

# The City of New York

## Brooklyn Community Board 15



**ANTONIO REYNOSO**  
BOROUGH PRESIDENT

**THERESA SCAVO**  
CHAIRPERSON

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



**ERIC ADAMS**  
MAYOR

**LAURA SINGER**  
DISTRICT MANAGER

### Monthly Board Meeting – Minutes

#### GENERAL BOARD MEETING

#### April 25, 2023 -Webex Conference

The meeting was called to order at 6:01pm, by Chairperson Theresa Scavo. The Pledge of Allegiance was recited. Chair Scavo thanked all our Board Members whose terms were expiring for their dedicated service and welcomed the new Board Members.

#### PUBLIC HEARING / PUBLIC SESSION:

Chairperson Scavo introduced Mr. Ronnie Tawil, Chair of the Zoning Committee, who would run this part of the meeting:

Mr. Tawil explained the procedure for the Public Hearing and proceeded to call the representative.

#### **BSA 2023-10-BZ / 2213 East 14<sup>th</sup> Street**

Variance (72-21) to permit the enlargement of a residence without the required side yards contrary to ZR Section 23-461 and front yard contrary to ZR Section 23-45 in an R4 district.

The Board received two letters of opposition, one letter expressed their concerns that the height would block their light and air access, as well as put their garden into shadow. The other letter expressed concern that their garden will be impacted when a driveway is installed. The questions from the floor discussed that the property had a stop work order and that it was a stalled site. The representative explained they were issued a stop work order when their construction did not conform to the current zoning regulations. To rectify this, they are seeking a variance, because they were not eligible for a special permit, being that they are corner property. The question was why this is not a new construction because the original house seems to no longer

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be there. The representative explained the architect was not present to give details on this matter, but they are building, as specified, an enlargement. Lastly, it was stated that this property was a bungalow home and there are several properties on the block just like this one who have added a second level and enlarged their homes. Concluding that this home's enlargement would fit into the character of the neighborhood.

A motion was made to approve by Robert Gevertzman and seconded by Ed Chalom.

A Committee Vote was taken, 10 yes, 0 no and 0 abstention. The motion passed the committee. A full board vote would take place in the Executive Session.

Chair Scavo opened the floor and invited Elected Officials, their representatives, agency representatives and community members to speak:

Chair Scavo called upon Board Member, Victor Shine, whose term is ending, because he wanted the opportunity to say a few words. He thanked the Board and Staff for their dedication. He stated what a privilege it has been serving on the Community Board for 10 years. He gave a rallying speech on how important this work is and how the process keeps democracy alive. He asked those Board Members remaining and coming on to carry that torch. He was thanked for all his hard work and told that the door is always open to please consider reapplying and serving again.

Leah Moses, representing Council Member Ari Kagan, stated the Councilman recently attended a Community Board 13 hearing and publicly expressed his opposition for a proposed casino in Coney Island. The Councilman stated his concerns for the traffic, crime, gambling addictions and mental health issues this proposed casino would bring to the community. She added that the Councilman wanted to thank Community Board 15, for expressing their opposition to this proposal and Chair Scavo for speaking out against the casino at the hearing. She stated the Councilman is also expressing his concerns on the MTA's Bus Redesign Network proposal and stands with the community in opposing any changes to the current terminus of the B49 and B68 buses. Lastly on behalf of the Councilman she wished Debra Greif and Chris Greif a Happy Birthday and stated the Councilman presented them both with citations for their dedicated advocacy work on behalf of the disabled and older adults.

Aliza Schaller, a Sheepshead Bay community resident expressed her concerns for the speeding that is taking place down Sheepshead Bay Road and Voorhies Avenue at night. Cars without plates and blackened windows speed along with no insurance doing donuts and burning their tires, terrorizing the

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neighborhood. She believes the Police Department is not responsive to this dangerously alarming behavior and she wants action taken to stop it before someone gets killed.

Nancy Lulu, representing District Attorney Eric Gonzalez sent greetings from the DA and hoped everyone enjoyed the recent holidays. She stated that on April 21, 2023, the DA, NYPD, and DEA sponsored a safe disposal prescription drug event. They had fourteen drop off locations. She stated that in Community Board 15, the Kings Bay Y. located at 3495 Nostrand Avenue participated, and she wanted to publicly thank them. On April 29, 2023, the DA, the Attorney General and NYPD are sponsoring a gun buyback event at All Saints Roman Catholic Church, located at 115 Throop Avenue, Brooklyn NY 11206, in the confines of the 90<sup>th</sup> Precinct from 10:00am to 1:00pm. No questions asked. \$500 Pre-paid gift cards for operable handguns and assault rifles, \$75 for rifles or shotguns and \$25 for non-working and imitation pistols. If you have an issue or concern you would like the DA to address, please contact the DA's Hotline at (718) 250-2340.

