

# 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:**

*Zlati Mochkin      Aaron Gluck      Venus Scantlebury*

*Cheryl Bernard      Toni Williams      Elizabeth Hickey*

*Alicia Boyd*

### **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

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

**1<sup>st</sup> Vice Chair:** 1. Isaiah Peacou 2. Adul Mutakabbir (Two -2-candidates)

**2<sup>nd</sup> 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=Bb3jcvqh26hLbkFFwU6ZpU80XZGlaW>
- .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

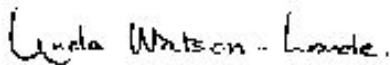
## **6. Chairman's Report:**

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**