

# 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

#### June 27, 2023 -Webex Conference

The meeting was called to order at 6:01pm, by Chairperson Theresa Scavo. The Pledge of Allegiance was recited. Chair Scavo called upon the first presenter.

#### PUBLIC HEARING / PUBLIC SESSION:

### NYC DEPARTMENT OF ENVIRONMENTAL PROTECTION – Presentation for Upcoming Project for Avenue U & Ocean Parkway Pumping Station

DEP Liaison Robert Oliveri introduced DEP Project Liaison Andrew Ng who shared his screen with a PowerPoint presentation to discuss an upcoming project to upgrade the Avenue U Pumping Station. The pumping station was built in 1912 and last upgraded in 1987. It is located below grade and subject to flooding, so they are seeking to not only upgrade the facility but make it resilient to storm surges as well. The overall proposed reconstruction project will upgrade the entire pumping station, including all mechanical and electrical equipment, and protect all critical equipment for resiliency and reliability. The pumping station services Sheepshead Bay residents and businesses within a 719-acre drainage area. The historic ornamental cast iron air intake stack was recently tumbled and damaged by a car. They have salvaged the stack and will restore it in this project and place it back on Ocean Parkway and Avenue U. They will also create an additional stack to compliment the look of the restored historic stack. They will need to temporarily reroute pedestrian traffic on Avenue U and Ocean Parkway and utilize the service road to store equipment while they work. There will also be impacts to parking on Avenue U, as some parking spaces will be needed. The Avenue U pump will remain active during

# The City of New York

## Brooklyn Community Board 15

the project. Construction is estimated to begin August 2024 through February 2027. General activity is expected to be 7:00am – 5:00pm. They are seeking a letter of support from the Community Board to proceed with the project.

Concerns from the floor: A new synagogue on the corner of Avenue U and Ocean Parkway will be greatly impacted if you impede pedestrians from walking, as that is how its congregant's travel. Drivers in the area will be impacted if you block the service road. It is a dangerous area where a fatality took place recently in a car accident. The High Holy Days for Sabbath Observers and other significant holidays must be considered before proceeding. Concerns on how the site will be secured when work concludes each day was addressed. The President of the Synagogue immediately impacted by this project, who is also a Board Member asked that the DEP presenters set up an additional meeting with the Community Board to further go over a plan that is mindful of the community's needs to make this project's impact as minimal as possible. Mr. Ng appreciated the feedback and would be happy to participate in a future meeting.

### **NYC DEPARTMENT OF CITY PLANNING – Presentation on Carbon Neutrality Zoning Text Amendment**

Representors from NYC City Planning, Lucia Cappuccio, and David Weissglass discussed this first initiative for the Mayor's City of Yes - Carbon Neutrality Text Amendment. They discussed the importance of reducing our carbon footprint, as part of the Paris Agreement, to help address the climate crisis. Carbon dioxide is the primary greenhouse gas emitted through human activities. Carbon dioxide is largely produced through burning fossil fuels. So, a carbon-neutral city means we are a city committed to reducing our energy needs (retrofit buildings to be more efficient), clean the grid (decarbonize the source of electricity) and electrify buildings and vehicles. This text amendment will remove current zoning obstacles from achieving those goals. By 2040, the New York energy grid must be 100% renewably based energy. To decarbonize our energy grid for Goal 1, we need to turn to 1: Rooftop solar – removing zoning impediments to allow up to 100% coverage. 2. Parking lots -ensuring that zoning allows solar canopies. 3. Community Solar – allow renewable energy generation in all zoning districts. 4. Energy Storage - allow some facilities as-of-right in all zoning districts. 5. On-shore wind-create a tool for future review of proposed wind turbines. For Goal 2, we need to decarbonize our building stock. Our buildings are NYC's biggest source of CO2 emissions. To decarbonize our building stock, virtually every one of our city's 1,000,000+ buildings will need to be retrofitted. Windows and walls will need to be improved or replaced with new efficient ones. Boilers and furnaces will need

# The City of New York

## Brooklyn Community Board 15

to be replaced with all electric heat pumps. In 2019 Local Law 97, large buildings 25,000 sf that fail to cut their CO2 emissions will face steep fines. Local law 154, new buildings will be prohibited from installing fossil-fuel equipment. The presentation went on to discuss decarbonizing our building stock, vehicles, and waste streams. In conclusion this proposed text amendment is not imposing additional laws or restrictions but allowing the zoning to be amended to make those changes necessary to reducing our carbon footprint possible.

