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# Canarsie Courier

*Including coverage of the beautiful Jamaica Bay Waterfront Communities of*

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• Kings Plaza • Sheepshead Bay • Flatlands • Flatbush • East New York • Spring Creek • Brownsville •

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## Annual Fall Festival



Photo by Robert Pearl

Story on page 11



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Canarsie Courier

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What's the Plan for 945 East 108th Street?

By Jibreel Jalloh

A major property in our community — the former nursing home at 945 East 108th Street — was quietly sold for \$11.4 million to a private investor, Abraham Posner, through the company, 913 East 108 LLC. This 33,000-square-foot facility once cared for older adults in Canarsie. Now, rumors are spreading that the new owner plans to convert it into a men's shelter — without a single conversation with the community.

Let's be clear about what Canarsie does need: housing that serves the people who already live and work here.

Our neighborhood needs truly affordable housing for working families who live here that are being priced out of Brooklyn. We need union-built housing that pays fair wages to local labor and supports stable careers. We need community-based developments that prioritize Canarsie residents — teachers, transit workers, doctors, nurses, first responders, retirees — the very people who have kept this neighborhood strong through every crisis.

Developers and city agencies must stop treating Canarsie as a dumping ground for projects decided elsewhere. We are not just a ZIP code on a map. We are a community of homeowners, renters, workers and small business owners who deserve a seat at the table before decisions are made — not after the deals are done.

That's why we're gathering for a Community Rally on Friday, November 14th, at 5:30 p.m. at 945 East 108th Street. This is about demanding transparency and insisting that new development reflects our priorities, not someone else's profit margin.

The future of Canarsie must be shaped by Canarsie. Our message is simple:

Build for the people who already call this neighborhood home. Build for the workers, the families and the next generation. Build with us — not behind closed doors.

Jibreel Jalloh is an award-winning organizer and the Founder and Executive Director of The Flossy Organization, a nonprofit dedicated to closing the advocacy gap through education and activ-

COMMUNITY RALLY

PRIVATE DEVELOPERS BOUGHT A BIG FACILITY THAT USED TO SERVE OLDER ADULTS

NOW, RUMORS ARE SPREADING THAT THEY PLAN TO TURN IT INTO A MENS HOMELESS SHELTER

CANARSIE RESIDENTS DESERVE A VOICE IN WHAT GETS BUILT HERE

JOIN US TO DEMAND ANSWERS

FRIDAY, NOVEMBER 14

945 EAST 108TH STREET

5:30 PM

ism. Over the past few years, he has helped lead efforts to end gun violence, expand public transit and secure investments in local green spaces. Jibreel is a 2024–2025 Obama Foundation Scholar at Columbia University. Learn more at theflossy.org and follow @theflossyorg on Instagram and TikTok.

WHAT'S HAPPENING

COMMUNITY EVENTS CALENDAR - VOL. 105, NO. 46



THUR. NOVEMBER 13TH

63rd Precinct: Blood Drive  
New York Blood Center  
Busmobile  
1844 Brooklyn Avenue  
12 to 6 p.m.  
Register at  
<https://www.nybc.org>

MON. NOVEMBER 17TH

State Senator Roxanne Persaud: Free Civil Legal Services  
District Office  
1222 East 96th Street  
10 a.m. to 3 p.m.  
Register at 718-649-7653.

TUES. NOVEMBER 18TH

Mill Basin Civic Association Meeting  
Thomas Jefferson Democratic Club \*New Location\*  
5809 Avenue T  
6:30 p.m.

NEW YORK ROAD RUNNERS: OPEN RUNS

Saturdays at 9 a.m.: Canarsie Park - Field House, Seaview Avenue & East 88th Street  
Sundays at 9 a.m.: Marine Park - Behind Carmine Carro Community Center, 3000 Fillmore Avenue

THUR. NOVEMBER 13TH

Canarsie Library: Teen DIY Zine Workshop  
Clean Rite Center  
105-16 Flatlands Avenue  
3 to 4 p.m.

MON. NOVEMBER 17TH

State Senator Roxanne Persaud: Free Flu Shots  
District Office  
1222 East 96th Street  
12 to 3 p.m.  
Register at 718-649-7653.

THU. NOVEMBER 20TH

Canarsie Library: Storytime & Craft  
Clean Rite Center  
105-16 Flatlands Avenue  
3:30 to 4:30 p.m.

STATE SENATOR ROXANNE PERSAUD THANKSGIVING STUDENT SHOWCASE

Submission Deadline Friday, November 21st  
Whether it's a poem of gratitude, a heartfelt essay, or a creative piece of art, this is your chance to shine and have your work featured in our statewide celebration. Check with office for submission information at [persaud@nysenate.gov](mailto:persaud@nysenate.gov) or 718-649-7653.

SAT. NOVEMBER 15TH

Morning Bird Walk  
Shirley Chisholm State Park  
950 Fountain Avenue  
10 a.m. to 12 p.m.  
Register at  
<https://www.eventbrite.com/e/morning-bird-walk-tickets-1814440904589?aff=oddttdtcreator>

MON. NOVEMBER 17TH

Councilwoman Mercedes Narcisse: Veterans Resource Fair  
Carmine Carro Community Center  
3000 Fillmore Avenue  
2:30 to 5:30 p.m.

THU. NOVEMBER 20TH

Councilwoman Mercedes Narcisse: Turkey Giveaway  
Community Office  
5827 Flatlands Avenue  
4 p.m.  
Register at 718-241-9330.



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**Brownsville****FDNY Mourns Firefighter Killed in Line of Duty**

By Lloyd Mitchell and Linda Steinmuller

The FDNY is mourning the tragic line of duty death of Firefighter Patrick D. Brady of Tower Ladder 120. On Sunday, November 9th, members of the FDNY placed purple and black bunting at a ceremony held at the firehouse where Brady served, at 107 Watkins Street in Brownsville.

Brady, 42, an 11-year-veteran of the Department, suffered a medical emergency, which went into cardiac arrest, while operating on the roof of an all hands fire at 9407 Kings Highway, a six-story apartment building located between East 94th and East 95th Street in East Flatbush, around 9:30 p.m. on Saturday, November 8th.

Brady was treated at the scene by FDNY first responders and rushed to Brookdale Hospital where he was pronounced dead.

Mayor Eric Adams said that Brady gave his life protecting the city we all love and expressed his deep sympathy to his entire family. "There is no sacrifice that is more selfless than the actions that took place that evening," he said.

Brady came from a firefighting family with two cousins, Jimmy and Brian, in the elite Rescue Company 2, along with cousins and uncles. He leaves behind his wife, Kara.

"The entire FDNY is heartbroken over the loss of Firefighter Patrick Brady. Firefighter Brady was a dedicated public servant, and firefighting was in his blood," FDNY Commissioner Robert S. Tucker said.

A wake for Brady will be held at the Marine Park Funeral Home, 3024 Quentin Road, on Friday, November 14th, from 2 to 4 p.m. and 7 to 9 p.m.

