

COMMUNITY BOARD #18 MINUTES – REGULAR MEETING – OCTOBER 18, 2023

ATTENDANCE

Rosamond Alvaranga
Felina Backer
Sallie Viola Bennett
Barbara Bieber
Roosevelt Boursiquot
Gardy Brazela
Andrenia Burgis
Eugene Burshtein
Salvatore Calise
Jamaal Carryl
Paul Curiale
Marie Delus
Reeves Eisen
Maria Garrett
Denise Gordon
Denise Gourdine

Stuart Heier
Tomas Hernandez, Jr.
Aryanna Holder
Roy Holder
Naomi Hopkins
Michael Ien
Lyndon Inglis
Jibreel Jalloh
Kenny Jean-Baptiste
Aleah Laforce
Omeil Morgan
Juvanie Piquant
David Price
Elaine Reid
Patrick Jayson Reyes
Wilton Ricketts Jr.

Victoria Stennett
Robert Tracey
Nancy Walby
Valerie Woodford
Grace Zwillenberg

GUESTS:

Mario Bruno
Jerry Fragias
Beth Defalco
Madeline Marquez
Debbie Smith
Maxine E. Lewis
Joseph Zelinski
Paul Laguerre
Shawn Legree
Silvan Ferrara
Alan Ferrara
Thomas Weeks
Stephanie Pulio
Tom Marshall
Rob Muzeuchin
Mark Partnow
George Patsis
Michael Benjamin
Neil Mostofsky
Vladimir Sterlin
Patrick Agard
KayAnn Harris
Denault Harris
Det. Ronette Benjamin
P.O. Thomas Podd
P.O. Samuel Maria
Maureen Bruno
M. Blair

NYC Department of Environmental Protection (DEP)
NYC Department of Environmental Protection (DEP)
NYC Department of Environmental Protection (DEP)
Ponce Bank
Ponce Bank
Area Resident
Area Resident
Representing Kings County District Attorney Eric Gonzalez
Halsey Bar & Grill LLC
Area Resident
Area Resident
Area Resident
Area Resident
Area Resident
Area Resident
Marine Park Community Association
Area Resident
5811 Dolce Vita Inc.
Representing State Senator Roxanne Persaud, 19th S.D.
Area Resident
Area Resident
Elites Event Space
Elites Event Space
Elites Event Space
63rd Precinct
63rd Precinct
69th Precinct
Area Resident
Area Resident

J. Lawrence	Area Resident
Vilma Gilbert	Area Resident
Patrick Gilbert	Area Resident
Frank Naccarato	Area Resident
Dr. Jackie Cody	Area Resident
Leyla Arcasoy	Area Resident
Sharon Borno	Area Resident
Victoria Burshtein	Flatbush Pot Shop
Sephida Artis-Mills	Flatbush Pot Shop/United Empowerment Party
Linda Steinmuller	Canarsie Courier
Gerard Brewster	Utica 2 Flatbush
Clayton Allwood	Area Resident
Floyd Jarvis	Area Resident
Jacob Gold	Representing Public Advocate Jumaane Williams
Pauline Grant	Area Resident
Joan Rubano	Area Resident
Phyllis Cristadorao	Area Resident
Andrew Zibell	VOAGNY Legacy Family Residence
Guerline Morency	Area Resident
Dion Quamina	Rep. Assemblywoman Nikki Lucas, 60 th A.D.
Jillian Joseph	Area Resident
David Phillip	Area Resident
Tarik Zarrouk	Area Resident
Hon. Monique Chan-Waterman	Assembly Member, 58 th A.D.
Roshelle Nelson	Rep. Assemblywoman Monique Chandler-Waterman, 58 th A.D.
Doodley Plaisval	Area Resident
Pearlina Boucher	Area Resident
Jose Santos	Area Resident
Hon. Farah Louis	Council Member, 45 th Council District
Michael Trotta	Bergen Beach Civic Association
Sal Calise	Representing Bergen Beach Civic Association
Paul Curiale	Representing Mill Basin Civic Association
Dewayne Burnd	Vista PLLC
Ernest Borno	Area Resident
Norine Medas	Canarsie Merchants Association
Clover March	Area Resident
Kemar Blake	Bellyful Restaurant
Joanne Bobb	Area Resident
Keisha Sydney	Sesame Flyers Inc.
Guillermo Howard	Area Resident
Teslie Alba	Area Resident
Mercedes Narcisse	Council Member, 46 th Council District
Saye Joseph	Rep. Council Member Mercedes Narcisse, 46 th Council District
Adlerette Kebreau	Area Resident

7:08 P.M.

