

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



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DISTRICT MANAGER

**Monthly Board Meeting – Minutes**

**GENERAL BOARD MEETING**

**Tuesday September 24, 2024, 7:00pm**

Kingsborough Community College, 2001 Oriental Boulevard, Brooklyn, NY  
11235, Faculty Dining Room U112

The meeting was called to order at 7:00pm, 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. Chair Scavo announced that tonight she would like to just open the meeting by quickly introducing Jacob Aaronson the newest member of our staff. Chair Scavo stated tonight's meeting begins with a Presentation by Benjamin Solotaire, Senior Advisor with the Civic Engagement Commission. He will speak regarding the services and programs they provide.

**PUBLIC HEARING / PUBLIC SESSION:**

Mr. Benjamin Solotaire, Senior Advisor for the Civic Engagement Commission (CEC), briefly explained who they are. The Civic Engagement Commission was established by the voters in a Charter Referendum in 2018. So, it's the first Commission specifically established to restore trust and strengthen democracy through inclusive participation. He stated that they are located downtown, right behind City Hall at 22 Reade Street and have about 20-25 employees now. He asked how many people have been to one of the Trainings we've offered, I know a few of you have. We're just going to talk about a few of the things that we do at the Civic Engagement Commission.

Mr. Solotaire shared a PowerPoint presentation which highlighted some of the key trainings and programs they offer.

He explained that the CEC works with all 59 Community Boards across the city to help with training Community Board Members. They offer such

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workshops, like uniform meeting procedures, the city budget, and community outreach. Working with the Board Chairs, District Managers, and Board Members, we assess the needs of the Boards across each borough and then work with City Agencies and Non-Profit providers to bring custom workshops for all the members. Past workshops include: Affordable Housing in NYC, The Role of the Parliamentarian, Disability Accessibility, and Increasing Diversity. The CEC will be offering Parliamentarian training again in the near future but geared more towards Community Boards, incorporating Robert's Rules of Order.

The CEC also assists with Participatory Budgeting – The People's Money is New York City's annual citywide Participatory Budgeting (PB) initiative where community members decide how to spend part of the city's budget. Every year, New Yorkers vote to decide what projects to implement in their communities.

The CEC helps with programs and services that offer language interpreters at poll sites, providing translations in a variety of languages to assist voters in voting in their own language.

He thanked the Board for the opportunity to speak and hopes to see members of the Community at their next training sessions.

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 for the first item.

### **ZONING COMMITTEE:**

#### **ULURP NUMBER: 230248ZMK, N230249ZRK / CEQR: 23DCP131K 2185 COYLE STREET REZONING**

A Zoning Map Amendment from R4/C1-2 to R6A/C2-4, R7A/C2-4, and R7X/C2-4 and a Zoning Text Amendment to include a new MIH Area to facilitate a new 9-story, 422,512 square foot mixed-use development (approximately 378,887 square feet of residential floor area and 43,626 square feet of commercial space) with approximately 435 apartments (109 income-restricted), is being sought by 2185 Coyle Associates LLC at 2185 Coyle Street in Sheepshead Bay, Community District 15, Brooklyn.

Members of the Community expressed their concern for opening a much needed supermarket, which was previously located there, as well as a hardware store. Parking concerns were also addressed. The City doesn't require the parking the community feels will be needed with 435 units of residential as well as the influx of customers for the retail businesses

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proposed for this location. Parking is horrible now and adding more apartments to the mix will only add to the congestion they are already facing. Infrastructure concerns, electrical usage, and sewage concerns. Utilities such as DEP have to sign off when a building such as this is being proposed and electrical is a cleaner resource than natural gas and New York City is gearing new construction to be greener. Affordable unit concerns were brought up and it was stated 109 units will remain affordable with a 40% AMI consideration in pricing through a lottery process. The affordable units will be vetted and proof of income must be provided.

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

A Committee Vote was taken, 8 yes, and 4 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 the closure of the Manhattan Beach Park's tennis courts during the warm weather months for rehabilitation stating the Parks Department has poor timing. He added that last session many Board Members expressed they were against congestion pricing, but what alternatives do you have to fund our subways and bus service? Making kids pay their fare won't solve this issue. Right now, the buses at Kingsborough are overcrowded and there is pushing and shoving to get on. He shared that he got knocked down two weeks ago trying to enter the bus. No one would take his complaint, so he wrote the MTA and is hoping something gets done.

Stanley Kaplan shared his concerns for the new trash bin rollout from DSNY, which he called a monopoly. He pointed out the bins are manufactured in South Carolina and that is the only company we are being told to purchase it from, why is that? Given how the City rolled out the legal sale of cannabis, which was a travesty. What could possibly go wrong with this new mandate?

