

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



**ERIC ADAMS**  
BOROUGH PRESIDENT

**THERESA SCAVO**  
CHAIRPERSON

**OFFICERS**  
**RONALD TAWIL**  
FIRST VICE –CHAIRPERSON  
**RAISA CHERNINA**  
SECOND VICE-CHAIRPERSON  
**JACK ERDOS, ESQ**  
TREASURER  
**ALLEN POPPER, ESQ**  
SECRETARY



**BILL DE BLASIO**  
MAYOR

**LAURA SINGER**  
DISTRICT MANAGER

**Monthly Board Meeting - Minutes**

**September 22, 2020 Webex Conference 6:00pm**

The meeting was called to order at 6:03pm, by Chairperson Theresa Scavo. The Pledge of Allegiance was recited.

Chairperson welcomed everyone back, however she stated it's on a somber note with the recent passing of long-standing Board Member, Ira Teper.

Chairperson Scavo called upon Board Secretary Allen Popper who stated Mr. Teper was like a brother to him, they sat in Schul together for 25 years. He went on to state that Mr. Teper took his role as a Board Member very seriously, was extremely dedicated and until his recent illness, which was kept very private to honor his wishes, would strive not to miss a meeting. Ira Teper would visit every location before the Community Board as Co-Chair of the Zoning Committee and would often talk to neighbors to gage their views on properties coming before the Board. He is survived by his wife Debra, three children, one grandchild, one daughter-in-law and one soon to be new daughter-in-law because his son is getting married next month. On behalf of Mr. Teper's family Mr. Popper thanked all who paid their respects. Ira Teper was a kind and thoughtful man who presence and input at our meetings will be tremendously missed.

Chair Scavo welcomed Assemblywoman Helene Weinstein to speak, she sent her condolences on the passing of Ira Teper. She stated her office is operating and is available to help should anyone require their assistance. She wished all who celebrate a Happy and Healthy New Year. She would be leaving the meeting but her Chief of Staff, Yehuda Schupper would stay on should her office be of any further assistance.

Chairperson Scavo, introduced Mr. Ronnie Tawil, Co-Chair of the Zoning and Variance Committee, Mr. Tawil explained the procedure for the meeting.

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ZONING COMMITTEE MEETING:

Mr. Tawil called upon a representative for the first item on the Agenda:

**PUBLIC HEARING:**

BSA Cal. No. 2020-18-BZ / 920 Shore Boulevard corner of Shore Boulevard and Hastings Street:

Special permit pursuant to ZR 73-622 to enlarge an existing single family home contrary to the FAR (ZR 23-142) requirement of the underlying R3-1 zoning district.

Questions from the floor: Is this property deemed a new construction? The answer was no. The representative noted there was no foundation or cellar with the original construction.

A motion to approve was made by Robert Gevertzman and seconded by Edmond Dweck.

A committee vote was taken 11 yes and 0 no. The motion passed the committee. A full board vote would take place later in the Executive Session.

BSA Cal. No. 5-98-BZ / 1861 McDonald Avenue  
East side between Quentin Road and Avenue P

Extension of terms of variance. No changes to proposed.

There were no questions.

A motion to approve was made by Robert Gevertzman and seconded by Ronald Tawil.

A committee vote was taken 11 yes and 0 no. The motion passed the committee. A full board vote would take place later in the Executive Session.

BSA Cal. No. 1254-80-BZ / 511 Avenue R (584 Kings Highway)  
through lot bounded by Avenue R, Kings Highway, East 5<sup>th</sup> and Ocean Parkway

Modification to a previously approved variance to allow for an additional floor to the Premises as well as a deeper cellar.

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A question concerning the water table was asked and it was answered that the water table was in fact addressed and there was no issue.

A motion to approve was made by Allen Popper and seconded by Ronald Tawil.

A committee vote was taken 10 yes and 0 no and 1 abstention for cause. The motion passed the committee. A full board vote would take place later in the Executive Session.

BSA Cal. No.2020-63 -BZ / 1718 East 28<sup>th</sup> Street  
West side of East 28th Street between Quentin Road and  
Avenue R

Special permit pursuant to ZR 73-622 to enlarge a one family home in an R3-2 zoning district contrary to the FAR (ZR 23-142); lot coverage (ZR 23-142); open space ratio(ZR 23-142); rear yard obstruction (ZR 23-44); and rear yard (ZR23-47) requirements.

