

The City of New York  
**Brooklyn Community Board 15**



**ANTONIO REYNOSO**  
BOROUGH PRESIDENT

**THERESA SCAVO**  
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**RAISA CHERNINA**

SECOND VICE-CHAIRPERSON

**JACK ERDOS, ESQ**

TREASURER

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SECRETARY



**ERIC ADAMS**  
MAYOR

**LAURA SINGER**  
DISTRICT MANAGER

**Monthly Board Meeting – Minutes**

**GENERAL BOARD MEETING**

**Tuesday March 25, 2025, 7:00pm**

Kingsborough Community College, 2001 Oriental Boulevard, Brooklyn, NY  
11235, U219

The meeting was called to order at 7:03pm, by Chairperson Theresa Scavo. The Pledge of Allegiance was recited. Chair Scavo asked that everyone remain standing for a moment of silence, in memory of Board Member, Robert Gevertzman, who recently passed away. He served on the Board since 2005. She asked that everyone please keep him and his family in your prayers.

**PUBLIC HEARING / PUBLIC SESSION:**

Chair Scavo invited Andrew Ng from the Department of Environmental Protection to present:

**The Department of Environmental Protection** - Presentation on  
Landmarked Avenue U Pumping Station Project:

- The pumping station serves Sheepshead Bay residents and businesses within a 719-acre drainage area.
- Originally constructed in 1912 and last upgraded in 1987.
- Located below grade on the traffic median.
- Capacity to pump 11.5 million gallons of sanitary sewage a day.
- The proposed project will upgrade the entire pumping station and protect all critical electrical equipment for resiliency and reliability.

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They are seeking approval from the Board because the Ocean Parkway Corridor, where this project is taking place, is landmarked and they plan to preserve the area and do the following work:

Restoration of Air Intake Stack; Below Grade pumping station building: Mechanical, Electrical, HVAC, Plumbing, Architectural, and Structural State of Good Repair Upgrades. Curb Extension for Pedestrian Safety and Deployable Floodproofing of Hatches. Re-line Existing Force Main. Grass Areas to be graded and grass restored. Proposed parallel force main. New Combined Wet Well and Dry Well Vent Stack to Replace Flush Vent Grate. New Emergency Generator Connection Cabinets and Bypass Pump Access Hatch.

There were no questions from the floor.

Theresa Scavo asked for a show of hands from the Board Members to approve the Avenue U Pump Station landmark request. There was unanimous approval.

Chair Scavo acknowledged elected officials and representatives in attendance: Council Member Mercedes Narcisse, Salim Cadet Constituent Services Representative for Congresswoman Yvette D. Clarke, Solomiya Momot representing Senator Jessica Scarcella-Spanton's Office, Hunter Rabinowitz representing Brooklyn Borough President Antonio Reynoso, Irina Khlenver, Deputy Director of Constituent Services, for Council Member Mercedes Narcisse, Izzy Weiss representing Council Member Inna Vernikov's office, Yehuda Schupper, Chief of Staff for Assembly Member Kalman Yeger, Ari Kagan from Senator Steve Chan's Office and Don Cranston from Assembly Member Jamie Williams Office.

**WESTHAB** – Presentation of Proposed Homeless Shelter  
Located at 2134 Coyle Street

Chair Scavo introduced the representatives from Westhab to present what the company's plans are for the 2134 Coyle Street site and take questions from the audience.

The representative, Jim Coughlin, Chief Operating Officer from Westhab stated he wanted to clear up some misinformation being distributed throughout the community, the property is going to be a Family Shelter, not a Single Men's Shelter as was being circulated. He reiterated; I am here to clarify it is a family with children site. There will be services on site and when I say services I mean Employment Services, Youth Services for the

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family and Case Management services so the families can get back on their feet. He added we operate six family shelters with children 's sites across the four boroughs. And in those families with children sites that we operate, we have excellent relationships with communities that we operate those sites.

The crowd began to yell out questions, if it's for families why do you need 24/7 guards on duty? Is that to protect them or us? He explained it's their policy to provide 24/7 security at all the locations they run.

Concerns were for how this location went from the approved affordable housing plan to a "bait and switch" to become a homeless shelter? The crowd became irate and had to be quieted down several times to get an answer from Mr. Coughlin. He explained his company Westhab is not the original developers of the site, when it was approved for affordable housing by the Community Board and City Council in 2021 but answered a Request For Proposal (RFP) from the Department of Social Services (DSS) to bid on the site for a Homeless Shelter and was awarded the contract in 2023. They are not here for approval, they do not need approval. They are already approved by both DSS and DHS to move forward on the project. This drove the crowd into a frenzy because they feel they were never given a voice or say on this proposal changing from affordable housing to a homeless shelter. They feel shelters are unsafe and will bring the values of their property down. This is not an appropriate location given its proximity to day care centers and schools.

Mr. Coughlin stated, it is a good site, because this family shelter will have school children that will be going to school and potentially utilizing these daycares. He said the media portrays homelessness in very negative ways, so naturally communities become upset. He has never attended a meeting where the community was welcoming of a new shelter. It was asked if he lived near a shelter, he replied where he lived was of no consequence.

