bluetooth device

If other types, please describe _____

What will be the music volume? ☒ Background (quiet) ☒ Entertainment level

Will there be security personnel? ☒ Yes ☐ No If Yes, how many, and when: _____

One door person per shift on weekend nights (Friday, Saturday) and other days/holidays as needed.

How do you plan to manage noise and crowds inside and outside your business so neighbors will not be affected? Keeping to occupancy/capacity guidelines, running a friendly neighborhood bar (rather than a club), and having owner's personal

contact details posted at all times. We will also close the outdoor area at a reasonable hour each day and operate w/o amplified

music outdoors.

APPLICANT HISTORY:

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

If yes, please indicate name(s) of establishment(s): _____

Address: _____ Community Board # _____

Dates of operation: _____ If a

principal of licensed business within another Community Board, please provide a letter from the community board indicating history of complaints or other comments.

Has any principal had work experience similar to the proposed business? ☒ Yes ☐ No If Yes, please attach explanation of experience or resume. Please see attached resume.

Does any principal have other businesses in this area? ☐ Yes ☒ No If Yes, please give trade name and describe type of business _____

Has any principal had SLA reports or action within the past 3 years? ☐ Yes ☒ No If Yes, attach list of violations and dates of violations and outcomes, if any.

LOCATION:

How many SLA-licensed establishments are within 2 blocks? 6

Is premises within 200 feet of any school or place of worship? ☐ Yes ☒ No If so, has the school or place of worship been notified of the pending application: ☐ Yes ☐ No

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

—

Community Outreach: Applicants are encouraged to reach out to community groups. Please use the attached petition to reflect community support for the application. Also, you are encouraged to reach out to local organizations to obtain support and feedback regarding how community interests may be affected by the applicant's proposed operation.

Affirmation: I, an authorized agent of the above stated applicant, affirm that all statements within this questionnaire are true to the best of my knowledge and that I have made all reasonable efforts to obtain accurate and up to date information. If material information changes before the Public Safety Committee, Community Board 9 General Board or the New York State Liquor Authority make final determinations regarding my license application, I will notify Community Board 9 as soon as practicable. If, at any time, a dispute arises between members of the community and the establishment for which this application was submitted, I agree to work with Community Board 9 to resolve such disputes quickly and fairly. I understand that Community Board 9's ongoing support of my license is contingent on my ongoing compliance with the law and respect for the community. I affirm that I conspicuously posted the public notice for 7 days prior to submitting this form.

Name: Ian Phillips Title: _____

Telephone Number: --- --- --- Email Address: _____

Signature: *f. n*

WILKIE



concept

We aim to create a casual neighborhood gathering place- a regulars' bar, a place for a late night bite, and somewhere to duck into on a hot day or a cold night. Wilkie was my uncle- a tough old guy who liked a stiff drink and had a word for everyone he saw on the street

team

We (Ian and Kim) live just down the street- on Sterling between Bedford and Franklin. We have a few decades of hospitality experience between us, and we're excited to start our first place in the neighborhood we know and love.



menu

Our food and beverage will operate around seasonality, customer feedback, and providing the best value to our customers to keep it "cheap and cheerful!"

We'll have a great cocktail program alongside elevated bar bites, all for competitive prices.

WILKIE

COCKTAILS // \$13

Baby Driver

vodka/shaken/rocks
blood orange, lemon/lime split,
simple soda

Be Cool, Honey Bunny

gin/shaken/served up
honey-aloe syrup, lemon

Free Bird

rum/shaken/rocks
passionfruit, spice infused-campari,
lime, demerara

You Can Call Me Pal(oma)

tequila, mezcal/shaken/collins
capelleti, lime, gf soda,
citrus salt

Rum-ble in the Jungle

rum, shaken, rocks
lime/lemon split, panela

Scotchy Scotchy Scotch

whiskey/shaken/collins
amaro, smoked honey, lemon,
ginger beer, smoked salt rim

FROZENS // \$13

Thai One On

whiskey
coffee and cacao-infused brandy,
cold brew, condensed milk

Purple Pain, Purple Pain

rum
POG, pineapple, coconut cream, açai

FREEZER COCKTAILS // \$13

Negroni

Dirty Vodka or Gin Martini
Banana Old Fashioned
Crown Heights (Manhattan)

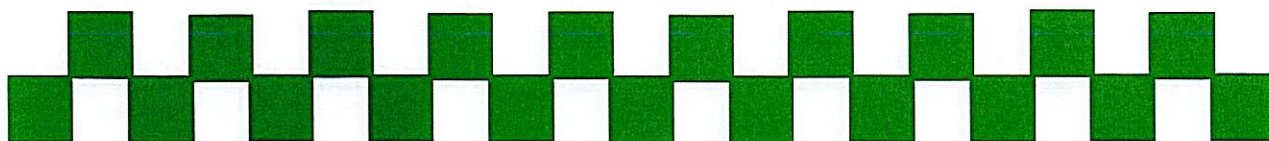
BEER

lager high life \$5
stout guinness \$7
ipa lagunitas \$7
hazy green city \$7
pilsner bitburger \$7
cider downeast \$7

WINE // \$10

sauvignon blanc
chilled red
sparkling
rosé

• happy hour • 4pm-7pm, every dang day • \$2 off wine, beer, frozens, well drinks •



WILKIE

smaller

\$5 **Pan con Tomate**

*bien cuit sourdough/grated
tomato/garlic*

\$5 **Ode to Agi's Deviled Eggs**

*jammy eggs (3)/anchovy
aioli/pepperoncini*

\$3 **Spam Musubi**

broiled spam/nori/sushi rice/bbq glaze

\$2 **Gildas**

skewered anchovy/olive/cocktail onion

\$7 **Shrimp Cocktail Toast**

*sliced shrimp/sourdough toast/
leche de tigre sauce*



sides

\$7 **Totchos**

*tater tots/queso/pickled
peppers/onions/pork*

\$7 **Fried Pickles**

pickles/pickle dip

\$5 **Fries**

potatoes/house spice blend/aioli

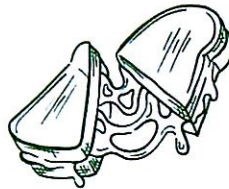
bigger

\$7 **Bifana**

braised pork/mustard/demi

\$11 **Spice Bag**

*fried chicken/fries/peppers/curry
spice/curry sauce*



\$5 **Danger Dog**

*bacon-wrapped
dog/peppers/onions/mayo*

\$7 **The Best Grilled Cheese**

*sourdough, caramelized onions,
gouda*

\$9 **Wings**

*drums + flats/rotating sauce/bleu
cheese dip*

late

\$3 **Marinated Olives**

*orange peel/lucques olives/garlic/
chile de arbol*

\$3 **Spiced Nuts**

*peanuts/cashews/dried
chili/msg/furikake*

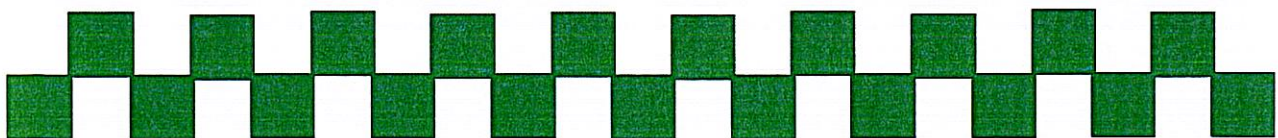
\$7 **Late-Night Lunchable**

*prosciutto/salami/seasonal
jam/brie/cheddar*



\$3 **Patty (Trinidad Golden Place)**

beef or chicken



WILKIE



EXTERIOR FACADE



MAIN DINING AREA



SEATING & PROJECTOR AREA



BAR COUNTER & STOOLS



BEHIND THE BAR / SERVICE AREA



RESTROOM

Above are images of the Franklin820 current aesthetic/facilities placement.

Per the displayed renderings, we aim to update the look of the establishment, providing a cozier/homier feel with discrete spaces throughout the establishment for small groups to gather. We'll take advantage of the fully openable accordion doors as well as sidewalk seating, complete with shade awnings and a lush landscape of planters and potted trees while minimizing any sidewalk obstruction.

Concept

Willkie aims to be a social anchor for the neighborhood; a place where anyone can get a reasonably priced drink, regardless of means. The area south of Eastern Parkway boasts a burgeoning culinary/beverage scene (Agi's Counter- closing soon, Whoopsie Daisy, Rodeo), but it's missing a true local haunt; a solid, dependable regular's BAR. Wilkie fills this void with reliable hours and a team that's just as comfortable playing bartender-therapist over a round of shots as they are shaking up an elevated house classic.

We will be completely counter service— customers can order food and beverage at the bar, food orders will be run out by the bartender or barback. Staff will consist of one bartender, one barback, and one cook Sunday-Wednesday. Thursday-Saturday we'll have two bartenders, two cooks, and one barback. As needed, and if/ as hours expand additional "swing" bartenders can be brought in for happy hour shifts.

Open for drinks and dinner seven days a week, 362 days a year (closed on Thanksgiving, Christmas, 4th of July.)

Once up and running, extending weekend hours for a 12pm open (2am close.)

We'll apply for sidewalk permits for both Franklin and Union immediately, potential for a Streetery to follow in year or two if we need to expand footprint/capacity.

Our food menu consists of sophisticated snacks for people who don't take themselves too seriously, alongside dive bar fare elevated with great ingredients. Kitchen will run 4pm-11pm (weekends we will start at 12pm), with some late night options like marinated olives, pre-portioned meat and cheese plates, patties from a local bakers, and spiced nuts that bartenders can serve after kitchen staff depart.

Owner

With twenty years of experience behind the bar and at the helm of beverage programs in NY and LA, my career has run the gamut from the soul of neighborhood dives to the technical 'nerdiness' of Michelin-level restaurant mixology. In addition to the day-to-day work of bartending, I bridge the gap between creating an authentic atmosphere and the operational rigor—specializing in standardized cocktail design, high-retention staff training, and a chef's disciplined approach to back-of-house SOPs.

