

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



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DISTRICT MANAGER

**Monthly Board Meeting – Minutes**

**GENERAL BOARD MEETING**

**Tuesday October 29, 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.

**PUBLIC HEARING / PUBLIC SESSION:**

Chair Scavo announced Joseph Ottomanelli, Community Liaison from the NYC Department of Sanitation, who spoke about the new requirements for trash containers. He stated beginning November 12, 2024, all properties with 1-9 residential units will be required to use bins (55 gallons or less), with secure lids to set out trash. You can use a compliant bin (55 gallons or less with a secure lid) that you already have, but starting June 2026, you **MUST** use an Official NYC Bin.

DSNY will retrofit or replace hundreds of collection trucks by 2026, adding mechanical tipping arms compatible with the new bins. This upgrade will speed up collection and minimize the possibility of spills that occur with manual collection.

He spoke about the fine schedules for those who don't comply. There will be a warning period for those who don't have a covered bin by November 12, 2024. Violations begin on January 2nd, 2025. \$50.00 for the first offense, \$100 and upwards from there for future offenses. Mr. Ottomanelli touched upon commercial garbage violations, with failure to maintain sidewalks and gutter areas being \$50 for 1<sup>st</sup> offense, \$300 for 2<sup>nd</sup> offense and \$500 for 3<sup>rd</sup> offense and so on.

# The City of New York

## Brooklyn Community Board 15

Questions from the floor addressed why new bins are needed? Some queried, is it a way for the city to take in much needed funding. They discussed how did this one firm win the contract for the bins and what will take place should our current Mayor and Sanitation Commissioner no longer hold those positions. Some questioned that throwing out existing perfectly good bins will cause more unnecessary garbage and some stated the new required bins are already falling apart and were barely used. Lastly, there were concerns about bar coding the bins, so that a bin registered to a certain home if stolen and placed elsewhere will cause unfair fines for the original registered homeowner.

### **ZONING COMMITTEE:**

#### **BSA-2024-49-BZ 3454 Nostrand Avenue**

This application to seeks a special permit to permit to Section 73-03 and 73-311 of the New York City Zoning Resolution to permit, on a site within C1-2 (R4) zoning district, the operation of an accessory drive-through facility operating in conjunction with an as of right eating and drinking establishments (Use Group 6).

The Board received one letter in opposition because they didn't understand the request and 1 in support.

The Board had previously approved this request but because of the changes with City of Yes, they had to refile the request.

A motion to approve was made by Al Smaldone and seconded by Edmond Chalom.

A Committee Vote was taken, 8 yes, and 0 no. The motion passed in committee; and 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:

Martin Gangursky shared his concerns about overcrowding at the Kingsborough bus terminal which results in pushing at dismissal times. He is upset with the constant disruptions in Q train service making it very difficult to travel to events on weekends in the city such as the upcoming Halloween parade. He is in support of congestion pricing to offset any fare hikes.

# The City of New York

## Brooklyn Community Board 15

Stanley Kaplan shared his concerns over the six propositions on the General Election Ballot and how important is to thoroughly take your time and read through each one to know what you are actually voting on.

Michelle Dmitrenko, spoke about the abundance of political graffiti throughout the district that really needs to be addressed. Michelle would like to work with the 61<sup>st</sup> Precinct to restore the sites effected. If there is no agency intervention this sort of graffiti relating to the conflict in both Israel and Ukraine can divide the community.

Malak Diouri spoke about Intro 641 a bill that will create a local law to amend the administrative code of the City of New York, in relation to nutrition standards and beverage options for children's meals served in food service establishments. This bill would require that at least two meals on restaurant's children's menus meet certain nutrition standards and direct the Department of Health and Mental Hygiene to develop regulations regarding the identification and promotion of the meals that comply with those standards. This bill would also remove flavored milk as a beverage that can be offered with a children's meal at a restaurant and would reduce the serving size of juice offered with a children's meal in a restaurant. She felt that 641 can help but can be improved, She encouraged Board Members and the Community to reach out to their local Council Members to improve children's nutrition. Currently she stated 40% of elementary students are overweight and there will be a hearing in November on this proposed bill please attend.