Board Member Tomas Hernandez led the Pledge of Allegiance.

REGULAR MEETING

Secretary Barbara Bieber called the roll, 28 board members were present.

Chairperson Michael Ien welcomed everyone and called the meeting to order. He introduced the Executive Board, 2nd Vice Chair Maria Garrett, Treasurer David Price, Secretary Barbara Bieber, and introduced the staff, District Manager Sue Ann Partnow, Assistant District Manager Dorothy Paul, and Community Assistant Gail Fazio. Chairperson Ien asked if there were any additions or corrections to the minutes of the Regular Board meeting held on September 20, 2023. Board Member David Price made a motion that the minutes be accepted. Board Member Sallie Bennett seconded the motion. The motion passed unanimously.

7:11 P.M.

PUBLIC HEARINGS

Chairperson Michael Ien introduced Beth Defalco and Jerry Fragias Representing the NYC Department of Environmental Protection who provided a follow up to a previous Town Hall meeting concerning area flooding. Heavy rains, even moderate rainfall caused backups and damage in people's homes. DEP explained some corrective action homeowners can take to protect their property while the agency conducts an analysis of the existing sewer system in Bergen Beach and checks out engineering alternatives to try and eliminate flooding issues in the area. DEP also distributed sump pumps, rain barrels and flood detectors to the meeting attendees.

Chairperson Michael Ien introduced Treasurer and Chairperson of the Capital & Expense Budget Committee, David Price who explained that in preparation for the FY 2025 Capital and Expense Budget submissions, neighborhood civic and block associations, and the community-at-large, were invited to submit budget requests for consideration by the Community Board for inclusion in the Capital & Expense Budget for Fiscal Year 2025. The Capital & Expense Budget Committee had two meetings to review and prioritize submissions for the FY'2025 budget requests from Board Members and community residents. Board Member Sal Calise made a motion that the board accept the order of submissions for Community Board 18's Capital and Expense Budget for FY'2025. Board Member Elaine Reid seconded the motion. The motion passed with 30 Yes, 2 No, and 1 Abstention Votes.

7:49 P.M.

GUEST PRESENTATION

Chairperson Michael Ien introduced Planning & Zoning Committee Member Naomi Hopkins who provided a brief presentation on the meeting that was held with Ponce Bank about establishing a BDD Program at their Ralph Avenue Branch. Committee Member Hopkins explained that this type of program gives the Bank the opportunity to deepen neighborhood ties, promote individual wealth and help revitalize the community. With this grant, Ponce Bank can reduce the number of unbanked residents of Community Board 18, increase financial awareness and mastery, and invest in not-for-profits and local education institutions. Debbie Smith, the Branch Manager, answered questions and provided further information on the program. Planning & Zoning Committee Member Hopkins stated that the Committee recommends that Community Board 18 write a letter of support for Ponce Bank's BDD Program application at the Ralph Avenue Branch. She made a motion and Board Member Sal Calise seconded the motion. The motion passed unanimously.

8:05 P.M.

OLD BUSINESS

A proposal was made at the September 20th Board Meeting by Bylaws Chair Frank Seddio for the following By-law change regarding The Election of Officers for CB 18. He proposed moving the election from the January meeting to the June meeting of the Board each year. In the absence of Bylaws Chair Frank Seddio, the Board Members had a discussion. Board Member Marie Delus made a motion that the Election of Officers for CB 18 be kept in January and not moved to June. Board Member Jibreel Jalloh seconded the motion. A No Vote is for keeping the elections in January. A Yes vote is to move the elections to June. The motion to keep the elections in January passed with 13 No and 10 Yes, and 3 Abstention Votes.

Council Member Mercedes Narcisse, representing the 46th C.D., greeted everyone and spoke about her upcoming community events. She highlighted her coat drive since the Winter months are upon us as well as information on programs, other events, and her office contact information.

Assembly Member Monique Chandler-Waterman, representing the 58th A.D., greeted everyone and reminded the meeting attendees about her Harvest Festival and Job Fair which includes training and hiring opportunities. She announced her other upcoming community events, programs, and seminars.

Michael Benjamin, representing State Senator Roxanne Persaud, 19th S.D. and Brit Byrd, representing Brooklyn Borough President Antonio Reynoso greeted everyone and provided information on programs, upcoming community events, and office contact information.

