

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 17, 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 with the holiday season upon us, it's truly the time to pray for world peace.

**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. Mr. Tawil called up the representatives from 2510 Coney Island Avenue.

**ULURP Numbers: C230128ZMK, N230129ZRK**

**[2510 Coney Island Avenue Rezoning](#)**

2510 CIA LLC (the 'Applicant') proposes a zoning map amendment to rezone Block 7159, Lots 115, 123, 128, 130 and p/o 111, 120 within the Sheepshead Bay neighborhood from R4 and C8-1 zoning districts to an R7D/C2-4 zoning district. The Applicant also seeks a text amendment to the Zoning Resolution to establish a Mandatory Inclusionary Housing ("MIH") Area, mapping both MIH Options 1 and 2. The above actions would facilitate the development of 2510 Coney Island Avenue (Block 7159, Lot 123) with a new 8-story, mixed residential and commercial building.

# The City of New York

## Brooklyn Community Board 15

The Community Board office received 10 letters of objection, and 0 in support.

Questions from the floor asked if with the passing of the City Of Yes for Housing Proposal would they now be allowed to alter the proposed height to go higher and remove parking? The representative stated that the Board is welcome to put a declaration in place stating their approval is contingent on the height being no taller than eight stories and that a parking spot will be provided for each residential unit. They promised they would abide by that declaration and would not seek to alter it. Someone inquired as to why only 1 handicap parking space was made available in the rendering. The representative mentioned they would consider reconfiguring the cellar to see if they could provide any additional handicap spaces, but with stackers that may prove difficult. Concerns about the public bus stop outside of this location being interrupted and the representatives felt they did not see a need to change or temporarily relocate the bus stop during construction. Additional concerns about the congestion such a residential building would bring and the fact it also has a large commercial ground floor space planned without providing any additional resources for commercial parking. Someone spoke about the large four floor Yeshiva in construction across the way and how that added congestion to an already congested area could endanger the lives of the young children who attend. Lastly, a question about changing the zoning was asked on how it would affect the neighboring properties that are included in this request. The representatives could only attest to the height and parking requirements for their parcel of land but could not answer how the other landowners would or could possibly develop their properties should this zoning change be allowed to go through.

A motion was made to approve by Robert Gevertzman and seconded by Al Smaldone.

A Committee Vote was taken, 1 yes, 11 no and 0 abstention. The motion did not pass the committee; however, a full board vote would take place in the Executive Session.

### **PUBLIC HEARING / PUBLIC SESSION:**

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

Martin Gangursky stated the MTA has become the grinch who stole Christmas because they have had constant interruptions to service throughout the holiday season making it difficult to get to the city to attend holiday events. He stated

# The City of New York

## Brooklyn Community Board 15

bus time waits are too long. He had to wait 15 minutes for a bus and when he tries to board by Kingsborough the crowding and the pushing and shoving during Goldstein High School dismissal is too much for the riding public to deal with. He wished all a Happy Holiday.

Stanley Kaplan stated he is repeating a comment that he made before the Board approximately 20-30 years ago, although he added, I have been attending these meetings for closer to 40 years. He stated he was traveling to work in downtown Brooklyn recently and the weather was rather crummy out and he noticed the car in front of him had Florida license plates. He pondered out loud that we are well into the winter season, why would a person with Florida plates be traveling in Brooklyn? He answered himself, "well I have an idea." He went on to say enough about all of the "out of state" plates on our roads. He went on to say I want to thank all of the politicians that I did not vote for, for creating the city we have now. I hope things change for the better in the future with a new crop of politicians taking office in January. He ended by wishing everyone happiness and good health and he will see everyone in the New Year.

Andrew Delgado and Isabel Floresca representing South Brooklyn Connected Community Coalition stated they are a coalition that aims to prevent substance misuse and underage drinking among youth in South Brooklyn. Andrew Delgado shared we are a coalition of educators, treatment providers, prevention providers, as well as parents and youth in the community who are really trying to work together to create an environmental change in South Brooklyn to help prevent substance abuse. Our goal is to prevent it from happening in the first place. A lot has to do with the environment. So, part of what we do is actually called a community assessment where we try and find out what the actual problems in the community are. Where are youths using? Where are they accessing drugs and alcohol? Isabel Floresca added that our community assessment consists of assessing some data that's already being collected out of South Brooklyn, doing youth surveys, focus groups, as well as parent surveys. She explained they want to do these assessments because it helps our coalition to comprehensively understand the needs that are within the community as well as build a stronger community connection with the members of the community. This increases the effectiveness of interventions that are put in place to actually help us work within the community and lastly address ways in which they can advocate for the community.