Yuliya Chernova spoke about the frequent illegal dumping under the communities' overpasses and that something should be done. She wants a permanent solution. Calling 311 and waiting 5-7 days to address an issue is unacceptable, this is a public health issue bringing rats to the community. She would like regular patrols and cameras placed at chronic dumping sites.

Ed Jaworski of Madison Marine Homecrest Civic Association spoke about their Annual Food Drive starting November 1<sup>st</sup> through November 19<sup>th</sup>. Food Collection boxes will be set out at select locations. They will have a table on November 16<sup>th</sup>, 10:00am -2:00pm outside the Key Food on Gerritsen Avenue, collecting food. All proceeds will benefit local food pantries.

Mike, a resident from Sheepshead Bay wants to see more transparency in new construction, so the residents know what is being developed. He referenced the project by Popular Bank on Sheepshead Bay Road, he had no idea that aside from commercial space there would be apartments above. He feels the community was blindsided by the hotel on East 18<sup>th</sup> Street becoming a migrant shelter and he doesn't want that to ever occur again, so developers should share

# The City of New York

## Brooklyn Community Board 15

with the Community Board and the Elected Officials their development plans so everyone is on the same page.

Chair Scavo recognized Christopher Greif from the NYC Transit Rider's Council and Nancy Lulu from Brooklyn District Attorney Eric Gonzalez's Office.

Tyler Reynolds stated they are at the tail end of the sewer main project in Manhattan Beach with 4 blocks to finish, but it is still months from completion because of the necessary Con Edison works that still needs to take place to move existing power lines, so they can lay the sewer pipes in. Issues were brought up about fully restoring the roadways impacted and homeowners having pipes bursting to their homes.

Irena Khlenver, Deputy Director of Constituent Services, for Council Member Mercedes Narcisse, mentioned the host of events the Council Member is sponsoring. They are offering assistance with a SNAP and HEAP benefits. She left flyers on the table for all the events the Council Member is sponsoring and she thanked the Board for listening.

Tal Litwin, representing Brooklyn Borough President Antonio Reynoso, conveyed several events the Borough President had sponsored. He mentioned an upcoming SLA forum but was informed by the Board that the meeting was in fact postponed.

Solomiya Momot representing Senator Jessica Scarcella-Spanton's Office stated the Senator was instrumental in pushing DOT to begin the restoration of the Ocean Avenue footbridge, which is estimated to be a 5 month project, hopefully completed by the summer. The Senator is also sponsoring a mammogram screening at the Coney Island Cathedral. The Senator will be sponsoring a turkey distribution with Ruby's on the Coney Island Boardwalk and in front of the Senator's office. For dates and more details please check the Senator's social media page.

Izzy Weiss, representing Council Member Inna Vernikov stated the Council Member is sponsoring a free E-waste event on November 3, 2024, from 11:00am-2:00pm at 2461 East 17<sup>th</sup> Street ( Formerly Doody's parking lot). They worked with Senator Scarcella-Spanton's Office, the 61<sup>st</sup> Precinct and Breaking Ground to relocate a homeless encampment at Homecrest Avenue and East 12<sup>th</sup> Street and got them the services they required. Just an example of both Democrats and Republicans working together for the betterment of the community. Early voting is still available. If you don't vote, you can't complain, so get out there and vote.

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

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 Chairperson Theresa Scavo, with a Quorum present, a motion to adopt the September 24, 2024, minutes was made by Dr. Alan Ditchek and seconded by Al Smaldone.