8:06 P.M.

COMMITTEE REPORTS

SLA COMMITTEE – Paul Curiale, Chairperson

1. State Liquor Authority Application Received – Vote

NEW APPLICATION AND TEMPORARY RETAIL PERMIT APPLICATIONS FOR AN ALCOHOLIC BEVERAGE LICENSE FOR LIQUOR, WINE, BEER & CIDER

- Elites Event Space, TBD, 1663 Ralph Avenue – 11236
- CZEN NY LLC, CZEN, 4410 Avenue H – 11234

RENEWAL APPLICATIONS FOR AN ALCOHOLIC BEVERAGE LICENSE FOR LIQUOR, WINE, BEER & CIDER

- Blueprint 265 Management LLC, C’ZEN, 4410 Avenue H – 11234
- Halsey Bar & Grill LLC, Halsey Bar & Grill, 4404 Avenue H – 11234
- 5811 Dolce Vita Inc., 5811 Dolce Vita Inc., 5811 Avenue N – 11234

Chairperson Paul Curiale asked if any applicants were present.

Shawn Legree representing Halsey Bar & Grill LLC, George Patsis representing 5811 Dolce Vita Inc., Patrick Agard, KayAnn Harris, and Denault Harris representing Elites Event Space, were present.

Chairperson Curiale stated that the Community Board notified the Board Members, the local elected officials, civic associations, the 63rd and the 69th Police Precincts about the SLA New and Renewal Applications received from Elites Event Space, TBD, 1663 Ralph Avenue 11236, CZEN NY LLC, CZEN, 4410 Avenue H 11234, Blueprint 265 Management LLC, C’ZEN, 4410 Avenue H 11234, Halsey Bar & Grill LLC, Halsey Bar & Grill, 4404 Avenue H 11234, and 5811 Dolce Vita Inc., 5811 Dolce Vita Inc., 5811 Avenue N 11234. Objections were received for the New Application and Temporary Retail Permit Application received from Elites Event Space at our September Board Meeting. At the September 20th meeting, a motion was made to table the New Application until the October meeting after a thorough investigation into the DOB violations and Police reports can be conducted.

Chairperson Curiale explained to the Board that the SLA Committee met with the owners of Elites Event Space, TBD, 1663 Ralph Avenue 11236, CZEN NY LLC, CZEN, 4410 Avenue H 11234, Blueprint 265 Management LLC, C’ZEN, 4410 Avenue H 11234, and Halsey Bar & Grill LLC, Halsey Bar & Grill, 4404 Avenue H 11234 on October 11, 2023, to discuss their applications. The Committee reviewed the applications and documents presented by the owners and their attorneys. Area residents were also in attendance to voice their concerns. Stipulations for Halsey Bar & Grill and the new CZen restaurant were agreed on. Elites Event Space offered documentation from the Department of Buildings that their violations were satisfied.

Chairperson Curiale asked for a motion to approve the SLA Renewal Application received from Blueprint 265 Management LLC, C'ZEN, 4410 Avenue H 11234. Board Member Valerie Woodford made the motion. Board Member Maria Garrett seconded the motion. The motion passed with 34 Yes Votes.

Chairperson Curiale made a motion to approve the New Application received from CZEN NY LLC, CZEN, 4410 Avenue H 11234. Board Member David Price seconded the motion. The motion passed with 35 Yes Votes.

Chairperson Curiale made a motion to approve the New Application received from Elites Event Space, N/A, 1663 Ralph Avenue 11236. Board Member David Price seconded the motion. The motion passed with 35 Yes Votes.

Chairperson Curiale asked for a motion to approve the SLA Renewal Applications received from Halsey Bar & Grill LLC, Halsey Bar & Grill, 4404 Avenue H 11234, and 5811 Dolce Vita Inc., 5811 Dolce Vita Inc., 5811 Avenue N 11234. Board Member Jamaal Carryl made the motion. Board Member Sal Calise seconded the motion. The motion passed with 35 Yes, and 1 Abstention Votes.

8:53 P.M.

TREASURER'S REPORT – David Price

1. Treasurer David Price reported on the office budget. He checked the office expenditures and found everything to be in order. He stated that the OTPS was underused due to the fact we do not pay rent at the Community Board location. Treasurer Price recommended that the Board Members submit ideas for the use of CB18's OTPS monies so that unused money is not returned to OMB at the end of the Fiscal Year.

9:13 P.M.

