

The City of New York
Brooklyn Community Board 15



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MAYOR

LAURA SINGER
DISTRICT MANAGER

Monthly Board Meeting – Minutes

GENERAL BOARD MEETING

Tuesday June 25, 2024, 7:00pm

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

The meeting was called to order at 7:04pm, 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.

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 for the first item.

ZONING COMMITTEE:

ULURP NUMBER: C210340ZMK / CEQR: 21DCP090K

2390 McDONALD AVENUE REZONING

A zoning map amendment from C8-1 to C4-4L and a text amendment to map a Mandatory Inclusionary Housing Area (ZR Appendix F) to facilitate a new 91,531 square foot, 8-story residential (73,948 sf, 80 DUs) and commercial (17,582 sf) mixed-use building, are being sought by private applicant MTM Realty LLC at 2390 McDonald Avenue, Gravesend, Community District 15, Brooklyn.

Questions were asked concerning impact to apartments from vibrations from the nearby train, which was answered, it would be addressed by how the building is constructed. It was brought up, would the owners consider sponsoring an accessible train station, it was explained that the building doesn't qualify since it's not directly in front of a train entrance. Affordable

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units were discussed. The affordable units are lottery eligible and the Community Board Office and the nearby area will be notified when the lottery applications become available.

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

A Committee Vote was taken, 6 yes, 1 no and 1 abstention. The motion passed in committee; and a full board vote would take place in the Executive Session.

BSA-2024-24-BZ 1224 Avenue V

This application is filed pursuant to Section 73-622 of the Zoning Resolution of the City of New York, as amended, to request a special permit to allow the enlargement of an existing single family semi-detached residence located in a residential (R4) zoning district.

Chair Scavo stated the Board Office received 1 letter of support and 0 in opposition.

A question was asked if the attorney representing the property had walked around the neighborhood to compare how this request would fit in with the existing homes. She stated she did her due diligence and looked at maps, and the surrounding homes as a reference.

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

A Committee Vote was taken, 7 yes, 1 no and 1 abstention. The motion passed in committee; and a full board vote would take place in the Executive Session.

BSA 938-82-BZ 2470 East 16th Street

The instant application seeks a waiver of the Rules of Practices and Procedure to extend the term of the variance for a UG 6 commercial office building in an R4 zoning district, which expired May 17, 2023, for a term of 20 years.

Chair Scavo stated the Board Office received 1 letter of support and 0 in opposition.

It was asked what type of business would be moving in to the location The business would be a homecare agency that would operate with approximately 10 employees, Monday through Friday 9:00am to 5:00pm. It was asked if clients are seen at this location. They are not seen at this location; it is strictly their administrative office.

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A motion was made to approve by Allen Popper and seconded by Al Smaldone.

A Committee Vote was taken, 9 yes, 0 no and 0 abstention. The motion passed in committee; and a full board vote would take place in the Executive Session.

BSA-2024-28-BZ 267 Amherst Street

Special permit pursuant to Zoning Resolution 73-622 to enlarge an existing one family home contrary to the FAR (23-142); lot coverage (23-142); open space (23-142); side yards (23-461 (a)), and rear yard (23-47) requirements of the underlying R3-1 zoning district.

Chair Scavo stated the Board Office received 1 letter of objection and 0 in support.

A motion was made to approve by Al Smaldone and seconded by Eli Zami.

A Committee Vote was taken, 9 yes, 0 no and 0 abstention. 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:

Board Member, Debra Greif, announced an upcoming Developmental Disability Resource Fair, celebrating disability pride month, being held on July 12, 2024 from 11:00am-1:00pm at the Central Library, 10 Grand Army Plaza, Brooklyn, NY 11238. She provided flyers on the front table.

Martin Gangursky shared his concerns about the Parks Department having poor timing in closing the tennis courts during the summer. They should be more considerate of the community. He stated we are a special beach community still recovering from superstorm sandy and should be given more consideration when it comes to planning closures. All his ideas and thoughts for bettering the community have been rejected, so we should reject our electeds when it comes to voting.

Stanley Kaplan stated, “ You get the government you don’t vote for” . he stressed the importance of voting and that elected officials count on poor voter turn out to eek in to a position. No matter how small an election is, remember your vote counts.