**CHAIRPERSON'S REPORT:**

Chair Scavo reiterated the importance of voting. She also shared there will be a Veteran's Event sponsored by several of our Elected Officials on November 10<sup>th</sup>, from 11:00am-12:00pm at the Carmine Carro Center in Marine Park. Lastly, she reminded everyone that the Toys for Tots Drive will soon be upon us and she will be collecting donations at next month's meeting.

Chair Scavo read the Liquor Licenses the Board received for October:

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

Cipura Inc.  
DBA – Patrizia's Sheepshead  
1901 Emmons Avenue, Store 2  
Brooklyn, NY 11235

NY Sweet Spot Cafe Inc  
DBA – Sweetspot Garden  
2337 Coney Island Avenue  
Brooklyn, NY 11223

MSR Baku International Inc.  
DBA-Baku  
2001 Emmons Avenue  
Brooklyn, NY 11235

4 NY Inc  
DBA – Rocca Cafe Lounge  
2712 Emmons Avenue  
Brooklyn, NY 11235

**Renewal, Wine, Beer & Cider**

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

E Sushi II Inc  
2971 Ocean Ave  
Brooklyn, NY 11235

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

Chateau Capitaine Inc.  
2570 Coney Island 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.

Chair Scavo then read the Cannabis Dispensary License Applications:

**Retail Dispensary**

The Upscale Smoker, LLC  
2801 Knapp Street  
Brooklyn, NY 11235

Several Members voiced their concerns that this proposed site was near the Brooklyn Amity School which is less than 500 feet away. The lawyer representing the applicant asked to address the Board and he gave a background on the applicant. More Board Members came forward to address their concerns for protecting the children of our community. One Board Member stated there is a liquor store in that same strip mall, so how do we discriminate against cannabis as opposed to liquor. Someone pointed out the liquor store predated the school.

A motion was made to approve by Debra Greif and seconded by Al Smaldone. A vote was taken with 2 approvals and 29 against. A letter of opposition will be sent to the Office Cannabis Management.

Lastly, Chair Scavo announced the Dining Our Applications:

Tap Beer  
1781 Sheepshead Bay Road  
Brooklyn, NY 11235

**Commemorative Street-Co-Naming:**

# The City of New York

## Brooklyn Community Board 15

Committee Chair Douglas Luback stated the Commemorative Street Co-Naming Committee met Monday October 28, 2024, at 6:00pm on Webex to review the two requests before them.

The first request for N/E Corner of Bedford Avenue and Avenue P to be Co-Named Detective Gerard Ahearn. The Committee voted against this proposal; they required more information as to his impact on the community in which this request was made. The applicant was welcome to reapply with more information when the Committee meets again in April.

Debra Greif made a motion to approve and it was seconded by Hannah Glikman. A vote was taken 12 yes and 19 no. The motion did not pass.

Chair Luback mentioned the second request for the Southwest Corner of Nostrand Avenue and Gravesend Neck Road be Co-Named Perry Kokotas Place. The Committee approved this recommendation. Debra Greif made a motion to approve and it was seconded by Lenny Markh.

The vote was unanimously approved.

### **Health Committee:**

Chairperson Dr. Alan Ditchek gave updates on vaccinations for Flu, RSV and Covid. He was happy to be addressing the crowd without a surgical mask. He stated most have vaccination fatigue. He added it is common to get sick with respiratory viruses, especially at this time of the year. We're all very familiar with these culprit viruses. The symptoms of all these viruses overlap and are indistinguishable from one another, such as sneezing, runny nose, cough, sore throat, body aches and feet.

Most of these complaints can be treated with plenty of fluids, rest, Tylenol and maybe cough medicine. There are at times that these viruses can cause more severe disease, especially in infants, the elderly, the unvaccinated and people who are immunocompromised.

He stated he really knew zero about endorsing this RSV vaccine. However, it's been out for at least a year now, and post marketing reports say it's safe. Early data from the CDC and the FDA suggest a potential for increased risk for Guillain-Barre Syndrome when older adults are vaccinated.