Questions from the floor addressed the impact on ADA people. It was answered that the proposed zoning Text Amendment will not alter any standards of our streets, sidewalks, or parks space in terms of ADA safety requirements. A question of barbecuing in City Parks being a carbon issue was brought up and why that is not being addressed? Someone added a study should be conducted on barbecuing's impact on a community's air quality because they are cracking down on coal fire pizza ovens now. That issue is not part of this current Text Amendment. A question of solar roof top wattage allowances was asked, but again that is not a zoning question addressed in this text amendment. The impact of wind turbines on noise and bird migration? The wind turbines will still have a process to go through requiring community input and they would not be allowed to be built in a residential area. A question about who will pay for the costs to retrofit a building? The cost would fall to the owner, but the city has a program called NYC Accelerator that can assist owners in accessing their needs, finding dependable contractors, and with funding assistance. The topic regarding Texas's electric grid failing causing catastrophic problems for that community was discussed. Con Edison is working on a reliable grid. That grid failed because of capacity problems and an unstable grid. Lucia Cappuccio shared her email information in the chat should anyone have any additional questions: [LCappuccio@planning.nyc.gov](mailto:LCappuccio@planning.nyc.gov)

Chairperson Scavo took over for Mr. Ronnie Tawil, Chair of the Zoning Committee, she would run this part of the meeting:

Chair Scavo explained the procedure for the Public Hearing and proceeded to call the representative.

### **ZONING COMMITTEE HEARING / PUBLIC SESSION:**

**BSA 293-13-BZ / 2085 Ocean Parkway** – Northeast corner of Ocean Parkway and Avenue U

On January 28, 2014, the Board of Standard and Appeals granted a variance to permit the construction of a house of worship contrary to bulk regulations. This

# The City of New York

## Brooklyn Community Board 15

application is filed to request an extension of time to obtain a Certificate of Occupancy, a waiver, and an amendment of that previously granted variance.

The office received 14 letters of support and 0 letters in opposition.

The only question was if they intended to move the bus stop on Avenue U? The representative stated that was not in the plans presented tonight to the Board.

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

A Committee Vote was taken, 14 yes, 0 no and 1 abstention for cause. The motion passed the committee. A full board vote would take place in the Executive Session.

### **BSA 2023 -20-BZ - 1628 East 24th Street**

Special permit to allow the enlargement of an existing, single-family home in an R3-2 zoning district, contrary to the underlying Floor Area/FAR (ZRs23-142), Lot Coverage (ZRs23-142), Open Space/OSR (ZR s23-142), Rear Yard (ZRz23-47), and Perimeter Wall Height (ZR s23-631[b]) requirements.

The Board received 0 letters of support and 0 opposition.

No questions from the floor.

A motion was made to approve by Mitchell Shpelfogel and seconded by Edmond Dweck.

A Committee Vote was taken, 15 yes, 0 no and 0 abstentions. 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 Saye Joseph, Chief of Staff for Council Member Mercedes Narcisse. On Saturday July 8, 2023, they are having a movie night in Marine Park. On Saturday July 29<sup>th</sup>, 2023, they are having a rain barrel giveaway. To better reach constituents, they will be conducting constituent services at various local libraries. She will send flyers with more details and dates. Lastly, they have received numerous complaints about the sanitation concerns for Avenue U. They are working with the Department of Sanitation

# The City of New York

## Brooklyn Community Board 15

to address these issues and will give us more information as it becomes available.

Nancy Lulu, representing District Attorney Eric Gonzalez sent greetings from the DA. She stated they will be available throughout the summer; Public Safety is at the DA's forefront of concerns. Please follow them on social media and visit their website for press releases for the latest information, should you have any concerns our hotline is 718 250-2340. Have a wonderful summer.

Ken Lazar, liaison for the Department of Buildings, announced they have a new Commissioner, former Councilman, James Oddo. He announced they are expanding their No-Penalty Inspection Program which offers property owners the opportunity for a free, no penalty visual inspection of decks, patios, retaining walls, facades for buildings under six stories tall, business signs, unregistered boilers, and unregistered private elevator devices through July 31, 2023. To make an appointment call 311. He added their new office is located at 345 Adams Street, 3<sup>rd</sup> floor.