Questions from the floor:

What are the plans for the odd shaped garage in the rear of the house? The garage is being taken down. What will happen to the rear yard? It will remain a yard.

A motion to approve was made by Edmond Dweck and seconded by Robert Gevertzman.

A committee vote was taken 12 yes and 0 no. The motion passed the committee. A full board vote would take place later in the Executive Session.

### **GENERAL BOARD MEETING:**

### **PUBLIC SESSION:**

Chair Scavo welcomed anyone who would like to speak to please let us know.

Christopher Greif from the Transit Rider's Council spoke about Access-A-Ride being free, but you may have to recertify, so please call them in advance to do so. He reminded everyone to wear a mask on public transportation, failing to do so could result in a \$50.00 fine.

Sergey " Sam" Chuprik announced he is no longer representing Congressman Hakeem Jeffries' office, he has accepted a new position with Comptroller

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Scott Stringer's Office. They have information on their website about recommendations on returning to school. He provided his new contact number in chat box, 917-974-1003.

Nancy Lulu from Brooklyn District Attorney Eric Gonzalez's office sent greetings from the District Attorney, offered condolences for the passing of Board Member Ira Teper and wished all who celebrate a happy and healthy New Year. She stated their office is open, Grand Jury courts have reconvened, and they are working to keep dangerous perpetrators off our streets to keep the public safe. They have created a new gun safety division to combat gun violence. To report quality of life issues, call their hotline # 718 250-2340.

Leonid Markh, representing Assemblyman Cymbrowitz' Office announced the office has re-opened Monday through Friday, but it is by appointment only and you must wear a mask to enter. Please call, 718 -743-4078. The Assemblyman is sponsoring free flu shots in his office on October 1<sup>st</sup> and 2<sup>nd</sup>, from 10:00am-3:00pm, please call for an appointment. It is especially important during Covid to avoid the seasonal flu and the potential for a twin pandemic. He also stated there are 8 days left to respond to the Census so please get counted before its too late, 10 simple questions and New York as had an appallingly bad showing this year and federal funding for our state is at risk.

Mariyah Markh from the Mayor's Office said she's officially our rep, happy to be back attending meetings after a summer break and missed everyone, even though the meeting is remote. She spoke about the importance of being Covid tested and you can get tested multiple times. She spoke about the importance of the trace and track program. She reminded us that restaurants will reopen at 25% for indoor dining beginning September 30<sup>th</sup>. She reiterated to please fill out those census forms. She wished everyone a Happy New Year and for all that fast have an easy fast. She can be reached at [mmarkh@cityhall.nyc.gov](mailto:mmarkh@cityhall.nyc.gov)

Reeves Eisen from Senator Gournardes' Office said the Senator was hosting a Town Hall tonight on Emergency Preparedness, but he wanted to wish everyone a Happy and Healthy New Year. He is looking for the City Hospitals and Agencies to provide emergency plans going forward so that nurses aren't left wearing garbage bags as PPE. He wants to keep our Covid numbers low. They are going to monitor kids returning to school and restaurants who are being allowed to open at 25% occupancy inside starting on September 30<sup>th</sup> so no spikes in the numbers occur. To combat the budget crisis impacting our Sanitation and Parks Departments he has sponsored

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neighborhood cleanups throughout his districts with the help of staff, associations and neighbors to keep the neighborhoods clean. The Senator's office is open by appointment 10:0am-6:00pm.

Stephannia Cleaton, Government Liaison for Kingsborough Community College sent greetings from College President, Claudia Schrader. She also stated that classes have resumed predominantly remotely on September 12<sup>th</sup>. The college is open, but the campus is closed, most offices are operating remotely, and you can only enter the campus by appointment only. For any questions regarding Kingsborough Community College you can call Ms. Cleaton at, 718-490-1208.

### **EXECUTIVE SESSION:**

A Roll Call Attendance was taken by Chair Scavo; with a Quorum present, Chair Scavo asked for the adoption of the Board Meeting Minutes of June 22, 2020.

A motion to adopt the June 22, 2020 minutes was made by Ronald Tawil and seconded by Debra Greif.