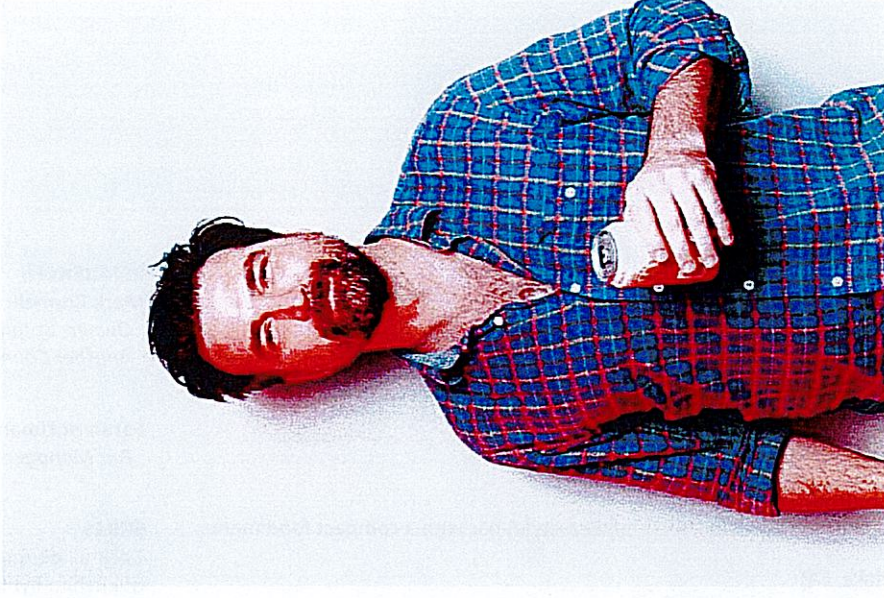
Hospitality is my life's work. I've spent years envisioning a space that marries high-level craft with unpretentious neighborhood warmth, and I believe I have the operational foundation to ensure that vision is as profitable as it is welcoming.

My partner and I relocated from LA to Brooklyn in 2024, and have grown to love Crown Heights as our forever home (we live a few blocks away from the space.)

Outside of bars, I am an avid cyclist, raise NY native plants (many of which will be living in the bar), and volunteer extensively with Billion Oyster Project, the NY Restoration Project, and Experience Camps (a grief camp for kids.)

Los Angeles- [Bestia](#), [Petit Trois](#), [Bar Restaurant](#), [Yamashiro](#)

New York- [Ten Degrees](#), [Beltane](#), [Botanica](#)



Ian Phillips

710 Sterling Place
Brooklyn, NY 11216

EXPERIENCE

BOTANICA (Soho)

Bartender
April 2025 - Present
High-volume neighborhood bar.

ANOTHER COUNTRY (Union Square)

Bar Manager
January 2024 - April 2024
Opening staff, neighborhood cocktail/record (kissa-style) bar with a compact food menu.

L&E OYSTER BAR (Silverlake, LA)

Bartender
July 2023 - December 2023
Service bartender/cocktail design at a busy Silverlake seafood restaurant.

HUNGRY COCKTAILS (Remote)

Head of Beverage Program
October 2020 - June 2022
Cocktail/cocktail kit design, staff training, and bartending for the largest domestic supplier of virtual food and beverage experiences, catering primarily to large corporate clients.

BAR/RESTAURANT (Silverlake, LA)

Bar Manager
October 2019 - October 2020
Chef Doug Rankin's highly-rated LA restaurant- cocktail design, inventory, and staff mgmt.

ALAMEDA SUPPER CLUB/TARTINE (Downtown LA)

Head Bartender
February 2019 - October 2019
Implemented Julian Cox's cocktail menu at Chef Chris Bianco's first LA restaurant.

YAMASHIRO (Hollywood, LA)

Bar Manager
August 2018 - February 2019
Overhaul of a 100-year-old LA institution's (Japanese/pan-Asian) beverage program.

BESTIA (Downtown LA)

Bar Manager
April 2017 - August 2018
Lead/service bartender for a 500+ cover/night restaurant (Italian), Chef Ori Menashe.

PETIT TROIS (West Hollywood, LA)

Head Bartender
April 2016 - April 2016,
Chef Ludo Lefebvre's bustling French bistro.

TEN DEGREES (East Village)

Bar Manager
August 2012 - April 2016
Ran all operations for a busy neighborhood bar, including cash, hiring, inventory.

BOULTON & WATT (LES)

Bartender
August 2013 - December 2013
Paradise Hospitality Group's busy LES bar/restaurant.

LEA LOUNGE (Midtown)

Head Bartender
January 2012 - August 2012
Busy finance bar in the Helmsley Building above Grand Central

REFERENCES

Mark Connell

*Owner- Botanica, Mister Sunday,
Another Country, etc.*

Sarah Hoffman

Bar Manager- L&E Oyster Bar

SKILLS

Cocktail design, including inclusion of kitchen byproduct, seasonal ingredients, and local items.

Extensive beer, wine, spirit, and liqueur, and cocktail knowledge.

Staff management- training, payroll, scheduling.

Proficient with multiple POS systems including Toast, Micros, Aldelo, Aloha, Square, Clover. etc.

EDUCATION

NYC Food Protection Certificate

February 2024

ATAP Tips Training

February 2024

Virginia Tech / MA, Env. Policy

September 2014 - May 2016
Washington, DC/South Africa

Connecticut College / BA, English Lit.

September 2008 - December 2010
New London, CT

VOLUNTEER/OTHER

Billion Oyster Project

November 2024-Present
Community outreach, reef monitoring, shell collection.

Harris for President

May 2024-December 2024
Community organizer, union and youth outreach.

NY Blood Center

Top platelet donor 2025-Present

Children's Hospital LA

Top platelet donor 2022-2024

Experience Camps

August 2023-Present
Counselor, grief camp for NYC-area youth. 2 x NYC Marathon, 2 x NYC Half for fundraising.

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

1. Date Notice Sent: 06/09/2026 1a. Delivered by: Felix Cesari

2. Select the type of Application that will be filed with the Authority for an On-Premises Alcoholic Beverage License:

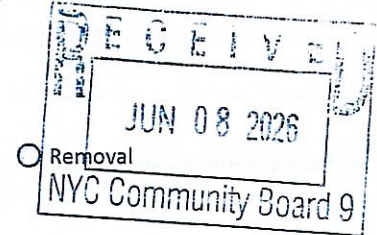
For premises outside the City of New York:

☒ New Application ☐ Removal ☐ Class Change

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

☒ New Application ☐ New Application and Temporary Retail Permit ☐ Temporary Retail Permit

☐ Class Change ☐ Method of Operation ☐ Corporate Change ☐ Renewal ☐ Alteration



For New and Temporary Retail Permit applicants, answer each question below using all information known to date

For Renewal applicants, answer all questions

For Alteration applicants, attach a complete written description and diagrams depicting the proposed alteration(s)

For Corporate Change applicants, attach a list of the current and proposed corporate principals

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For Method of Operation Change applicants, although not required, if you choose to submit, attach an explanation detailing those changes

Please include all documents as noted above. Failure to do so may result in disapproval of the application.

This 30-Day Advance Notice is Being Provided to the Clerk of the Following Local Municipality or Community Board:

3. Name of Municipality or Community Board: Community Board 9

Applicant/Licensee Information:

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

5. Applicant or Licensee Name: Petite Cafe LLC

6. Trade Name (if any): Sweet Sundays Cafe

7. Street Address of Establishment: 1034 Nostrand Ave

8. City, Town or Village: Brooklyn, NY Zip Code: 11225

9. Business Telephone Number of applicant/ License _____

10. Business E-mail of Applicant/Licensee: _____

11. Type(s) of alcohol sold or to be sold: ☐ Beer & cider ☐ Wine, Beer & Cider ☒ Liquor, Wine, Beer & Cider

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

13. Type of Establishment: _____

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

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

☐ Employee Dancing ☐ Exotic Dancing ☐ Topless Entertainment

☐ Video/Arcade Games ☐ Third Party Promoters ☐ Security Personnel

☐ Other (specify): _____

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

16. List the floor(s) of the building that the establishment is located on: 1st Floor
17. List the room number(s) the establishment is located in within the building, if appropriate: ground floor
18. Is the premises located within 500 feet of three or more on-premises liquor establishments? ☒ Yes ☐ No
19. Will the license holder or a manager be physically present within the establishment during all hours of operation? ☒ Yes ☐ No
20. If this is a transfer application (an existing licensed business is being purchased) provide the name and ID number of the licensee:
- | Name | License ID Number |
|------|-------------------|
| | |
21. Does the applicant or licensee own the building in which the establishment is located? ☐ Yes (if YES, SKIP 23-26) ☒ No

Owner of the Building in Which the Licensed Establishment is Located

22. Building Owner's Full Name: 3M Management LLC.
23. Building Owner's Street Address: _____
24. City, Town or Village: _____ State: _____ Zip Code: _____
25. Business Telephone Number of Building Owner: _____

Representative or Attorney Representing the Applicant in Connection with the Application for a License to Traffic in Alcohol at the Establishment Identified in this Notice

26. Representative/Attorney's Full Name: _____
27. Representative/Attorney's Street Address: _____
28. City, Town or Village: _____ State: _____ Zip Code: _____
29. Business Telephone Number of Representative/Attorney: _____
30. Business E-mail Address of Representative/Attorney: _____

I am the applicant or licensee holder or a principal of the legal entity that holds or is applying for the license. Representations in this form are in conformity with representations made in submitted documents relied upon by the Authority when granting the license. I understand that representations made in this form will also be relied upon, and that false representations may result in disapproval of the application or revocation of the license.

By my signature, I affirm - under **Penalty of Perjury** - that the representations made in this form are true.

31. Printed Principal Name: Felix Cesar Title: Owner

☒ By checking this box I agree, and it is my intent, to electronically sign this document. By submitting this e-document to the New York State Liquor Authority in this way, I understand that my electronic signature I added to the signature line below is the legal equivalent of having placed my handwritten signature and affirmation on the submitted document and I am affirming the truth of the information contained therein.

Principal Signature: f.c.

Date: 06-09-2026

Community Board 9 SLA Liquor License

Application Questionnaire

Check for which you are applying:

☒ New liquor license ☐ Alteration of an existing liquor license ☐ License renewal

Check either that apply:

☐ Sale of assets ☐ Alteration (change of class) of an existing liquor license

Today's Date: 6/9/2026

Is location currently licensed? ☐ Yes ☒ No Type of license: _____

If alteration, describe nature of alteration: _____

Previous or current use of the location: Food and liquor

Corporation and trade name of current license: Petite Cafe II LLC

APPLICANT:

Name of applicant and all principals: Felix Cesar

Trade name (DBA): Sweet Sundays Cafe

Premises address: 1034 Nostrand Ave Brooklyn NY 11225

Cross streets: Sterling Street

PREMISES:

Establishment square footage: 1,100 sq. ft. Maximum Occupancy: 60

Are residential units within the building? ☒ Yes ☐ No If Yes, have all residents within the building been notified of the pending license? ☒ Yes ☐ No If Yes, explain how notice was provided to residents: _____

Will any outside area or sidewalk cafe be used for the sale or consumption of alcoholic beverages? (includes roof & yard) ☐ Yes ☒ No If Yes, describe: _____

Does premise have a valid Certificate of Occupancy and all appropriate permits, including for any back or side yard use? ☒ Yes ☐ No What is maximum NUMBER of people permitted?