His funeral will be held at the Church of St. Francis de Sales in Belle Harbor, Queens, on Saturday, November 15th, at 11 a.m.

Firefighter Patrick D. Brady is the 1,163rd member of the FDNY to die in the line of duty.

Photos by Lloyd Mitchell



Firefighters mourn the loss of Firefighter Patrick Brady who was killed in the line of duty while operating on the roof at 9407 Kings Highway on Saturday, November 8th.



Firefighter Patrick Brady (pictured center) with family. Photo courtesy of FDNY



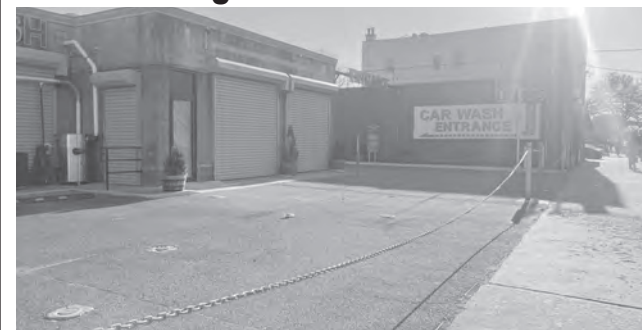
A firefighter reacts at the bunting ceremony for fallen Firefighter Patrick Brady on November 9th.

**Canarsie Pier – Closed!**

By Linda Steinmuller

The federal government shut down on October 1st, marking the longest government shutdown in history. As Canarsie Pier is on federal land – it's part of Gateway National Recreation Area – the entrance to the parking lot has been closed due to the shutdown. But that doesn't stop visitors from entering the popular fishing spot. Pier-goers just park their cars outside the Canarsie Pier and still enjoy recreation time at their favorite neighborhood hangout.

Photos by Loretta Chin

**Man Charged with Attempted Murder for Stabbing at a Canarsie Car Wash**

By Linda Steinmuller

A dispute between two men escalated last weekend when the suspect pulled a knife on his victim.

The incident occurred around 9:50 p.m. on Saturday, November 1st, inside Joshua's Car Wash, located at 8610 Flatlands Avenue.

Police said a 38-year-old male and the suspect, Darron Dacosta, 34, were involved in a dispute when the alleged suspect slashed the victim, using a knife, in the arm, neck and face.

Dacosta, a Canarsie resident, was arrested and charged with attempted murder and assault.

The victim, whose name was not released, was taken to Brookdale Hospital in stable condition.

Photo by Baqir Ahmad

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# Empower Your Health: Breast Cancer Awareness



Valerie Bozeman, two-time cancer survivor.

By Melissa Billie Clark

Medicine and technology have evolved, and preventive medicine can save lives. The month of October paid homage to Breast Cancer, a deadly yet curable disease.

Mammograms offer several benefits that can significantly improve health outcomes. One of the most notable advantages is the ability to detect breast cancer in its early stages. When cancer is found early, patients often face less aggressive treatment options and have a higher chance of survival.

Monitoring breast health regularly helps catch any identifying changes early, allowing for timely medical interventions before cancer can develop. Early detection not only opens up various treatment options but also enables

them to be customized to each patient's unique needs, resulting in better care. Recent improvements in imaging technology have made mammograms more reliable, helping reduce false alarms and the stress they cause. There's also a new technique called "AI-Enhanced Breast Cancer Detection" that can find signs of cancer beyond what the human eye can see. For more information, visit the Breast Cancer Research Foundation's website at [www.bcrf.org](http://www.bcrf.org).

Beyond the medical implications, there is a psychological aspect to consider. Knowing that one is taking proactive steps for their health can alleviate anxiety and foster a sense of empowerment. Regular screenings provide reassurance, enabling individuals to feel in control of their health journey and to educate others in their communities.

## "I'm a Survivor" -- The Valerie Bozeman Story

In 2011, Valerie Bozeman's yearly mammogram came up undetected. In early 2012, while exercising, she felt a pain in her upper right breast that raised alarms. Following a mammogram and a sonogram, she was diagnosed with stage 1 aggressive breast cancer at the age of 54. Although Bozeman, a long-time Spring Creek resident, had faith in her medical team, the diagnosis made her fear the worst, believing that this disease would end her life. "When you hear the C word, you think it's a death sentence," she told the *Canarsie Courier*. Bozeman entered survival mode and began her journey through surgery and treatment. Her chemotherapy lasted six months, following one month of radiation, and she recalls, "Every time I went to treatment, I cried; I couldn't believe what I was going through."

Determined to put cancer behind her, she surrounded herself with the right people. Bozeman emphasizes the importance of maintaining a positive support system. She was fortunate to have supportive friends and family, as well as new connections she made along the way. However, she did lose some people along the way, explaining, "People can't handle the transition that you are going through. Six months is a long time, and you learn a lot about who is truly there for you and who is not." During her treatment, she lost her hair and experienced limitations in her mobility.

Thirteen years after her recovery from breast cancer, she still reflects on her experience and worries about a potential recurrence. To this day, she suffers from neuropathy due to the side effects of chemotherapy, stating, "That's my reminder of what I went through."

Bozeman is now a two-time cancer survivor, having also conquered bladder cancer years after her breast cancer diagnosis. Her advice to anyone currently battling cancer is to stay strong, keep your faith and know that there will be light at the end of the tunnel. And for those who solely get mammograms, ask your physician for a sonogram as well. She actively supports those affected by cancer by participating in walks and events. Her goal is for her community to come together each year to walk through Spring Creek Towers in honor of those who have lost their battle, those who are fighting and those who have survived cancer.

Bozeman gratefully celebrated her 67th birthday at the beginning of November. Happy Birthday, Val!



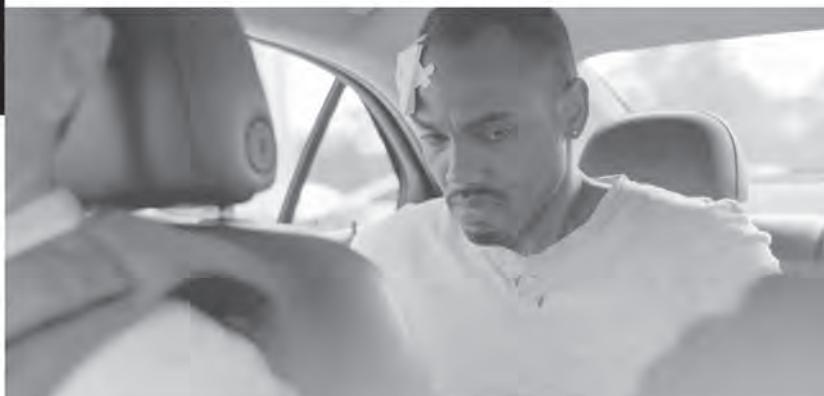
When Love Turns Dangerous — and the Heart Can't Tell the Difference



Ambition, temptation, and betrayal collide in *\*Where Hearts Lie\**, an award-winning drama/thriller from filmmaker Tony Lindsay. When single father Brave Williams falls for a captivating woman with a dark secret, his world spirals into chaos — threatening his career, his freedom, and the safety of his young son.

