COMMUNITY BOARD #18 MINUTES - REGULAR MEETING - JANUARY 17, 2024

ATTENDANCE

Rosamond Alvaranga Stuart Heier **Jerry Toussaint** Robert Tracey Felina Backer Tomas Hernandez, Jr. Sallie Viola Bennett Roy Holder Nancy Walby Valerie Woodford Naomi Hopkins Greg Borruso Grace Zwillenberg Roosevelt Boursiquot Michael len

Elaine Reid

Gardy Brazela Jibreel Jalloh

Andrenia Burgis Kenny Jean Baptiste Eugene Burshtein Aleah Laforce Terri Cadet-Donald Rob Muzeuchin Salvatore Calise **Doodley Plaisival David Price** Jamaal Carryl

Paul Curiale Gil Cygler Patrick Jayson Reves Marie Delus Wilton Ricketts Jr. Maria Garrett Violine Roberty Joan Gilbert Michelle Sealey Denise Gordon Frank Seddio **Denise Gourdine** Victoria Stennett

GUESTS:

Dr. Jacky Cody Area Resident

Representing State Senator Roxanne Persaud, 19th S.D. Jennifer Harsford

Madeline Falco Area Resident **Gerard Brewster** Utica 2 Flatbush Jason Brody Area Resident Michael Trotta Bergen Beach Civic Sal Calise Bergen Beach Civic

Michael Benjamin Representing State Senator Kevin Parker, 21st S.D.

Anastasia Yaskova NYC Mayor's Office

Representing State Senator Simcha Felder, 22nd S.D. Lela Melikishvili Shesi Toiv Representing State Senator Simcha Felder, 22nd S.D.

Area Resident Victor Grande Area Resident Estelle Peretz Ron Perez Area Resident

Mill Island Civic Association Ike Sinesi

Area Resident Valerie Sinesi Christina Caputo Area Resident Andrea Belisario Area Resident John Belisario Area Resident Dorren Fandacore Area Resident

Department of City Planning Kyra Cuevas Josh Vogel Department of City Planning Carolan Meager Department of City Planning Council Member, 46th C.D. Hon. Mercedes Narcisse

Representing Council Member Mercedes Narcisse 46th, C.D. Saye Joseph

Linda Steinmuller Canarsie Courier Hon. Monique Chandler-Waterman Assembly Member, A.D.

Roshelle Nelson Rep. Assembly Member Monique Chandler-Waterman, A.D. Brit Byrd Representing Brooklyn Borough President Antonio Reynoso

Darlyne Aristide Lago Kache Roberson Joseph Lago Kache

Daphney Stephen Thai Me Up Speakeasy
Rudy Pierre Thai Me Up Speakeasy
Kevin Pierre Thai Me Up Speakeasy
Carla Lacrove Thai Me Up Speakeasy

Yolette Toussaint Representing Assembly Member Helene Weinstein, 41st A.D.

Charlon Foster Area Resident

Hon. Farah Louis Council Member, 45th C.D.

Sabrina Dieujuste Representing Council Member Farah Louis, 45th Council District

Ernest Borno Area Resident

Lawrence Gershman Kosher Cannabis LLC

P.O. Samuel Maria 69th Precinct P.O. Delgado 69th Precinct P.O. Singh 69th Precinct

Xiaochen Liu Yoshi Traditional Japanese Cuisine Inc.

Mark Partnow Area Resident

Hon. Jaime Williams Assembly Member, 59th A.D.

Donald Cranston Representing Assembly Member Jaime Williams, 59th A.D.

Maria Dilorenzo Area Resident Maria Costanza Area Resident B. McNamara Area Resident Joanne MacDonald Area Resident Philip MacDonald Area Resident Vito Del Re Area Resident Don Shalat Area Resident John Palazzola Area Resident

Clark Earthman Smashburger Acquisition – NY LLC

Alex Tretiak

Det. Ronette Benjamin

P.O. Thomas Podd

Robert Pearl

Pat Williams

David Philip

Diane Rattien

Canarsie Library

63rd Precinct

Area Resident

Area Resident

Area Resident

Area Resident

Andrew Zibell Legacy Family Residence

Calvin Sennon Area Resident
Naomi Lehrer Area Resident
C. Dews Area Resident
Tal Levy Area Resident

Norine Medas Canarsie Merchants Association

Maria C. Willis Area Resident Evelyn Gugel Area Resident Marina Litvinskaya Area Resident

Rob Muzeuchin Marine Park Community Association

Antonina Vorobeychik Area Resident Aryanna Holder Board Member B. Lawrence Area Resident
Barry Leitman Area Resident

Chinua Duke Representing Assembly Member, A.D.