PROPOSED METHOD OF OPERATION:

Will any other business besides food or alcohol service be conducted at premise? ☐ Yes ☒ No

If yes, please describe what type: _____

Proposed hours of operation:

	Monday-Thursday	Friday-Saturday	Sunday
From / To	7 AM / 4 PM Thursday 6 pm - 11 pm	7 AM / 4 pm 6 pm 11 pm	8 AM / 4 PM 6 pm 11 pm
Outdoor Hours (If Applicable)	/	/	/

Number of tables? 15 Number of seats? 50

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

How many employees will there be?

Do you plan to hire residents from the immediate neighborhood? ☒ Yes ☐ No

Will music be played on the premises? ☒ Yes ☐ No

If Yes, what type of music? ☐ Live musician ☒ DJ ☒ Juke box/CDs/iPad/Bluetooth device

If other types, please describe for private events or grand opening

What will be the music volume? ☒ Background (quiet) ☐ Entertainment level

Will there be security personnel? ☐ Yes ☒ No If Yes, how many, and when: _____

How do you plan to manage noise and crowds inside and outside your business so neighbors will not be affected? Designated staff on site for crowd control.

APPLICANT HISTORY:

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

If yes, please indicate name(s) of establishment(s): _____

Address: _____ Community Board # 17

Dates of operation: _____ If a

principal of licensed business within another Community Board, please provide a letter from the community board indicating history of complaints or other comments.

Has any principal had work experience similar to the proposed business? ☐ Yes ☒ No If Yes, please attach explanation of experience or resume.

Does any principal have other businesses in this area? ☒ Yes ☐ No If Yes, please give trade name and describe type of business in CB17- first location Sweet Sundays Cafe (1)

Has any principal had SLA reports or action within the past 3 years? ☐ Yes ☒ No If Yes, attach list of violations and dates of violations and outcomes, if any.

LOCATION:

How many SLA-licensed establishments are within 2 blocks?

Is premises within 200 feet of any school or place of worship? ☐ Yes ☒ No If so, has the school or place of worship been notified of the pending application: ☐ Yes ☐ No

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

Community Outreach: Applicants are encouraged to reach out to community groups. Please use the attached petition to reflect community support for the application. Also, you are encouraged to reach out to local organizations to obtain support and feedback regarding how community interests may be affected by the applicant's proposed operation.

Affirmation: I, an authorized agent of the above stated applicant, affirm that all statements within this questionnaire are true to the best of my knowledge and that I have made all reasonable efforts to obtain accurate and up to date information. If material information changes before the Public Safety Committee, Community Board 9 General Board or the New York State Liquor Authority make final determinations regarding my license application, I will notify Community Board 9 as soon as practicable. If, at any time, a dispute arises between members of the community and the establishment for which this application was submitted, I agree to work with Community Board 9 to resolve such disputes quickly and fairly. I understand that Community Board 9's ongoing support of my license is contingent on my ongoing compliance with the law and respect for the community. I affirm that I conspicuously posted the public notice for 7 days prior to submitting this form.

Name: Felix Cesar Title: Owner

Telephone Number: 571 491 7964 Email Address: SweetSundaysCafe@gmail.com

Signature: f.c.

ATTENTION RESIDENTS
& NEIGHBORS

Public House / Sweet Sundays Cafe

plans to open a
Restaurant

at the following location

1034 Northland Ave

This establishment is seeking a license to serve

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

Sweet Sundays Cafe & Lounge / 317-497-7662

For more information or to schedule a meeting, please call the following numbers:
1-800-735-2179

Sweet Sundays

CAFE & BATTERY

DRINKS

TEAS & TEALATES

- Assorted Herbal Teas — \$3
- Matcha — \$5
- Chai Latte — \$5
- Haitian Ginger Tea — \$3

REFRESHERS

small — \$5 16oz. large — \$6 24oz.

- Butterfly Lemonade
- Strawberry Lemonade
- Arnold Palmer
- Hibiscus Brew
- Lavender Lemonade
- Mango Rose Lemonade
- Butterfly Mango
- Mango Arnold Palmer
- Sweet Tea

COFFEE

Chagachino (addons) — \$2

Drip Coffee

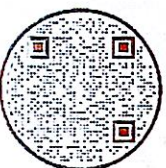
small — \$2.50 12oz. large — \$3.25 16oz.

- Espresso — \$3.25
- Americano Coffee — \$3.50
- Cold Brew — \$5(S) \$6 (L)
- Café Au Lait — 3.50(S) 4.25(L)
- Cortado — \$4.25
- Cappuccino — \$4.25
- Latte — \$5(S) \$6.50(L)
- Mocha — \$6

SIGNATURE

small — 16oz. large — 24oz.

- Kremas Matcha — \$7(S) \$8.50 (L)
- Kremas Latte — \$6.50(S) \$8(L)
- Kremas Chai Latte — \$7(S) \$8.50(L)
- Kremas Hot Chocolate — \$7(S) 8.50(L)
- Haitian Hot Chocolate — \$5(S) \$6.50(L)
- Dirty Chai Latte — \$7(S) \$8.50(L)
- Chaga Matcha — \$7(S) \$8.50(L)
- Chagachino Latte — \$6(S) \$7.50(L)
- Hot Chocolate — \$4(S) \$5(L)
- Ginger Lemonade — \$6(S) \$7(L)
- Lavender Ginger Lemonade — \$6.50(S) \$7.50 (L)
- Strawberry Ginger Lemonade — \$6.50(S) \$7.50 (L)
- Milk Alternatives — .75 cents
- Flavored Syrups — .75 cents



Sweet Sundays

CAFE & BATTERY

WE EAT

FLATBUSH

2916 BEVERLEY ROAD , BROOKLYN, NY 11226
7:00 AM - 5:30 PM MONDAY - FRIDAY
8:00 AM - 4:00 PM SATURDAY & SUNDAY

PROSPECT LEFFERTS GARDENS

1034 NOSTRAND AVENUE , BROOKLYN NY 11225
7:30 AM - 4:00 PM MONDAY - FRIDAY
8:00 AM - 4:00 PM SATURDAY & SUNDAY

Kitchen closes 30 mins before store closing

Breakfast, Lunch & Pastries served all day , Brunch only on Weekends

sweetsundayscafe@gmail.com
Sweetsundaysbk.com

Sweet Sundays

CAFE & PATTERY

BRISA

- Omelette with peppers, onion and potato wedges — \$12
- Bacon, Egg, and Cheese — \$9
Pork or Turkey Bacon
- Vegan Bacon, Egg, and Cheese — \$12
- Avocado Toast — \$8.50

Addons:

- Eggs — +\$2
- Vegan Bacon — +\$4
- Smoked Salmon — +\$6
- Shiklay (smoked herring) — +\$6

- (BLT) Bacon, Lettuce, & Tomato — \$8.50
- (VBLT) Vegan Bacon, Lettuce, & Tomato — \$11

- Belgian Waffle Deluxe with a side of scrambled eggs — \$9

Addons:

- Extra waffle — +\$4
- Pork or Turkey Bacon — +\$3

Sweet Sundays

CAFE & PATTERY

BRISA

All sandwiches served with toedges

- Croque Monsieur (Grilled Cheese) — \$11
- Addons: Sliced Turkey +\$3, Chicken +\$3, Mushrooms +\$2, Fried egg on top +\$2
- Chicken Panini — \$14
- Griot Panini — \$14
- Mushroom Veggie Panini — \$13
- Chicken Club — \$10
- Addons: Egg +\$2, Pork or Turkey Bacon +\$3
- Chopped Cheese on a Brioche Bun — \$12
- Vegan Chopped Cheese on a Brioche Bun — \$14

BRISA

- Chopped Flatbread Pizza — \$8

Addons: Chicken +\$4, Mushrooms +\$2, Oxtail +\$7, or Truffle +\$2

SUNDAYS

- Potato Wedges — \$4
- Pork or Turkey Bacon — \$3
- Eggs — \$2.50
- Truffle Addon — +\$2

Brooklyn Community Board 9 General Board Meeting Minutes

General Board Meeting
Held at
400 Empire Boulevard, Brooklyn NY 11225
on
Tuesday, May 28,, 2026
7:00 PM
Livestream – CB 9 YouTube

PUBLIC SESSION:

1. Call to Order – Announce Rules of Order for the Meeting

Chairman of the Brooklyn Community Board 9, Fred Baptiste called the meeting to order at 7:12 p.m.

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

2. Presentations:

a. Transportation Committee: DOT Street Improvement: Rochester Avenue between Fulton Street and East New York Avenue

b. ULURP/Land Use Committee – District Zoning Application

3. Applications to the NEW York State Liquor Authority

a. ALYR Consulting, Inc. – 641 Rutland Road (corner Albany Avenue); New Liquor, Wine, Beer and Cider License

b. Queenofscots LLC d/b/a Fiona's – 562 Flatbush Avenue (corner of Beekman Place); Change of operation to include live music

c. Fugue State, LLC – 453-455 Rogers Avenue (Lincoln Road) –New Liquor, Wine, Beer and Cider License and Temporary Retail Permit

4. PUBLIC COMMENT PERIOD:

<i>Zlati Mochkin</i>	<i>Aaron Gluck</i>	<i>Venus Scantlebury</i>
<i>Cheryl Bernard</i>	<i>Toni Williams</i>	<i>Elizabeth Hickey</i>
<i>Alicia Boyd</i>		

5. ACKNOWLEDGEMENTS: Elected Officials & NYC Agency Representatives

Venus Scantlebury
Kathrina Azemard

City Civilian Complaint Review Board
BBP 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

		X = Present	A=Absent	EXC= Excused	
1	Abdul Mutakabbir,	X	26	Francisca Leopold	A
2	Brian Allaway	A	27	Christian Loubeau	A
3	Nicolas Almonor	X	28	Jacqueline Love	A
4	Fred P. Baptiste	X	29	Andrew Magnus	X
5	Yhana Basora Gomez	A	30	Letwine Mavima	X
6	David Becker-Turk	X	31	Marcia Maxwell	X
7	Solange Benjamin	X	32	Vanya Mayers	A
8	Catherine Buccello	A	33	Rohaam Menon	X
9	Joanna Carr	X	34	Zlati Mochkin	X
10	Suwen "Suki" Cheong	X	35	Ethan Norville	A
11	Kendall Christainsen	A	36	Isaiah Pecou	X
12	Eve Chavi Cohen	X	37	Vanessa Raptopoulos	A
13	Dena Cox	X	38	Felice Robertson	X
14	Nicole Soul Creary	A	39	Binyomin Rosenberger	X
15	Max Roland Davidson	A	40	Marini (Miryam) Segal	X
16	Lisa Etienne	X	41	Melissa Severe	X
17	Adin Feder	X	42	Joshua Thomas-Serrano	X
18	Vadim Gaboys	A	43	Abigail Timm	A
19	Bishop Sylveta Hamilton-Gonzales	EXC	44	Debbie Timothy	X
20	Shaunya Hartley	X	45	Heribeto Velez	X
21	Tim Hunter	A	46	Linda Watson-Lorde	X
22	Drew Johnson	X	47	Dawn Welters	X
23	Khalia Joseph	A	48	Theresa Westerdahl	X

24	Ronisha LaBarrie	A	49	Joyce Williams	X
25	Mayna Legoute	X	50	Lorianne Wolseley	X

@ Roll Call 31 members were present with 19 members absent.

