

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



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MAYOR

**LAURA SINGER**  
DISTRICT MANAGER

**Monthly Board Meeting – Minutes**

**GENERAL BOARD MEETING**

**March 28, 2023 -Webex Conference**

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

**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 2023-06-BZ / 1830 East 26<sup>th</sup> Street**

This application is filed pursuant to Section 73-622 of the Zoning Resolution of the City of New York, as amended, to request a special permit to allow the enlargement of an existing single-family residence located in a residential (R3-2) zoning district.

The Board received 1 letter of support and 1 letter requesting to remain neutral until they learned more about the project details.

A statement from the floor complained about the neighboring building located at 1834 East 26<sup>th</sup> Street, remaining under a stop work order for years, after being given a special permit. They added it is now a derelict and abandoned site, causing a blight on the block. The representative countered that the particular property at 1834 East 26<sup>th</sup> Street has nothing to do with the property at 1830 East 26<sup>th</sup> and should have no bearing on the Board's decision. Another question asked if the person who sent the neutral response was in the audience and would like to ask any questions, but they were not in attendance.

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A motion was made to approve Allen Popper and seconded by Robert Gevertman.

A Committee Vote was taken, 8 yes, 3 no and 0 abstention. The motion passed the committee. A full board vote would take place in the Executive Session.

### **BSA 2023-02-BZ / 2003 East 3<sup>rd</sup> Street**

Pursuant to ZR 73-622, this special permit seeks to allow the enlargement of a single-family home on the Premises with an R2X zoning district contrary to ZR 23-142 & ZR 23-631.

The Board received 0 letters of support and 0 in opposition.

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

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

### **Letter of Request: for 3568 Nostrand Avenue Brooklyn, NY 11229 Block 7386 Lot 129 BSA Calendar No. 2019-264-BZ**

Pursuant to Community Board concurrence, based on DOT guidance, the Applicant would propose to extend the existing No Standing School Days Signage an additional 40 feet along the Project Site frontage at 3568 Nostrand Avenue, and an additional 100 feet to the north beyond the Applicant's property, for a total of 140 feet of additional No Standing School Days signage, replacing existing 2 hour metered parking 9 AM – 7 PM signage. The installation of such a loading zone beyond the Applicant's frontage would result in loss of 5 parking spaces during school hours.

The Board received 1 letter of support and 0 in opposition.

A question from the floor, asked if the Department of Transportation (DOT) made this recommendation? It was answered that to accommodate students drop offs and dismissals DOT did. Another question inquired if local businesses, who would be affected, by this signage change were notified? The representative stated that it is your Board's requirement that notifications were sent out to the surrounding area. Concerns about NYCHA resident's parking needs was also brought up, and the representative stated they had not heard anything from NYCHA. Another Board member pointed out that local NYCHA residents have onsite parking in the development. A discussion of

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modifications in parking spaces or in hours be considered as to not overly impact local businesses was discussed. These school hours are standardized hours 7:00am-7:00pm. It was asked if the school would be conducting classes on Sunday. It was answered strictly Monday through Friday. Someone stated that local school students are big supporters of local businesses. Lastly, the priority refocused to the safety of students being dropped off and picked up at the location in question.

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

A Committee Vote was taken, 7 yes, 5 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:

Yvet Chew representing Verizon, stated she was the local representative for the district and wanted to share some information on a program they are rolling out with the Federal Communications Commission (FCC) where financially qualifying customers can get free home internet. The ACP program offers subsidized internet service, to those with low incomes who are receiving SNAP benefits, SSI, Veteran's Assistance and are on Tribal lands. Log on to Verizon.Com/ADP to see if you are eligible. She will email a flyer with further information to the Board's office to share.

Leah Moses, representing Council Member Ari Kagan, wished everyone Happy Holidays. She stated that the Councilman was sponsoring a Woman's History Month Event, honoring Women of Distinction tomorrow March 29<sup>th</sup> from 6:00p.m. to 7:30p.m. at Health Essential Association located at 2336 86<sup>th</sup> Street, all are welcome. She brought an update on Southgate Court's parking issue and was told by her office there have been no new complaints. However, their office has a traffic enforcement contact and will continue to address the area should any new complaints come in. She also provided an update on an issue with the Department of Buildings replacing the FDNY in doing fire inspections for buildings. It has been resolved with both agencies agreeing to work together so that no change in oversight will be needed. She stated Councilman Kagan is a staunch supporter of our police officers and attended Council hearings to vote against any proposed budget cuts to our police department or correction officer's funding. The Councilman attended many Passover distributions and wanted to thank Board Member and Be Proud Executive Director, Raisa Chernina for her organization's annual event. Lastly, the Councilman has worked hard to form a new city task force the Marine Debris Disposal unit. It will be comprised of members of the Parks

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Department, Sanitation Department, Small Business Services, and the Sheriff's Office to help remove marine debris in Sheepshead Bay and Coney Island Creek.