Starring Alexander C. Mulzac, Clifton Powell, Malik Yoba, Taral Hicks-Dawson, and Erin Sanderson.

Tony Lindsay is an award-winning filmmaker, writer, and executive producer known for bold, emotionally charged storytelling. As the creator and director of *\*Where Hearts Lie\**, Lindsay delivers a gripping drama/thriller exploring how love, ambition, and betrayal collide — revealing how even good intentions can lead to devastating consequences.



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| STUFFED CORNISH HEN with Stuffing                                | \$40 |
| ROAST LI DUCKLING with Apple Stuffing & Orange Sauce             | \$40 |
| ROAST PRIME RIB OF BEEF, Au jus                                  | \$42 |
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| FILET MIGNON                                                     | \$44 |
| VEAL CHOPS                                                       | \$43 |
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| LEG OF LAMB                                                      | \$39 |
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| BROILED SHRIMP with Crabmeat Stuffing or Scampi Style            | \$42 |
| BROILED LOBSTER TAILS (2 - 7oz tails) with Butter Sauce          | \$75 |
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| BROILED FILET OF SALMON with Lemon & Butter Sauce                | \$42 |
| BROILED FILET OF SOLE with Lemon & Butter Sauce                  | \$44 |

*The above entrees include a choice of 2 sides*

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1 Quart Cream of Turkey Soup  
1 Quart Choice of Vegetable  
1 Quart Choice of Starch  
Cranberry Sauce, Gravy, & Stuffing  
1/2 Tray Tossed Salad  
1 Pie: Choice of Blueberry, Coconut Custard, Apple, or Pumpkin



#### PACKAGE # 2 - \$395 (Feeds 6 - 10 People)

Includes choice of 2 Appetizers  
1 Tray Turkey White & Dark Meat  
2 Quarts Cream of Turkey Soup  
1/2 Tray Choice of Vegetable  
1/2 Tray Choice of Starch  
Cranberry Sauce, Gravy, & Stuffing  
1/2 Tray Tossed Salad  
1 Pie: Choice of Blueberry, Coconut Custard, Apple, or Pumpkin



#### PACKAGE # 3 - \$495 (Feeds 10 - 15 People)

Includes choice of 2 Appetizers  
1 Tray Turkey White & Dark Meat  
3 Quarts Cream of Turkey Soup  
1 Tray Choice of Vegetable  
1 Tray Choice of Starch  
Cranberry Sauce, Gravy, & Stuffing  
1 Tray Tossed Salad  
2 Pies: Choice of Blueberry, Coconut Custard, Apple, or Pumpkin



#### Appetizer Choices:

Chopped Chicken Liver  
Stuffed Cabbage  
Baked Stuffed Clams  
Fried Calamari  
Artichokes Oreganata  
Gefilte Fish  
Buffalo Wings  
Shrimp Cocktail

#### Vegetable & Starch Side Choices:

Cauliflower Au Gratin  
Zucchini with Garlic  
Corn Niblets  
Broccoli  
String Beans Almondine  
Barley with Mushrooms  
Turnips  
Mashed Potatoes  
French Fries  
Baked Potato  
Sweet Potatoes

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## Marine Park

## Another Successful Lustgarten Pancreatic Cancer Research Walk



Walkers of all ages gather in front of the Carmine Carro Community Center to walk for somebody they lost to pancreatic cancer.

By Kari Lleras

It was a crisp fall morning, but festive teams of people gladly showed up for the 15th Annual Lustgarten Pancreatic Cancer Research Walk, held near the Carmine Carro Community Center, located at 3000 Fillmore Avenue, in Marine Park on Sunday, October 26th.

Everyone was ready for the 8:30 a.m. start time, where warm bagels, pastries and coffee were served, and participants could casually appraise the amazing community donations that became coveted raffle prizes -- and if you got cold, you could visit the tent that sold warm hoodies along with other must-have items.

Geena Bell-Partnow has hosted this annual walk every year in honor of her beloved mother, Joanne Bell, who passed from pancreatic cancer in 2010. Every year, the walk, and the number of sponsors and supporters, grows.

One could not help but notice the generous donations of the community businesses on the festive tables that were raffled off after the walk, and there was much chatter over the autographed Chevy Chase "Griswold" ice hockey jersey from Hobby Box and the \$100 Michael's of Brooklyn gift certificate. All profits go directly to Lustgarten Foundation Pancreatic Cancer Research.

Community Board 18 District Manager Sue Ann Partnow and Partnow's mother-in-law addressed the crowd before the walk, recognizing the generous local businesses that offered their support and encouraged participants to reciprocate that support by frequenting those establishments. The local businesses, civic associations, community members and the 63rd Precinct were hailed for their contribution to the annual success.

Sydney Carlin from Slope Fitness in Park Slope got the crowd warmed up and limber, ready for their laps around Marine Park with Zumba.

Partnow acknowledged and called out all the teams that showed up to represent a life that was lost or for someone who is fighting the battle with pancreatic cancer. "It is so important for us to raise awareness so that others have an earlier diagnosis, better treatment and more successful outcomes," Partnow said. She also applauded the crowd and the community for raising a total of over \$350,000 since the walk's inception.

Everyone gathered at the starting line, Partnow counted down and the crowd was off, making the walk around Marine Park. There was more Zumba and a cool-down session at the finish line, before thrilled raffle winners were announced.

Pancreatic cancer is one of the toughest cancers to detect and treat. Partnow and the teams, families, volunteers and supporters that show up and walk in remembrance of someone beloved help raise awareness and contribute to research for patient survival.



Walkers start their journey around Marine Park.

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### Over Two Million New Yorkers Cast Their Ballots in Mayoral Election

By Linda Steinmuller

New York City elected its first Democratic Socialist mayor – Zohran Mamdani, who took 50.4% of the vote, at the largest turnout for a mayoral election in history.



Locally, Democrats won big, including incumbent candidates.

The 34-year-old Queens assemblyman won against former Governor Andrew Cuomo (41.6%), who ran as an Independent after losing to Mamdani in June's Democratic primary, and Republican candidate Curtis Sliwa (7.1%). Mayor Eric Adams, who dropped out of the race

but whose name remained on the ballot, took 1% of the vote.

Early voting in NYC, which took place over nine days, from October 25th to November 2nd, saw over 735,000 voters. During the General Election, on Tuesday, November 4th, more than one million voters showed up at the polls to cast their votes.

Incumbent Democrat Mercedes Narcisse was reelected as councilwoman for District 46. She secured 67.9% of the vote and ran against Republican Athena Clarke (27.6%) and Conservative Dimple Willabus (4.5% of the vote). Willabus competed in the June Primary Election, on the Democratic ticket, only securing 17% of the vote.