A quorum was met

2. Approval of the March 2026 General Board Meeting Minutes.

The minutes of the January 2026 meetings was accepted on a vote of common consent with no objections, with one correction: The vote on the application for Fugue State, LLC was 23 Yes/For – 2 Abstention and 9 No/Against.

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) Economic Development | Vanessa Raptopoulos |
| c) Housing | Mayna Legoute - Chair |
| d) Health & Social Services | Francisca Leopold - Chair |
| e) Land Use/ULURP | Suwen "Suki" Cheong – Chair |
| f) Transportation | Ethan Norville -Chair |
| g) Nomination | Debbie Timothy- Chair |

4. Nomination Committee:

The slate presented to meeting for election of officer of the 2026-2027 Executive Committee of Community Board 9 are:

Member at Large: 1. Catherine Buccello 2. Nicholas Almonor 3. Letwine Mavima
4. Solange Benjamin (Four -4- candidates)

Chairman/Woman: 1. Joyce Williams 2. Ethan Norville 3. Zlati Mochkin (Three -3- candidates)

1st Vice Chair: 1. Isaiah Peacou 2. Adul Mutakabbir (Two -2-candidates)

2nd Vice Chair: 1. Kendall Christiansen 2. Felice Robertson 3. Abigail Tim
4. Dawn Welters (Four -4- candidates)

Treasurer: Joshua Thomas-Serrano 2. Myna Lagoute (Two -2- candidates)

Secretary: Linda Watson-Lorde

Note: Candidates can be written in (on the ballot)

Candidates are expected to present themselves in a short deliver

Candidates are required to submit a brief bio.

5. District Manager's Report:

Public Notices

MTA – MTA is holding interactive workshops to build upon the MTA's ongoing outreach on the project and will provide the public the opportunity to share feedback that will inform the project design, priorities for stations and train design, and to learn more about recent project updates.

- Saturday, May 30, 2026, 10 AM–12 PM – East New York Arts and Civic High School

MTA – NO MORE COINS - At a later date in 2026, buses will no longer accept coins as payment. The exact date will be shared ahead of time. Instead, customers can tap and ride using their OMNY card, phone, or contactless debit or credit card. OMNY cards can be reloaded with cash or coins at OMNY vending machines in subway stations or at participating retail locations near you like Walgreens or CVS. If there is a local business or retailer in your district that would be a good candidate for the OMNY retail network, you can nominate them at this link. There is no cost for a store to participate.

DOT - City of New York plans to reduce speed limits in select areas throughout your district.

Following the enactment of Sammy's Law in 2024, New York City Department of Transportation (NYC DOT) has the authority to reduce speed limits below 20 miles per hour on individual streets.

Speed Reduction

- Eastern Parkway between Troy and Schenectady Avenues
- Union Street between Bedford and Rogers Avenues

New School Slow Zones

- Kingston Avenue between Winthrop Street and Rutland Road
- Rutland Road between Brooklyn and Albany Avenues

Public Hearings

DOT: This proposed rule would amend section 4-13 of Chapter 4 of Title 34 of the Rules of the City of New York ("34 RCNY") to update the citywide truck routes. The New York City Department of Transportation ("DOT") will hold a public hearing will take place on Tuesday, June 9, 2026, at 10am.

- Join Zoom Meeting
 - <https://zoom.us/j/94927193122?pwd=Bb3jcvqh26hLbkFFwU6ZpU80XZGIaW>
- .1 Meeting ID: 949 2719 3122
- Passcode: 347920

RGB - The New York City Rent Guidelines Board ("RGB") is proposing rent guidelines for October 1, 2026 through September 30, 2027. A meeting of the New York City Rent Guidelines Board (RGB) will be held on Thursday, May 21, 2026, at 9:30 A.M. at Spector Hall, 22 Reade Street, New York, NY 10007. The public is invited to attend and observe the proceedings of this meeting in-person. You can email comments to

ask@rgb.nyc.gov. The deadline to submit comments is June 16, 2026. Proposed in 0% - 2% for one year; 0%-4% for two-year leases.

Administrative

- CB9 Community Fair – June 6, 9AM – 12PM at St. Francis de Sales – School for the Deaf
- In Partnership with Assemblymember Souffrant Forrest, CM Hudson, DSNY, and LES Ecology Center, we will be holding a community recycling event on July 7th from 10AM – 2PM at St. Francis de Sales – School for the Deaf. (e-blast)
- World Cup Business Toolkit (SBS)
- General Board - MS61 – tomorrow

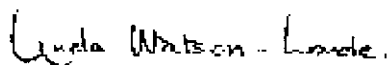
6. Chairman's Report:

The Chairman shared the below remarks:

- New Members training will be announced ASAP.
- Committee assignments will be announced in June
- Change in date of June's board meeting to June 18, 2026
- Downstate hiatus on million-dollar rehabilitation.
- Launch of "Data-To-Go" where data on the district can be found.
- Empire Shelter Town Hall recently held on May 12. A notice as sent to Men's Shelter expected to be coming to the district, concern about the "Fair Share" in our community.
- A draft resolution on the proposed siting of a temporary shelter at 169 Empire Boulevard was presented by Chair Fred Baptiste; moved by Nicholas Almonor and seconded by Linda Watson-Lorde. The resolution was passed on a vote: Twenty-seven (27) Yes/For; Five (5) No/Against and One (1) Abstention.

7. New Business: None

- 8. Adjournment.** At approximately 9:54 p.m. Fred Baptiste, Chair of Brooklyn Community Board 9, adjourned the April 2026 General Board Meeting.



Linda Watson-Lorde
Executive Secretary CB 9
June 2026

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

Health and Social Services Committee Meeting
June 4, 2026

Attendance (Board Members): Francisca Leopold, Committee Chair; Lisa Etienne, Committee Vice Chair; Isaiah Pecou

Attendance (Resident Members): Carol Bartley, Committee Secretary; Karimah Griffin; Abigail Donley

Absent (Board Members): None

Absent (Resident Members): Dr. Jacqueline Love; Bakary Tandia; Nomalizwe Byndon; Breanna Kaiser; Richardeana Theodore; Johnathan Courtney

Guests: None

CB9 Staff: Mia N. Hilton, Assistant District Manager

1. Meeting called to order 7:01 PM.
2. Ice breaker question: “What happened this week that made your heart glad?”
3. May Minutes reviewed: spelling error correction made; minutes accepted
4. Last meeting of the season; program updates will be sent to committee members throughout the summer as needed
5. Community Health Fair Update:
 - a. Continue to update the vendor list excel spreadsheet; continue to follow up with google form to finalize vendor participation will confirm their participation
 - b. Plans to distribute flyers within the neighborhood with upcoming fair information
 - c. Follow up permit application approval with CB9 board
 - d. Review of operational logistics for the day of the event. This includes refreshments food bag supplies and giveaways, table and chair donation from local officials, music and entertainment
 - e. Transport plan to be finalized for transport of tables and chairs for vendor use
 - f. Abigail to confirm, organize , and provide supplies for nursing student volunteers from Downstate Nursing School
6. Update regarding Men’s Shelter proposal at the Ramada Inn location on Empire Blvd.
 - a. Feedback shared from the townhall meeting- NYC DSS shared their fair share process
 - b. CB9 General Board chair put forth a resolution in response to their opposition to the shelter

7. New Business:
 - a. Senior Spa Day will be planned for September
 - b. Senior Center Visits: organize and initiate for fall 2026
 - c. Review committee resident member attendance and update roster
8. Meeting adjourned 8:01pm

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

ULURP/Land Use Committee Meeting Minutes
June 9, 2026

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

Attendance (Community Resident Members) Cheryl Bernard; Hector Robertson; Janice Grannum

Absent (Board Members): None

Absent (Committee Resident Members): Nichola Cox; Amy Lin, Cheryl Sealey; Esteban Giron

Guests: Amhara Hernandez, HPD; Sophia Mathewey, HPD; Joann You; Baska LS; Andrea Alexopoulos; Jorge Chang; Isaiah Reca; Felice Robertson; Adama Fonah Moussignoe; Ethan Norville; Zlati Mochkin

CB9 Staff: Mia N. Hilton, Assistant District Manager

-
1. March meeting minutes approved by common consent with amendments (see attached)
 2. **600 Utica Avenue Rezoning** – Presentation by Neil Weisbard, rep of 600 Utica owner
 - a. Two alternative rezonings presented:
 - i. R7X MIH – 6.0 FAR, 14/15 stories tall. 132 apartments, 33 affordable
 - ii. R7D MIH – 5.6 FAR, 12/13 stories tall, 125 apartments, 32 affordable
 - iii. Ground floor retail, rent approx. \$35 per sf/yr
 - iv. No parking required or proposed – well served by transit
 - v. Units would be mostly studios and 1 bedrooms
 - vi. Affordable – 60% AMI average; 10% of units must be at 40% AMI.
Highest AMI allowed is 100% AMI
 - vii. Market rate units \$2700/month average
 - viii. No known environmental contaminants, but will go through environmental review and clean up anything found
 - b. Developer has not submitted PAS to city planning yet, hoping to meet with CM Mealey. Not going to certify before next fall.
 - c. Department of City planning has indicated in informational meetings they are open to rezoning.
 3. **Committee and community Q&A – 600 Utica**
 - a. Why would you not include parking at all? This is a two-fare zone (Cheryl B)