Solomiya Momot representing Senator Jessica Scarcella-Spanton's Office stated that public safety is on the forefront of her agenda and the Senator sponsored legislation to increase penalties for anyone assaulting a retail worker to a Class D felony, meaning judges would be able to impose bail on suspects. The Senator is still conducting her mobile office and welcomes any suggestions from the community. She placed her email contact information in the chat: [momot@nysenate.gov](mailto:momot@nysenate.gov)

Tyler Reynolds, Construction Liaison for the Manhattan Beach Sewer project, spoke about a bad water main break in the community that occurred recently leaving Menorah Home without water for some time. He and his crew worked into the wee hours of the night to restore water service. He reiterated how important this project is because they are trying to replace these water mains to avoid the unfortunate break that just happened. Someone asked if a water truck could be brought in so the 400 plus residents and 200 staff members at the Menorah Home would not be impacted again. They are looking into the possibility of getting a water truck if DDC will cover the extra cost. He shared that DDC has provided a water truck on other projects. In the meantime, they are planning to do the work in that area by the Menorah Home Senior Residence and Kingsborough Community College overnight to have minimal impact on the senior residents and students. His contact information is: [bed819ccl@gmail.com](mailto:bed819ccl@gmail.com)

Corina Lozado, Counsel to the Borough President, shared that the Capital Budget requests recently closed. The Borough President is celebrating Women's History Month this Thursday, March 30, 2023, from 6:00 p.m. to 8:00 p.m. at Brooklyn Borough Hall. The theme is "Women Who Tell Our Stories." There will be comedy and entertainment at the event. The Borough President took the State DOT to task for not allowing an open discussion on the BQE design. She thanked those Board Members who took the time to interview with her. The new appointment list should be available by the end of next week. Lastly, she mentioned the constituent affairs team is here to help with any issues walk-ins every Wednesday from 9:00 a.m.-3:00 p.m. at Borough Hall and reachable by phone (718) 802-3700 or email [AskReynoso@brooklynbp.nyc.gov](mailto:AskReynoso@brooklynbp.nyc.gov) Monday through Friday 9:00 a.m. – 5:00 p.m.

Saye Joseph, Chief of Staff, for Council Member Mercedes Narcisse representing District 46 stated the Council Member was sponsoring many events in April. On Monday, April 10, she will be hosting a food giveaway

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free hot halal food and produce at Sheepshead Bay / Nostrand Houses at 3679 Nostrand Avenue. On Wednesday April 12, 2023, the Council Member will be sponsoring a Family Arts and Crafts Day – Session 1 from 3:15 p.m. to 4:15 p.m. and Session 2 from 4:30 p.m. -5:30 p.m. at the Carmine Carro Center in Marine Park, 3000 Fillmore Avenue. All families must pre-register for event, call (718) 241-9330. On Friday April 14, 2023, from 10:00 a.m. to 2:00 p.m. she will be sponsoring a Free Legal Services Event for Veterans and their Family Members, in her office located at 5827 Flatlands Avenue, Brooklyn. Lastly, on Thursday April 20, 2023, in partnership with the Madison, Marine Homecrest Association, Council Member Narcisse will be hosting a Free Legal Workshop to learn about Healthcare Proxies, Wills and Trusts from 6:00 p.m. to 8:00 p.m. at the Carmine Carro Community Center at 3000 Fillmore Avenue. Saye Joseph placed her contact information in the chat [Sajoseph@council.nyc.gov](mailto:Sajoseph@council.nyc.gov) or (646) 438-3828.

Ed Jaworski, Vice President of the Madison-Marine-Homecrest Civic Association thanked Council Member Narcisse for her sponsorship in helping to support their meeting on Thursday April 20, 2023, at 6:00pm at the Carmine Carro Center. He stated that being this area has a large senior population this is an especially important topic. He invited the President of the Association Elizabeth Morrissey to say a few words and she concurred that this is an important subject Healthcare Proxies and Wills and Trusts and having just come out of a pandemic this topic has been on the forefront. Please attend.

Stanley Kaplan said we need a new city agency called “Unanticipated Consequences.” When the former Mayor Bill DeBlasio allowed for motorized scooters to aide in the delivery of food it caused a ripple of dangerous conditions where unlicensed, uninsured drivers are creating hazardous conditions on our roadways. The batteries to these devices are known to go up in flames. And now, not only delivery workers are using these motorized bicycles, but it seems anyone who wants to can now have access in using these unregulated dangerous devices to get around. We need our elected officials to step in and create legislation to stop these vehicles from terrorizing our streets. He stated he was sideswiped while driving by a motorized bicyclist. His car was damaged and the bike rider who hit him just took off with no consequences for their actions. How many incidents do not get reported? This needs to be addressed and now.