In Districts 45 and 48, respectively, Councilwomen Farah Louis and Inna Vernikov will serve another term, as will Councilmen Chris Banks (District 42) and Sim-

cha Felder (District 44).

Likewise, incumbent Democrats Jumaane Williams was reelected as Public Advocate and Antonio Reynoso will serve a second term as Brooklyn's Borough President.

Manhattan Borough President Mark Levine will become New York's next City Comptroller.

There was a total of six proposals on the ballot, with large controversy over ballot proposals 2-4, which all passed. Those proposals concern affordable housing and will fast-track the process to build more affordable housing, remove final review by the City Council and create an Affordable Housing Appeals Board, made up of the Borough President, City Council Speaker and Mayor. Opponents say the proposals will place more power in the hands of developers and remove community input.



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## Residential Population and Retention Rates on Par with City in District 22

By Angela G. Nannetti

Members of Community District Education Council 22 (CEC 22) gathered for their monthly meeting at the District Office, located at 5619 Flatlands Avenue, on Wednesday, November 5th, which was also streamed live to the public via Zoom. While the group ordinarily meets on the first Tuesday of each month, the meeting was moved to Wednesday due to Election Day.

The highlight of the meeting was an informative presentation, given by NYC Department of Education District Planning Coordinator Lucia O'Brien. She explained that the Office of District Planning (ODP) creates annual strategic plans for all 32 Community School Districts through ongoing conversations with input from school communities and stakeholders.

According to data compiled by ODP, both the K-5 and grade 6-8 residential populations in District 22 declined by 6% between 2019-2020 and 2024-2025, which was on par with citywide numbers, as the overall K-12 residential population declined by 8% since 2019-2020.

O'Brien also discussed how the Citywide Average District Retention Rate (the percent of students living in a district who enroll in a district school in that district) was 54% for K-5 and 49% for grade 6-8. In District 22, the District Retention Rate for K-5 students was 53% and grade 6-8 was 40% during the 2024-2025 school year. The

group also learned that from 2023-2024 and 2024-2025, 62% of 5th-graders enrolled in a District 22 middle school and 36% of 8th-graders enrolled in a District 22 high school.

The data provided indicates that District 22 has an excess of 205 K-5 seats and 1,808 grade 6-8 seats. Of District 22's 48 school buildings, the ODP determined that nine are underutilized, 15 are overutilized, five have 150 to 299 excess seats and four have 300 plus excess seats. This data is especially useful as it will be used to inform ODP's work and will help determine whether redistricting will need to be considered in the near future.

The next meeting of CEC 22 will be held at the District Office, located at 5619 Flatlands Avenue, at 6:30 p.m. on Tuesday, December 2nd.

|                | Neighborhood(s)    | Count of Schools | Enrollment | Capacity | Seat Excess / (Deficit) |
|----------------|--------------------|------------------|------------|----------|-------------------------|
| District 22    | N/A                | 27               | 33,096     | 34,341   | 1,245                   |
| Sub-District 1 | Flatlands, Midwood | 25               | 8,880      | 7,857    | -1,023                  |
| Sub-District 2 | Flatlands, Midwood | 6                | 3,100      | 3,279    | 179                     |
| Sub-District 3 | Midwood            | 6                | 3,362      | 3,525    | 163                     |

|                | Neighborhood(s)    | Count of Schools | Enrollment | Capacity | Seat Excess / (Deficit) |
|----------------|--------------------|------------------|------------|----------|-------------------------|
| District 22    | N/A                | 33               | 5,389      | 7,198    | 1,809                   |
| Sub-District 1 | Flatlands, Midwood | 4                | 1,374      | 1,890    | 516                     |
| Sub-District 2 | Flatlands, Midwood | 3                | 1,874      | 2,421    | 547                     |
| Sub-District 3 | Midwood            | 3                | 2,492      | 2,877    | 385                     |

District 22 enrollment versus capacity data were considered at the November 5th meeting of CEC 22.

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**Marine Park****Families Flock to Annual Family Fall Festival****By Robert Pearl**

It may have felt like summer, but the spirit of fall was in full swing as hundreds of families gathered for Assemblywoman Jaime Williams' Annual Family Fall Festival at the Carmine Carro Community Center in Marine Park on Sunday, October 26th.

Despite the unseasonably warm weather, the event brought the magic of autumn to life — with pumpkins, costumes, face painting, games, music and plenty of smiles. Families came dressed for the Halloween season, and children enjoyed trick-or-treating and taking pictures with horses and costumed characters.

Williams, known for her hands-on dedication to the community, once again demonstrated her commitment by not only organizing but personally attending the festival. "Today's Fall Festival exceeded expectations," she said, extending thanks to the many community partners who helped make the event possible.

Williams credited the Marine Park Community Association, Marine Park Alliance, East Flatbush Village Inc., E.N.O.U.G.H., Millennium Development, Visit Canarsie, TriniJam BK, Friends of the Lott House, NYC Parks, NYC Sanitation, FDNY, NYPD, Mill Basin Civic Association, Flatlands Vol-

unteer Ambulance and the American Debate League for their support.

With nearly 1,500 families in attendance — the largest turnout to date — the festival was a true celebration of neighborhood spirit. Members of the Mill Basin Civic, including Marilyn and Edwin Vasquez and Christina Caputo, joined in the festivities and donated treat bags for the children.

As the sun shone and music played, Marine Park was filled with laughter, community pride and the unmistakable joy that comes from neighbors coming together.

"Events like this remind us how strong and connected our community truly is," Williams said. "We had a blast — and we can't wait to do it again next year!"

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## Senator Persaud Hosts Halloween Pop-up Event

By Baqir Ahmad

Kids -- transformed into superheroes, police officers and princesses -- snatched up bags of candy at a Pop-up Halloween Candy Distribution hosted by State Senator Roxanne Persaud, at 1425 Rockaway Parkway, in front of Capital One Bank.

Partners, including NYC Administration for Children's Services, the

Hebrew Educational Society, NYPD, East Flatbush Village and the Lions Club, helped make the annual trick-or-treat bash a boo-tiful success.

Senator Persaud thanked all her guests, staff and volunteers for contributing to the fun-filled afternoon of trick-or-treating, which offered a safe way for local youth to celebrate Halloween.



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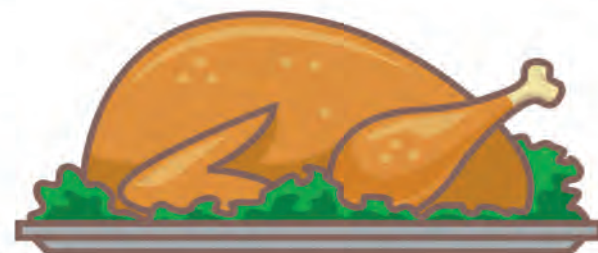
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## New York Homeowners Fight for Common Sense

*One community's stand against government overreach and misinformation*

**By Tony Lindsay, President, New York Homeowners Alliance Corp**

Across New York City, working-class homeowners are caught in the middle of a policy storm that they were told was never meant for them. Local Law 18 was supposed to rein in illegal hotel operations, not punish the families who live in and maintain their own homes. Yet that's exactly what's happened. In neighborhoods like Canarsie, Flatlands and East New York, residents who worked their whole lives to own a piece of the city are now being treated like lawbreakers — all because they're trying to stay afloat in one of the most expensive cities in the world.