- i. A: No parking required even for commercial? No – the residential and commercial parking can be waived; city planning thinks this area is well served by transit
- b. Q: The area is already densely populated, and the building will block our sun. We just got another 300 units on the corner. Why would you put such a big building here?
A: The owners feel there is such a need for housing they would be able to lease up this building.
- c. The building is too high. The ACE hardware should go back. We rely on it (Cheryl B)
- d. Q: Why only studios and 1 bedroom? (Cheryl B)
- e. Q: Is this going to be a shelter if it's all studios and 1 bedrooms? They will be transient people; we want families who will stay in the community and contribute to it. (Chavi) A: It will not be a shelter. It will be permanent residential housing.
- f. This board is not selecting MIH Option 1 (60% AMI, 25% of units). We are selecting MIH Option 3 or even better (40% AMI, 20% of units). We need more family sized units. We'd like a setback at the front – trees, benches (Theresa)
 - i. The community in CB15 was very happy with the design we came up with for a rezoning on Coyle Street, we worked with the community. Although it hasn't been built yet since the rezoning.
- g. Developer is owner of ACE Hardware currently on the site and wants to work with the community. Will take community feedback to owner (Weisbard)
- h. Q: What will it take to get a height reduction (Jannice)
- i. Buildings in our area are no more than 7 stories (Cheryl) A: what about the 12-story building on the corner of Rutland and Utica? Q: But that building is in front of the hospital it's not blocking people's houses. (Cheryl) We don't need a ten-story building. We won't have any sun in our backyards. We don't want to live in a cave. Even a 6-story building would be very tall. (Resident) A: I understand, we'll have to design a building around this. When we go through the EIS, there will be a shadow analysis that will truly show the impact of the building on the neighbors.
- j. Q: Have you read the comments from community members at the last meeting? (Benny) A: not yet. ****CB9 office please send minutes and video link of April meeting to Weisbard, Weisbard to send info about Coyle Street rezoning to us**
- k. Q: Will there be a clause in the rezoning contract that requires the developer to complete the building and not flip it to another developer for profit? You could put a restrictive declaration to require the property remains the same as what is negotiated via the ULURP process (Alicia)
- l. Q: I'm concerned about the sewers. I live a couple of blocks away and every time it rains my basement gets flooded with sewage. The roads are flooded from Utica to Troy whenever it rains. Three new buildings went up, and people haven't even

moved in. What will be the effect of all this new density on the sewers? A: AS part of the environmental assessment we will look at the sewer impacts

- m. Q: In order to have sewage impacts you need over 400 units. Since this development is less than 400 units, you won't find a sewage impact (Alicia)
- n. We have a lot of parking problems in addition to the sewer problems. People decide to come to our block to park. Why is our community becoming a new downtown Brooklyn? We're not downtown. Why are we getting all these towers? I moved into this neighborhood from Eastern Parkway; I wanted a nice little house in a quiet community and all of sudden all these people are coming I don't know who they are. I was attacked on the street. (Menachem)
- o. If Kingsbrook hospital is already being closed to accommodate more housing, why is another building going up? I overheard a conversation on the street where someone was saying developers are just here to rip off the community. We have the "twin towers" of 49th street already. It makes the street look so unbalanced, it's so sad.
- p. On 48th street they just built a 5-story house that is sticking out compared to the other 2-story houses. Where are they going to park? They're going to spill over into other blocks, park in our driveways. Developers come, they see a house and up those buildings go.

4. ELURP rulemaking discussion

- a. ELURP ballot measures allow accelerated ULURP process removing council member vote
 - i. On any lot In R6 – R10 (higher density) districts, up to 30% increase in buildable square feet requested
 - ii. On any lot In R1-R5 districts, (low density), increases up to 2.0 FAR and 45 ft tall.
 - iii. Community board has advisory vote and City Planning Commission has binding vote
 - iv. Under the new charter CPC may promulgate rules or guidelines to implement this
- b. Should we ask that rules require affordable housing in R6 and R7 districts which cover most of our community? Otherwise, it would undermine City of Yes rules giving developers 30%+ increases in floor area but only if all the additional floor area is affordable at 60% AMI. The ELURP rules don't say affordability is required.
 - i. How can one letter from one community board make a difference? Should we focus on our elected officials to do something? (Nichola)
 - ii. It's already the law and can't be changed (Alicia)
 - iii. We should give our opinions about proposed rules early (Suki)
 - iv. We already have a zoning framework which says any up zonings require public benefit including affordable housing. We don't want to change this
 - v. We are opposed for the R6 and R 7 (Esteban)
 - vi. The rules will go into effect over the summer (Esteban)

- vii. Without rules or guidelines, it would be arbitrary which is an illegal spot upzoning. If every request is going to be rubberstamped, then it's a blanket citywide upzoning and the city didn't do an environmental impact statement before the amendments were put on the ballot.
 - c. Should there be any restrictions on upzonings in low density districts? City of Yes restricted these upzonings to wide streets/larger lots/near transit.
 - d. Both rules exist at the same time, but there is no reason for developers to choose the UAP bonus if they can get approval for the same upzoning without affordable housing
 - e. There's nothing in the law that says the upzonings can only be market rate or every upzoning has to be approved. The door is left open. (Suki)
 - i. We need another charter revision or state level legislation to fix this. (Esteban)
 - f. People should just lobby the city planning commissioners (Esteban). We need to be strategic about our feedback, or they'll ignore what we say if we oppose everything
 - g. There is an ELURP application for 141 Montgomery Street. They city is allowed to acquire land under an accelerated process and give it to a developer of their choice.
5. Ramada Inn Shelter
- a. There was a town hall meeting about the Ramada Inn shelter on Empire Boulevard. 400 people came and they opposed the shelter. (Alicia)
 - b. If the city is directly leasing the hotel or there is a capital construction, then it goes through ULURP. If the city is funding nonprofit, it's an article 9 shelter that won't go through ULURP but is still required to do a Fair Share analysis. We need to see the contract with the hotel to know if it goes through ULURP (Suki)
 - c. **Motion: CB9 should send a letter to the Department of Social Services to implement a CEQR analysis for the shelter that is proposed at 169 Empire Blvd, Ramada Inn, to determine the impact that it will have on the existing shelters in the vicinity – a family shelter on Rogers and a domestic shelter nearby, the senior center next door, the schools and the community.**
- Vote (All in favor)**

6. Zoning Framework Update

Motion: Add the following sections to our zoning Framework. Vote (All in favor)

Fair Share

Fair share analysis under Section 195 must be conducted for all city facilities, and leases or acquisitions of land, or capital construction by the city is subject to ULURP

However, in community district 9 such analysis must also include all state and federal facilities and acquisitions of land, or capital construction. Our residents' quality of life and need for services are not determined by which level of government is funding the project.

Our annual District Needs Statement should contain a beds to population ratio analysis for residential facilities.

Environmental Review

Comprehensive Environmental Reviews should be conducted anytime a cumulative total of 300 or more units is built within a half mile radius of any new development, since the last comprehensive environmental review in that radius.

7. Adjournment

8. May meeting minutes approved by common consent with amendments (see attached)

9. **141 Montgomery Avenue ELURP and new building** – Presentation by Asian Americans For Equality (non profit developer) and NYC HPD.

- a. Approx 9k sf site; R8X MIH/C2-4 zoning (part of 2019 Franklin Ave upzoning)
- b. 93 units; 100% affordable – 14 formerly homeless set aside (difference between actual income and 50-60% AMI will be paid for by rental voucher), 40 units@50% AMI, 16@60% AMI, 23@80% AMI. 10% preference for military veterans, up to 10% of units designed for mobility impaired. Uses HPD New Construction Financing
- c. Mix of studios, 1 and 2 bedrooms
- d. Project amenities include landscaped rear yard and roof terraces, laundry room, ground floor community room, gym, storage lockers and bike parking in basement. No car parking proposed.
- e. All electric heating and cooling; Passive House cert, green roofs and solar panels
- f. Originally city owned land given to non profit under affordable housing agreement in 1997. Passed to new non profit (AAFE) in 2014.
- g. Original agreement was terminated and city now needs to use ELURP process to acquire and reconvey the formerly city owed lots.
- h. ELURP process for city led acquisitions for affordable housing (ELURP process is different for privately owned land and non housing projects)
 - i. HPD and developer will conduct pre-ELURP community outreach with area groups (not required by charter but expected HPD practice) followed by another CB9 meeting in Sep 2026
 - ii. ELURP will formally begin in Q4 2026 – requires 60 day community board and borough president combined review followed by 30 day city council review

i. Council District 35 Land Use Framework Compliance

10. **Committee and community Q&A – 141 Montgomery**

- a. **Parking – Q:** we need some parking spaces as parking is very tight in this area and there are so many new buildings without enough parking. It's good that you are setting aside units for the mobility impaired but they will get around by driving and they can't park 5 blocks away. Could you do 9 parking spaces for them? Perhaps parking in the basement instead of a gym since the building is close to the park and Bedford Armory so there are other opportunities for exercise. **A:** No parking spaces are required since this is a 100% affordable

building and zoning code waives parking spaces for any affordable units. We'll ask our finance team if this is possible, cost of garage isn't usually covered by affordable housing financing.

- b. **Homeownership – Q:** Did you consider affordable homeownership units since the developer is doing an affordable co-op project elsewhere in Brooklyn? **A:** According to the city, affordable homeownership units require twice as much subsidy as affordable rental units, but we are always pushing the city to give more funding to affordable homeownership projects because we believe it helps communities. The other project in Brooklyn was a failed private condo building that the city bailed out, so it was already homeownership.
- c. **Unit Mix and Affordability Levels – Q:** 500 sf one bedrooms is too small, we need family sized units including 3 bedrooms. **A:** We can look into this but we are meeting the minimum requirements from HPD. **Q:** What do you consider affordable? We have union members who make less than \$40k a year and 50% AMI is too high for them. **A:** It's really unprecedented to have so many units as low as 50% AMI. Two full time minimum wage salaries could qualify a household for a 50% AMI apartment (\$68k per yr for household of 2). **Q:** This affordability mix works for those of us who grew up here and went to college and got good jobs but still can't afford the market rate buildings
- d. **Project Financing – Q:** Is the HPD New Construction Financing a grant or loan, what is the term of the affordability and are other subsidy or tax credit programs being tapped? **A:** It's a loan with interest deferred until the end of the term (30 years). We intend to keep all the units permanently affordable by renewing the debt at the end of the term; the 25% of MIH units are required by zoning to be permanently affordable. We will also be applying for the 9% federal Low Income Housing Tax Credits, which require units at an average of 60% AMI.
- e. **Affordable Housing Lottery and Eligibility- Q:** Will you or the elected officials be conducting workshops to help local residents apply? **A:** Yes **Q:** Will student loan payments be taken into account in calculating what rent someone can afford? **A:** No, the city does not take that into account even though we hear that concern from many people. Current students are also not eligible for the lottery. **Q:** If your income goes up over time, can you still keep the affordable housing? **A:** Yes – as long as you keep paying your rent
- f. **Community Outreach**
- g. **Environmental review/cleanup – Q:** What has the city/non profit owners done with the site in the 30 years since 1997? Did you do any environmental remediation? The site was formerly industrial **A:** No we haven't done any remediation. We will comply with any city requirements for cleanup and hazmat but we won't have to do any environmental impact statement because of the new Green Fast Track and SEQRA rules that don't require extensive review for projects under 250 units.
- h. **Energy Efficiency – Q:** I like the sustainability features and don't think we need parking over affordable housing. **Q:** Will tenants be paying for the heat and hot water separately from the rent? **A:** Yes, tenants pay separately but HPD gives a

utility allowance to low income tenants based on the apartment size and income.