1. New York State Office of Cannabis Management Application Received – Vote

NEW APPLICATION FOR AN ADULT-USE RETAIL DISPENSARY PREMISES LICENSE

- Victoria Burshtein, Flatbush Pot Shop, 2129 Flatbush Avenue – 11234

Chairperson Paul Curiale asked if the applicant was present.

Victoria Burshtein and Sephida Artis Mills, representing Flatbush Pot Shop were present.

Chairperson Curiale stated that the Community Board notified the Board Members, the local elected officials, civic associations, and the 63rd Police Precinct about the Adult-Use Retail Dispensary Premises License Application received from Victoria Burshtein, Flatbush Pot Shop, 2129 Flatbush Avenue 11234.

Chairperson Curiale opened the discussion on the Adult-Use Cannabis Retail Dispensary. Community Board 18's first Cannabis application was met with questions from Board Members Omeil Morgan and Victoria Stennett, and Area Resident Floyd Jarvis. Owner Victoria Burshtein and her business partner Sephida Artis Mills explained their vision for the new business and answered all questions that were asked. Chairperson Curiale made a motion to approve the New Application received from Victoria Burshtein, Flatbush Pot Shop, 2129 Flatbush Avenue 11234. Board Member Aryanna Holder seconded the motion. The motion passed with 19 Yes, 11 No, and 2 Abstention Votes.

PARKS COMMITTEE – Nancy Walby, Chairperson

Activities and volunteer opportunities in our Parks:

1. **It's My Park Day (Saturday, October 21st)**: Volunteer with local groups to help beautify our parks. In Marine Park, volunteer with the Marine Park Alliance from 8:00am – 10:00am, meet at Ave. S & East 32nd Street. In Canarsie Park, volunteer with Girl Scout Troop 276 from 10:00am – Noon, meet at Seaview Avenue & East 88th Street.
2. **Volunteer Cleanup & Hike (Sunday, October 22nd)**: Show some love for your park and engage in a cleanup with the Urban Park Rangers in Marine Park from 1:00pm – 3:00pm, meet at the Salt Marsh Nature Center located on Avenue U at East 33rd Street.

3. **Festival of Lights 2023 – Diwali Celebration (Saturday, November 4th)**: Join the Marine Park Alliance from 5:00pm – 6:00pm in a family-oriented celebration of how good triumphs over evil in the holy month of Kartika on the Hindu calendar. Meet at the Carmine Carro Community Center, 3000 Fillmore Ave.

Remember to check out all the other fun activities and programs in our NYC Parks by calling 311 or going online to www.nyc.gov/park.

LIBRARIES & EDUCATION COMMITTEE – Sallie Bennett, Chairperson

1. Canarsie Public Library has a new branch manager, Alexander Tretiak
2. Applications to volunteer to work at the library.
3. There's a new program where you can borrow a laptop for 2 hours to use at the library for free.
4. Please check the website for various Library activities.

9:22 P.M.

DISTRICT MANAGER'S REPORT – Sue Ann Partnow

District Manager Partnow greeted and thanked everyone for being here this evening.

FALL 2023 IS IN FULL SWING & I WAS HAPPY TO REPRESENT CB18 AT:

1. Senate District 19's - Power 19 Awards – Honoring people for their dedication to our communities – Thank you Senator Persaud & Congratulations to 2 of the award recipients, our Board Members Maria Garrett & Gardy Brazela
2. 69th Pct. & 63rd Pct. Community Council Meetings – thank you Presidents Gardy Brazela and Greg Borruso for all the valuable information.
3. Amersfort Park Free Concert Series ended up indoors due to heavy rain, but the event was a success - thank you Council Member Farah Louis & Millennium Development Director Paul Curiale & staff.
4. Medal Day for the 63rd Pct.- Congratulations to all our officers in blue
5. Annual Youth Summit – thank you Board Member Felina Backer for bringing much needed resources to our young people.
6. Ribbon cutting for a new business at Kings Plaza-Best of Luck CPA Jean Joseph
7. Ribbon cutting - Fox playground's 4 new NETS basketball courts – Thank you NYC Parks, the Brooklyn NETS and Council Members Farah Louis & Mercedes Narcisse
8. Borough President Meeting – Ongoing discussion with City Agencies on their responses to Community Boards
9. Mill Basin & Bergen Beach Civic Meetings – Thank you Presidents Paul Curiale & Sal Calise
10. Thank you, Council Member Mercedes Narcisse who presented Jamaica Bay Library with, a \$3million check for upgrades and maintenance of the branch.