Intro 948-A — also called the *Homeowner Relief and Safety Act* — was written to restore fairness and balance to New York City's short-term-rental laws by reaffirming the clear legal distinction between private dwellings and commercial housing. Under state law, one- and two-family homes are private residences — not part of the city's long-term rental housing stock. These are the homes of working families, not corporate investors or absentee landlords.

When Local Law 18 was first introduced, its City Council sponsors made it explicitly clear that it would not impact private dwellings (one- and two-family homes). These homes do not fall under commercial housing regulations. Yet through enforcement and reinterpretation, that line has been blurred — and small homeowners are now being targeted as if they were large-scale operators. That distortion of legislative intent is one of the key injustices Intro 948-A seeks to correct.

Unfortunately, much of the public narrative has been shaped by corporate- and union-backed lobbying groups that have tried to frame this as a battle between Airbnb and the hotel industry — or worse, between tenants and landlords. That framing is completely false. The homeowners represented by New York Homeowners Alliance Corp (NYHOA) are not landlords running apartment buildings or commercial properties; we are small, primary-residence homeowners who live in our homes with our families. We are not part of the long-term rental market, nor are we competing with it. The real issue here is about fairness, autonomy and the right of ordinary New Yorkers to make ends meet in the homes they occupy.

NYHOA is the only nonprofit organization in this debate that has never received a single penny from any special-interest group — not from Airbnb, not from the Hotel Trades Council (HTC) and not from any corporate entity. We are entirely self-funded by small homeowners, many of whom are struggling to stay afloat amid rising property taxes, inflation and a cost of living that continues

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to squeeze the middle class. While others have spent their resources waging media battles, we've spent ours doing the hard work — researching the law, drafting real solutions and meeting in good faith with City officials, HPD, the Mayor's Office and the Office of Special Enforcement.

Intro 948-A is not a rollback or a loophole. It preserves all existing safety and tenant protections while correcting a misapplication of Local Law 18 that unintentionally punished the very people it was never meant to affect. It is a balanced, narrowly tailored measure that respects homeowners' rights while maintaining enforcement against bad actors and illegal hotel operators.

At its core, this bill is about restoring common sense. It ensures that New York's housing policies serve people — not politics, not corporations and not the competing agendas of special-interest lobbies. Local Law 18's overreach has already pushed many small homeowners, including seniors and first-generation immigrants, toward foreclosure. That is not justice. That is economic cruelty masquerading as housing policy.

The City Council will hold a public hearing on Intro 948-A — also known as the Homeowner Relief and Safety Act — on Wednesday, November 20th at 10 a.m. at City Hall.

Homeowners and residents are encouraged to attend — even if they do not testify — to stand in support of small homeowners across New York City who live in their own one- and two-family private dwellings. This is about protecting the fundamental rights of property owners and preserving the autonomy of the families who make up the backbone of our neighborhoods.

This hearing is a pivotal opportunity to show unity, demand fairness and remind City Hall that the rights of homeowners are not negotiable.

*About the Author: Tony Lindsay is President of New York Homeowners Alliance Corp, a Brooklyn-based nonprofit organization dedicated to protecting the rights of small homeowners and promoting fair, balanced housing policy across New York City.*



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# Sixty-Ninth Precinct and Community Bid Farewell to Beloved Captain Richard A. Peters Sr.



Captain Richard A. Peters Sr.  
(June 28, 1948 – October 20, 2025)

*Photo courtesy of NYPD*

By Brenda Cox

It was a tight squeeze at Guarino Funeral Home, 9222 Flatlands Avenue, as scores of NYPD officers joined family and friends to pay their last respects to Auxiliary Officer Richard A. Peters Sr. on Friday, November 7th.

Captain Peters, who was posthumously promoted from lieutenant, began his service with the NYPD in 1984, first at the 67th Precinct where he served for 12 years before transitioning to the 69th Precinct where he remained until his passing on October 20th. By all accounts, he epitomized “Fidelis Ad Mortem” -- the NYPD’s motto. “He was committed to the Canarsie community where he lived, working alongside local boards, businesses and faith leaders on initiatives including graffiti removal, bike registration drives and neighborhood watch programs,” his daughter, Shem-



Rev. Dwight O. Hall delivers the eulogy for Richard Peters Sr., who was also a deacon at United Lifeline Deliverance Church of God.

eka Brathwaite, who sang “His Eye Is on the Sparrow,” shared.

Peters’ grandson, Elias, also rendered a musical selection of “Lift Every Voice and Sing.” Other relatives and friends did scripture readings and tributes that spoke of the impact Peters had on their lives -- as a favorite uncle, beloved friend, doting grandpa -- guiding, supporting and even, at times, spoiling.

Peters was also eulogized by his 69th Precinct family, which included former Deputy Inspector Dion Hinds; Auxiliary Coordinator, Officer Dukens Riche; Clergy Council President and Auxiliary Lieutenant, Rev. Cecil Moonsam; Clergy Council member, Dr. Cheryl Ault-Barker; and Auxiliary Officer, Chaplain Faith Williams, who also offered words of comfort and prayers.

Riche told hundreds of mourners, “Peters was, in the purest sense of the word, a public servant. What drew him to the call of an auxiliary officer was not a paycheck, but this remarkable sense of duty and a deep-seated belief in making our community a better place and safer. He gave his time freely, accepting the risks and the responsibility without reservation.”

“He was always professional, compassionate and courageous,” Riche continued. “Peters dedicated countless hours away from his family because he simply felt the call to help his community. The true measure of a person is the impact they have on others, and our presence here today is a testimony to that fact.”

State Senator Roxanne Persaud and Assemblywoman Jaime Williams also spoke glowingly of Peters and awarded him, posthumously, a citation that encapsulated his many years of selfless service to the community. The award was accepted by his children, Richard Peters Jr. and Shemeka Braithwaite.

Peters was also an ordained deacon at United Lifeline Deliverance Church of God. Lifeline’s Senior Pastor, Rev. Dwight O. Hall, delivered the sermon, reflecting fondly on the times he and Peters shared every Sunday. Hall emphasized the importance of making one’s sojourn on earth count -- just like Peters did -- because no one knows the time nor the hour.

Soon afterwards, the mournful blasts from a shofar blown by Apostle Leeds Jean, heralded the exit of Peters’ casket from the funeral home. The Honor Guards, NYPD, family and friends who were waiting outside performed a solemn salute as Peters was carried to the hearse.



Officers salute as Captain Peters’ casket is brought from the funeral parlor to the hearse.