Troy Olson, Legislative Director representing Councilmember Inna Vernikov, wrote in the chat he had to attend another meeting but left their new District Office’s address in the chat 1711 Gravesend Neck Road, Floor 1. He stated all other information is the same and provided his contact information [Tolson@council.nyc.gov](mailto:Tolson@council.nyc.gov) 718-368-9176 ext., 105.

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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 February 28, 2023, minutes was made by Jennifer Faucher and seconded by Pearl Siegelman.

**CHAIRPERSON'S REPORT:**

**MARCH 28, 2023 / LIQUOR LICENSES**

**Renewal Application Wine, Beer & Cider**

Holdings Plus LLC  
DBA Sushi Mikasa  
1188 Gravesend Neck Road  
Brooklyn, NY 11223

Ginza Sushi 88 Inc  
2809 Ocean Avenue  
Brooklyn, NY 11229

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

Savior Bistro  
514 Kings Highway  
Brooklyn, NY 11223

**New Application Wine, Beer & Cider**

261 Avenue X Inc.  
DBA Knapp Pizza II  
261 Avenue X  
Brooklyn, NY 11223

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

Plum Restaurant and Lounge Inc  
3342 Nostrand Avenue  
Brooklyn, NY 11229

SEBA Trade Inc.  
2113 Avenue Z  
Brooklyn, NY 11235

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### **Method of Operations – adding DJ and Security**

Elsa's Cave Corp.  
Lounge Bar Cave  
2370 McDonald Avenue  
Brooklyn, NY 11223

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:**

Our Public Safety Committee meeting was conducted via Webex on Wednesday, March 8, 2023, at 5:00pm. Representing the 61<sup>st</sup> Police Precinct was its Commanding Officer, Captain Derby St. Fort. Present also were Captain Gregory Rivera, the 61's Executive Officer and Detective Lauren Au, from Community Affairs. Our Public Safety Committee members were forwarded the link to the 61<sup>st</sup> Police Precinct CompStat Report, Volume 30, Number 9, covering the week of February 27, 2023, through March 5, 2023. Year-to-date comparisons with 2022, based on the 7 major crime complaint categories, the 61 was down 1.4%.

Again, to provide the full board with the latest up-to-date statistics, I will now cite the 61<sup>st</sup>'s Comp Stat Report, Volume 30, Number 12, covering the week March 20, 2023, through March 26, 2023. Year-to-date comparisons with 2022, based on the 7 major crime complaint categories, the 61<sup>st</sup> was down 2.65%. The report lists 3 murders in 2023, compared to no murders in 2022.3 rapes in 2023 compared to 1 rape in 2022. Robberies, down 9.5%; Felony Assaults, down 21%; Burglaries, down 3.4%, Grand Larceny, up 3.5%; Grand Larceny Auto, down 4.4%. In the category of Hate Crimes: 1 hate crime reported in 2023, compared to 4 hate crimes in 2022.

Some of our committee members were dissatisfied in their respective sectors with vehicle parking infractions. An in-person meeting will soon be set-up to address this matter.

### **Zoning Committee:**

#### **BSA 2023-06-BZ / 1830 East 26<sup>th</sup> Street**

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A motion to approve was made by Al Smaldone and seconded by Edmond Dweck. The vote was 22 Yes, 4 No, 1 Abstentions. The motion was approved

### **BSA 2023-02-BZ / 2003 East 3<sup>rd</sup> Street**

Pursuant to ZR 73-622, this special permit seeks to allow the enlargement of a single-family home at the Premises with an R2X zoning district contrary to ZR 23-142 & ZR 23-631.

A motion to approve was made by Al Smaldone and seconded by Ed Chalom. The vote was 24 Yes, 1 No, 3 Abstentions. The motion was approved

### **Letter of Request: for 3568 Nostrand Avenue Brooklyn, NY 11229 Block 7386 Lot 129 BSA Calendar No. 2019-264-BZ**

Pursuant to Community Board concurrence, based on DOT guidance, the Applicant would propose to extend the existing No Standing School Days Signage an additional 40 feet along the Project Site frontage at 3568 Nostrand Avenue, and an additional 100 feet to the north beyond the Applicant's property, for a total of 140 feet of additional No Standing School Days signage, replacing existing 2 hour metered parking 9 AM – 7 PM signage. The installation of such a loading zone beyond the Applicant's frontage would result in the loss of 5 parking spaces during school hours.

A motion to approve was made by Robert Gevertzman and seconded by Al Smaldone. The vote was 15 Yes, 14 No, 0 Abstentions. The motion was approved.

**OLD BUSINESS:** None

**NEW BUSINESS:** None

### **ADJOURNMENT:**

A motion to adjourn was made by Pearl Siegelman and seconded by Al Smaldone. The meeting was adjourned at 7:08 p.m.

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