COMMUNITY BOARD 18 SEPTEMBER CABINET MEETING

SANITATION – Composting collection began October 2nd. Clean up on Bergen Avenue from Avenue V to Avenue T.

69th Pct. – Hosting Domestic Violence & Cancer Walk in Canarsie Park Oct. 21st Halloween Movie Night at the Pct. at 5:00 pm Oct. 26th

63rd Pct. – Increased man-power due to Middle East War. Crime is down, mostly shoplifting incidents at Kings Plaza.

DDC –Dept. of Design & Construction – Detectable Warning Surface or Pedestrian Ramps (red raised dotted

corners) 24 completed in South Canarsie. Will begin corners in Mill Island in 2024. Oct. 16th B-82 bus route construction is set to begin.

DOB – Buildings After Hours is the 1st & 3rd Tuesday of every month from 4 pm-7pm at 345 Adams Street

BROOKDALE HOSPITAL – Hospital construction to be completed Fall 2024

DOT – Checking into complaints received through the CB office

Rashena Ten, representing Millennium Dev. Corp, **Sabrina Dejuiste**, representing **Councilmember Farah Louis & Donald Cranston**, representing **Assemblymember Jaime Williams** announced upcoming community events.

IN & AROUND CB 18

DOT Installed a new traffic signal on Williams Avenue at PS 325

We were successful in getting partial removal of a tree that was lifting from its roots on National Drive. Parks special unit will remove the rest of the tree stump and debris by the end of October.

We requested tree inspections on several blocks within CB 18, unfortunately tree pruning, and maintenance have been pushed back to FY 2025

Working with the Dept. of Buildings on illegal structures and building extensions for a business on Conklin Ave.

The 69th Pct. reported back to the CB on the following complaints: Illegally parked RV on East 103 St. between Avenues M & N scheduled for towing by NYC's big tow truck and NCO Adam is investigating the swift changing of license plates on vehicles on East 94th Street between Foster Ave. & Ave. D

GOOD & WELFARE

Happy Birthday to Board Member Frank Seddio

Community Board 18 will be holding its annual Jack-O-Lantern Jamboree on Sunday, October 29th. Bring your kids, grandchildren, nieces, nephews, and neighbors to enjoy rides, bouncy house, pumpkin decorating, and balloon animals. Lots of candy and snacks plus the NYU Dental Van for all the sweets the kids will be eating, gift cards for the best costumes and fun all around from 11 am – 2pm.

Thank you, Millennium Development, Ponce Bank, American Debate League, and NYC DEP for sponsoring this event.

Special shoutout to Board Members Terri Cadet-Donald & Paul Curiale for working with the Community Board 18 staff on the Jamboree

Thank you, Board Member Naomi Hopkins, for designing the flyer.

9:53 P.M.

OPEN DISCUSSION

Chairperson Ien asked if there are any questions or concerns you would like to bring to the attention of the Board.

An Area Resident addressed the Board Members about Elite Events Space. She referenced late night parties, loud music, selling liquor without a license and people out on the streets making noise. She went on to explain why she thought they should not receive a liquor license. The Chair explained that the Board Members voted earlier to approve an SLA license for Elite Events Space and that the time to speak up was prior to the vote. Words were exchanged and the open discussion continued with the next area resident.

Area Resident Adlerette Kebreau voiced concerns about the amount of smoke shops and pot shops applying for licenses in our community.

The Residents of Avenue K and East 36th Street wanted answers from the New York City Department of Transportation about a truck loading/unloading zone for a new business. The business is on Flatbush Avenue and has a garage on Avenue K near their homes. They said that the business's trucks double park and block school buses from safely picking up their children. The business also applied for four spots on the street for his trucks to load and unload merchandise. They voiced concerns that this will be taking away valuable parking from the neighbors. The residents wanted to tell their side but the representative from the New York City Department of Transportation had already left the meeting. District Manager Sue Ann Partnow offered to set up a meeting between the residents and the New York City Department of Transportation. They agreed and provided their contact information.

Keisha Sydney, from Sesame Flyers, and Norine Medas, from Rockaway Parkway Merchants Corridor, greeted everyone and shared upcoming programs and events.

There being no further business or discussion, Board Member Naomi Hopkins made a motion to adjourn the meeting of Community Board 18. Board Member David Price seconded the motion. The motion passed with 31 Yes votes. The meeting was adjourned at 10:31 P.M.

End....