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## **43rd ANNUAL**

## **BROTHERHOOD SERVICE**

*A Community Praying together before Thanksgiving*

**Monday, November 24<sup>th</sup>, 2025**

**7:00 pm — 9:00pm**



**Canarsie Ascend/Holy Family School Auditorium**

9719 Flatlands Avenue

**Entrance to School Auditorium** is on Conklin Avenue  
between Rockaway Parkway and East 98<sup>th</sup> Street

**Limited parking in Schoolyard**

Entrance to Schoolyard Parking  
(Corner of East 98<sup>th</sup> and Conklin Avenue)

Brooklyn, NY 11236

For information contact:

Lion President Jean Joseph 347-234-3111



**Free Community Event open  
to the public**



**Light Refreshments served after the event.**





# LEGAL NOTICES



## KINGS COUNTY SUMMONS

**SUPPLEMENTAL SUMMONS** SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF KINGS NYCTL 1998-2 TRUST and THE BANK OF NEW YORK MELLON as Collateral Agent and Custodian, Plaintiffs, -against- JEROME ERLIN AS HEIR AND DISTRIBUTE OF THE ESTATE OF CHARLES ERLIN AND BERTHA ERLIN, THE UNKNOWN HEIRS AND DISTRIBUTEES OF THE ESTATE OF CHARLES ERLIN, if living, and if any be dead, their heirs-at-law, next of kin, distributees, executors, administrators, trustees, devisees, legatees, assignees, lienors, creditors, and successors in interest, and generally all persons having or claiming under, by or through said defendants who may be deceased, by purchase, inheritance, lien or otherwise, any right, title or interest in and to the premises described in the amended complaint herein, ELYSE JACOBSON, MARC LAFFIE, as the Heirs and Distributees of the Estate of Rosaline Laffie and Bertha Erlin as the Heirs and Distributees of the Estate of Charles Erlin, THE UNKNOWN HEIRS AND DISTRIBUTEES OF THE ESTATE OF BERTHA ERLIN AS HEIR AND DISTRIBUTE OF THE ESTATE OF CHARLES ERLIN, if living, and if any be dead, their heirs-at-law, next of kin, distributees, executors, administrators, trustees, devisees, legatees, assignees, lienors, creditors, and successors in interest, and generally all persons having or claiming under, by or through said defendants who may be deceased, by purchase, inheritance, lien or otherwise, any right, title or interest in and to the premises described in the amended complaint herein, CITY OF NEW YORK ENVIRONMENTAL CONTROL BOARD , NEW YORK STATE DEPARTMENT OF TAXATION & FINANCE, THE UNITED STATES OF AMERICA, "John Doe No. 3" through "John Doe No. 100" inclusive, the names of the last 100 defendants being unknown to plaintiff, it being intended to designate fee owners, tenants or occupants of the tax lien premises and/or persons or parties having or claiming an interest in or a lien upon the subject property, if the aforesaid individual defendants are living, and if any or all of said individual defendants be dead, their heirs at law, next of kin, distributees, executors, administrators, trustees, committees, devisees, legatees, and the assignees, lienors, creditors and successors in interest of them, and generally all persons having or claiming under, by, through, or against the said defendants named as a class, of any right, title, or interest in or lien upon the premises described in the complaint herein, Defendants. Index No. 527110/2024 Date of Filing: 10/10/2025 Plaintiff designates Kings County as the place of trial. Venue is based upon County in which premises are situated.

**Tax Lien Foreclosure. Block:** 7983 ; **Lot:** 119 a/k/a 659 East 78 Street Brooklyn, New York

To the above named Defendants: You are hereby summoned to answer the complaint in this action and to serve a copy of your answer, or, if the complaint is not served with this summons, to serve a notice of appearance, on the Plaintiff's Attorney(s) within twenty (20) days after the service of this summons, exclusive of the day of service (or within thirty (30) days after the service is complete if this summons is not personally delivered to you within the State of New York); and in case of your failure to appear or answer, judgment will be taken against you by default for the relief demanded in the complaint. Notice of Nature of Action and Relief Sought

The Object of the above entitled action is to foreclose the following Tax Liens: A Tax Lien in the original Tax Lien Principal Balance of \$6,350.10 as described in a Tax Lien Certificate dated August 14, 2008 and recorded in the Office of the City Register for the Borough of Brooklyn, County of Kings, on September 15, 2008 in City Register File Number ("CRFN") 2008000365705, which was assigned by Tax Lien Certificate Assignment dated June 30, 2011 and recorded in the Office of the City Register for the Borough of Brooklyn, County of Kings, on November 30, 2011 in CRFN 2011000416913 (the "**2008 Tax Lien**"). A Tax Lien in the original Tax Lien Principal Balance of \$7,112.07 as described in a Tax Lien Certificate dated August 11, 2010 and recorded in the Office of the City Register for the Borough of Brooklyn, County of Kings, on September 1, 2010 in City Register File Number ("CRFN") 2010000296177, which was assigned by Tax Lien Certificate Assignment dated June 29, 2012 and recorded in the Office of the City Register for the Borough of Brooklyn, County of Kings, on July 23, 2012 in CRFN 2012000290435 (the "**2010 Tax Lien**"). A Tax Lien in the original Tax Lien Principal Balance of \$8,233.85 as described in a Tax Lien Certificate dated August 16, 2012 and recorded in the Office of the City Register for the Borough of Brooklyn, County of Kings, on August 28, 2012 in City Register File Number ("CRFN") 2012000341197, which was assigned by Tax Lien Certificate Assignment dated May 31, 2015 and recorded in the Office of the City Register for the Borough of Brooklyn, County of Kings, on June 18, 2015 in CRFN 2015000207874 (the "**2012 Tax Lien**"). A Tax Lien in the original Tax Lien Principal Balance of \$8,760.02 as described in a Tax Lien Certificate dated August 13, 2014 and recorded in the Office of the City Register for the Borough of Brooklyn, County of Kings, on August 20, 2014 in City Register File Number ("CRFN") 2014000278034, which was assigned by Tax Lien Certificate Assignment dated April 30, 2016 and recorded in the Office of the City Register for the Borough of Brooklyn, County of Kings, on May 11, 2016 in CRFN 2016000162671 (the "**2014 Tax Lien**"). upon premises described as follows: ADDRESS: 659 East 78 Street, Brooklyn, New York BLOCK: 7983 LOT: 119 COUNTY: Kings The relief sought in the within action is a final judgment directing the sale of the premises described above to satisfy the debt secured by the Tax Liens described above. Plaintiff designates Kings County as the place of trial. Venue is based upon the county where the Property being foreclosed upon is located. **NOTICE YOU ARE IN DANGER OF LOSING YOUR HOME If you do not respond to this summons and complaint by serving a copy of the answer on the attorney for the Plaintiff who filed this foreclosure proceeding against you and filing the answer with the court, a default judgment may be entered and you may lose your home. Speak to an attorney or go to the court where your case is pending for further information on how to answer the summons and complaint and protect your property. Sending a payment to the Plaintiff will not stop this foreclosure action. YOU MUST RESPOND BY SERVING A COPY OF THE ANSWER ON THE ATTORNEY FOR THE PLAINTIFF AND FILING THE ANSWER WITH THE COURT.** Dated: New York, New York

October 10, 2025 THE LAW OFFICE OF THOMAS P. MALONE, PLLC By: Thomas P. Malone, Esq. Attorneys for Plaintiff, 100 Park Avenue – 16 th FL, New York, New York 10017

Ph: (212) 867-0500 TO THE ABOVE NAMED DEFENDANTS: The foregoing Supplemental Summons is served upon you by publication pursuant to an Order of the Court dated July 22, 2025 and filed along with the supporting papers in the Kings County Clerk's Office.