Dolange Donacien Area Resident
Donna L. Area Resident
Elba Melendez Holy Trinity

Eric Palatnik, P.C. Francis A. Area Resident

Frieda Menos Representing Congress member Hakeem Jeffries, C.D.

Guerda Victor Area Resident Area Resident Ian Gaynor Iya Katz Area Resident Jacqueline Hamilton Area Resident Jennifer Bedeau Area Resident Gene Trogan Area Resident Joe Gaba Area Resident Marlyne Gaba Area Resident Julius Stukes Area Resident Kathleen Ohara Area Resident L. Chin Area Resident Area Resident Lenny Markh Linda Erdos Area Resident Lynette Lewis Area Resident M. Jones Area Resident Maria Willis Area Resident Madeline Falco Area Resident Area Resident Marcia Lewis Maria-Lisa Area Resident Robert Gabelman Area Resident Roxanne Need-Ervin Area Resident Russell Pinsker Area resident Tom Leydiker Area Resident Vlad Green Area Resident Yevgeniya Rachamin Area Resident Yona Suval Area Resident Cateshis Ledee Area Resident Edwin G. Area Resident Irene Hoskins Area Resident Kamilla Glevzer Area Resident Leeora Bernstein Area Resident Mike Rud Area Resident Pietro Baio Area Resident Polina Ruderman Area Resident Sara Efurshman Area Resident

7:05 P.M.

Stefabie Marazzi

Board Member Tomas Hernandez led the Pledge of Allegiance.

Area Resident

7:08 P.M.

Chairperson Naomi Hopkins welcomed New Board Member Rob Mazzuchin.

7:09 P.M.

REGULAR MEETING

Assistant District Manager Dorothy Paul called the roll. A quorum was present to begin the meeting.

Chairperson Naomi Hopkins asked if there were any additions or corrections to the minutes of the Regular Board meeting held on December 20, 2023. Board Member Frank Seddio made a motion that the minutes be accepted. Board Member Rosamond Alvaranga seconded the motion. The motion passed unanimously. Naomi Hopkins introduced herself as the new Chairperson of Community Board 18. She thanked her fellow board members for entrusting her with this very important position. She also thanked Michael Ien for his many years of service on the Community Board and for leading the Board as Chairperson. She knows this isn't an easy job, but she knows she has an excellent support team. Chairperson Hopkins acknowledged the Elected Officials and guests that were in the room and informed everyone that we will hear from the NYC Department of City Planning regarding the "City of Yes for Economic Opportunity" after which she will invite the elected officials to speak. She also requested the past Chairs of Community Board 18 and staff to please come up and join the Executive Board to present Michael Ien with a City Council citation for his service to the community and as Chair of Community Board 18 from Council Member Mercedes Narcisse. Board Member Michael Ien thanked the Executive Board, Staff, and Council Member Narcisse.

7:17 P.M.