Denis Myagkov, Branch Manager of Ridgewood Savings Bank in Sheepshead Bay wanted to introduce himself and talk about the community events the branch sponsors. They are looking to partner with the community and host events to educate our young people about the importance of credit responsibility and our seniors on grandparent scams. The branch is on East 17<sup>th</sup> Street off Avenue Y, and they will be sponsoring a shredding day on May 18 from 2:00pm-6:00pm.

Solomiya Momot representing Senator Jessica Scarcella-Spanton's Office stated the Senator is aware of the speeding problem on Sheepshead Bay Road and looking into it with the NYPD. On May 7<sup>th</sup>, the Senator is sponsoring a Victory Day Celebration starting at 11:00am at the Jewish Center of Brighton Beach located at 2915 Ocean Parkway. She placed her email contact information in the chat [momot@nysenate.gov](mailto:momot@nysenate.gov)

Chris Greif from NYC New York City Transit Riders Council (NYCTRC Executive Committee) thanked all those who attended his and Debra Greif's virtual birthday get together. He also thanked those that attended the Bus Network Redesign pop up event in Sheepshead Bay and stated there will be one more in the Sheepshead Bay area sponsored by Assembly Member Helene Weinstein on May 2<sup>nd</sup> from 10:00am-12:00pm outside her district office located at 3520 Nostrand Avenue.

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Debra Greif also thanked all that sent them birthday greetings and attended their virtual birthday event. She placed MTA information in the chat and invited everyone to attend an MTA Bus Redesign Network pop-up event.

The links she shared:

<https://new.mta.info/project/brooklyn-bus-network-redesign>

<https://new.mta.info/accessibility>

Saye Joseph, Chief of Staff, for Council Member Mercedes Narcisse representing District 46 stated the Council Member was meeting with MTA officials to conduct onsite tours to discuss the impact the Bus Networking Redesign proposals will have on the community. The Council Member is also meeting with the Department of Transportation because she wants them to get input from the community before implementing changes. In particular, the Council Member is focusing on bike lines and is outreaching to the Community Board and constituents to ask their opinions on where a bike lane should be placed and where it should be removed. On Friday, May 19, she will be sponsoring a Free Legal Services Event for Veterans and their Family Members, in her office located at 5827 Flatlands Avenue, Brooklyn. On Thursday May 18, 2023, Council Member Narcisse will be hosting a Haitian Flag Day Event at the Brooklyn Children's Museum, located at 145 Brooklyn Avenue, and all are welcome to attend. Lastly, she stated that the Council Member's Birthday is tomorrow, so please reach out to wish her a Happy Birthday! Saye Joseph's contact information is [Sajoseph@council.nyc.gov](mailto:Sajoseph@council.nyc.gov) or (646) 438-3828.

Tyler Reynolds, Construction Liaison for the Manhattan Beach Sewer project, stated the dead-end streets of Manhattan Beach are completed. They are moving on to Jaffrey and Mackenzie Streets. The water shutdowns should be from 9:00am to noon. When asked about providing a water truck for the senior residents at Menorah Home, he stated they will complete the project without having to shut the water off at that location. His contact information is: [bed819ccl@gmail.com](mailto:bed819ccl@gmail.com)

Chair Scavo asked if anyone else would like to speak? With no one coming forward she moved on to Executive Session.

### **EXECUTIVE SESSION:**

A Roll Call Attendance was taken by Chair Scavo, with a Quorum present, a motion to adopt the March 28, 2023, minutes was made by Ronnie Tawil and seconded by Jack Kishk.

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**CHAIRPERSON'S REPORT:**

**APRIL 25, 2023 / LIQUOR LICENSES**

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

1705 Wheeler's Ltd  
DBA Wheeler's 514  
1705 Sheepshead Bay Road  
Brooklyn, NY 11235

**Renewal Application Wine, Beer & Cider**

Nagoya Fusion Sushi Inc.  
DBA Nagoya Japanese Restaurant  
1907 Kings Highway  
Brooklyn, NY 11229

**New Application and Retail Permit for Liquor, Wine, Beer & Cider**

ETC Bay Inc  
DBA Fujisawa  
1724-1726 Sheepshead Bay Road  
Brooklyn, NY 11235

**Class Change from Wine, Beer & Cider to Liquor, Wine, Beer & Cider**

Taquitas Mexico Restaurant Corp.  
2223 Avenue X  
Brooklyn, NY 11235

Chair Scavo stated if you know of any issues with any of these establishments, please let the office know so that we can reach out to the State Liquor Authority.

