

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**

**Tuesday November 28, 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 all effected in that region of the world.

**PUBLIC HEARING / PUBLIC SESSION:**

**ZONING COMMITTEE:**

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

**NYC Department of City Planning: Zoning Text Amendment: City of Yes for Economic Opportunity**

Mr. Ronnie Tawil discussed a Zoning Committee Meeting that took place on October 30, 2023, with representatives from the Department of City Planning, on the City of Yes Zoning Text Amendment for Economic Opportunity. Zoning Committee members were given a copy of the presentation and a worksheet to comb over aspects of the proposal that they found favorable and to write down areas where they felt concern. 10 members comprising a quorum responded. The decision was made to vote in favor of the proposal with conditions.

A discussion ensued with some voicing concerns that the city would not heed the conditions if the Board voted favorably.

# The City of New York

## Brooklyn Community Board 15

A motion to approve with stipulated conditions was made by Edmond Chalom and seconded by Robert Gevertzman.

The vote was 7 yes and 4 no, 0 abstentions. The motion carried to Executive Session for a Full Board Vote.

The representative for 4152 Ocean Avenue was called up by Mr. Tawil for

### **BSA 2023-63-BZ 4152 Ocean Avenue**

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

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

The letter stated that the shared easement behind the home was not mentioned in the application, and they would want a condition placed on any approval that the 4-foot rear easement remain accessible to any utilities that would need access to it.

A motion was made to approve with the accessible easement condition by Allen Popper and seconded by Robert Gevertzman

A Committee Vote was taken, 11 yes, 1 no and 0 abstention. The motion passed the committee. A full board vote would take place in the Executive Session.

### **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.

Martin Gangursky stated that our buses are overcrowded, and he is concerned that children are being bused away from their zoned schools. The Department of Education should address the Board on why students are not being accepted at their local schools and must travel. He added that the water main construction going on in Manhattan Beach is also rerouting buses and is causing delays.

Stanley Kaplan spoke about the poor voter turnout the last few years stating that 25% of eligible voters actually turn up to vote which is pitiful. He explained that is how candidates are being chosen to represent us and being

# The City of New York

## Brooklyn Community Board 15

placed in office by the minimal people turning out to cast their vote. He emphasized how important it is to every elected race to make your voice heard and show up to vote. Do not save your votes for only Presidential races, do your civic duty. Get out and vote.

Fred Ardolino the owner of the Atlantis boat in Sheepshead Bay spoke about the desperate need to dredge Sheepshead Bay. Boats such as his are unable to navigate out of the canal because of the sand and must wait for high tide to navigate their ships under a small window of approximately 12 hours in a day. Fireboats would be unable to access. This is a significant issue affecting boat owners that needs addressing. He also stated he would like to be able to board schools and seniors again in Sheepshead Bay and would like the Board to reconsider the moratorium on allowing boats such as his to embark and disembark passengers again from the Sheepshead Bay piers. A few bad apples running booze cruises have hurt the operators such as him who ran respectful operations and obeyed guidelines. He would forego booze and would consider non-alcoholic events if the Board would help appeal the moratorium.

Chair Scavo introduced Assemblyman Michael Novakhov who went on to address the dredging issues, he also stated that 1 million dollars was allocated years ago for this effort but appropriated elsewhere and he was doing forensic research up in Albany to see where that money was utilized. He believed the moratorium on allowing passengers onto ships like Mr. Ardolino's should be lifted and not doing so is hurting small businesses and the economy of Sheepshead Bay. He would like that embargo lifted. He added why is the Parks Department investing Federal Funding in fixing Sheepshead Bay piers if we have no boats utilizing them?

Tyler Reynolds addressed the status of the Manhattan Beach Water Main Project and stated restoration work was taking place. Residents complained about the long-time frame and Mr. Reynolds stated that the contract has 11 more months to go until completion. Concerns about bus rerouting and confusing road changes were addressed. Lastly, the inconvenience to parents dropping off and picking up students at PS 195 on Irwin Street. The hours of operation were created by DDC who oversees the project he explained, who had them start 2 hours later to accommodate parents, but those restrictions were later removed to expedite work to move the project along quicker. Calls could be made to DDC to reinstate the delayed hours for the school but doing so would expand the time frame of completion.