PUBLIC HEARING

Chairperson Naomi Hopkins introduced Kyra Cuevas, Senior Borough Planner for the NYC Department of City Planning who is accompanied by Carolan Meager and Josh Vogel. Kyra Cuevas provided a presentation on the "City of Yes for Economic Opportunity." The proposal by the New York City Department of City Planning is for a citywide zoning text amendment to the New York City Zoning Resolution to support economic growth and resiliency in New York City. They explained that the proposed action is a comprehensive overhaul of zoning regulations that would 1) make it easier for businesses to find space and grow by lifting barriers to enable businesses to locate closer to their customers; 2) support growing industries by reducing impediments for emerging business types; 3) foster vibrant neighborhoods by ensuring businesses contribute to active, safe, and walkable corridors; and 4) create new opportunities for local businesses to open by establishing new zoning tools to boost job growth and business expansion. They said that this plan would support economic growth and resiliency by allowing existing non-residential space to be repurposed for alternative non-residential uses and by providing businesses with additional flexibility to grow and thrive in New York City. Board Member Frank Seddio explained that it is important for the DCP to drive through the neighborhoods of Community Board 18. He described the neighborhood as mostly one- and two-family homes with C1 and C2 areas that house small stores. He said, we have a few C3 and C4 zoned areas that are shopping centers. Kings Plaza is our biggest C5/C6 zoned area. The changes that are being proposed would be detrimental to our residential district. Carolan Meager replied that the proposals require some level of review by BSA and DOB. 1st Vice Chair Greg Borruso stated that commercialization and deregulation of our neighborhoods is unacceptable. 2nd Vice Chair Maria Garrett expressed that NYC cannot regulate the stores that are here now, people are setting up their items on streets. Allowing businesses on upper floors of residential buildings does not and will not work. The City of Yes is a No. Board Member Sal Calise stated that the wool is being pulled over our eyes. DCP's 18 proposals in an 1127-page report are ridiculous. The Board Members and the community at large cannot understand this huge document. Board Member Paul Curiale referred to number 16 of the proposal stating that corners can become commercial properties. Carolan Meager replied that anyone can ask for property, but they must do an environmental noise and traffic study. They also must show how the neighborhood will benefit. Board Member Curiale continued with his concerns and went on to reference former City Council Member Lew Fidler who he said fought to keep developers from changing our landscape. Board Member Joan Gilbert echoed Paul Curiale and expressed how we cannot let developers come in and mess up our area. She says No to the City of

Yes. Board Member Rob Mazzuchin stated that he is an attorney who argues with other attorneys over a few paragraphs but this proposal of 1127 pages is impossible to sort through. He asked how you can revitalize a neighborhood by allowing homes to use their property for businesses. It's all propaganda, there have been no studies done on the sewer system and the houses that are sinking in Canarsie. Board Member Eugene Burshtein stated that we live in a suburban area here in 11234 and 11236 and don't want the district rezoned. He continued to talk about rumors of developers coming in to build large complexes that would tower over homes. In this district it's going to be a No to the City of Yes. Board Member Kenny Jean-Baptiste voiced his concerns about commercial spaces on upper floors of buildings and the safety issues that would accompany them. He stated that this proposal does not fit this area. Board Member Jibreel Jalloh expressed that there is no action plan in this proposal that would give businesses access to loans. Board Member Felina Backer made a motion to move forward since the Board has heard this rhetoric before and it gets worse each time. Chair Hopkins asked her to make the motion a little later so that the local elected officials can be heard. Assembly member Jaime Williams stated that the people throughout this community have put years of hard work into their homes. We are the last suburban community in New York City and your main goal should be to preserve our one- and two-family homes, not destroy them. Council Member Mercedes Narcisse expressed her concerns about the massive number of pages for this proposal. She asked DCP if this is about rezoning and they replied, no. She stated that residents are scared that they will lose the low-density housing they fought for. The Council Member also requested that her constituents provide her with recommendations, eliminations, and additions on the proposal for her to take back to city hall. Council Member Farah Louis agreed with Assembly Member Williams and is also disheartened about the proposals to change the face of the community. She explained that prior to her becoming the City Council Member, the zoning was changed, and the neighborhood now must deal with a hotel that is used as a halfway house and place for sex offenders. Not one city agency was there to help and mark my words, things will change for the worse if this proposal goes through. We don't need it here; we don't want it here. Chair Hopkins inquired about other Community Boards and how they voted. City Planning replied that they cannot give an exact count of yes and no votes from other Boards. Paul Graziano, Urban Planner/Land Use Expert stated that the Mayor made this a true outreach against our communities. This proposal was done in consultation with big developers and construction companies, not neighborhood organizations and community boards. This economic portion will be devastating to all our neighborhoods, the housing portion will be the nuclear bomb. Single-one- and two-family zoning will immediately change. He urged DCP to come up with a new package after listening to and consulting with communities about their wishes. He asked the Community Board, as he has asked others to vote all 18 proposals down. Chair Hopkins thanked everyone for their opinions, statements, and questions. Board Member Felina Backer made a motion to vote No on the City of Yes for Economic Opportunity. Board Member Frank Seddio seconded the motion. Chairperson Hopkins reminded the Board Members that a yes is in favor of the proposal and a no is against the proposal. The vote was unanimous with 38 No votes recorded.