Christopher Greif from the NYC Transit Rider's Council announced that in partnership with the Brooklyn Public Library the Brooklyn Advisory Council we be sponsoring a resource fair, flyers are on the front table. The MTA is hosting an OMNY Reduced Fare Webinar this Friday December 20<sup>th</sup> at 10:00 am and he emailed the details to the Board Office if anyone is interested in

# The City of New York

## Brooklyn Community Board 15

attending. He ended by wishing everyone a Happy Holiday and reminded everyone there are two more Sundays for Holiday Train rides.

Jennifer Faucher, District Leader for the 41<sup>st</sup> Assembly District Democratic Club thanked the Board for their generosity in supporting their 23<sup>rd</sup> Annual Toys for Tots Drive. She thanked Chair Scavo for the wonderful work she does in supporting this event. She invited everyone to their grand finale of this year at the club, we are recognizing our outgoing Assemblywoman Helene Weinstein who is retiring and welcoming co-District Leader Kalman Yeger who will be assuming the role of Assemblyman for the 41<sup>st</sup> Assembly District. The event will be held on Thursday December 19, 2025, 6:30pm-8:30pm. They are located at 2952 Avenue R.

Representative Tezra Bryant from Plum Restaurant and Lounge, located at 3342 Nostrand Avenue, came forward to discuss the reinstatement of their liquor license. She stated they are aware of the unhappiness within the community that the establishment has caused, and they want to be good neighbors and correct that. She stated she was a restaurant consultant, and she was brought on to help these independent owners operate at a higher standard. She apologized for the previous problems and is willing to address and correct them going forward. She introduced the person with her who stated it is a family-owned business that is very community minded, and they want to hire local youth and are currently hosting a toy drive. They want the chance to redeem themselves and correct the issues stated in the denial letter to have their liquor license reinstated.

Dr. Jack Husney expressed his concerns as a parent with young children enrolled in the Yeshiva across the street from the proposed rezoning of 2510 Coney Island Avenue heard earlier at the Public Hearing. He stated the school houses thousands of young people from the community and he and his neighbors are concerned about their safety. A building of this size will bring plenty of cars and that will have the potential to pose a safety issue to our children walking to school. They have prepared a petition with 126 signatures of people and their addresses within the neighborhood that oppose this building. Its already a heavily trafficked thoroughfare and a building of this size will detrimentally add to this already congested area.

Hunter Rabinowitz representing Brooklyn Borough President Antonio Reynoso stated I'm just going to start off by saying Happy Holidays, Merry Christmas, Happy Hanukah, Happy Kwanzaa, Happy New Year.

He added that he was very excited to announce that Community Board Applications are now live on their website. We have flyers on the front with more information about how to apply for those that are not on the board

# The City of New York

## Brooklyn Community Board 15

already. All New York City residents are eligible, who are at least 16 years old and live, work, or have a significant interest in community service on applying to be a Community Board Member. The application will be live until February 14th at 11 p.m. Valentine's Day. Please take a flyer, to learn more, tell your friends, tell your family, tell anyone that you know that might be interested in joining. On Friday, November 22nd, the Borough President hosted an annual Thanksgiving food distribution outside of Borough Hall. Our staff distributed over 60,000 pounds of fresh produce, non-perishable, and other food items to more than 120 Brooklyn houses of worship, community kitchens, and other community-based organizations that address food insecurity and homelessness in the borough. So many thanks to our sponsors, the donations, and volunteer support.

2024 has been a very busy year for us at the Borough President's office. We have a pamphlet that you can also take up front. Some of you may have received something similar in the mail, but it just recapped some of the things that we've done over the last year. And most importantly, on the back of the flyer is our constituent services information. The constituent services team has had a lot of success this year, so there's some documentation of their successes. And they're available Monday to Friday from 9 a.m. until 5 p.m. by phone or email to help with anything that you might have problems with. And you could also talk in person at Brooklyn Borough Hall with the constituent services representative on Wednesdays from 9 a.m. until 3 p.m.

Solomiya Momot representing Senator Jessica Scarcella-Spanton's Office stated I have a few things I'd like to mention. First is the Manhattan Beach Community Group reached out to our office regarding 184 Oxford Street, the cannabis-infused pizza location. That has been shut down as of Friday. So, we reached out to the Sheriff's Office along with the Department of Health and Mental Hygiene, and they were able to shut it down. I know this was the first concern in 2023, and we reached out to the Sheriff's Office right away. Now the Senator got legislation passed that makes this process a little bit more easier, so the Sheriff's Office can now have the ability to have these locations inspected and padlocked after reports were made, 311 requests, and so forth.