Donald Cranston, representing Assemblymember Jaime Williams, stated her office is located at 5318 Avenue N, telephone is 718 252-2124. The Assemblymember is sponsoring concerts in Marine Park every Wednesday except for the Wednesday after July 4<sup>th</sup>. The concerts will take place throughout the summer for approximately 7 weeks. She is also sponsoring Yoga in the park on Mondays. She is collecting small electronics, nothing bigger than a 32-inch television. Lastly, the Assemblymember is collecting old cell phones for soldiers which will provide cost-free communication services to active-duty military members and veterans,

Sergey Chuprik, representing Comptroller Brad Lander's office stated to please check out their website and visit the Comptroller's climate dashboard for the latest information on New York's carbon footprint. With the recent wildfires coming in from Canada they added other components like air quality. They would be happy to give a user presentation to the Board on how to use it.

Stephannia Cleaton, Government Relations Manager for Kingsborough Community College, sent greeting from President Dr. Claudia Schrader. She announced that they just had a graduation for 1500 students. This fall they are making plans to celebrate Kingsborough 60<sup>th</sup> Anniversary. Be on the lookout for announcements and events to mark the occasion.

# The City of New York

## Brooklyn Community Board 15

Raisa Chernina on behalf of Be Proud, The Police Council and the NYPD invited all to show their appreciation for our Police Department at National Night Out on Tuesday August 1, 2023,

Tyler Reynolds, Construction Liaison, for the Manhattan Beach sewer replacement project stated they are working on Ocean Avenue between Oriental and Shore Boulevard. With schools being closed they will be jumping around a bit to work in areas where the schools are located like Irwin Street and Pembroke Streets to work while students are off and will not be impacted. A Board Member and Manhattan Beach resident asked Tyler to clarify the hours of water shutoffs, which Tyler stipulated was 8:00am – 4:00pm. The notice stated 7:00am – 6:00pm which is far longer than the times he has been reporting. They also shut off water to Falmouth Street with no notification. Tyler stated he was away, and DEP sent the notices, but he will make sure they reflect the correct times and are distributed correctly.

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 May 23, 2023, board minutes was made by Al Smaldone and seconded by Ed Chalom.

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

#### **June 27, 2023 / LIQUOR LICENSES**

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

Chipotle Mexican Grill of Colorado, LLC  
1325 Kings Highway  
Brooklyn, NY 11235

Soup N Burger Corp  
1809 Emmons Avenue  
Brooklyn, NY 11235

Prestige Distribution Inc.  
1401-1415 Sheepshead Bay Road  
Aka 2601 East 14<sup>th</sup> Street  
Brooklyn, NY 11235

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

Momoyama Restaurant Inc  
1901 Emmons Avenue  
Brooklyn, NY 11235

**Renewal Retail Permit Wine and Beer**

U Café  
706 Avenue U  
Brooklyn, NY 11223

**Renewal Application Wine, Beer & Cider**

Hayashi Japanese Cuisine Inc.  
2901 Ocean Avenue  
Brooklyn, NY 11235

Sakura Japanese Restaurant  
3118 Avenue U  
Brooklyn, NY 11229

**Renewal Application Beer & Cider**

Ocean Grocery & Deli Inc  
631 Gravesend Neck Road  
Brooklyn, NY 11223

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

Tara Ciccone or Entity to be formed  
2636 Gerritsen Avenue  
Brooklyn, NY 11229

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

Maisushi Inc.  
1221 Quentin Road  
Brooklyn, NY 11229

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

U UMI Sushi Inc  
3003 Avenue U  
Brooklyn, NY 11223

# The City of New York

## Brooklyn Community Board 15

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

#### **500 Foot Liquor License Hearing**

ETC BAY INC.

FUJISA WA

1724-1726 Sheepshead Bay Road

Brooklyn, NY 11235

John Mooney, President of The Gerritsen Beach Property Owners Association stated there is a business now selling alcohol illegally without a license. The business that is before the Board is applying for a liquor license, as well as a retail permit in the name of Tara Ciccone or Entity to be formed 2636 Gerritsen Avenue Brooklyn, NY 11229. He cautioned the Board this has proven to be a non-reputable business and he wants the license denied.

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.