8:17 P.M.

COMMITTEE REPORTS

Chairperson Paul Curiale began his report with greetings from Board Member Jim Buchanan and board member Terri Cadet-Donald and asked that we keep them in our prayers.

SLA & CANNABIS COMMITTEE – Paul Curiale, Chairperson

1. State Liquor Authority Applications Received - Vote

CORPORATE CHANGE APPLICATION FOR AN ALCOHOLIC BEVERAGE LICENSE FOR LIQUOR, WINE, BEER & CIDER:

GVP Caterers Inc., El Caribe Caterers, 5945 Strickland Avenue, 11234

NEW APPLICATION FOR AN ALCOHOLIC BEVERAGE LICENSE FOR LIQUOR, WINE, BEER & CIDER:

• Thai Me Up Speakeasy LLC, N/A, 3323 Avenue I, 11210

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

Bellyful LLC, Bellyful, 2102 Utica Avenue, 11234

RENEWAL APPLICATION FOR AN ALCOHOLIC BEVERAGE LICENSE FOR WINE, BEER & CIDER:

- Yoshi Traditional Japanese Cuisine Inc., Yoshi Traditional Japanese Cuisine, 5827 Avenue T, 11234
- Smashburger Acquisition NY LLC, Smashburger #1724, 5210 Kings Highway, 11234

Chairperson Paul Curiale stated that the Community Board notified the Board Members, the local elected officials, civic associations, and the 63rd Precinct about the SLA Corporate Change, New and Renewal Applications received from GVP Caterers Inc., El Caribe Caterers, 5945 Strickland Avenue 11234, Thai Me Up Speakeasy LLC, N/A, 3323 Avenue I 11210, Bellyful LLC, Bellyful, 2102 Utica Avenue 11234, Yoshi Traditional Japanese Cuisine Inc., Yoshi Traditional Japanese Cuisine Inc., 5827 Avenue T 11234, Smashburger Acquisition - NY LLC, Smashburger #1724, 5210 Kings Highway 11234 and no objections were received. Chairperson Curiale introduced Daphney Stephen, Rudy Pierre, Kevin Pierre, and Carla Lacrove, Representing Thai Me Up Speakeasy LLC, Xiaochen Liu, Representing Yoshi Traditional Japanese Cuisine Inc., and Clark Earthman, Representing Smashburger Acquisition – NY LLC. Chairperson Curiale asked for a motion to approve the SLA Corporate Change, New and Renewal Applications received from GVP Caterers Inc., El Caribe Caterers, Thai Me Up Speakeasy LLC, N/A, Bellyful LLC, Bellyful, Yoshi Traditional Japanese Cuisine Inc., Smashburger Acquisition - NY LLC, Smashburger #1724. Board Member Valerie Woodford made a motion to approve the corporate change, renewal and new applications. Board Member Maria Garrett seconded the motion. The motion passed unanimously.

2. New York State Office of Cannabis Management Applications Received – Vote

NEW APPLICATION FOR AN ADULT- USE RETAIL DISPENSARY PREMISES LICENSE

• Larry Gershman, Kosher Cannabis LLC, 2346 Flatbush Avenue – 11210

Chairperson Paul Curiale stated that the Community Board notified the Board Members, the local elected officials, civic associations, and the 63rd Precinct about the Adult-Use Retail Dispensary Premises License Application received from Larry Gershman, Kosher Cannabis LLC., 2346 Flatbush Avenue, 11234, and no objections were received. He explained that the Committee met with the applicant. Chairperson Curiale asked for a motion to approve the Adult-Use Retail Dispensary Premises License Application received Larry Gershman, Kosher Cannabis LLC.,. Board Member Sallie Bennett made a motion. Board Member Andrenia Burgis seconded the motion. The motion did not pass, there were 18 No, 14 Yes and 5 Abstentions Votes. Board Member Denise Gordon asked if the committee has guidelines or a policy put in place for the applicants, so that the Board Members can understand how the committee makes their decisions. Chairperson Curiale explained that it's all new and they were not given much guidance, but the committee is working on putting something together. Chairperson Naomi Hopkins asked board members to keep in mind moving forward that there is time for questions and time for a debate and that is when the motion is still on the floor. After we close the motion and a vote is taken, no questions can be entertained. As the Chair of the SLA & Cannabis Committee stated there's a lot of figuring out as we move forward. Cannabis legalization in New York is new and we have not been given a lot of guidance.