Second, the light pole issue in Manhattan Beach will be inspected on, I believe, December 22nd, so hopefully they can get that done and working. If not, I will be in touch with you. I'm just holding up my promise this year.

She also mentioned the municipal parking lot next to the boardwalk and Brighton Beach. I know that DOT is planning to increase the rates from \$500 a monthly spot now, for permit holders to, I believe, \$625. The Senator has

# The City of New York

## Brooklyn Community Board 15

been fighting to make sure that they halt the increases for now until they figure out a more permanent solution. The Senator had multiple meetings with DOT, and we had one this Friday. We are waiting on their follow-up, hopefully they can either halt the increase or provide some kind of a resolution going into the New Year.

She added I am also, happy to report that one of the major legislations that the Senator has passed is now a law, a bill ensuring that state agencies have trained veteran liaisons who will be dedicated to cut through red tape, helping veteran's access state benefits faster.

Also, there are two events happening. I have flyers on the front table. The toy giveaway, this is in partnership with Assemblyman Alec Brook-Krasny on December 20th, is going to be in front of our office on 1906 Mermaid Avenue Brooklyn, NY 11224. The second event is a free skating event for the kids that the Senator is also partnering with Hakeem Jeffery's office and Council Member Justin Brannan's office on December 27th and 30th from 8 to 11. The information is also on the flyers at the front table and on our social media.

In terms of constituent services, I really implore you to reach out to our office, whether it's a state or city issue, please reach out. And if we can't help you directly, we will always refer you to someone who can. She ended with thank you so much and happy holidays to all.

Irena Khlenver, Deputy Director of Constituent Services, for Council Member Mercedes Narcisse stated that she wished everyone and their families a Happy New Year, Merry Christmas, Happy Hanukkah, Happy Kwanzaa. She added our office continues to provide services for our community. We have a weekly food distribution every Monday at 4 p.m. We have a half fare MTA bus that assists people with disability and seniors over 65 with metro-cards. We also have a free legal consultation. We have a team offering free immigration services and a SNAP specialist who comes every second Friday. They do the entitlement paperwork for you if you are eligible for food stamps. This Thursday we are doing a Toy Giveaway. Seeing the faces of excited children each year is a true highlight. In closing she stated hope to see you all in 2025. And thank you so much for your attention and patience.

Karen Zhou representing Council Member Inna Vernikov's office stated

# The City of New York

## Brooklyn Community Board 15

it is a pleasure being here. I just want to send greetings to all of you for a very Happy Holidays. Happy Kwanzaa. Happy Hanukah. And I'm wishing you a very, very Merry Christmas.

Please feel free to reach our office if you need any assistance with city services. We can be reached at 718-367-9176. Or you can visit our office at 1711 Gravesend Neck Road, during office hours.

Salim Cadet, Constituent Services Representative for Congresswoman Yvette D. Clarke, sent Happy Holiday Greetings from the Congress Member. He added that I'm the actual person you would call and speak to if you ever had an issue with a federal agency. I just wanted to introduce myself, let you guys see my face. I am very approachable. If you have any issues or any concerns, please feel free to reach out to me. He added he had some business cards he liked to share, please feel free to reach out to me. Thank you very much for having me and have a good night.

Chair Scavo acknowledged Dana Leventhal from the New York City Council's Planning Division.

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 19, 2024, minutes was made by Dr. Alan Ditchek and seconded by Al Smaldone.

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

Chair Scavo again thanked everyone for their generosity in contributing for the 41<sup>st</sup> AD Toys for Tots Drive. Next year she cautioned they will begin collecting earlier, starting in October.

She went on to read the Liquor Licenses the Board received for December:

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

NYC Food Group Corp.  
DBA - Myhouse Bistro  
1650 Sheepshead Bay Road  
Brooklyn, NY 11235

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

Ioma Brooklyn Inc  
DBA – Pending  
2027 Emmons Avenue, Cellar  
Brooklyn, NY 11235

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

AMGP Restaurant Corp  
DBA - Yiasou Estiatorio  
2003-2005 Emmons Avenue  
Brooklyn, NY 11235

Ashurov Inc  
DBA - Vanka Vstanka  
3810 Nostrand Ave  
Brooklyn, NY 11235

**Public Safety Committee:**

Chairperson Jack Kishk stated that the Public Safety Committee meeting was held via Webex on Wednesday, December 11, 2024, at 5:30 pm. Representing the 61st Police Precinct was Captain Joseph Antonio, 61's commanding officer. Also present was Detective Lauren Au and Police Officer Colleen Abbate from the Community Affairs office. He added that the meeting highlighted positive developments, ongoing challenges, and procedural clarifications to keep the community informed and engaged.