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Ronnie Tawil, brought up the passing of long standing Brooklyn Borough President Howard Golden and quoted his famous expression “ The world is comprised of two factions, those who are born and raised in Brooklyn and those who wish they were!”

Renee Saks, a long standing resident of Manhattan Beach, shared her concerns regarding the ongoing DDC sewer main project in Manhattan Beach and the damage it is doing not only to her home, but others who are impacted. She asked that the Community Board take on a subcommittee to address these concerns and remedy the situation.

Michael Von Ahnew a resident from East 18th Street expressed his concern for a hotel on his block being used to house immigrant families. He stated his neighbors and he are really upset they were given no notification or allowed to express their concerns in this matter. This hotel was supposed to house travelers temporarily and they feel this is unfair to the community at large.

Tyler Reynolds, Construction Liaison, for the Manhattan Beach sewer replacement project stated if he is informed of any damages he will share that with the contractor to make restitution, however if the contractor fails to address the damage a claim can be made with the City Comptroller’s office directly. Forms are available on the Comptroller’s website. The project is wrapping up on West End Avenue and moving on to Shore Boulevard. It was brought up that the roadways are sinking and bumpy and difficult to navigate. Tyler explained being it’s a DDC/DEP project they are only responsible for fixing the trenches they opened up on the roadway. They do not have the funding to restore a DOT street from curb to curb.

Nancy Lulu, representing the Brooklyn District Attorney Eric Gonzalez’s office spoke about the concerns for cryptocurrency scams going on throughout the Borough. She cautioned many in our community and neighboring community have fallen victim, losing roughly, 1 million dollars to these scammers. She provided a flyer on the front table with further details on how to avoid getting caught up we these illicit schemes. The DA’s office is investigating and trying to shut them down, but she cautioned everyone to never invest with someone they don’t know. If you think you may be a victim, please reach out to their hotline at 718 250-2340, to report it. She wished everyone a wonderful summer.

Solomiya Momot representing Senator Jessica Scarcella-Spanton’s Office stated the Senator passed 36 bills this legislation session, 16 veteran bills, 8 public safety bills, 2 health related bills and 4 civil service health care protections. They have secured a new date for their Catalytic Converter

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Etching, that was postponed due to weather, it will now be held on Friday July 19, 2024, from 8:00am-10:00am in the Manhattan Beach parking lot.

Irena Khlenver, Deputy Director of Constituent Services, for Councilmember Mercedes Narcisse, mentioned several upcoming events the Councilmember is sponsoring and she left a booklet of flyers on the front table for more information.

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 May 21, 2024, minutes was made by Debra Greif and seconded by Dr. Alan Ditchek.

CHAIRPERSON'S REPORT:

Chair Scavo shared information on Gerritsen Beach Library, provided by Chun (Michael) Tam | Assistant Branch Manager, Gerritsen Beach Branch.

Due to an upcoming capital project, the Gerritsen Beach Library's last day of public service is **Saturday, July 13, 2024**. The scope of the project will include the following:

- Roof Placement
- Façade Work (Repointing and Brick Replacement)
- Structural (Wood Truss Repair and Replacement - where applicable)

Gerritsen Beach Library is scheduled to close for **18 months**.

Chair Scavo read the Liquor licenses the Board received:

Renewal, Liquor, Wine, Beer & Cider

Sushi Tokyo
627 Kings Highway
Brooklyn, NY 11223

Skywise Lounge LLC
2027 Emmons Avenue
Brooklyn, NY 11235

Renewal, Wine, Beer & Cider

J.R. Pizzeria Inc
1916 Kings Highway

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Corporate Change: Liquor, Wine, Beer & Cider

Wise Bar & Grill LLC
35 Neptune Avenue
Brooklyn, NY 11235

Name Change:

PLUMRESTAURANTANDLOUNGE LLC
3342 Nostrand Avenue
Brooklyn, NY 11229

New Application Wine, Beer, and Cider

7 Stars restaurant Inc
1611 Avenue U
Brooklyn, NY 11229

Corporate Name Change

The White Rose Bar & Lounge Inc. will now be N3W Lounge
2085 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.