Tempers flared over certain neighbors now being sued by the developer for no longer allowing access to their rear yards for the project, having already signed contracts. They felt duped, thinking it was for affordable housing at a restricted height and now having learned that the project is no longer affordable housing but a homeless shelter with a larger foot print than originally planned.

Corruption allegations, inappropriate nepotism allegations were brought up in that a woman working as a Commissioner for the DSS awarded contracts to her sister who was an employee of Westhab for millions of dollars.

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Mr. Coughlin took great offense to the allegations as he hired the sister employed by Westhab and he stated she fully disclosed her relationship to the DSS Commissioner before coming aboard. He stated they did their due diligence and notified the City's Department of Investigation's Conflict of Interest Board and did the necessary paperwork to prove they were well aware of the relationship. He added both sisters are dedicated employees who care for the people of this City in need of Social Services and have only acted in an upstanding lawful manner.

Donald Cranston, representing Assemblymember Jamie Williams office stated that the Assemblymember has demanded a closer look at the Westhab contract and wants it reviewed and further scrutinized for any issues. He asked the representative of Westhab, since Westhab creates affordable housing why would they not consider honoring the original agreed upon approved plan and create affordable housing at this location. Mr. Coughlin stated their plans are to move forward with a homeless shelter. They were awarded the RFP and that is their plan. Mr., Coughlin added that this site going forward will only be designated for affordable housing or a homeless shelter because of the zoning regulations. That was met with jeers from the crowd.

Council Member Mercedes Narcisse addressed the crowd, to give them a time line on how this project had changed from affordable housing to a family shelter without community input. She is working on legislation to stop such an underhanded tactic from ever moving forward without community input again. She stated neither the Community Board or Council voted for a shelter, they approved affordable housing and the moment she was notified of this change she has been fighting to stop it from occurring. She added other Council Members have unfortunately experienced this "bait and switch tactic" in their communities too and she is banding together with them to pass bi-partisan legislation so this practice is stopped all together. She stated our communities deserve transparency.

The crowd became unruly, translations were not being fully translated correctly but inciting anger and rabble rousing so Kingsborough security had to pull the plug on the proceedings to assure the crowd disbursed safely and without incident.

### **EXECUTIVE SESSION:**

A Roll Call Attendance was taken by Chair Scavo.

### **CHAIRPERSON'S REPORT:**

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Chair Scavo read the Liquor License, and Dining Out requests the Board received for March 2025.

**Liquor Licenses March 2025**

**Renewal, Liquor, Wine, Beer & Cider**

Lokum & Terracotta Inc  
DBA – Lokum Mediterranean Restaurant & Bar  
2101-2027 Emmons Avenue, 2<sup>nd</sup> Floor  
Brooklyn, NY 11235

**Renewal, Wine, Beer & Cider**

Ginza Sushi 88 Inc  
2809 Ocean Avenue  
Brooklyn, NY 11229

Living Room Restaurant and Lounge Inc  
178 Avenue U  
Brooklyn, NY 11223

**New Application, Liquor, Wine, Beer & Cider**

On the Snap, Inc.  
DBA – Skyline Billards and Bar  
2515 McDonald Avenue  
Brooklyn, NY 11223

**Corporate Change, Liquor, Wine, Beer & Cider**

Wise Bar & Grill LLC  
35 Neptune Avenue  
Brooklyn, NY 11235

**Dining Out:**

MSR Baku International Inc  
2001 Emmons Avenue  
Brooklyn, NY 11235

Irza NY Inc

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2027 Emmons Ave  
Brooklyn, NY 11235

Chair Scavo stated if anyone has any issues with these establishments to please let the Board Office know, so we can address them.

### **Public Safety Report:**

The Public Safety Committee Report was given by Chairperson Theresa Scavo for Public Safety Chair Jack Kishk who was unable to attend the meeting.

The Public Safety Committee Meeting took place in person at the 61st Precinct on Wednesday, March 12, at 5:30 PM.

Representing the 61 Precinct was its Commanding Officer, Captain Joseph

The Public Safety Committee Meeting took place in person at the 61st Precinct on Wednesday, March 12, at 5:30 PM.

Representing the 61 Precinct was its Commanding Officer, Captain Joseph Antonio. In attendance as well, was Community Affairs Detective Lauren Au and Officer Colleen Abbate and NCO Sergeant Peterfort.

Crime is down 25% year to date

218 crimes this year so far

Arrests are up

Quality of life offenses are up

Keeping eyes on recidivists.

Ocean Bay Market located at 2424 Coney Island Avenue was targeted with skimmers on their devices. Brooklyn South is investigating.

Tires and rim theft are popular again, especially on BMW's being #1 on the theft list.

New initiative: Q stop which is for the monitoring of quality of life issues, such as noise, parking...etc. being rolled out straight from 1 Police Plaza.

800+ parking summons were written year to date

**OLD BUSINESS:** None

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**NEW BUSINESS:** None

**ADJOURNMENT:**

Due to security reasons, we were advised to adjourn the meeting. The meeting was adjourned at 8:52p.m.

\*This is not a verbatim account of the meeting but a synopsis of the main points. \*