#### **Parks Committee Meeting:**

Parks Committee Chairperson, Al Smaldone stated the Parks Committee met again on Wednesday June 7, 2023, at 6:00pm on Webex to receive an update on the design for Mellett Park, located on Avenue V between East 13<sup>th</sup> and East 14<sup>th</sup> streets. He stated they heeded our concerns and addressed the need for additional lighting at entrances and exits and discussed the fencing height. The residents were pleased to get a refurbished full basketball court with nets with headboards. Overall, it will be a favorable change for the community. In conclusion, Mellet Park was named in honor of Corporal Francis J. Mellet and Private John Mellet; Sheepshead Bay brothers who fought in World War II. Both volunteered for perilous duties and perished in the conflict. Francis J. Mellet survived Normandy but died in the Battle of the Bulge and John Mellet was killed in the Phillipines. Although separated in war they died within 2 months of each other.

#### **Public Safety Report:**

Public Safety Chairperson, Frances Chick Pallotta, stated that our Public Safety Committee meeting was conducted via Webex on Wednesday, June 14, 2023, at 5:00pm. Representing the 61<sup>st</sup> Police Precinct was its Commanding Officer, Captain Derby St. Fort. 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



# The City of New York

## Brooklyn Community Board 15

week of June 5, 2023, through June 11, 2023, Volume 30, Number 23. Year to date comparison 2022, the 61 was down 6.58%. To provide the full board with the latest, up to date statistics, I will now cite 61's Comp Stat Report covering 6/19/23 through 6/25/23, Volume 30, Number 25. Based on the 7 major crime categories, a year to date, comparison with 2022, the 61 overall was down 7.66%. Within the 61, we have had 3 murders year to date, compared to 1 murder year-to-date in 2022. We have had 7 rapes year-to-date, compared to 2 rapes in 2022. Robberies down 9%; Felony Assaults down 7.4%; Burglaries down 6.7%; Grand Larceny down 12.5%; Grand Larceny Auto down 12.5%; Grand Larceny Auto up 4.7%. In the category of Hate Crimes, we have had 6, compared to 15 in 2022.

On May 10, 2023, to address the numerous complaints about abandoned and derelict vehicles, the 61 conducted a joint operation with the Department of Sanitation, NYPD Traffic and 61's rotational tow truck companies. P.O. Chris Alvarado, from Community Affairs, organized and coordinated this effort to maximize the effectiveness of this joint operation: 45 vehicles were towed that evening – 30 by the NYPD and 15 by Sanitation. That included 1 trailer removed from Manhattan Beach. A total of 9 summonses were issued that night, 6 of the summonses were in Manhattan Beach. As of 6/22/23. The 61 has a new commanding officer Captain Joseph Antonio. We welcome him. And we express our gratitude to our existing commanding officer, Captain Derby St. Fort. We wish him our best with his future assignment.

### **Zoning Committee:**

#### **Carbon Neutrality Text Amendment**

A motion to approve was made by Debra Greif and seconded by Ed Chalom. The vote was 3 Yes, 28 No. The motion was not approved

#### **BSA 293-13-BZ / 2085 Ocean Parkway – Northeast corner of Ocean Parkway and Avenue U**

On January 28, 2014, the Board of Standard and Appeals granted a variance to permit the construction of a house of worship contrary to bulk regulations. This application is filed to request an extension of time to obtain a Certificate of Occupancy, a waiver, and an amendment of that previously granted variance.

A motion to approve was made by Ronald Tawil and seconded by Debra Greif. The vote was 31 Yes, and 0 No and 1 Abstention for Cause. The motion was approved.

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

**BSA 2023 -20-BZ - 1628 East 24th Street**

Special permit to allow the enlargement of an existing, single-family home in an R3-2 zoning district, contrary to the underlying Floor Area/FAR (ZRs23-142), Lot Coverage (ZRs23-142), Open Space/OSR (ZR s23-142), Rear Yard (ZRz23-47), and Perimeter Wall Height (ZR s23-631[b]) requirements.

A motion to approve was made by Ronnie Tawil and seconded by Debra Greif. The vote was 32 Yes, 0 No. The motion was approved.

**OLD BUSINESS:** None

**NEW BUSINESS:** Chair Scavo thanked everyone for their service during Covid. We had amazing attendance each month, always a quorum and I thank you all for honoring your commitment. Have a wonderful summer and our office is open and functioning should you need to reach us, call, or email.

**ADJOURNMENT:**

A motion to adjourn was made by Allen Popper and seconded by Debra Greif. The meeting was adjourned at 8:07 p.m.

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