

Brooklyn Community Board 7 Joint Public Safety and Executive Meeting Minutes
October 6, 2025

The full meeting may be viewed at:

<https://www.youtube.com/live/eU8KZ2bouLg?si=7TRFwzLvHxyw6ZLq>

Agenda Items:

1. Updates from the Quality-of-Life Division 72nd Precinct
2. City Dispensary – 4602 5th Avenue, Brooklyn, NY 11220

The committee had a quorum.

The meeting opened with a moment of silence in memory of our neighbor, Judith Byron, who was fatally struck in a hit-and-run incident on October 4, on 41st and 7th Avenue.

The Committee also welcomed new members to the Public Safety Committee and expressed appreciation for their commitment to serving the community.

1. Updates from the Quality-of-Life Division 72nd Precinct

Captain Yassin from the 72nd Precinct provided updates on the precinct's Quality of Life Unit (Q-Team) and overall crime reduction efforts. He was accompanied by Sergeant Guan.

Captain Yassin explained that the Quality-of-Life Division (Q-Team) is composed of Neighborhood Coordination Officers (NCOs) and other units dedicated to addressing quality-of-life concerns. The team uses data from 311 complaints to identify and respond to community issues such as noise complaints, illegal vending, loitering, public intoxication, graffiti, and other disturbances.

He noted that the 72nd Precinct currently has the highest crime rate reduction citywide, reporting an approximate 30% decrease.

Additional highlights from his report include:

- Violations involving two-wheeled vehicles: Over 528 seizures, the highest number in Brooklyn South.
- Traffic enforcement: 119 fewer collisions reported year-to-date, and traffic violations issued have increased.

Community members raised several concerns, including:

- An encampment on the Prospect Avenue subway station.
- A commercial bus stationed and blocking the MTA B37 bus route at 37th Street and 3rd Avenue.

- Lack of crossing guards at 36th Street and 5th Avenue (PS 958) and 60th Street and 3rd Avenue (PS 503/506, PS 939/MS 936)
- Graffiti/tagging on store fronts and scaffolding.
- Lack of park police at Sunset Park.
- Open drug and alcohol use at train stations and individuals wandering the streets under the influence, which continue to impact the overall sense of safety in the neighborhood.

While progress is evident, Captain Yassin emphasized that any level of crime is unacceptable and that the precinct will continue working closely with the community to further reduce it. He also acknowledged that statistics do not always reflect community perception, underscoring the importance of maintaining open communication and collaboration with residents.

2. City Dispensary – 4602 5th Avenue, Brooklyn, NY 11220

Under the Marijuana Regulation & Taxation Act (MRTA), Community Boards in New York City are responsible for advising the Office of Cannabis Management (OCM) with respect to applications for new licenses to sell cannabis products for on-premises and off-premises consumption, as well as license renewals, transfers, alterations, corporate changes, and method of operation changes.

Boards have 30 days to review each notification and offer their opinion to the state. That opinion becomes part of an applicant's file that the state considers when awarding a license.

Please note that Community Boards do not have the power to deny an applicant's license. The committee views this as an opportunity to learn about & engage the applicants so that we may submit an informed review.

To help guide us in the process applicants are required to complete the Brooklyn Community Board 7 Questionnaire for Cannabis Dispensary License Applicants. The questionnaire covers a variety of topics, including the names of every partner involved with the business, safety, security detail and product information. Copies of completed applications are available in the CB 7 Office.

The committee had serious questions regarding the good faith of this application, including but not limited to the following:

- The applicant submitted an incomplete CB7 questionnaire and demonstrated limited knowledge of the Office of Cannabis Management (OCM) regulations. The applicant also failed to provide a business plan, safety and security details, and product information, all of which are essential for evaluating operational readiness and compliance. This raises concerns about the applicant's readiness and capacity to operate a compliant business.
- The applicant resides in Oregon, while her son—who was not listed as part of the application—was said to be from Elmhurst. When asked about local connections, their responses were inconsistent, initially stating that the son lived in Sunset Park

before correcting to Elmhurst. While community ties are not a formal requirement, this inconsistency raises questions about the applicant's knowledge of and connection to the neighborhood.

- It appears that the applicant may have partners or investors involved in the business who were not disclosed in the application. The proposed contract for the building's sale lists multiple owners under the LLC, which warrants further clarification and transparency.
- The applicant stated that they would be purchasing the building for \$2,750,000 using a federal mortgage. Since cannabis remains illegal at the federal level, federally insured financial institutions are prohibited from issuing loans for cannabis-related businesses—even in states where dispensaries are legal. This raises serious questions about the legitimacy and source of financing for this purchase.
- The building currently has eight out of ten rent-stabilized units, with stabilization dating back to at least 2007. Additionally, there appear to be open violations on the property:
[Displacement Alert Portal – Property Details](#)
This raises significant concerns about potential tenant displacement and building safety following the sale.
- The proposed dispensary would occupy a space of 40 x 10 feet (400 sq. ft.), which is considerably smaller than the typical size of most licensed dispensaries. This raises questions about operational feasibility, compliance with state regulations, and whether the proposed layout would ensure safe and accessible service to consumers.
- The applicant identified senior citizens as the target consumer base. Given this demographic, further clarification is needed on marketing practices, accessibility, health and safety considerations, and whether the dispensary is appropriately designed and located to serve this population responsibly.
- The proposed hours of operation are from 9:00 a.m. to 2:00 a.m. These extended hours raise concerns regarding noise, security, traffic, and community impact, particularly in a residential area with rent-stabilized tenants.
- Proximity concerns- At the December 20, 2023, meeting of Community Board 7/Brooklyn, our Board voted to support the application submitted by Jay's Exotics 4403 5th Avenue to move forward with the next level of review. City Dispensary is 506 ft. away which is not in compliance with the 1,000-foot proximity rule.

The committee **voted unanimously to not support the application at this time.** However, the committee is willing to re-hear the applicant if they can address these concerns and provide the necessary documentation and clarifications.