

The City of New York
Brooklyn Community Board 15



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ERIC ADAMS
MAYOR

LAURA SINGER
DISTRICT MANAGER

Monthly Board Meeting – Minutes

GENERAL BOARD MEETING

Tuesday December 19, 2023, 7:00pm

Kingsborough Community College, 2001 Oriental Boulevard, Brooklyn, NY
11235, Faculty Dining Room U112

The meeting was called to order at 7:01pm, by Chairperson Theresa Scavo. The Pledge of Allegiance was recited. Chair Scavo, asked that everyone remain standing for a moment of silence for Israel, and with the hopes we will have peace throughout the world.

PUBLIC HEARING / PUBLIC SESSION:

ZONING COMMITTEE:

Chairperson Scavo introduced Mr. Ronnie Tawil, Chair of the Zoning Committee, who explained the procedures for this part of the meeting. The representative for 396-400 Avenue X was called up by Mr. Tawil.

ULURP – 23DCP136K - 396-400 Avenue X

A zoning map amendment from R4/OP to R7A/C2-4/OP and a text amendment to map a Mandatory Inclusionary Housing Area (ZR Appendix F) to facilitate a new 46,000 square foot, 7-story residential (41,000 sf, 45 DUs) and commercial (5,000 sf) mixed-use building, are being sought by private applicant PG REALTY INVESTMENTS LLC at 396-400 Avenue X, Community District 15, Brooklyn.

A discussion ensued with some voicing concerns if there was enough parking being provided, it was explained that at the Zoning Committee's insistence they are providing one space for each housing unit. The Board of Standards and Appeals requires by law that they only provide half of that. Concerns for parking for commercial tenants was addressed. It was brought out that Avenue X, which is a commercial corridor only has street parking available and the current medical offices do not provide parking now. Another question asked if

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there is room for triple stackers to accommodate the cars, because they require a minimum of 12 feet clearance, but they are allocating 15 feet. Concerns regarding the water table were brought up, but they feel this will not impact providing the 15 feet clearance for cellar parking, which they determine to be at 20 feet. Another question addressed would they have a 24- hour parking attendant for the triple stackers, which they stated they will. ADA compliance was addressed, they are following all mandatory ADA laws and providing 3 ADA ground floor parking spaces. Lastly, what financial threshold are they using for the affordability units, which is usually 30% of one's income it was explained, but it is HPD that determines and sets the standard.

A motion to approve with stipulated conditions that a water table would not impede the ability to provide one parking space for every unit was made by Robert Gevezman and seconded by Al Smaldone.

The vote was 11 yes and 0 no, 0 abstentions. The motion carried to Executive Session for a Full Board Vote.

PUBLIC SESSION:

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

Chair Scavo acknowledged Chris Greif from the Transit Rider's Council.

Martin Gangursky spoke again about his concerns for busing children out of their neighborhood schools to give those spaces to other children who do not reside in the neighborhood. He questioned what determines a "specialized school" and presented a booklet to the Board where he could not find local Leon Goldstein High School labeled as a "specialized school." He claims the public buses are overcrowded with children from various neighborhoods being brought in to attend our local schools and felt this was an unfair practice that needed addressing.

Stanley Kaplan spoke about working to restore Sheepshead Bay to the viable fishing village it once was. He stated he found articles dating back to the late 80's and early 1990's where millions of dollars were allocated and unfortunately wasted on doing studies to source ways to preserve and attract a fishing fleet. He blamed the loss of parking to condominiums, the new bike lane for hampering ship deliveries and the lack of dredging to allow easier access in and out of piers. He wants our local Electeds to look at these issues, and to not turn a blind eye, to bring back the recreational use of Sheepshead Bay to make it a useful and economic seafaring area once again.

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Chair Scavo introduced Council Member Mercedes Narcisse who wished everyone a Happy Holiday. She encouraged people not to stay alone, call on friends or visit an active senior center. As a Healthcare Professional, she has firsthand knowledge that at this time of year, it can be a struggle for some and with all the strife in the world it is important to come together in community unity and support one another. She went on to say she knows she was elected to serve her constituents and spoke about the various programs she has instituted and supported such as food insecurity drives, flu shots, legal advice, and the many events she has held throughout her District. She encouraged constituents to call her office and seek help or tell us what you would like us to focus on. She reminded everyone as a Community we need to come together, work together, and collaborate. Lastly, she stated, she is having a toy drive this week in her office, if you have a child that needs a toy this holiday season, please come by to see they get a gift.

Solomiya Momot representing Senator Jessica Scarcella-Spanton's Office stated in response to the Board's request to meet with the Office of Cannabis Management (OCM), she worked to bring OCM to a virtual meeting with us, which will be held on Webex Tuesday January 9, 2024. A Webex invitation link will be created and sent out shortly. Solomiya went on to share that the Senator will be back working in Albany next month, she is working on getting non-profit grant monies and is looking at an end of January deadline to apply. She also went on to recap all the various events the Senator has hosted over the past few months in both CB 13 and CB 15.