**Crime Statistics Show Encouraging Trends**

One of the most significant announcements was a year-to-date (YTD) crime reduction of 23.5%, signaling a positive shift in community safety. This decline reflects the effectiveness of recent law enforcement strategies and community cooperation. The efforts of the 61st Precinct in particular were acknowledged for contributing to this substantial improvement.

**Reinforcement of Police Presence**

He announced that the 61st Precinct has been allocated 12 additional officers. 5 in July and 7 in August in a move aimed at strengthening the precinct's capacity to address crime and public safety issues. These officers have not arrived yet and had been temporarily assigned to busier precincts to manage heightened activity during the holiday season. However, with the conclusion of the holiday rush, five of these officers are expected to join the 61st Precinct



# The City of New York

## Brooklyn Community Board 15

permanently in the near future, enhancing the precinct's ability to serve the community effectively.

### **Clarifications on Two-Wheeled Motorized Vehicles**

Chairperson Jack Kishk stated that Captain Antonio, who led the meeting, provided important updates regarding regulations for two-wheeled motorized vehicles. He clarified that summonses issued for such vehicles fall under the "B summons" category. For gas-powered motorized bikes, registration with a proper license plate is mandatory. Conversely, electric bikes (e-bikes) generally do not require plates unless otherwise specified by local laws.

The captain also emphasized the importance of addressing vehicles with fraudulent plates. Any motorized vehicle found with a phony plate will be pulled over, and the vehicle will be impounded. Enforcement is particularly effective at choke points such as tunnels and bridges, where officers can safely narrow traffic flow and identify offenders. This proactive approach aims to reduce illegal and unsafe use of motorized vehicles in the area.

### **Holiday Crime Prevention Efforts**

He stated that during the holiday season, law enforcement focused on preventing crimes such as shoplifting and pickpocketing, which tend to spike during this time of year. Officers increased patrols and surveillance in high-traffic areas, particularly around shopping districts, to deter criminal activity and provide a safer environment for residents and visitors. This vigilance reflects a commitment to ensuring community safety during busy periods.

### **Administrative Updates**

In addition, he added that the meeting also touched on recent administrative changes within the police department. A new Police Commissioner has been appointed, bringing some adjustments to leadership and operations. While these changes are still in their early stages, day-to-day activities at the precinct level remain consistent. The captain assured attendees that these adjustments aim to enhance overall effectiveness and support the department's mission.

### **Looking Ahead**

Lastly, Chair Kishk stated that the updates shared at the December 11 meeting underscore the importance of continued collaboration between law enforcement and residents. The reduction in crime rates, bolstered police presence, and clear communication about vehicle regulations and enforcement are all steps toward creating a safer, more connected community.

As the precinct integrates its additional officers and adjusts to new leadership, residents are encouraged to remain vigilant, report suspicious activities, and

# The City of New York

## Brooklyn Community Board 15

participate in community initiatives. Together, these efforts will build on the successes shared during the meeting and contribute to the ongoing safety and well-being of the community. He ended by saying have a safe and happy holiday.

### **Zoning Committee:**

**ULURP Numbers: C230128ZMK, N230129ZRK**  
**[2510 Coney Island Avenue Rezoning](#)**

2510 CIA LLC (the ‘Applicant’) proposes a zoning map amendment to rezone Block 7159, Lots 115, 123, 128, 130 and p/o 111, 120 within the Sheepshead Bay neighborhood from R4 and C8-1 zoning districts to an R7D/C2-4 zoning district. The Applicant also seeks a text amendment to the Zoning Resolution to establish a Mandatory Inclusionary Housing (“MIH”) Area, mapping both MIH Options 1 and 2. The above actions would facilitate the development of 2510 Coney Island Avenue (Block 7159, Lot 123) with a new 8-story, mixed residential and commercial building.

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

A Full Board Vote was taken, 3 yes, 33 no and 1 abstention for cause. The motion did not pass.

**OLD BUSINESS:** None.

**NEW BUSINESS:** Chair Scavo wished everyone a Very Happy Holiday and she looks forward to working with everyone in the New Year!

### **ADJOURNMENT:**

A motion to adjourn was made by Allen Popper and seconded by Jack Erdos. The meeting was adjourned at 8:11 p.m.

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