

Brooklyn Community Board 9 General Board Meeting Minutes

Tuesday, January 27, 2026

Middle School 61

400 Empire Boulevard, Brooklyn, NY 11225

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 7:13 p.m.
- Chair Baptiste waived the reading of the Rules of Order for the night's meeting

2. Application for the New York State Liquor Authority:

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

Brooklyn Bathhouse d/b/a Zurlee – 731 Flatbush Avenue, (Clarkson/Parkside Avenues) New Liquor, Wine, Beer and Cider License

PUBLIC COMMENT PERIOD:

David Kupferberg

Toni Willians

Catherine Buccello

Alicia Boyd

ACKNOWLEDGEMENTS: Elected Officials & NYC Agency Representatives

Ed Cen

Eli Slavin

Paucha Edwards

Jennifer Richardson-Herbert

Michelle Tege & Anthony Beckford

Anna Lipkind

Ali Boivab

Mark Levine Office

Congresswoman Yvette Clarke's Office

State Senator Zellnor Y. Myrie

Assemblywoman Monique Chandler-Waterman

District Leader -43rd District

IDCC

DCWP (Dept of Consumers & Workers Protection)

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	<i>EXC= Excused</i>	
1	Abdul Mutakabbir, Abdul	X	24	Letwine Mavima	A
2	Nicolas Almonor	A	25	Marcia Maxwell	X
3	Fred P. Baptiste	X	26	Vanya Mayers	X
4	Solange Benjamin	X	27	Rohaam Menon	A
5	Catherine Buccello	X	28	Zlati Mochkin	X
6	Joanna Carr	X	29	Ethan Norville	X
7	Suwen "Suki" Cheong	X	30	Denzel Oduro	A
8	Kendall Christainsen	X	31	Isaiah Pecou	X
9	Eve Chavi Cohen	X	32	Hasaan Qazi	A
10	Nicole Soul Creary	A	33	Vanessa Raptopoulos	X
11	Max Roland Davidson	X	34	Felice Robertson	X
12	Lisa Etienne	X	35	Binyomin Rosenberger	A
13	Vadim Gaboys	A	36	Melissa Severe	X
14	Bishop Sylveta Hamilton-Gonzales	X	37	Bakary Tandia	A
15	Shaunya Hartley	X	38	Joshua Thomas-Serrano	X
16	Rod Herbert	X	39	Abigail Timm	X
17	Drew Johnson	A	40	Debbie Timothy	X
18	Volney Joseph	A	41	Linda Watson-Lorde	X
19	Ronisha LaBarrie	A	42	Dawn Welters	X
20	Mayna Legoute	X	43	Theresa Westerdahl	X
21	Francisca Leopold	X	44	Joyce Williams	X
22	Christian Loubeau	X	45	Lorianne Wolseley	X
23	Andrew Magnus	X	46	Steve Zeltser	A

@ Roll Call 33 members were present with 13 members absent.

A quorum was met

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

The minutes of the December 2025 meetings was accepted on a vote of common consent with no objections.

3. Committee Chairs Announcements

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

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

4. District Manager's Report:

Public Notices:

- BP's Office: Brooklyn Community Board applications are LIVE. The deadline to apply is Feb 6th and will not be extended. Link is on our website on the news tab.
- The Refugee and Immigrant Service Center provides assistance and services to refugees in the United States with the intent of assisting these individuals in becoming employed and self-sufficient. This Center serves the refugee population citywide, which consists of individuals who are either unable or unwilling to return to their country of origin due to persecution or fear of the same due to race, religion, nationality, political opinion or being a member of a particular social group. Current Location 32-20 Northern Boulevard, 5th Floor, Queens 11101 closed Friday, January 16, 2026; New Location (opens Tuesday, January 20, 2026): 25 Chapel Street, 6th Floor, Brooklyn 11201
- Thank you for your correspondence requesting the installation of additional streetlight at 791 Empire Boulevard between Troy and Schenectady Avenues. The Department of Transportation's (DOT) Street Lighting Unit has conducted a survey and have determined that additional street lighting is warranted, and the Street Lighting Unit will schedule the installation. Note this location is in front of PS221.
- DSS: HOPE COUNT - On Tuesday, January 27th, the NYC Dept. of Social Services will conduct the 21st Annual Homeless Outreach Population Estimate (HOPE) survey which is a point-in-time survey to get an estimate of unsheltered New Yorkers.