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### KINGS COUNTY NOTICE OF APPLICATION OF A LIQUOR LICENSE

Notice is hereby given a license, NYS Application ID: NA-0343-25-100251 for beer, wine, cider and liquor has been applied for by the undersigned to sell beer, wine, cider and liquor at retail in a hotel and restaurant under the Alcoholic Beverage Control Law at 428 S. 5th Street, Brooklyn, NY 11211 for on-premises consumption. Riam Foods LLC & Riam Realty LLC d/b/a Hotel 42, Blackbird at 42 and Cellar at 42.

### KINGS COUNTY NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

Notice of formation of Adaina Integrated Solutions LLC. Articles of Organization filed with the Secretary of State of NY (SSNY) on 10/16/25. Office location: Kings County. SSNY designated as an agent of Limited Liability Company (LLC) upon whom process against it may be served. SSNY should mail process to D'Hanna Frater: 805 east new york ave , Apt 6J. Purpose: Any lawful purpose.

### KINGS COUNTY NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

Notice of Formation of MGN AVENUE U WEST, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 09/26/25. Office location: Kings County. Princ. office of LLC: 1074 Grand St., Brooklyn, NY 11211. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. Purpose: Any lawful activity.

### KINGS COUNTY (BROOKLYN) NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

Notice of formation of Embrace Architecture, PLLC. Articles of Organization filed with the Secretary of State of NY (SSNY) on 09/24/2025. Office location: Kings County (Brooklyn). SSNY designated as an agent of Professional Limited Liability Company (PLLC) upon whom process against it may be served. SSNY should mail process to Nicole Petitpierre: 170 Tillary Street #502 Brooklyn, NY 11201. Purpose: Any lawful purpose.

### KINGS COUNTY NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

Notice of formation of FIELDETTE LLC. Articles of Organization filed with the Secretary of State of NY (SSNY) on 11/06/2025. Office location: Kings County. SSNY designated as an agent of Limited Liability Company (LLC) upon whom process against it may be served. SSNY should mail process to REGISTERED AGENTS INC: 418 BROADWAY STE R, ALBANY, NY 12207. Purpose: Any lawful purpose.

### KINGS COUNTY NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

Notice of formation of New Ren. Productions LLC. Articles of Organization filed with the Secretary of State of NY (SSNY) on 4/14/2025. Office location: Kings County. SSNY designated as an agent of Limited Liability Company (LLC) upon whom process against it may be served. SSNY should mail process to Oumar Kante: 27 Prescott Place , Apt 1406, Brooklyn, NY, 11233. Purpose: Any lawful purpose.



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LEGAL NOTICES



KINGS COUNTY  
NOTICE OF SUMMONS

KINGS - INDEX NO.: 520890/2024– SUPPLEMENTAL SUMMONS. Plaintiff designates KINGS COUNTY as the place of trial based upon the location of the premises herein described having tax map Block 8213, Lot 34, BROOKLYN, NY, County of KINGS – CITIMORTGAGE, INC., PLAINTIFF, -against- LISA SIMMONDS HOLLEY, INDIVIDUALLY AND HEIR AT LAW TO THE ESTATE OF UNIA JOHNSON-WHITFIELD, if living, and if he be dead, any and all persons unknown to plaintiff, claiming, or who may claim to have an interest in, or generally or specific lien upon the real property described in this action; such unknown persons being herein generally described and intended to be included in the following designation, namely: the wife, widow, husband, widower, heirs-at-law, next of kin, descendants, executors, administrators, devisees, legatees, creditors, trustees, committees, lienors, and assignees of such deceased, any and all persons deriving interest in or lien upon, or title to said real property by, through, or under them and their respective wives, widows, husbands, widowers, heirs-at-law, next of kin, descendants, executors, administrators, devisees, legatees, creditors, trustees, committees, lienors, and assigns, all of whom and whose names, except as stated, are unknown to plaintiff, Any and all persons unknown to plaintiff, claiming, or who may claim to have an interest in, or generally or specific lien upon the real property described in this action; such unknown persons being herein generally described and intended to be included in the following designation, namely: the wife, widow, husband, widower, heirs-at law, next of kin, descendants, executors, administrators, devisees, legatees, creditors, trustees, committees, lienors, and assignees of UNIA JOHNSON-WHITFIELD, deceased, any and all persons deriving interest in or lien upon, or title to said real property by, through or under them and their respective wives, widows, husbands, widowers, heirs-at law, next of kin, descendants, executors, administrators, devisees, legatees, creditors, trustees, committees, lienors, and assignees, all of whom and whose names, except as stated, are unknown to plaintiff, SECRETARY OF HOUSING AND URBAN DEVELOPMENT

NANCY T. SUNSHINE - COMM. OF JURORS, NEW YORK CITY ENVIRONMENTAL CONTROL BOARD, NEW YORK CITY PARKING VIOLATIONS BUREAU, UNITED STATES OF AMERICA - INTERNAL REVENUE SERVICE, NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE, “JOHN DOE #1” through “JOHN DOE #12,” the last twelve names being fictitious and unknown to plaintiff, the persons or parties intended being the tenants, occupants, persons or corporations, if any, having or claiming an interest in or lien upon the premises, described in the complaint,

DEFENDANTS. YOU ARE HEREBY SUMMONED to answer the complaint in this action and to serve a copy of your answer, or, if the complaint is not served with this summons, to serve a notice of appearance on the Plaintiff's Attorney within 20 days after the service of this summons, exclusive of the day of service (or within 30 days after the service is complete if this summons is not personally delivered to you within the State of New York); and in case of your failure to appear or answer, judgment will be taken against you by default for the relief demanded in the complaint.

**NOTICE**  
**YOU ARE IN DANGER OF LOSING YOUR HOME**

If you do not respond to this Summons and Complaint by serving a copy of the answer on the attorney for the mortgage company who filed this foreclosure proceeding against you and filing the answer with the court, a default judgment may be entered against you and you can lose your home.  
Speak to an attorney or go to the court where your case is pending for further information on how to answer the summons and protect your property. Sending a payment to your mortgage company will not stop this foreclosure action.