Board Member, Naomi Harris stated a neighbor received a Buildings Violation for a Sukkah.. A Sukkah, she explained is just a temporary structure placed out yearly for a religious observance. Chair Scavo asked her to provide the violation to the Board Office, so it can be addressed.

Barry Braverman reiterated the parking problems the neighborhood is already facing and how rezonings such as the ULURP proposed on 2185 Coyle Street

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will negatively impact and only add to the existing congestion. He challenged all our Elected Officials to visit this location and find 60 legal parking spots for the 435 proposed residential units, then he added find at least 10 legal parking spots? He doubted they would be successful.

Sheepshead Bay residents Tom Piallo and Debbie Paris spoke about the illegal cars parked throughout Sheepshead Bay, many either without license plates or suspicious out of town plates taking up valuable legal parking spaces . They believe a resident is selling used cars and want this issue addressed. They are forced to park far from their home because of this illicit business. They also described an abandoned building with squatters that is turning the community into an eyesore that they would also like to see addressed.

Mike a resident from Sheepshead shared his concerns about the hotel that is being used to house migrants on East 18<sup>th</sup> Street off of Jerome Avenue. He noted that migrant crime has been up in the neighboring communities and he feels it was unjust, placing this in a community that did not get to vote for it. He wants his Elected Officials to take a stand and not allow these shelters to be established without community input.

Chair Scavo recognized Christopher Greif from the NYC Transit Rider's Council and Dana Leventhal from the City Council.

Nancy Lulu, representing the Brooklyn District Attorney Eric Gonzalez's Office stated that she just wanted to share that their office has been extremely busy and active, especially during the summer, not just with prosecuting cases, but also being out there in the Community and participating and partnering in community events. Our office held a back to school event in Coney Island, where we were able to give out over 700 bookbags. She also shared that her office will be holding a Spanish Heritage Month event on October 1<sup>st</sup>. RSVPs are required and it will be at City Tech College. She said as always, if there is any matter or an issue you would like to address with our office, please call our number at 718 250-2340, it's the Action Center. Have a Happy New Year for all who celebrate and she welcomed Community Board 15's new Community Assistant Jacob Aronson.

Rekisha Kerns White introduced herself as the New Manager of the Kings Bay branch of the Brooklyn Public Library. She thanked the Elected Officials and the Community for their support in seeing that the library budget cuts that were proposed were in fact reversed and their budget restored as the Library provides a vital resource that serves Brooklyn's needs. She added that we're offering several new programs, resources and opportunities for kids and teens. First off, BPL is recruiting teens for internships and paid opportunities. Teens can earn stipends, receive volunteer

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service hours, and important resume building experience from internship programs that teach about tech, early childhood literacy, library careers and more. She added students can receive free live online tutoring at home from 2:00 to 11:00 PM using brain fuse an online tutoring service, accessible with the Brooklyn Public Library card through the library's website. In October, the Kings Bay Library will begin our Lego robotics team, our chess club and our digital photography workshop for kids. On October 10th, we will have an author talk and crafts program and on October 31st, we will have a special author, talk and discussion for older teens and adults for A Sexuality Awareness Week. November 2nd will be Kings Bay Library's First Annual Cosplay and Costume, dance party and Anime Fun Day. Finally, Kings Bay has started a period pantry for women and menstruators in need. We are accepting in kind donations of new and unopened boxes of maxi pads, tampons, menstrual cups, and incontinence products. For more information, please visit our branch at 3650 Nostrand Avenue.

Irena Khlenver, Deputy Director of Constituent Services, for Council Member Mercedes Narcisse, mentioned that earlier in September the Council Member distributed 1400 backpacks so that our community children can have access to a new bag for school. The Council Member places Constituent Services above everything else and so she offers legal services every Monday, you can call the office to schedule an appointment. We have weekly food giveaways at different locations throughout the community, also on Mondays. They provide Metro Card services for seniors and those with disabilities. They are offering a new service by having a SNAP Specialist from Met Council help constituents apply from their office. HEAP season is upon us for those eligible their office can help you apply. She left flyers on the table for all the events the Council Member is sponsoring and she thanked the Board for listening.

Chair Scavo also acknowledged, Saye Joseph, Chief of Staff for Council Member Mercedes Narcisse.

Chair Scavo acknowledged Hazel Williams, Sheepshead Houses RA President.