Q: Many tenants of all electric buildings have been surprised by how high the bills are compared with gas heat **A:** This building has a very energy efficient envelope as well as solar panels so the bills should be lower

- i. **Design – Q:** Will the building have front yard setbacks to allow for bike parking and garbage set out? **Q:** There is bike parking in the basement. There isn't a frontyard setback but the neighboring lot around the corner is vacant space **Q:** will the building cast any shadows on the BBG or on buildings across the street? **A:** The neighboring buildings will be the same height. It won't cast shadows on the BBG. Across Franklin is the Medgar Evers parking lot.
- j. **Affordable housing timelines and ELURP – Q:** What do you think are the roadblocks that prevented affordable housing development for 30 years on this site? **ELURP** is shortening the approval process compared with **ULURP** by a few months but our community didn't have the affordable housing for 30 years. **A:** The original regulatory agreement with the city was for rehabilitation so they had to change that, also the developer needed to acquire another piece of land to make the site more feasible.

11. HPD new rules on Basement Housing and ADU's; Fair Housing Framework –

- a. **Q:** Many homeowners thought that City of Yes rule changes would permit basement housing but residential units are still not allowed in many basements because of multiple dwelling law rules such as light and air. Basements that are 4 ft above ground are legal – what about 3 feet? **A:** HPD is still developing new rules on legalizing existing basement housing. The city can continue to do outreach to homeowners. Also stay tuned for workshops on accessory dwelling units. AAFE is working with homeowners in other parts of the city on basement legalization.
- b. **Q:** The city held a recent info session about the Fair Housing Framework which was expected to give a draft report in Summer 2026 and housing targets for each community district, especially the 12 districts with the lowest rates of affordable housing production (CD9 is not among them). When will we find out more and how can we work together with the city to come up with goals that meet our districts needs? **A:** We can come back to CB9 to discuss more in the fall and in the meantime you can give feedback and read the fair housing report at wherewelive.cityofnewyork.us.

12. 169 Empire Ramada Inn shelter

- a. **Committee updates –**
 - i. MTOPP lawsuit resulted in temporary restraining order at appellate court level until lawsuit issues including proper Fair Share analysis are decided. The city admitted in court that intended opening date was June 15.
 - ii. Judge in Manhattan has ended the TRO preventing city from moving men from Bellevue to an East Village shelter so there may or may not be a need to move Bellevue residents to Brooklyn.
 - iii. Fair Share Analysis for Ramada Inn shelter was recently sent to CB9
- b. Discussion of Fair Share Analysis

- i. The analysis showed that CD9 is in the middle of all districts citywide based on the beds/population ratio . We are not oversaturated.
 - ii. The analysis was based on old data – beds to population ratio was from 2015. This is not the right place for a shelter because of vulnerable populations nearby including the women's and childrens' shelter a few blocks away
 - iii. We shouldn't assume that all single homeless men are criminals or violent. Some shelters don't have any problems.
 - iv. Where do some of the analysis criteria come from – i.e. the 400 ft radius and half mile radius comparisons for proximity
 - v. We're still not getting the contract or Memorandum of Understanding between the city agencies and the hotel so we don't know key details about staffing services, cost, and physical layout of services. Where is there room for a dining area and kitchens for 140 men?
 - vi. The city doesn't have to give out all their contracts (unless we FOIL)
 - vii. The information on shelters in our district should be more specific – the Fair share guides say agencies should break down residential facilities by type for each district and include all types of beds including supportive housing and nursing homes. The city doesn't want to give shelter addresses for privacy reasons but they should at least list the facilities and numbers of beds. The district office should keep the information since we know what the addresses are anyway but that information might be lost when members leave the board.
 - viii. The reasons for rejection of sites in other districts that have a lower beds/population ratio should be more specific.
- c. **Resolution:** Have the district office send a followup letter with our questions about the Fair Share analysis to the Department of Social Services (see attached)
- Vote: 8 in favor, 2 opposed.**

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

**Transportation Committee
June 10, 2026**

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

Attendance (Board Members): Ethan Norville; Andrew Magnus; Felice Robertson; Khurshid Abdul-Mutakabbir; Theresa Westerdahl; Isaiah Pecou; Zlati Mochkin

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

Absent (Board Members): None

Absent (Community Resident Members): Calista DeJesus; Vadim Gaboys

Guests: Eva Rippeteau; Julie Fissinger

CB9 Staff: Allison Henry, Community Associate

Agenda:

I. Welcome/Greetings

- a. The meeting is called to order at 7:03 pm.

II. Approval of May Minutes

- a. Review of past meeting minutes.
- b. Chair Norville re-flags a typo in the May minutes that mention a correction from April's minutes. The word "Unanimously" had been misspelled and should be corrected, but the last note was autocorrected accidentally when trying to point it out.
- c. Khurshid flags that the May minutes overlooked a concern about Rochester Avenue's traffic flow at Eastern Parkway. He asked for a bullet point to be added to the Rochester project's discussion which notes that a likely reason for DOT's data showing high number of crashes at this intersection might be because of poor signal timings that create a conflict between vehicles and pedestrians.
- d. Andrew Magnus moves to approve the minutes with the typo corrected and Khurshid's correction added. Valerie seconds. **Motion passes by unanimous consent.**

III. Chair Updates

- a. Ethan reported that he discussed the committee's Brooklyn Bus Network Redesign working principles with Anthony Drummond of MTA. Mr. Drummond indicated that the submission was more comprehensive than those received from other community boards. No timeline was provided for next steps in the redesign process.
- b. Ethan reported that DOT indicated Community Board 9 may receive its first raised crosswalk at New York Avenue and Rutland Road, potentially as a pilot project for the district. Although this location differs from those discussed during the board's review of the Brooklyn-Kingston School Safety Plans, where storm drain placement presented implementation challenges, raised crosswalks were included among the board's recommendations. DOT's plans for the Brooklyn and Kingston corridors remain under discussion.
- c. Ethan reviewed the feedback he got from the CB9 community fair in which he offered a survey to passersby about our working principles reply to the Brooklyn Bus Network redesign. He reported the feedback was largely positive, with the only questions being in response to community consultation about curb space usage and concern that MTA would only use the upper limits of the stop spacing we proposed. There was then a group discussion about the OMNY program and its flaws. Ethan returned to the surveys and said he will bring finished versions to the committee in September.

IV. Rochester Avenue Traffic Plan

- a. Khurshid restates his concern about the injury data DOT noted at Eastern Parkway & Rochester Avenue in their presentation.
- b. Group discussion was had about the reasons there may be pedestrian and vehicle conflicts there and if signal changes would help reduce the chance of injury.
- c. Khurshid motions to ask DOT to 1) re-evaluate the signal timing of the traffic lights at Eastern Parkway and Rochester Avenue 2) look to give pedestrians a dedicated phase for crossing that does not conflict with dedicated time for southbound vehicles turning off of Eastern Parkway 3) add additional signage to the intersection for all users to have more certainty of safe crossing times. Ethan seconds. **Motion passes by unanimous consent.**

V. Lefferts Avenue Traffic Calming

- a. Chair Norville gives an overview of the long standing request for safety enhancements on Lefferts Ave, between Washington & Bedford Ave. Though the committee has already sent a letter from the district office, he says DOT has expressed a desire to hear an official CB9 resolution on specific asks, with the knowledge that the current presence of a speed camera prevents the addition of

speed bumps that had previously been requested. He also notes that DOT is open to other speed calming measures too.

- b. Lefferts Ave residents Eva Rippeteau, her daughter, and Julie Fissinger all speak in support of improvements on this block.
 - i. Eva highlights that she's been asking for safety enhancements for years already and has spoken with electeds, the CB, the precinct, and DOT and none of it has been effective. She recently spotted cars driving down the pedestrian ramps of the gas station across the street and it reignited her desire for a change on the street.
 - ii. Eva's daughter says the speed camera is only catching problems after the fact and not doing anything to slow cars down.
 - iii. Julie describes the efforts as "so circular" and asks "what do we need to do to get attention." She goes on to say it feels like they're being penalized by having the current speed camera.
 - iv. The residents say they'd prefer to not have the speed camera and instead have at least two speed humps, which would mirror other blocks nearby that have the same configuration. Eva asks that in whatever the CB does "please just you could say implement intersection calming, traffic calming. I swear it's elsewhere. We see it around the city."
- c. Khurshid suggests that some of the speeding is from drivers coming south on Flatbush and making the left turn to Lefferts. He says there is "momentum of people coming down Flatbush and seeing that green light and say, "I can get that and gunning it." He encourages a reevaluation of the traffic light at Lefferts and Washington Avenue so that drivers will not be enticed to speed by a long stretch of green lights.
- d. Andrew asks about DOT's reply to the previous letter CB9 sent in April that made a clear ask but left the specifics vague and he wonders if the lack of specific treatments in our request was an issue.
- e. In addition to the above, committee members and residents continued discussing potential measures, including
 - i. Removal of an existing speed camera and installation of two speed humps.
 - ii. Review and possible adjustment of traffic signal timing at Lefferts Avenue and Washington Avenue to discourage speeding.
 - iii. Installation of intersection-calming measures, including narrowing crossing distances through curb extensions/bump-outs.
 - iv. Replacement of bollards previously removed near the gas station adjacent to the intersection
- f. Discussion included differing views on whether the resolution should focus narrowly on speed humps and signal timing or include broader intersection-calming measures. Some members expressed concern that adding additional

requests could reduce the likelihood of DOT action, while others argued that intersection design changes were necessary to address pedestrian safety concerns.