**YOU MUST RESPOND BY SERVING A COPY OF THE ANSWER ON THE ATTORNEY FOR THE PLAINTIFF (MORTGAGE COMPANY) AND FILING THE ANSWER WITH THE COURT.**

Dated: Syosset, New York, October 7, 2025. Roach & Lin, P.C., attorney for Plaintiff, 6851 Jericho Turnpike, Suite 185, Syosset, NY 11791. Tel: 516-938-3100. To the above-named defendants: The foregoing summons is served upon you by publication pursuant to an Order of the Hon. **Menachem M Mirocznik**, a Justice of the Supreme Court, State of New York, dated September 18, 2025 and entered October 6, 2025 and filed with the KINGS County Clerk together with the supporting papers thereon. This is an action to foreclose a mortgage held by Plaintiff on the premises known as Block 8213, Lot 34, BROOKLYN, NY, County of KINGS as described in the complaint on file and commonly known as 923 EAST 105TH STREET, BROOKLYN, NY 11236.

KINGS COUNTY  
NOTICE OF  
FORMATION OF A  
LIMITED LIABILITY  
COMPANY

Notice of formation of NPA Innovative Solutions LLC. Articles of Organization filed with the Secretary of State of NY (SSNY) on 08/27/25. Office location: Kings County. SSNY designated as an agent of Limited Liability Company (LLC) upon whom process against it may be served. SSNY should mail process to : The post office address to which the SSNY shall mail a copy of any process against the LLC served him/her is Carol Williams, 530 E 42nd Street Brooklyn NY 11203.. Purpose: Any lawful purpose.

KINGS COUNTY  
(BROOKLYN)  
NOTICE OF  
FORMATION OF A  
LIMITED LIABILITY  
COMPANY

NINE FOURTEEN PRESIDENT LLC. Arts. of Org. filed with the SSNY on 10/22/25. Office: Kings County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 118 Java Street, Brooklyn, NY 11222. Purpose: Any lawful purpose.

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Canarsie: Unfurnished, share kitchen/bath, near transportation, \$850. Broker (347) 393-9403

E Flatbush: Furnished, share kitchen/bath, no smoking/pets. Broker (718) 451-1000; (917) 690-2338

Canarsie: Unfurnished, share kitchen/bath/living room, no pets/smoking, near transportation/shopping, \$1,150, email 1170e95thstreet@gmail.com or call (646) 653-9742

E Flatbush/E 40/Ave J: Beautiful Furnished, 2nd floor, sharing w/2 adults, \$1,100 monthly. By Owner (347) 582-1014

Flatbush/Canarsie: Furnished, share kitchen/bath, close to transportation, no smoking/pets, \$950. Broker (646) 474-6640

Canarsie: Furnished, share kitchen/bath, no pets/smoking, near all, \$900. (516) 725-2669

Brownsville: Furnished, share kitchen/bath, no pets/smoking, near shopping/transportation, \$1,200. (347) 743-7667

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E Flatbush: Furnished, cable included, newly renovated, share kitchen/bath, \$1,000 monthly. Exit All Seasons Realty (347) 782-8571

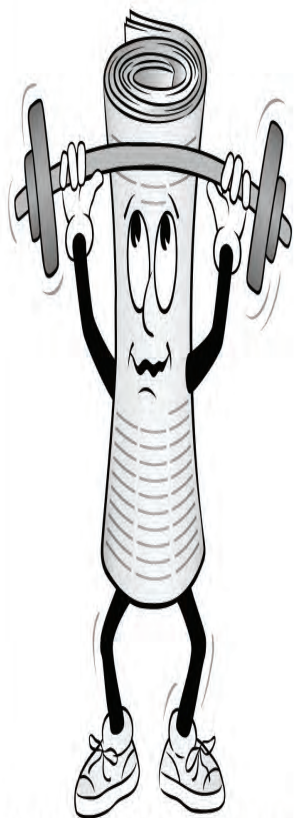
Canarsie: Unfurnished, 1st floor, share kitchen/bath, no pets/smoking, \$1,200 monthly. (917) 274-7714

Canarsie: Large, furnished, share kitchen/bath, no smoking/pets, near transportation/shopping, \$950 monthly. (917) 600-7537 (347) 816-7820

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Canarsie: Studio, all utilities in-  
 cluded, near transportation/shop-  
 ping, \$2,000. (917) 816-8177

ENY: Large 1 BR, no pets/smok-  
 ing, all utilities included, \$1,750.  
 Broker (212) 470-8056

ENY: Large 2 BR, near transporta-  
 tion, HWFS, \$2,350. Broker (347)  
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E Flatbush: Large 2 BRs, 1st floor,  
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E Flatbush/Ave J/E 42: Nice &  
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Canarsie: 2 BRs, Must have good  
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 (Georgetown Shopping Mall) &  
 transportation B6, B82, B46, B103,  
 BM1 Buses, \$2,400. Curtis Chance Realty (718) 859-7300; (917) 679-3017

Rogers/Clarendon: COMPLETE-  
 LY RENOVATED 2 BRs, EXTRA  
 LARGE LIVING ROOM, NEW  
 KITCHEN/ BATH, NEW APPLI-  
 ANCES, HWF's, near B8, B41,  
 B44, B49, B103, #2 & #5 trains,  
 \$2,500, Curtis Chance Realty (718)  
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Sterling/Ralph: COMPLETELY  
 REMODELED 2 BRs, CENTRAL  
 COOLING & HEATING, HWF's,  
 NEW APPLIANCES, near B15,  
 B45, B65 buses, #3 & #4 trains,  
 \$2,300. Curtis Chance Realty (718)  
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E Flatbush/E 40/Ave J: Amazing,  
 Luxurious 3 BRs, 2 baths, 1st floor,  
 gas included. \$3,200 monthly. By  
 Owner (347) 582-1014

Canarsie: Newly renovated, 3 BRs.  
 Yves- Exit All Seasons RE (646)  
 286-7580

ENY: 3 BRs, tenant pays all utili-  
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 6640

Putnam/Louis: Beautiful 3 BR,  
 Quiet neighborhood, parquet floor,  
 \$3,000. LIC RE BROKER (646)  
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E93/Ave M: EXTRALARGE 3 BRs  
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 CLOSETS, HWF's, many extras,  
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 7300 (917) 679-3017

Nostrand/Beverly: RENOVATED 3  
 1/2 BRs, LARGE LIVING ROOM,  
 NEW KITCHEN, HWF's, one  
 block from subway #2 & #5, near  
 B44, B49, B35, B8 buses, \$3,000.  
 Curtis Chance Realty (718) 859-  
 7300 (917) 679-3017

Canarsie: 3 BRs, 2 full baths, near  
 transportation/shopping, \$3,600.  
 (917) 274-7714

Canarsie: 4 BR, 1 bath, NO BRO-  
 KER FEE \$4,150, Call or email  
 for viewing close near the Canar-  
 sie L train. (646) 653-9742 email:  
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 refrigerator and stove. Please call  
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