CHAIRPERSON'S REPORT – Naomi Hopkins

Chairperson Hopkins addressed the Board Members and community. She thanked everyone for attending and reminded the Board Members about their attendance and commitment to the Community Board and the committees they chose. Out of the 49 members that are on Community Board 18, only 33 are present tonight. She also explained the resolution about Board Members attending virtually with legitimate illnesses and a minimum of 24-hour notice and permission. She reminded everyone that the application process for Community Boards is in progress and ends on February 19th. Chair Hopkins spoke about being part of the Community Board and making her voice heard on infrastructure, transportation, and other pressing issues. She reminded the Board Members to check their bk18 emails for the survey on committee assignments, since they will be sent out and decided early. 1st Vice Chair Maria Garrett and Board Member Tom Hernandez asked if CB18 Bylaws address attendance at meetings. Chair Hopkins replied that the Borough President has rules for that.

9:27 P.M.

TREASURER'S REPORT – David Price

1. Treasurer David Price reported on the office budget from October 2023-December 2023. He checked the office expenditures and found everything to be in order and that there is no risk of exceeding budgetary limits. He stated that in his previous Community Board 18 report there was approximately \$24,000 to spend before the end of the fiscal year. The budget committee is working diligently with office staff and thanked Sue Ann and Dorothy for seeking proposals from city vendors for various services such as installation of an AED unit, AED and CPR training, exterminator, refreshments, social media, and advertising. Treasurer Price made a motion to use some of the funding towards an AED monitor and provide training for staff and interested Board Members. Board Member Jibreel Jalloh seconded the motion. 1st Vice Chair Greg Borruso would like CB18 to investigate obtaining the AED unit for free from the city. Treasurer Price withdrew his motion to give DM Partnow a chance to speak with the Mayor's office.

Jennifer Harsford, Representing State Senator Roxanne Persaud, 19th S.D. brought greetings from State Senator Persaud and presented the senator's statement on City of Yes and it's an absolute No from her for the record.

Michael Benjamin brought greetings from State Senator Kevin Parker, 21st S.D. He spoke with the Senator this afternoon and he is pleased to announce to the community that he's saying No to the City of Yes.

Brit Byrd, Representing Brooklyn Borough President Antonio Reynoso, greeted everyone and informed the members that Community Board applications are available on the Borough President's website until February 19th. All members with expiring terms should have received notification informing them to reapply. Members who do not respond within the said window will not be reappointed. He congratulated Naomi Hopkins and thanked Michael len for his service.

Sabrina Dieujuste, Representing Council Member Farah Louis, 45th C.D., greeted everyone and provided information on discretionary funding, programs, and upcoming community events.

Roshelle Nelson, Representing Assembly Member Monique Chandler-Waterman greeted everyone and provided information, programs, and upcoming community events.

9:44 P.M.

DISTRICT MANAGER'S REPORT – Sue Ann Partnow

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

Hope everyone enjoyed a great holiday season

I WAS HAPPY TO JOIN OUR ELECTED OFFICIALS AND COMMUNITY ORGANIZATIONS & REPRESENT CB18 AT THE FOLLOWING

Rockaway Parkway Merchants Association tree lighting – thank you President Norine Medas Thank you, Council Members Mercedes Narcisse, Farah Louis, Assembly Members Jaime Williams, Monique Chandler-Waterman & State Senator Roxanne Persaud for distributing toys throughout the district Flossy Group Gun Violence Awareness – thank you Board Member & President of Flossy Jibreel Jalloh 63rd Pct. Community Council, Bergen Beach Civic, Marine Park Civic Association meetings – thank you Presidents Greg Borruso, Sal Calise & Rob Mazzuchin

Thank you Council Member Mercedes Narcisse for Soup Journou to commemorate Haitian Independence Day

I was honored to Install the of Officers of the Midget Squadron Yacht Club in Canarsie Thank you, State Senator Roxanne Persaud, for distributing warm coats for the Winter

COMMUNITY BOARD 18 JANUARY CABINET MEETING

FDNY- There were 3 fatalities from fires in 2024 and we are only in the month of January. Education on proper handling and storage of lithium batteries is important for existing & new businesses. Call 311 or the CB office if you suspect a business is endangering the community by improperly storing lithium batteries. **MAYOR'S COMMUNITY AFFAIRS UNIT**- There will be a Town Hall Meeting with Mayor Adams here in Community Board 18 at the end of February or the beginning of March. Date, time, and location will be announced.