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

#### ***LIQUOR LICENSES- Month of Sept 2020***

#### **New application liquor wine beer & cider:**

RAI dba... Metropolitan Ballroom  
2555 McDonald Avenue

El Palenque 3 Gallos Restaurant  
816 Avenue U

#### **New application wine beer cider:**

Taquitos Mexico Restaurant Corp  
2223 Avenue X

Gulchatay  
1915 Avenue U

#### **Full liquor renewal:**

Manhattan Beach Catering LLC  
60 West End Avenue

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Brooklyn Yacht Clubs  
3147 Voorhies Avenue

Fuji Hana  
512 Avenue U

16th Street Tavern  
1602 Gravesend Neck Road

Sushi Tokyo  
627 Kings Highway

Chikurin  
1702 Avenue Z

La Vue  
3202 Emmons Avenue

Opera Cafe  
2255 Emmons Avenue

Good Fortune Nostrand  
dba Chopstik  
3790 Nostrand Avenue

Share Zion Catering  
2030 Ocean Parkway

Liman Restaurant  
2710A Emmons Avenue

**Renewal wine beer cider:**

MS Fusion Inc.  
Masakari Japanese Fusion  
1631 Sheepshead Bay Road

El Mexicano Restaurant & Cafe Inc.  
2102 East 15th street

Omits Sushi  
2317 Avenue U

Sweet Spot  
2376 Coney Island Avenue

**Renewal beer and cider:**

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Dharam Food Corp  
Panini Tozt Cafe  
1617 Oriental Blvd

Brother's International Food  
Gourmet Plaza  
1663-1669 East 13th street

**Liquor store renewal:**

New Moon Liquors  
2880 Nostrand Avenue

Chair Scavo pointed out La Vue has been a problematic location and had their liquor license suspended because of overcrowding and failing to obey guidelines during Covid.

A motion was made by Leonid Markh and seconded by Edmond Dweck to send a letter in opposition of their full liquor license renewal request.

**COMMITTEE REPORTS:**

Chair Scavo called for the Zoning Committee Report:

Zoning Committee Co- Chair Ronnie Tawil  
BSA Cal. No. 2020-18-BZ / 920 Shore Boulevard corner of Shore Boulevard and Hastings Street:

Special permit pursuant to ZR 73-622 to enlarge an existing single family home contrary to the FAR (ZR 23-142) requirement of the underlying R3-1 zoning district.

A motion to approve was made by Debra Greif and seconded by Edmond Dweck. The vote was 40 Yes and 1 Abstention.  
The motion was approved.

BSA Cal. No. 5-98-BZ / 1861 McDonald Avenue  
East side between Quentin Road and Avenue P

Extension of terms of variance. No changes to proposed.

A motion to approve was made by Debra Greif and seconded by Robert Gevertzman. The vote was 41 Yes and 0 No.  
The motion was approved.

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BSA Cal. No. 1254-80-BZ / 511 Avenue R (584 Kings Highway)  
through lot bounded by Avenue R, Kings Highway, East 5<sup>th</sup> and Ocean  
Parkway

Modification to a previously approved variance to allow for an additional  
floor to the Premises as well as a deeper cellar.

A motion to approve was made by Debra Greif and seconded by Morris  
Missry, The vote was 40 Yes and 1 Abstention for Cause.  
The motion was approved.

BSA Cal. No.2020-63 -BZ / 1718 East 28<sup>th</sup> Street  
West side of East 28th Street between Quentin Road and  
Avenue R

Special permit pursuant to ZR 73-622 to enlarge a one family home in an R3-  
2 zoning district contrary to the FAR (ZR 23-142); lot coverage (ZR 23-142);  
open space ratio(ZR 23-142); rear yard obstruction (ZR 23-44); and rear yard  
(ZR23-47) requirements.

A motion to approve was made by Al Smaldone and seconded by Ed  
Chalom. The vote was 40 Yes and 1 No.  
The motion was approved.

**OLD BUSINESS:** None

**NEW BUSINESS:** Joe Dorinson stated we would be remiss if we did not  
take a moment to honor a fellow iconic Brooklynite, who recently passed, the  
Honorable Ruth Bader Ginsburg. Honorable Judge Ginsburg embodied wit,  
wisdom and a remarkably, compassionate understanding of the Law. Her  
legacy of legal work has left an everlasting impression on this world and is  
worthy of acknowledgement.

**ADJOURNMENT:**

A motion to adjourn was made by Edmond Dweck and seconded by Al  
Smaldone. The meeting was adjourned at 7:29p.m.

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