

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 April 16, 2024, 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 World Peace to acknowledge the strife in Israel.

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 3033 Avenue V was called up to present.

ULURP 240131ZMK / N240132ZRK – 3033 Avenue V Rezoning

A zoning map amendment (ZM) from R4/C1-2 to R7D/C2-4 and a text amendment (ZR) for Mandatory Inclusionary Housing (MIH) to facilitate a new 9-story 110, 865 square foot mixed-use development including 13, 820 square feet of ground floor retail, 97,045 square feet of residential floor area (109 dwelling units, 27 affordable), is being sought by private applicant Ford Coyle Properties Inc. at 3033 Avenue V in Sheepshead Bay, Community District 15, Brooklyn.

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

Questions asked: what would happen to the existing retail tenants, it was explained their leases were expiring in 1 to 3 years and they would be offered first rights to move into the new retail spaces created with this development. ADA compliance was discussed, which is mandated for this project. Water

The City of New York

Brooklyn Community Board 15

table concerns for the planned basement parking structure were discussed and the mitigation process should it become an issue.

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

A Committee Vote was taken, 12 yes, 0 no and 0 abstention. The motion passed the committee. A full board vote would take place in the Executive Session.

BSA-2024-08-BZ 10 Stryker Street

Special permit to allow the enlargement of an existing single family home in an R4/OP district, contrary to the underlying Floor Area/FAR (ZR Ss 23-142), Open Space (ZR Ss23-142), Side Yard (ZR Ss23-461) and Rear Yard 9ZR Ss23-47) requirements.

The Board received 5 letters of support, 3 letters of Objections and 1 letter provisional.

A motion was made to approve by Morris Dweck and seconded by Al Smaldone.

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:

Raphael Schweizer spoke about an event he is organizing The 5-Borough Comic Book Tour, Saturday May 4th, meeting at 1:00pm 14th Street Union Square. It is an effort to support mom and pop shops of physical media and memorabilia. He highlighted one store in our neighborhood The Stand 1410 Gravesend Neck Road and encouraged all to please patronize them.

Yuri Krupitsky from YK Botanicals spoke about the safety of licensed Cannabis establishments and the dangers of non-licensed entities, who do not care about what they sell and to whom they sell. He hopes the Board will support legitimate businesses.

Martin Gangursky shared his concerns about the MTA work. He feels it is too frequent and shuttle buses are not provided in clear locations and in enough

The City of New York

Brooklyn Community Board 15

quantity to provide good service. He had to let 3 full shuttles leave before he could board one. He hopes MTA will use the funds from Congestion Pricing to improve service.

Stanley Kaplan spoke briefly about climate change and that Super Storm Sandy may not be just a one-time event, and with other storms likely to occur Flood Zones will certainly need to be updated yet again. He went on the address the squatter's crisis impacting New York City and was concerned our local representatives aren't doing enough to protect good landlords from bad tenants. He feels it's the groups with the deep pockets who give to political coffers that seem to get the legislation they want passed and that isn't right. New York needs to follow Florida and Texas and enact laws to protect homeowners now.

Ed Jaworski, Vice President of Madison Marine Homecrest Association spoke about the sanitation issues plaguing the community. Homeowners and Business owners do not maintain their properties and DSNY can not do it alone, they need Community participation. He wants Community Board's 15 Sanitation Committee to meet and take up this cause to get both homeowners and businesses to maintain their properties properly.

Irena Khlenver, Deputy Director of Constituent Services, for Councilmember Mercedes Narcisse, spoke about legislation the Councilmember has sponsored regarding insuring Mental Health Care for Veterans, Marijuana Education and the Reporting of Sickle Cell Cases with the Department of Health to address this issue. The Councilmember feels Community Service is of the utmost importance and so she is sponsoring many services and events such as food give aways every Monday and the MTA bus once a month. She provided a booklet of flyers on the front table and welcomed all to partake. There office is available to assist during business hours 9:00am-5:00pm, Monday through Friday.

Solomiya Momot representing Senator Jessica Scarcella-Spanton's Office stated the Senator is in Albany and very busy as the budget has not been passed yet. She has sponsored several bills most importantly one to address the squatter issue. The issue was brought to the Senator's attention because of a concern of squatters at 178 Mackenzie Street in Manhattan Beach she is trying to address, but its not an isolated issue. Unfortunately, the measure has not passed in the Assembly, so as of today it is still not law. The Senator has also worked on legislation to help assist veterans obtain home ownership. The Senator is sponsoring an upcoming Mammogram Screening, A Catalytic Converter Engraving Event (by popular demand) and a Shredding Event. All information is available she provided flyers on the front table.

The City of New York

Brooklyn Community Board 15

Sergey Chuprik representing Comptroller Brad Lander spoke about several reports the Comptroller has made available on his website. One report is a plan to insure every city agency has a disability plan in place so that websites are accessible to all who access them. A report on rent stabilization and why the city still has so many vacancies. There is also a guide available on how to file a claim against New York City. Please visit the Comptroller's website to view these reports, as well as find many more items of information you may find interesting.