Tyler Reynolds addressed the status of the Manhattan Beach Water Main Project and stated restoration work was taking place. They are 52% completed. Residents complained about the roadways not being fully restored, but he explained that restoring the entire roadway is not in this contract. He explained they are only restoring the trenches they created. Someone complained about poor placement of metal plates over trenches while working that created dangerous dips in the roadway for vehicle traffic. Tyler was unaware of this issue but would have immediately corrected it if he were told that this had occurred. He stated North of Oriental Boulevard work is delayed, while they are waiting for zinc coated piping from their vendor, which is presently out of stock. Someone asked how long of a delay and can an alternative be used. The delay will not prolong the work, just push it to be the last item they correct. There is an alternative piping available now should the need arise, without the zinc coating. He explained that the non-zinc coated pipe would last another 100 years, but the zinc coated, 200 years, which is why they are waiting a bit longer for the stock to replenish. Lastly, they are simultaneously installing FDNY communication cabling, which is a time-consuming project, they must

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route it around existing piping and wiring underground, so they are making steady headway, he estimates about one block per day.

Stephannia Cleaton, Government Relations Liaison for Kingsborough Community College sent Holiday greetings from President Claudia Schrader and a fond farewell as she is leaving to become Interim President of York College in Queens, and this coming Friday will be her official last day. At this time no interim President has been named, but Stephannia will be remaining in her position with the College and can still be reached at 718 368-6768.

Sam Eluto representing the Public Advocate stated they have placed the one hundred worst landlords list for 2023 together, based on HPD complaints and it is accessible through the Advocate's website. With Covid numbers again spiking this time of year, please look over the blogs available on our website as well as for information related to receiving in home free Covid testing kits, you can receive four per request, and for more information on access to receiving Covid vaccines and flu shots.

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 Secretary Allen Popper, with a Quorum present, a motion to adopt the November 28, 2023, minutes was made by Dr. Alan Ditchek and seconded by Robert Gevertzman.

CHAIRPERSON'S REPORT:

Chairperson Scavo spoke about the recent Toys for Tots drive. She thanked all who donated and said we did okay this year, it was better in past years, so I think we will begin earlier next year and do better. She took the opportunity to wish everyone a Happy Holiday, Merry Christmas, belated Hanukah and most importantly she wished all good health in the New Year. Chair Scavo thanked Solomiya Momot from Senator Jessica Scarcella-Spanton's Office for diligently getting the Office of Cannabis Management to agree to meet with the Board and Community at large virtually on January 9, 2024. She thanked her 1st Vice-Chairperson Ronnie Tawil for his steadfast support, guidance and for always making himself available to assist her whenever she calls, despite his hectic work schedule.

Chair Scavo went on to announce the new Cannabis licenses the Community Board received for December 2023:

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Retail Dispensary & Microbusiness

Brown is the New Green
2433 Knapp Street
Brooklyn, NY 11235

Retail Dispensary

Supply Design, LLC
3049 Avenue U
Brooklyn, NY 11229

Public Safety Report:

Public Safety Chairperson, Frances Chick Pallotta, prepared the following statement for Chairperson Scavo to read. The Public Safety Committee meeting was conducted via Webex on Wednesday, December 13, 2023, at 5:30pm. Representing the 61st Police Precinct was its Commanding Officer, Captain Joseph Antonio. Also in attendance was the Executive Officer, Captain Emanuel Ishhakov. From the 61's Community Affairs Office was Detective Lauren Au, Police Officer Chris Alvarado and Police Officer Colleen Abbate. Public Safety Committee Members were forwarded the link to the 61st Police Precinct CompStat Report, covering the week of 12/04/2023, through 12/10/2023, Volume 30, Number 49. Based upon the 7 major crime categories, year-to-date, overall, the 61 was down 8.92%.

We have had 4 murders thus far in 2023, compared to 4 murders in 2022. We have had 15 rapes, so far in 2023, compared with 8 rapes in 2022. Continuing with year-to-date comparisons: Robberies, down 18.5%; Felony Assaults, down 3.3%; Burglaries, down 11.2%; Grand Larceny, down 13.9%; and Grand Larceny Auto was up 12.6%. In the category listed as "Hate Crimes," we had 18 hate crimes classified in 2023, compared to 22 in 2022.

To address quality-of-life matters within our community and the Public Safety Committee, Captain Joseph Antonio asked for and received help from the Traffic Enforcement Division of the NYPD to assist our 61 officers. Here are the very impressive statistics: From the period of November 5, 2023, through December 2, 2023, 11,732 parking violation summonses were issued. In the top 6 violation categories: 654 summonses were issued for "No Standing"; 317 summonses for parking at "Bus Stops"; 1,123 violation summonses for parking at "fire hydrants"; 2,212 summonses for "No Parking for Street Cleaning regulation"; 348 for "double parking; and 595 summonses were issued for "No Parking for Commercial Vehicles".

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Zoning Committee:

Ronnie Tawil took a moment to thank Chairperson Scavo for living, breathing, and taking on her volunteer role as Chair of Community Board 15 non-stop working each and everyday to assist the residents of this community. He stated her devotion is unprecedented.

He went on to announce the Zoning item before the Board,

ULURP – 23DCP136K - 396-400 Avenue X

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A motion was made to approve with stipulated water table and parking conditions by Debra Greif and seconded by Al Smaldone

A Full Board Vote was taken, 35 yes, 0 no and 0 abstention. The motion passed unanimously.

OLD BUSINESS: Chair Scavo stated that the Board should recognize, District Manager, Laura Singer, for collaborating with her alone since September of this year taking care of all the Board office responsibilities, correspondence, and business matters.

NEW BUSINESS: None.

ADJOURNMENT:

A motion to adjourn was made by Allen Popper and seconded by Robert Gevertzman. The meeting was adjourned at 7:57 p.m.

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