**Public Safety Report:**

Public Safety Chairperson, Frances Chick Pallotta, stated that our Public Safety Committee meeting was conducted via Webex on Wednesday, April 12, 2023, at 5:00pm. Representing the 61<sup>st</sup> Police Precinct was its Commanding Officer, Captain Derby St. Fort and Executive Officer, Captain Gregory Rivera. Also in attendance was the 61's Community Affairs Officer Detective Lauren Au. Public Safety Committee Members were forwarded the link to the 61<sup>st</sup> Police Precinct CompStat Report, covering the week of April 10, 2023, through April 16, 2023. Based on the 7 major crime complaint categories, year to date statistical comparison with 2022, the 61 was down

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2.34%. To provide the full board with the latest up to date statistics, he cited the 61<sup>st</sup> CompStat Report, Volume 30, Number 15, covering the week of April 10, 2023, through April 16, 2023. Based on the 7 major crime complaint categories, a year-to-date comparison with 2022, the 61<sup>st</sup> was down 6.77%. Within the 61, he stated we had 3 murders and 3 rapes. Robberies were up 21.7%; Felony Assaults, were down 13.7%; Burglaries were down 9.1 %, Grand Larcenies were down 14.2%; Grand Larceny Auto was up, 3.7%. In the subcategory of Hate Crimes: year to date, we had 1 hate crime reported in 2023, compared to 5 hate crimes in 2022.

He added that a number of our committee members in their respective neighborhoods complained about quality-of-life matters, namely double parking, parking all night in front of fire hydrants, and commercial vehicles parking on residential streets from 9:00pm to 5:00am. To address these issues, we had an in-person meeting on April 24<sup>th</sup>, at the precinct with Executive Officer Captain Gregory Rivera. He stated that we are expecting significant enforcement in the weeks ahead.

### **Street Co-Naming Committee:**

Chair Scavo stated that the Street Co-Naming Committee meeting was held on Webex, Tuesday April 18, 2023, at 6:00pm. There were two applications before the committee. The first was to co-name the Southeast corner of Bedford and Avenue P, “Ruth Bader Ginsburg Way.” The Committee voted unanimously to support this request. She asked for a motion to approve which was made by Ed Chalom and seconded by Pearl Siegelman. The vote was unanimous to support with 0 abstentions. The motion passed. The second request was to co-name the Northeast corner of Ocean Parkway and Avenue U, “Rachel Sutton Way.” The Committee voted unanimously to approve this request. A motion to approve was made by Ronnie Tawil and seconded by Frank Kopylov. The vote was unanimous to support with 0 abstentions. The motion passed.

### **Zoning Committee:**

#### **BSA 2023-10-BZ / 2213 East 14<sup>th</sup> Street**

Variance (72-21) to permit the enlargement of a residence without the required side yards contrary to ZR Section 23-461 and front yard contrary to ZR Section 23-45 in an R4 district.

A motion to approve was made by Debra Greif and seconded by Ed Chalom. The vote was 31 Yes, 1 No, 0 Abstentions. The motion was approved

**OLD BUSINESS:** None

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**NEW BUSINESS:** Chair Scavo announced the Formation of the Nominating Committee and thanked all those Board Members who responded by sharing their choices on who should serve on the Committee. She stated, Edmond Dweck with the most votes will serve as Chairperson of the Nominating Committee with members Robert Gevertzman, Al Smaldone, Jack Kishk and Ed Chalom and alternates Dr. Alan Ditchek and Francis Chick Pallotta.

Debra Greif stated had new business to discuss. She is upset that homeowners are now parking on the sidewalk outside their driveways making it difficult to navigate the sidewalk and forcing pedestrians into the roadway. She encounters this when she exits the B3 bus on Avenue U and Ocean Parkway to head home. The police do not seem to be responding to the 311 calls she's placed. Chair Scavo believed the Department of Transportation should be notified. She added it is a problem throughout the district with people being very inconsiderate.

### **ADJOURNMENT:**

A motion to adjourn was made by Allen Popper and seconded by Debra Greif. The meeting was adjourned at 7:00 p.m.

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