Nancy Lulu stated she was sending regards from Brooklyn District Attorney Eric Gonzalez and hoped everyone had a pleasant Thanksgiving. She stated that on November 4, 2023, in conjunction with Senator Jessica Scarella

# The City of New York

## Brooklyn Community Board 15

Spanton's office and the NYPD they held a successful Catalytic Converter Engraving Event to avoid theft resulting in over 100 catalytic converters being engraved that day. With the uptick in hate crimes being reported with unsettling events in the Middle East, she stated if you feel you were a victim of a hate crime, please call our Hate Crime Hotline at 718 250-4949 to report it.

Solomiya Momot representing Senator Jessica Scarcella-Spanton's Office reiterated Nancy Lulu's comments on the successful partnership with the Brooklyn District Attorney Eric Gonzalez and the NYPD sponsoring a Catalytic Converter Theft Prevention Forum on November 4th. She also added they had a successful turkey give-away at their district office

Chair Acknowledged Stephania Cleaton from Kingsborough.

Ed Jaworski, Executive Vice President for the Madison-Marine-Homecrest Civic Association stated the city instead of creating new zoning initiatives should go after all the monies owed in fines from zoning infractions and illegal construction. This debt which he estimates to be in the billions would help the city with its current budget deficit.

Irina Khlevner, representing Council Member Mercedes Narcisse spoke about all the upcoming events the Council Member is sponsoring, from free flu shots to coat drives for the needy, to food giveaways at the Sheepshead Nostrand Houses, and free legal consultations at the Council Member's office. She placed all the information on the front desk and stated their office is open 9:00am-5:00pm, Monday through Friday to anyone needing assistance.

Sam Eluto representing the Public Advocate stated they were looking to attend Jewish and Interfaith events in the community, so please keep them posted. You can contact our office should you need assistance by googling the Public Advocate's office.

Sergey Chuprik, representing Comptroller Brad Lander's office stated they recently audited the City Bike program and found striking inequities based on communities. Budget concerns were brought up by Members of the Board asking Mr. Chuprik what Community Board 15 can expect and can an audit be conducted for this particular area to identify the impact of the cuts. It was discussed that all City services must be cut by 5% and the impacts will probably be most felt in our NYPD patrols which will be diminished with less patrol strength and Sanitation needs with fewer basket collections. He stated the Comptroller's office being a City-Wide agency could not compartmentalize budget impacts specifically for Community Board 15 alone,

# The City of New York

## **Brooklyn Community Board 15**

it would probably be a Borough-Wide report. He also mentioned the climate dashboard which is updated and available on the Comptroller's website. You can also now track the City's Capital Project Reports on the Comptroller's website to get a better understanding of why projects take the time they do, and the cost involved.

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 October 24, 2023, minutes was made by Dr. Alan Ditchek and seconded by Al Smaldone.

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

Chairperson Scavo spoke about the Re-Appointment Process for Board Membership.

### **November 28, 2023 / LIQUOR LICENSES**

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

NRGZ Restaurant Corp  
Nargis Cafe  
1655 Sheepshead Bay Road  
Brooklyn, NY 11235