Hunter Rabinowitz, representing Brooklyn Borough President Antonio Reynoso, stated going forward he was going to be Community Board 15's Community Liaison. He hoped all had a good summer and wanted to wish, teachers, parents, and students a good month back to school. For all who celebrate a Happy New Year. He stated it's been a busy summer for our Borough President's office. In July, we celebrated Pride Month and hosted an adopt-a-shelter pet event that helped 39 shelter animals find homes. In August, we officially broke ground on upgrades to South Brooklyn Health and Hospital's Women's Health Services Center, which the BP fully funded

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with \$18.5 million in fiscal year 23. programs. The Borough President also announced the creation of a baby shower fund, by placing \$50,000 in a pot that gives opportunities to celebrate for new parents. It will distribute baby supplies and help disseminate information on pre and post-natal care. This will be a valuable resource to support healthy pregnancies and growing families. And finally, he added that he placed two flyers on the front desk. One is for a Sustainable Summit on Wednesday September 25, 2024 from 8:00am to 5:00pm and the BP will be speaking at 3:30pm and this Friday September 27, 2024 from 3:00p-5:00pm we'll be having a Hope Over Hate Concert at Brooklyn Borough Hall as a tribute concert for gun violence survivors and victims. Thank you all so much.

Solomiya Momot representing Senator Jessica Scarcella-Spanton's Office Stated the Senator sponsored legislation that passed the Senate and is waiting the Governor's signature that would extend tuition eligibility to all New York veterans, regardless of combat. She also passed legislation to rename a portion of 278 the Fort Hamilton Veterans Memorial Highway and that is also waiting for the Governor's signature. This Thursday, the Senator is sponsoring an event called the Commendation and Empire Award Ceremony. The award ceremony is honoring exceptional constituents at John Dewey High School at 5:00 PM It's an RSVP event. She announced back by popular demand, the Catalytic Converter Event in partnership with NYPD and the Brooklyn DA's office is scheduled for Saturday October 5th from 10:00am -2:00pm in the Manhattan Beach Park – Parking Lot. And also, the Senator announced that she has allocated funding for a mobile Older Adult Center for Senior Programming. There are a couple of Community Issues in Manhattan Beach the Senator is working on, some streetlights that have been out and in need of repair and some concerns with the Manhattan Beach Water Main Project. The Senator's office asked that the project accommodate all the upcoming Jewish Holidays and make sure in both English and Russian language flyers are given out at least five days before anticipated water shut offs so that residents are notified. The Senator also asked for a timeline of this project to be completed and was told hopefully by mid to late November. Additionally, DOT was to begin work on repairing the Sheepshead Bay Ocean Ave. footbridge. It was supposed to be scheduled to begin this fall, but they are now pushing the extension until spring, so we are pushing for it to begin in Fall so its functional by next Spring/Summer. Last but not least, all budget requests must be in by the end of December to be eligible for consideration. If you have any questions please, reach out to our office.

Izzy Weiss, representing Council Member Inna Vernikov

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stated he was here to provide some updates from her office. She has been working with the Sherriff's office and illegal Cannabis shops have been shut down and padlocked. They believe people going into these places using narcotics are causing a lot of the car break ins, so by closing them down we believe the number of quality of life issues will come down. They are sponsoring a free mammogram event outside the Council Member's office located on 1711 Gravesend Neck Road on Thursday, September 26, 2024. It is free, no cost for women between the ages of 40 and 75 currently living in New York City and have not had a mammogram in the past 12 months. On Tuesday, October the 29th, from 3:00pm-7:00pm they are going to have an event with the New York City Department of Buildings. If you have any questions on general zoning or need help resolving DOB violations, please attend. He wished all a Happy and Healthy New Year.

Don Cranston, Representing Assembly Member Jamie Williams stated that they have a small part of the District, Gerritsen Beach. He wanted to let us know they are having a Shredding Event on Friday 9/27/24 at their office located 5318 Avenue N, from 9:00am – 12:00pm. They are hosting a Veteran's Event on November 11<sup>th</sup> at Marine Park. He cautioned that The Immigration Center at Floyd Bennet Field is not safe for anybody, there is no flood plans and migrants are sleeping 4 beds to a cubicle. He cautioned it is not a place for somebody to have children. The last count that he received was that there are 837 children there. He believes that the vast majority of those children are under the age of four, so they're not eligible for school. Mr. Cranston also spoke of a violent incident that occurred in Gerritsen Beach in a house that was rented by migrants that broke out into multiple stabbings. They are working with the landlord in conjunction with Council Member Narcisse's office to evict the perpetrators and restore safety to the neighborhood. He thanked everyone for serving on the Community Board.

Joey Saban, District Leader for the 45<sup>th</sup> Assembly District, stated he just wanted to take this opportunity to introduce himself. He stated that he is the your District Leader. I'd love to meet everybody to shake hands and to hear about the issues that matter to the community. And I am here to help. He wished everybody that is celebrating a Happy and Healthy New Year.