# The City of New York

## Brooklyn Community Board 15

He added we are now in the season when the flu viruses are circulating. The flu vaccine has been shown to effectively reduce people having to go to the doctor by 40% to 60%.

You have to remember that even if it doesn't prevent you from getting the flu, sometimes it gets you a weakened case, even though you still acquire the flu, you might not be as sick because you were vaccinated. The flu vaccine prevented an estimated 7,000,000 influenza illnesses, 3,000,000 influenza associated medical visits. It prevented 100,000 influenza hospitalizations and 7000 flu associated deaths in the United States. Everyone six months and older should get a flu vaccine. The vaccine is particularly important for people who are at higher risk for serious complications. Get your flu shot now.

Lastly Covid, according to the CDC, as of September 14th. Only 2.8% of adults reported having received an updated COVID vaccination and 23% reported that they will definitely get the vaccine now.

Patients asked all the time when I can return to work, when you're not symptomatic, when your fever subsides or your cough simmers down, you're free to go back to work. You're free to go out, so there's no real timeline, and that's an individual action. It's an individual thing.

A preview of my next health report topic According to Reuters Australia, CSL said it received the contract in the United States Department of Health and Human Services worth \$121.4 million to increase the US government's stockpile for bird flu vaccines to 40 million doses. This decision will further support the US government's pandemic preparedness efforts. I guess it's somewhat concerned about the possibility of the next pandemic.

### **Public Safety Committee:**

Public Safety Committee Chair Jack Kishk stated I am here to provide an update from our recent Public Safety Committee meeting, which took place in person at the 61st Precinct on Wednesday, October 9th, at 5:30 PM.

Representing the 61 was its Commanding Officer, Captain Joseph Antonio. In attendance as well was Community Affairs Detective Lauren Au and Officer Colleen Abbate.

In preparation for this meeting, we were provided with the latest CompStat Report from the 61, covering the week of September 30th to October 6th



# The City of New York

## Brooklyn Community Board 15

Based on 7 major crime categories, a Year-to-date comparison with 2023, overall, the 61 was down 3.29%. We have had one murder in 2024 compared to 4 murders in 2023. Felony assaults have increased from 177 to 214. Grand Larcenies were down 8.8%. Grand larcenies auto have seen a significant jump, rising by 21.6%, Hate crimes have over doubled from 10 in 2023 to 23 this year, reflecting a 130% increase. Burglaries were down 28.6%. Arrests are also notably higher, with a 28.9% increase year-to-date—1,885 arrests in 2024, compared to 1,462 in 2023.

The Captain shared with us some of the important work being done by his team. One of the ongoing efforts is addressing the issue of homeless encampments. When the Precinct receives complaints about these encampments, they coordinate with other city agencies such as the Department of Sanitation, the Department of Homeless Services, and organizations like Breaking Ground. Together, they work to relocate individuals to shelters or other safe locations, providing them with the resources they need.

Captain Antonio informed us about a new Pilot Program where traffic violations are referred to the Brooklyn South NYPD Traffic Department. This allows Traffic Police to handle these cases, freeing up Officers to focus on more critical safety issues. Although only about 10 Precincts in the City are currently enrolled, we are working hard to bring this program to the 61st Precinct.

### **Zoning Committee:**

#### **BSA-2024-49-BZ 3454 Nostrand Avenue**

This application to seeks a special permit to permit to Section 73-03 and 73-311 of the New York City Zoning Resolution to permit, on a site within C1-2 (R4) zoning district, the operation of an accessory drive-through facility operating in conjunction with an as of right eating and drinking establishments (Use Group 6).

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

A Full Board Vote was taken, 31 yes, 0 no and 0 abstention. The motion passed.

**OLD BUSINESS:** None.

**NEW BUSINESS:** None.

**ADJOURNMENT:**

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

A motion to adjourn was made by Al Smaldone and seconded by Debra Greif.  
The meeting was adjourned at 8:43 p.m.

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