Aeon Hospitality Inc  
Terra  
1716 Sheepshead Bay Road  
Brooklyn, NY 11235

722 Foods, LLC  
Burger Spot  
722 Kings Highway  
Brooklyn, NY 11223

Legend Food Group LLC  
TBD  
222 Avenue U  
Brooklyn, NY 11223

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

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

Izakaya NY Inc  
1629 Sheepshead Bay Road  
Brooklyn, NY 11235

VB STACKS LLC  
IHOP Restaurant  
2951 Avenue U  
Brooklyn, NY 11229

**Renewal Wine, Beer & Cider**

Omakase Sushi by Hiro Inc  
1328 Sheepshead Bay Road  
Brooklyn, NY 11235

Hibachi Glatt Inc  
Kasai  
2524 Coney Island Avenue  
Brooklyn, NY 11223

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

The Lights of Baku  
2707 86<sup>th</sup> Street  
Brooklyn, NY 11223

Masuta Japanese Fusion Inc.  
1712-1714 Sheepshead Bay Road  
Brooklyn, NY 11235

Gerritsen Beach Catholic Club  
2882 Gerritsen Avenue  
Brooklyn, NY 11229

2204 Elias Corp  
Fantom  
2204 Avenue X  
Brooklyn, NY 11235

**Request for All-Night Permit for New Year's Eve**

Elsa's Cave Corp

# The City of New York

## Brooklyn Community Board 15

2320 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. A discussion ensued about Elsa's Cave requesting and all-night permit and the concerns this premise has created for their neighbors. With a unanimous vote, aside from one member opposed it was asked that a letter of concern denying this request be made on behalf of Community Board 15 to the State Liquor Authority.

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

### **Retail Dispensary**

Power Plant Dispensary Brooklyn, INC  
710 Avenue U  
Brooklyn, NY 11223

Weed Industries  
1823 Avenue U  
Brooklyn, NY 11229

37<sup>th</sup> Street. SRJS Corp  
2218 Avenue U  
Brooklyn, NY 11229

Cassanova Café Corporation aka Punta Canna  
2481 Knapp Street  
Brooklyn, NY 11235

Abmar Group Inc.  
2433 Knapp Street, Unit 108-109  
Brooklyn, NY 11235

### **Microbusiness**

Top Heady Company LLC  
3121 Ocean Avenue, Unit CF3-2  
Brooklyn, NY 11235

### **Retail Dispensary & Microbusiness**

Generation of Green

# The City of New York

## Brooklyn Community Board 15

2433 Knapp Street  
Brooklyn, NY 11235

A Cannabis Applicant from last month asked to address the crowd and explained his business model. He assured the Board Members and the Community in attendance he would not sell to kids or carry products that were colorful and attract children to his store. He stated how illegal businesses are mudding people's opinions of legitimate businesses trying to open and that he believes with proper regulations and enforcement in place these illegal shops can be closed. A discussion ensued on the lack of understanding of enforcement. A Board Member asked the Chairperson and District Manager to bring the Office of Cannabis Management to the Board to get a better understanding of the Community Board's role in receiving legal licenses. It was stated they would reach out and request a meeting.

### **Public Safety Report:**

Public Safety Chairperson, Frances Chick Pallotta, stated that our Public Safety Committee meeting was conducted via Webex on Wednesday, November 15, 2023, at 5:30pm. Representing the 61<sup>st</sup> Police Precinct was its new Executive Officer, Captain Emanuel Ishhakov. However, joining us for the closing, for several minutes of our meeting was the Commanding Officer, Captain Joseph Antonio. 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 11/06/2023, through 11/12/2023, Volume 30, Number 45. Based upon the 7 major crime categories, year-to-date, overall, the 61 was down 10.70%. We have had 4 murders thus far in 2023, compared to 4 murders in 2022. We have had 14 rapes, so far in 2023, compared with 7 rapes in 2022. Continuing with year-to-date comparisons: Robberies, down 20.2%; Felony Assaults, down 5.9%; Burglaries, down 12.2%; Grand Larceny, down 15.4%; and Grand Larceny Auto was up 9.1%. In the subcategory of Hate Crimes, we had 13 hate crimes classified in 2023, compared to 22 in 2022 – down 40.9%.

Our Public Safety Committee continues to advocate for the greater enforcement of quality-of-life issues, while recognizing the decrease of police officers assigned to the 61.

### **Zoning Committee:**

**NYC Department of City Planning: Zoning Text Amendment: City of Yes for Economic Opportunity**



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

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

A Full Board Vote was taken, 20 yes, 12 no and 0 abstention. The motion passed.

**BSA 2023-63-BZ 4152 Ocean Avenue**

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

A motion was made to approve with the easement stipulation by Debra Greif and seconded by Al Smaldone.

A Full Board Vote was taken, 30 yes, 2 no and 0 abstention. The motion passed.

**OLD BUSINESS:** None

**NEW BUSINESS:** None.

**ADJOURNMENT:**

A motion to adjourn was made by Robert Gevertzman and seconded by Debra Greif. The meeting was adjourned at 8:42 p.m.

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