- g. Motion is made to formally request that DOT remove the speed camera & install two speed humps/speed bumps. An addition (treated as part of the discussion and later incorporated) is added to also examine/retime traffic signals. Andrew offers an amendment to add intersection-calming measures to the proposed resolution, including consideration of curb extensions/crossing-distance reductions and replacement of bollards near the gas station. **Vote on the amendment** is approved, with one member opposed.
- h. During consideration of the above resolution, members debated the proper procedure for amending a motion. Questions were raised regarding whether amendments could be introduced after voting had begun and whether committee proceedings were required to follow Robert's Rules of Order in the same manner as the full board. To clarify the committee's intent, the Chair Norville agreed to restart the voting process and clarify.
- i. A final motion is made that recommends that DOT:
 - i. Replace the speed camera with two speed humps on Lefferts Avenue.
 - ii. Review and adjust traffic signal timing in the area.
 - iii. Replace bollards near the gas station where previously removed.
 - iv. Evaluate intersection-calming measures, including narrowing pedestrian crossing distances.
- j. **Motion passed by majority**, with four voting in favor and two voting against
- k. The committee directed that the item be advanced to the full board as a formal resolution. Members agreed that supporting maps and diagrams should be prepared to illustrate the locations of the traffic signals and proposed improvements before presentation to the full board.

VI. Bus stop blockage Troy and ENY (B12)

- a. Discussion about bus stop blockage by auto body repair shop at East New York Avenue and Troy. Community members noted the stop is blocked by perpendicularly parked vehicles that require the bus to drop off and pick up passengers in the street. General discussion that enforcement is not likely to de-escalate. People, including the elderly, have to walk into the street because of the mechanics work. Traffic is backed up down to Troy and into the intersection.
- b. Paco says that ideally camera enforcement (ABLE - Automatic Bus Line Enforcement cameras, are located on this route) would help, but the camera does not work if cars are perpendicularly parked on the curb or are missing bumpers. Paco suggests that perhaps the right approach is to ask the MTA to relocate the bus stop to avoid this conflict.

- c. Valerie suggests the CB should ask 71st precinct or community affairs to check into the auto body shop. Member Felice agrees and says she can bring it up at the next precinct community council meeting. Paco says he will send images of the situation to Felice.

VII. New Business:

- a. Teresa Westerdahl states that carshare paint is still in parking spots that have been abandoned and neighbors continue to get tickets despite the signage being incorrect.
- b. Teresa also comments that the bike lane project at Flatbush Avenue and Ocean avenue is currently hazardous because of the limited sidewalk space offered during construction. She requests a sign for cyclists to dismount and says she witnessed a collision at the on-ramp that required ambulance services.
 - i. Ethan moved to request that DOT install temporary "Cyclists Must Dismount" signage in the construction area. **Motion passes 4-1.**

VIII. Old Business:

- a. Member Robertson requests a sign for Washington avenue as part of traffic calming, Chair Norville says this is old business and still ongoing, no additional action is taken.

IX. The meeting was adjourned at 8:35pm.

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

Nominations Meeting Minutes
June 10, 2026

Attendance (Board Members): Debbie Timothy, Chair; Theresa Westerdal

Absent (Board Members): Solange Benjamin; Catherine Buccello Solange Benjamin;
Francisca Leopold

Guests: None

CB9 Staff: Allison Henry, Community Associate

1. Call to Order
 - a. Meeting started at 7:15 p.m.
2. Welcome
3. Approval of May Minutes
 - a. Approval of May 13th, 2026, minutes with some omitted edits from committee members for CB9 staff to revisit.
4. Documents for officers for the 2026-2027 election were reviewed with some recommendations for CB9 staff. Information about officers voting process will be shared with board members prior to distribution of ballots. CB 9 staff will share bios / resumes of nominees with committee members as requested.
5. Adjournment
 - a. Meeting Adjourned at 7:30 p.m.

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

Parks, Recreation & Culture Committee Meeting Minutes
June 11, 2026

Attendance (Board Members): Nicolas Almonor; Abigail Timm

Absent (Board Members): None

Attendance (Resident Members): David Romeo, Brenda Pagan

Absent (Resident Members): Gloria Briggs, MC Alexander, Shomari Ramsay

Guests: Michael Schnall, Director of Government & Community Affairs Brooklyn Botanic Garden

Welcome and Introductions

CB9 Staff: Mia N. Hilton, Assistant District Manager

1. Call to order

- a. Called to order the regular meeting of the Parks, Recreation & Culture Committee at 7:23pm on date 6/11/2026

2. Presentation and Discussion – Brooklyn Botanic Garden

- a. Michael Schnall, Brooklyn Botanic Garden provided an overview of community partnerships, workforce development opportunities, internships, apprenticeships, and horticultural training initiatives. Discussion included:
 - i. Internship and apprenticeship opportunities available through city-supported
 - ii. Institution networks
 - iii. Workforce certifications and training pathways supporting employment with the Parks Department
 - iv. Community education and horticultural engagement programs
 - v. Long-term career opportunities through partnerships and seasonal employment opportunities
 - vi. Additional discussion focused on:
 - 1. Community access and outreach efforts
 - 2. Expansion of educational opportunities
 - 3. Questions regarding Japanese garden programming and maintenance of cherry blossom plantings

4. Contact information and ongoing engagement opportunities with garden representatives
5. The committee also discussed the Greenest Block in Brooklyn initiative. Representatives explained that support includes staff assistance, educational programming, planting materials, containers, and outreach resources. Concern was raised regarding increasing participation from South Brooklyn communities and identifying funding opportunities to expand access and engagement.
6. Governance and Community Representation Discussion
7. Committee members discussed nonprofit governance structures and explored opportunities for community representation within cultural institution boards. Questions were raised regarding trustee appointments, recruitment processes, financial expectations of nonprofit boards, and how community members may become more engaged in institutional decision-making. The presenter agreed to identify appropriate contacts for future follow-up.

3. Roll call

- a. A quorum was not established.
- b. The meeting was called to order by the Committee Chair. Introductions were conducted and attendance was reviewed. A discussion was held regarding committee membership participation, quorum requirements, and onboarding of prospective committee members. Committee members encouraged participants to continue engagement and provide feedback to strengthen committee work.

4. Approval of Previous Minutes

- a. Minutes were reviewed and corrected, since there was no quorum, the approval will be done at the meeting in September.
- b. The committee reviewed the previous meeting minutes and discussed corrections to attendance records and clarifications regarding prior agenda items. Members noted that references to prior programming should accurately reflect that certain activities were one-time visits rather than ongoing programs. Corrections were noted for submission to the full board.
 - i. Corrections/Updates from May 14, 2026 Minutes
 1. Absent- Gloria Briggs
 2. Line (1) - Mr. Elliston discussed participating in Harvest Fest 2024, his visit to Maple Street Community Garden
 3. Line (7) Invitation to the Community Resource Event - On 3/19/2026 the invitation was made by liaison Brenda Pagan

5. Public Comment / Community Discussion

- a. **Committee Reports and Announcements**

- b. Major Owens Health & Wellness Community Center
 - i. Members discussed applications for the advisory committee at the Major Owens Health & Wellness Community Center and encouraged participation; New board will be in place by the next meeting
- c. Future Planning Discussions
 - i. Arts and Music Summit plans to be developed over the Summer
 - ii. The committee discussed organizing a future arts and music summit highlighting local artists, cultural organizations and Medgar Evers College
- d. Tentative timeframe discussed:
 - i. April 2027
 - ii. Potential partnerships discussed included:
 - 1. Medgar Evers College
 - 2. Local cultural institutions
 - iii. Sports Summit
 - 1. Youth sports organizations
 - 2. Community collaboration
 - 3. Athletic programming
 - 4. Team exhibitions and networking opportunities
 - 5. Tentative timeframe discussed
 - a. Winter/Spring 2027
- e. Members discussed encouraging all organizations presenting before the committee to also participate in future Community Board 9 resource fairs;
- f. Parks Tour and Mural Project
 - i. A Community Board 9 parks tour
 - ii. A mural project within the district
 - iii. An arts and music summit involving schools and community organizations
 - iv. Members emphasized the importance of involving schools, youth organizations, and
 - v. community partners in future programming efforts

6. Recreation and Youth Programming Updates

- a. The committee received updates regarding local youth soccer programming and community sports engagement efforts. Members shared that a Crown Heights youth team advanced from a Brooklyn tournament to citywide competition and expressed support for expanded recreational opportunities. Additional discussion included:
 - i. Future soccer clinics open to community members
 - ii. Expanding recreational access across neighborhoods
 - iii. Encouraging broader participation in youth and family sports programming

7. Arts and Cultural Initiatives

- a. Discussion included interest in future public art and mural opportunities within the district, including engagement with schools and youth participation in design and implementation efforts. Members expressed interest in identifying organizations to present future proposals to the committee.
- b. Committee agrees to a gathering in July and August at Maple Street Community Garden on July 10th and at Union Street Community Garden on August 14th

8. Adjournment

- a. There being no further business, the meeting was adjourned. Committee members noted interest in maintaining informal engagement over the summer and reconvening at the next scheduled committee meeting.
- b. The meeting adjourned at approximately 9:16pm

Submitted by: Abigail Timm Co-Chair, Parks, Recreation & Culture Committee

Minutes reviewed and approved by: Nicolas Almonor, Chair, Parks, Recreation & Culture Committee

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

Environmental Protection Meeting Minutes
June 15, 2026

Attendance (Board Members): Kendall Christiansen; Bishop Hamilton-Gonzales; Debbie Timothy; Isaiah Pecou; Felice Robertson; Zlati Mochkin

Attendance (Community Resident Members): Eric Wiseman

Absent (Board Members): None

Absent (Committee Resident Members): Marissa Murphy; Samantha Bhatt; Amy Jacobson

Guests: None

CB9 Staff: Allison Henry, Community Associate

1. The meeting was called to order by Chairperson Christiansen at 7:05 pm at the Community Board office.
2. The agenda was accepted. Minutes of the April meeting were received.
3. The Committee reviewed several Sanitation-related topics, including support of voluntary clean-up efforts organized in several neighborhoods, DSNY's proposed regulation regarding waste set-out times on Friday evenings for certain areas with Saturday collection, and the delays in enforcement of containerization for 1-9 unit buildings until September.
4. DSNY's latest push for on-street containers for larger buildings also was discussed; the next district is CB8.
5. The proposal for a series of workshops focused on flooding will be developed over the summer for consideration for the Fall.
6. The meeting adjourned at 7:40 pm.