Vivian Parham, Neighborhood Library Supervisor, Kings Highway Branch, spoke briefly about the importance of Libraries to our community. She spoke about the many programs they run and the services they provide from young people, to teens to our seniors. She provided a calendar of events and invited all to participate.

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 March 26, 2024, minutes was made by Robert Gevertzman and seconded by Dr. Alan Ditchek.

CHAIRPERSON'S REPORT:

Chair Scavo read the Liquor and Cannabis licenses the Board received:

Liquor Licenses for April 2024:

Renewal Liquor, Wine, Beer & Cider

New Beach Bar LLC
2722 Gerritsen Avenue
Brooklyn, NY 11229

Opera Café Lounge Inc.
2255 Emmons Avenue
Brooklyn, NY 11235

Brooklyn Yacht Clubs, Inc
3147 Voorhies Avenue
Brooklyn, NY 11235

The City of New York

Brooklyn Community Board 15

Renewal, Wine, Beer & Cider

Brendan & Carrs
3432 Nostrand Avenue
Brooklyn, NY 11229

Cannabis Licenses for March 2024:

Retail Dispensary

KushmartNY, LLC
1413 Kings Highway
Brooklyn, NY 11229

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 and the Office of Cannabis Management.

Public Safety Report:

Public Safety Chairperson, Frances Chick Pallotta, stated that the Public Safety Committee meeting was conducted via Webex on Monday, April 15, 2024, at 5:30pm. Representing the 61st Police Precinct was its Commanding Officer, Captain Joseph Antonio. In attendance also from the 61's Community Affairs Office was Detective Lauren Au and Police Officer Colleen Abbate. Public Safety Committee Members were forwarded the link to the 61st Police Precinct CompStat Report, available at that time covering the week of 4/08/2024, through 4/14/2024, (Volume 31, Number 15). Based on the 7 major crime complaint categories, year-to-date, overall, the 61 was down 3.91%. Year-to-date, there has been no murders, compared to 3 murders in 2023. We have had 5 rapes thus far, in 2024, compared with 3 rapes in 2023. Robberies, down 11.1%; 48 robberies in 2024, compared to 54 robberies in 2023. In the felony assault category, the 61 is up 23%, 75 felony assaults in 2024 compared to 61 in 2023. Burglaries, down 31.7%, 41 burglaries so far in 2024, compared to 60 burglaries in 2023. Grand Larceny, year-to-date, down 7.1% - 184 of these crimes in 2024, compared to 198 in 2023. Finally, Grand Larceny Auto, the CompStat Report shows an increase of 16.1%, 65 crimes in 2024, compared to 56 in 2023.

In the Hate Crimes category, year to date, 12 of those crimes in 2024, compared to 2 in 2023.

The NYPD is conducting a pilot program in Queens for illegally parked vehicles. Unlike the steel parking boots, which lock a vehicle's wheel, this device immobilizes vehicles by blocking the front windshield. Committee

The City of New York

Brooklyn Community Board 15

Member Dr. Alan Ditchek made an appeal to the Captain to somehow use this device in the 61st Police Precinct.

Zoning Committee:

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A zoning map amendment (ZM) from R4/C1-2 to R7D/C2-4 and a text amendment (ZR) for Mandatory Inclusionary Housing (MIH) to facilitate a new 9-story 110, 865 square foot mixed-use development including 13, 820 square feet of ground floor retail, 97,045 square feet of residential floor area (109 dwelling units, 27 affordable), is being sought by private applicant Ford Coyle Properties Inc. at 3033 Avenue V in Sheepshead Bay, Community District 15, Brooklyn.

A motion was made to approve by Robert Gevertzman and seconded by Debra Greif.

A Full Board Vote was taken, 27 yes, 2 no and 0 abstention for cause. The motion passed.

BSA-2024-08-BZ 10 Stryker Street

Special permit to allow the enlargement of an existing single family home in an R4/OP district, contrary to the underlying Floor Area/FAR (ZR Ss 23-142), Open Space (ZR Ss23-142), Side Yard (ZR Ss23-461) and Rear Yard (ZR Ss23-47) requirements.

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

A Full Board Vote was taken, 28 yes, 1 no and 0 abstention for cause. The motion passed.

OLD BUSINESS: None.

NEW BUSINESS: Nominating Committee

Chair Scavo announced the results of the Board Election for the Nominating Committee, which is as follow:

Chairperson: Edmond Dweck

Committee Members: Robert Gevertzman, Morris Dweck, Chick Pallotta, Al Smaldone

Alternates: Morris Harary and Richard Warner.

The City of New York
Brooklyn Community Board 15

ADJOURNMENT:

A motion to adjourn was made by Allan Popper and seconded by Debra Greif.
The meeting was adjourned at 8:14 p.m.

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