The Plum Restaurant was brought up as a community concern. The lounge only operates at night and revelers carry on outside into the wee hours of the night. Music is loud until 3:00am because of a shared community driveway and doors being left open for customers to hang outside. They smoke pot outside and police have been called to break up fights. It was asked that a letter of rejection be sent to the State Liquor Authority.

Public Safety Report:

Public Safety Chairperson, Frances Chick Pallotta, prepared a statement read by Chair Scavo as follows: The Public Safety Committee meeting was held in person at the 61st Precinct on Monday, June 10, 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. Public Safety Committee Members were forwarded in advance the link to the 61st Police Precinct CompStat Report. Presented to the Full Board is the latest Comp Stat Report covering the week of 6/3/2024, through 6/9/2024, (Volume 31, Number 23). Year-to-date statistics, overall, the 61st

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Precinct was up 1.4%. According to the 7 major crime complaint categories: we've had 3 murders in 2023 compared to 1 murder thus far in 2024; we've had 6 rapes in 2023, compared to 8 rapes thus far during 2024. Robberies down 9.1%; Felony Assaults, up 11.3%; Burglaries, down 22.8%; Grand Larceny, down 1%; Grand Larceny Auto, up 38.2%.

In the Hate Crimes category, we've had 6 complaints in 2023, compared to 18 thus far for 2024 year to date.

Captain Antonio shared with the committee additional data. Year to date, the 61 had 883 arrests in 2023, compared to 1,029 arrests so far during 2024. That's an increase of 16.5% in arrests. He had no data on jail time for these arrests.

Regarding the 4th of July holiday, there will be an increase of police presence throughout Community Board 15. Police are prepared to confiscate fireworks.

Finally, Captain Antonio conducted a tour of the 61st Precinct building for the Public Safety Committee Members.

Zoning Committee:

ULURP NUMBER: C210340ZMK / CEQR: 21DCP090K 2390 McDONALD AVENUE REZONING

A zoning map amendment from C8-1 to C4-4L and a text amendment to map a Mandatory Inclusionary Housing Area (ZR Appendix F) to facilitate a new 91,531 square foot, 8-story residential (73,948 sf, 80 DUs) and commercial (17,582 sf) mixed-use building, are being sought by private applicant MTM Realty LLC at 2390 McDonald Avenue, Gravesend, Community District 15, Brooklyn.

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

A Full Board Vote was taken, 26 yes, 2 no and 3 abstention. The motion passed.

BSA-2024-24-BZ 1224 Avenue V

This application is filed pursuant to Section 73-622 of the Zoning Resolution of the City of New York, as amended, to request a special permit to allow the enlargement of an existing single family semi-detached residence located in a residential (R4) zoning district.

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

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A Full Board Vote was taken, 28 yes, 2 no and 1 abstention. The motion passed.

BSA 938-82-BZ 2470 East 16th Street

The instant application seeks a waiver of the Rules of Practices and Procedure to extend the term of the variance for a UG 6 commercial office building in an R4 zoning district, which expired May 17, 2023, for a term of 20 years.

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

A Full Board Vote was taken, 29 yes, 1 no and 0 abstention. The motion passed.

BSA-2024-28-BZ 267 Amherst Street

Special permit pursuant to Zoning Resolution 73-622 to enlarge an existing one family home contrary to the FAR (23-142); lot coverage (23-142); open space (23-142); side yards (23-461 (a)), and rear yard (23-47) requirements of the underlying R3-1 zoning district.

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

A Full Board Vote was taken, 29 yes, 1 no and 0 abstention for cause. The motion did not pass.

OLD BUSINESS:

Chair Scavo announced that several Board Members in 2023 had 100% Attendance and presented them with a certificate in appreciation. They are as follows; Raisa Chernina, Dr. Alan Ditchek, Debra Greif, Robert Gevertzman, Shari Kaplan, Jay Lieberman, Doug Luback, Allen Popper, and Theresa Scavo.

NEW BUSINESS: None.

ADJOURNMENT:

A motion to adjourn was made by Debra Greif and seconded by Dr. Alan Ditchek. The meeting was adjourned at 8:22 p.m.

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