- SWAB - Tour the Brooklyn Recycling Facility - The tour will give a behind-the-scenes look at how the city processing recycling on February 13th at 1PM.
- DHCR: Clarkson Estates, state project, located at 329 Clarkson Avenue, Brooklyn, NY 11226 is opening the lottery for 163 lottery and 164 supportive units. Available units range from 30% to 70% AMI. Deadline to apply is March 10, 2026 and the lottery will be held at the end of March. You can request an application by emailing www.clarkson@kgupright.co

Public Hearings:

- BKCB9: CB9 will be hold its annual Citywide Statement of Needs for FY27-28 on February 18th, 2026, starting at 6:30PM at the Board Office. The primary purpose of this document is to inform communities of the City's facilities needs and the specific criteria for selecting the locations of those facilities.
- The Department of Sanitation (DSNY or the Department) is proposing to amend its rules to include the implementation schedule for the Midtown South and Staten Island Commercial Waste Zones (CWZ) and to create application process for infrequent generators of commercial waste. DSNY will hold a public hearing on the proposed rule. The public hearing will take place via Microsoft Teams at 10:00AM on Wednesday, February 18, 2026, using the following link: <https://teams.microsoft.com/meet/29066496207319?p=SA8dbGATzAyI3xzXY> . You can email written comments to www.nycrules@dsny.nyc.gov . We are zone Brooklyn East with no implementation date set.
- DOF: The New York City Department of Finance (DOF) is proposing a rule in relation to the apportionment of tax lot parcels, a portion of which were acquired by the City of New York through condemnation proceedings. DOF will hold a public hearing at 11:00 AM on January 29, 2026. The hearing will be conducted remotely through Microsoft Teams. To participate in the public hearing, go to www.rules.nyc.gov You can email comments to DOFRules@finance.nyc.gov.
- The New York City Department of Finance (“DOF”) is proposing amendments to rules to allow stipulations under the Stipulated Fine Program and the Commercial Abatement Program for time periods preceding the date of the agreement and to clarify polices relating to late payments under such programs. DOF will hold a public hearing at 11:00 AM on February 2, 2026. The hearing will be conducted remotely through Microsoft Teams. To participate in the public hearing, go to rules.nyc.gov. You can email written comments to www.DOFRules@finance.nyc.gov

Administrative:

- General Board meeting will be held at MS61 (400 Empire). We will monitor weekend weather.
- March 24th, 2026 General board meeting will be held at Brooklyn Botanical Gardens (990 Washington Avenue).
- List of public notaries in CB9

5. Chairman's Report:

- Thanked Mr. Ed Cen for attending the meeting
- The CB9 Community Fair planning/conversation is in progress. The fair will be held in the 1st week of June 2026
- Applications for the Brooklyn Community Boards, 2026-2028; closing date February 6, 2026
- Conduct of the Board Meeting – for 2026 there will be reviews of the operations of the Boards.
- The structure of the Board will soon be under review
- Video conferencing will be re-opening at the meetings laws.

6. Voting Session:

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

This item was tabled for the February Board meeting due a “no show” of the business’s representation.

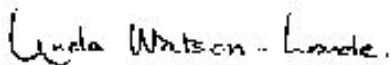
Brooklyn Bathhouse d/b/a Zurlee - 731 Flatbush Avenue, (Clarkson/Parkside Avenues) New Liquor, Wine, Beer and Cider License.

*Following a discussion on the changes in the hours of operation, a letter of “No Objection” will be sent to the SLA. **The vote results: 27 For/Yes/In favor of; 1 Vote No/Against and 4 Abstentions.***

7. New Business:

A Board member inquired of the Board, on the procedures where the Board voted in favor of an item which the Committee did not approved?

8. Adjournment. Fred Baptiste, Chair of Brooklyn Community Board 9, adjourned the January 2026 General Board Meeting at 8:44 p.m.



Linda Watson-Lorde
Executive Secretary CB 9
January 2026