DM Report
General Board Meeting
June 18, 2026 / MS61-400 Empire / 6:30PM

Public Notices

- In late May, the Members of the New York State Liquor Authority (SLA) approved a new advisory eliminating the longstanding requirement that on-premises liquor license applicants disclose whether patron dancing will be permitted at their establishment. The idea was to remove outdated dancing restrictions from the SLA licensing process.
- Prospect Park Alliance is replacing four all-season fountains along the Park Drive. These fountains were funded by D39 PB but failed to withstand the wear and tear of park usage. We needed to wait until after the winter months to address this, and completion will take 10-12 weeks. Second, someone vandalized 9 of the park's drinking fountains by removing their brass basins. NYC Parks is sourcing and replacing these basins, but this will also take about 10-12 weeks.
- NYC DOT Safety Project Notification: Rutland Road and New York Avenue - I am writing to inform you of an upcoming NYC DOT safety project at the intersection of Rutland Road and New York Avenue in Community Board 9. The proposed safety project consists of a Raised Crosswalk along the west leg of the intersection, crossing Rutland Road. This location was chosen as a part of a Raised Crosswalk Program whose focus is to identify Raised Crosswalk locations near pedestrian generators such as schools, parks, and senior centers where there are high volumes of child and senior pedestrians.
- Breaking Ground Safe Haven – A (39) bed shelter at 781 Clarkson Ave, Brooklyn, NY 11203, is in such disrepair, the state is planning to phase out the location.

Public Hearings

- Check out public hearings at <https://rules.cityofnewyork.us/>
- Tonight was the final Rent Guidelines Board (“RGB”) Public Hearing to discuss the adoption of the rent guidelines for October 1, 2026 through September 30, 2027. June 16th tonight is the deadline. You still have time to submit online at ask@rgb.nyc.gov or on the rules website [here](#).
- DSNY: The Dept. of Sanitation is proposing to amend its rule relating to its pilot program requiring containerization for buildings with 10 or more dwelling units. DSNY will hold a public hearing via Microsoft Teams at 9:30AM on June 17, 2026, [here](#).

Administrative

- CitiBike stations maintenance – let us know
- Shelter Community Advisory Board (asked how long for appt.)
- In partnership with AM Souffrant-Forrest, CM Hudson, DSNY, and the LES Ecology Center, we will be holding a community recycling event on July 7th from 10AM – 2PM at St. Francis de Sales in the back parking lot.
- CB9 calendar for next year is already online. We will be sending calendar invitations during the summer. Note, the meeting dates will not be changing. Committees will need to elect vice chairs to ensure the committee can meet. If both are unavailable, the meeting will be cancelled.
- Shooting in district after Knicks win (Lincoln and Flatbush)
- For Utica, MTA is tracking for fall 2026 return to service for the elevator and for Prospect Park we are tracking a return to service this month
- Sign up for weekly e-blast!

ULURP/Land Use Committee Voting Item

To be added the CB9 Zoning Framework:

Fair Share

Under the NYC Charter Section 203 rules developed by the City Planning commission, fair share analysis must be conducted for all city facilities (defined as facilities directly owned or leased by the city or by organizations which get 50% or more of their funding from the city or programs which could not operate without city funding). Leases or acquisitions of land, or capital construction by the city are also subject to ULURP. However, in community district 9 such analysis must also include all state and federal facilities and acquisitions of land, or capital construction. Our residents' quality of life and need for services are not determined by which level of government is funding the project. Our annual District Needs Statement should contain a beds to population ratio analysis for residential facilities.

Environmental Review

Comprehensive Environmental Reviews should be conducted for any new development, if the development results in a cumulative total of 300 or more units having been built within a half mile radius of the development since the last comprehensive environmental review in that radius.

Brooklyn Community Board 9 Bus Network Redesign Standards

SUMMARY: A set of standards for the MTA's proposed Brooklyn Bus Network Redesign, which include:

1. Optimizing the bus network design for reducing overall passenger journey times, taking into consideration transfer time and waiting time instead of only bus speeds;
2. Improvements to passenger environments;
3. Enablement of efficient east-west travel in the district;
4. Enhanced frequency of existing routes on nights and weekends;
5. Optimizing toward bus-to-subway connectivity;
6. Bus stop spacing no greater than 1,200 feet with a preference for average stop distances of 1,000 feet or less; and
7. Consultation between the MTA, NYC DOT, and Brooklyn Community Board 9 regarding any curb space made available by the removal or consolidation of bus stops.

These standards are additional to specific route-based motions and resolutions previously made by Community Board 9, including the October 2023 resolution to keep the southbound B49 route on Bedford Avenue.

At the [DATE] Board meeting of Brooklyn Community Board 9, the Board adopted the following resolution:

WHEREAS

1. The Metropolitan Transportation Authority (MTA) has paused the Brooklyn Bus Network Redesign in the Draft Plan Review Phase (as of Summer 2025), and may resume public review and feedback as early as Summer 2026; and
2. Residents of Community District 9 use a mixture of transportation methods, including cars, rideshare services, taxis, bicycles, and public transportation, and approximately 25% of residents are estimated to use bus service as their primary or daily means of commuting (Brooklyn Borough President Demographics Report, 2024); and
3. Brooklyn Community District 9 is currently served by eight bus routes (B12, B17, B40, B41, B43, B44, B46, and B48), while the Draft Plan proposes ten routes (*B10*, B12, *B16*, B17, B40, B41, B43, B44, B46, and B48), including substantial changes to route alignments, stop spacing, and service patterns; and
4. The stated goals of the Brooklyn Bus Network Redesign include improving reliability, travel speed, legibility, and regional connectivity across the borough, with a specific emphasis on speeding up buses; and
5. Bus riders in Community District 9 disproportionately include seniors, students, persons with disabilities, essential workers, and residents from transit-dependent households who may be more sensitive to increased walking distances and transfer requirements; and

6. Increased stop spacing may improve operating speeds for buses, but may also increase total passenger travel time by requiring longer walking distances and reducing accessibility for riders with mobility limitations; and
7. Many bus corridors within Community District 9 lack adequate passenger amenities, including shelters, seating, lighting, real-time arrival information, shade, and accessible boarding infrastructure; and
8. There is no East-West route in Community District 9 today, and east-west service remains comparatively weak relative to north-south service, limiting access between neighborhoods, commercial corridors, schools, parks, healthcare facilities, and subway lines; and
9. Frequent and reliable off-peak service, including nights and weekends, is essential for workers with nontraditional schedules and for equitable access to employment, healthcare, recreation, and community resources; and
10. Proposed stop consolidations may create opportunities for restoration of curbside space which may include parking capacity, loading management, bicycle infrastructure, or other public realm improvements. There are more than 100 bus stops in the district today, and as many as one-third would be eliminated in the draft proposal.
11. Other speed improvement efforts may be explored, such as modernizing the fleet, faster or 'all-door' boarding, and improved passenger information systems.

THEREFORE, BE IT RESOLVED that Brooklyn Community Board 9 urges the Metropolitan Transportation Authority to attend Community Board and/or committee meetings, and to consider the following standards as part of the Brooklyn Bus Network Redesign:

1. *Passenger Journey Time*: The methodology of the Bus Network Redesign should prioritize total *passenger journey time*, rather than *average bus speed*. Passenger journey time includes 'walking time' to bus stops (which may be spaced farther apart), 'waiting time' for service (service which may be reduced), 'transfer time' to subway or bus connection, and overall trip reliability in addition to in-vehicle travel speeds. Any proposed bus network redesign must evaluate success based on a holistic reduction in total passenger travel time—including walking, transfer time, and waiting time—rather than solely prioritizing in-route bus speeds at the expense of commuter accessibility.
 - a. Reducing passenger journey time requires better reliability, more frequent service, reducing required walking, reducing the need for connections, and increased vehicle speeds. Prioritizing bus-to-bus connections and shortening bus routes may sometimes appear to be justified by improving bus speeds, but those measures worsen overall journey time by forcing travelers to transfer to different routes and wait more than necessary. We support a departure from this thinking and encourage a renewed focus on ensuring passenger journey time is minimized, using methods like straight routes and bus-to-subway connections as much as possible. For straight routes, exceptions can be made when routing to large transit hubs, significant destinations, or points of interest.
2. *Passenger Environment Improvements*: The Bus Network Redesign should be accompanied by enhancements to passenger environments, including but not limited to bus shelters, seating,

improved lighting, level boarding improvements, shade infrastructure, ADA accessibility upgrades, and real-time travel information displays.

3. *East-West Service:* The Bus Network Redesign should apply equal focus toward north-south routes as with east-west routes to give travelers adequate options available in many directions.
 - a. The proposed east-west route currently identified in the Draft Plan as the B10 should operate as a full-time route with 24-hour, 7-day service, rather than limited weekday rush-hour operation only. Prior to this proposed route, there was scarce efficient connectivity between District 9 and major transit connection points to the east, such as Broadway Junction.
4. *Service Frequency:* The MTA should balance frequency and reliability of service for Local, Limited, and SBS routes serving Community District 9, including during nights and weekends.
 - a. Residents cannot adequately depend on bus service if buses are deployed erratically, at irregular times, or at strikingly infrequent times. Frequency is a common complaint about bus service and is also a top rider priority, often even a higher priority than bus route coverage. At the very least, service levels should match demographic growth.
5. *Subway Connectivity:* The MTA should prioritize direct connections to subway service over new mandatory bus-to-bus transfer patterns.
 - a. As one example in the Draft Plan: the proposed B16 service terminates at Utica Avenue for connection to the B46, but does not connect to the 3 train at Sutter Avenue–Rutland Road like the B15 and B47.
6. *Bus Stop Spacing:* For routes serving Community District 9, the MTA should establish a maximum spacing of 1,200 feet between bus stops, with a preferred average spacing of 1,000 feet or less wherever feasible.
 - a. As one example in the Draft Plan: removal of the B48 stop at Washington Avenue/Sullivan Place would result in a gap between adjacent stops exceeding 1,600 feet.
7. *Curb Space Planning:* The MTA and NYC Department of Transportation should consult with Brooklyn Community Board 9 regarding future uses for curb space made available through bus stop removals or consolidations. Such spaces may be appropriate for parking, loading zones, bicycle infrastructure, bus boarding improvements, greenery, micromobility facilities, or other neighborhood-serving uses.

BE IT FURTHER RESOLVED that these requests are in addition to previously expressed resolutions passed by this body, such as the Oct. 2023 resolution to keep the southbound B49 route on Bedford Avenue.

BE IT FURTHER RESOLVED that Brooklyn Community Board 9 requests the MTA's attendance at Board and Committee meetings, and encourages the MTA to provide robust public outreach and advance notice regarding proposed route modifications, stop removals, service changes, and implementation timelines.

SUPPORTING DOCUMENTATION

- Redesign Draft Plan Map <https://www.mta.info/document/101871>

- Existing Brooklyn Bus Network Map <https://www.mta.info/map/5261>
- Selected Route Profiles, which are available for greater review virtually at the ‘Remix’ interactive maps at <https://www.mta.info/project/brooklyn-bus-network-redesign>