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 June 25, 2024, minutes was made by Dr. Alan Ditchek and seconded by Al Smaldone.

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**CHAIRPERSON'S REPORT:**

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

**Renewal, Beer & Cider**

Brennan & Carrs Restaurant Inc  
3432 Nostrand Avenue  
Brooklyn, NY 11229

**500 Foot Hearing**

Myhouse Bistro  
1650 Sheepshead Bay Road  
Brooklyn, NY 11235

**Renewal Wine, Beer & Cider**

2317 Omiya Sushi  
2317 Avenue U  
Brooklyn, NY 11229

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

Sushi Tokyo Inc.  
627 Kings Highway  
Brooklyn, NY 11223

Oriental Boulevard 111 Food Corp  
111 Oriental Blvd  
Brooklyn, NY 11235

2415 Just Healthy Corp  
2415 Coney Island Avenue  
Brooklyn, NY 11223

Shaare Zion Catering LLC  
2030 Ocean Parkway  
Brooklyn, NY 11223

**Corporate Change**

Izakaya Sushi & Lounge  
1629 Sheepshead Bay Road  
Brooklyn, NY 11235



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Aeon Hospitality  
Terra  
1716 Sheepshead Bay Road  
Brooklyn, NY 11235

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

LRJ Brooklyn Holdings  
2007-2011 Emmons Avenue  
Brooklyn, NY 11235

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

LNB 2670 LLC  
d/b/a SAVAGE  
2670 Coney Island Avenue  
Brooklyn, NY 11235

\*\*The Black Rose Lounge, LLC  
263 Avenue X  
Brooklyn, NY 11223

**New Application Beer & Cider**

Q-Ball Inc.  
2570 East 17<sup>th</sup> Street  
Brooklyn, NY 11235

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

Meet Wise Meat  
1610 Gravesend Neck Road  
Brooklyn, NY 11229

Tenda Asian  
1734-1736 Sheepshead Bay  
Brooklyn, NY 11235

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

\*\*Zona Bar Inc.  
263 Avenue X

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Brooklyn, NY 11223  
Amended Disc Jockey added

**500 Foot Hearing**

Masakari Japanese House Inc.  
1631 Sheepshead Bay Road  
Brooklyn, NY 11235

Chair Scavo stated that the location at 263 Avenue X, applied for a liquor license under two different entities within a month, they have added dancing and deejays and this establishment abuts a quiet residential street, so we are asking for stipulations to keeping their doors closed at all times and music playing must follow NYC noise ordinances rules. The Board unanimously by a show of hands supported this proposal regarding the license for The Black Rose Lounge.

She added 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**

Dank Heaven LLC  
1418 Avenue Z  
Brooklyn, NY 11235

YK Botanicals LLC  
3448 Nostrand Avenue  
Brooklyn, NY 11229

Lastly, Chair Scavo announced the Dining Our Applications:

TETE-A-TETE  
2601 East 14<sup>th</sup> Street  
Brooklyn, NY 11235

VANKA CAFÉ  
3810 Nostrand Avenue  
Brooklyn, NY 11235

VERY JUICE  
422-426 Avenue P  
Brooklyn, NY 11223

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**Transportation Committee:**

Chair Scavo reported that the Transportation Committee met on Tuesday September 17 at 6:00pm via Webex. The meeting was held to discuss the installation of an elevator at the Kings Highway station on the F train line. This will increase ADA accessibility. The project should be completed by the 3rd quarter of 2026. There will be 3 elevators installed – 1 ground level and 2 on the mezzanine – there will be some closure of the station northbound – and some weekend shutdowns.

There will be parking restrictions. Sidewalks will be maintained at all times. If there are issues going forward reach out to the office and we will help.

**Zoning Committee:**

**ULURP NUMBER: 230248ZMK, N230249ZRK / CEQR: 23DCP131K  
2185 COYLE STREET REZONING**

A Zoning Map Amendment from R4/C1-2 to R6A/C2-4, R7A/C2-4, and R7X/C2-4 and a Zoning Text Amendment to include a new MIH Area to facilitate a new 9-story, 422,512 square foot mixed-use development (approximately 378,887 square feet of residential floor area and 43,626 square feet of commercial space) with approximately 435 apartments (109 income-restricted), is being sought by 2185 Coyle Associates LLC at 2185 Coyle Street in Sheepshead Bay, Community District 15, Brooklyn.

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

A Full Board Vote was taken, 24 yes, 12 no and 1 abstention. The motion passed.

**OLD BUSINESS:** None.

**NEW BUSINESS:** None.

**ADJOURNMENT:**

A motion to adjourn was made by Allen Popper and seconded by Robert Gevertzman. The meeting was adjourned at 8:33 p.m.

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