NYC OLDER ADULTS – If you need help with Medicare, Google NYC OLDER ADULTS and in the top right search, type in Medicare. There are monthly webinars.

<u>DEP</u> – There were 309 complaints in CB 18 for water main breaks, leaks, and clogged sewers that DEP responded to. Make your complaints to 311 first and then call the CB with your 311-reference number for follow up. Beginning this Spring, inflatable water barriers, rain barrels, and flood sensors will be distributed through elected officials' offices and the CB.

<u>DOT</u> – The streetlights along Bergen Avenue between Ave. K and Ralph Avenue will be replace by January 19th. I requested a survey of the curved streets in Mill Island for purposes of signage to let drivers know that the upcoming street has a severe curve.

<u>DDC</u> – The construction for the Select Bus Service along Kings Highway has begun with the replacement of water mains. DDC apologizes for any inconvenience due to water shutdowns, but they are only for a few hours a day.

<u>CON ED</u> – They are preparing for rain, snow, and high wind conditions. If you have a power outage for more than 72 hours, you are entitled to compensation of \$20 per day. They are conducting a pilot program for underground wiring in CB 18 which will be our Public Hearing at our next meeting on February 28th.

Sabrina Dieujuste, representing **Council Member Farah Louis**, reminded everyone that it is budget season and Councilmember Louis will be hosting funding workshops. **Donald Cranston**, representing **Assembly Member Jaime Williams**, spoke about the Assembly Members Civic Roundtable and her opposition to the City of Yes. **Mike Benjamin** representing **State Senator** Kevin Parker commended the city agencies, discussed partnerships within Senator Parker's district with the FDNY and DEP.

IN & AROUND CB 18

There will be demolition work on the medical building next to Mt. Sinai Hospital December 23 through the end of January.

Traffic signals have been installed at Schenectady Ave. & Ave. L and E. 105 St. and Ave. J.

Please observe signs for street construction, several cars have been towed due to lack of adherence. The City Agencies are here to do work and your cars will be towed if they are not moved.

GOOD & WELFARE

Get well wishes to Board Members Jim Buchanan & Terri Cadet-Donald Happy Birthday to our new Chairperson Naomi Hopkins and her son Matthew, who is also celebrating a January Birthday

Kudos to everyone who took part in the Martin Luther King, Jr. Day of service.

9:52 P.M.

OLD BUSINESS

Board Member Jibreel Jalloh spoke about gun violence and made a motion to send another letter to the Elected Officials from Community Board Members on the matter of Gun Violence in our community. Board Member Violine Roberty seconded the motion. The Vote passed unanimously to send a letter to the Elected Officials.

Board Member Paul Curiale made a motion to send the Elected Officials a letter requesting help with the repairs at the Bayview Community Center which has been closed for months due to leaks and

HVAC issues. Board Member David Price seconded the motion. The Vote passed unanimously. Board Member Victoria Stennett expressed her surprise that the Community Board was not informed about the problems at the Bayview Community Center.

OPEN DISCUSSION

Yolette Toussaint, Representing Assembly Member Helene Weinstein, 41st A.D., provided information on programs, and upcoming community events.

Rockaway Parkway Merchants Association President Norine Medas provided information on restaurant week and Martin Luther King, Jr. Day of service.

Chair Hopkins thanked everyone for attending and reminded the Board Members that there will be Committee Chair and Executive Board meetings. There being no further business or discussion, Board Member Violine Roberty made a motion to adjourn the meeting of Community Board 18. Board Member David Price seconded the motion. The motion passed unanimously; the meeting was adjourned at 10:15 P.M.

End....