

The City of New York
Brooklyn Community Board 15



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DISTRICT MANAGER

Monthly Board Meeting – Minutes

Tuesday, December 20, 2022 -Webex Conference

The meeting was called to order at 6:02pm, by Chairperson Theresa Scavo.
The Pledge of Allegiance was recited.

PUBLIC HEARING:

Chairperson Scavo introduced Mr. Ronnie Tawil, Chair of the Zoning Committee, who would run this part of the meeting:

Mr. Tawil explained the procedure for the Public Hearing and proceeded to call the representative.

BSA 2022-86-BZ / 1762 East 9th Street

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 and change of use from a two family to a single-family residence located in a C4-2 zoning district.

The Board received 1 letter of opposition and 0 in support.

The next-door neighbor Joseph Massry asked to speak and stated the Board should not vote on a property that is in litigation as to its rightful ownership. The lawyer representing the homeowner assured the Board they have a legitimate deed and have the right to go forward with their properties plan for BSA approval despite any legal litigation that may ensue. A board member, Morris Harary who is also a neighbor of this property stated the neighbor, Mr. Massry, is voicing his opposition because he has been using the “easement by prescription” to park his vehicle, meaning with the previous owner’s permission he has been using his neighbor’s side yard to park his car for nearly 30 years. He will be losing his parking privileges when the new owners take over and begin to utilize the side yard where Mr. Massry

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currently parks his vehicle. Mr. Massry can retain a lawyer and go to court, but the property's representing lawyer stated no such agreement will be granted to Mr. Massry by the new owner. It was then discussed if the matter should be tabled if litigation will possibly ensue on this property. A lively discussion took place with many pointing out the legal matter is not before the Board just the zoning plans. Members reiterated we are here as the Community Board to review the zoning plans not the legal issues. It was pointed out that the Board Members are not judges and no one can determine if this neighbor has a legitimate claim, but the courts. Zoning Committee member Chick Pallotta made a motion stating that the Board should move forward with a Zoning Committee BSA special permit vote and the motion was seconded by Mitchell Shpelfogel. The Zoning Committee voted 5 no and 7 yes. The Zoning Committee would move forward and vote on this BSA special permit request

A motion was made to approve by Mitchell Shpelfogel and seconded by Robert Gevertzman.

A Committee Vote was taken, 9 yes, 5 no and 0 abstention. The motion passed the committee. A full board vote would take place in Executive Session.

GENERAL BOARD MEETING

PUBLIC HEARING / PUBLIC SESSION:

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

Assembly Member Helene Weinstein was in attendance, but unable to stay.

Leah Moses representing Council Member Ari Kagan stated that the Councilman did change his party affiliation, but not his commitment to his community or constituents. She assured the Board that our office is still working hard to assist constituents and solve their problems. The reasoning behind the affiliation change she stated was the Councilman felt public safety is of great concern and he did not like how NYC and NYS leadership were addressing it.

She added Council Member Kagan recently introduced legislation that would cut traffic studies times from the current 36 months, which is too long, to 18 months. She said in addition he introduced legislation that would have the Department of Transportation respond to Council Members and Community

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Board's traffic concerns within 2 weeks of determining an answer with a clearly written explanation for the denial. Currently there is not a set time for a response and the responses for denial that are given are too vague. The Councilman wants to streamline the process as well an answer be given within 18 months with a full written explanation given for the denial within 2 weeks.

She thanked Chair Scavo and the Board for their sanitation advocacy in helping get Colin Place and McDonald Avenue cleaned up. She thanked Board Member Raisa Chernina and her organization The Be Proud Foundation for their recent events supporting the Police Department and Toys for Tots. She wished everyone a Happy and Healthy Hanukah, Kwanza, Christmas and New Year.

Nancy Lulu sent greetings from Brooklyn DA Eric Gonzalez and announced that keeping Brooklynites safe was his highest priority. She announced that a recent Gun Buyback held in Bedford Stuyvesant at the Cornerstone Baptist Church yielded a record number of guns off our streets. In total 206 guns were collected that day. Residents received up to \$500 in bank cards and an iPad for turning them in. She stated that at the 3 events the DA sponsored, yielded a total of 315 firearms which were taken off our streets. She thanked all those who donated coats and toys to the DA's collection events. She thanked all those who attended his Hanukah Event, especially First Vice-Chairperson Ronnie Tawil. If you have a questions or concerns, please call the DA's hotline at 718 250-2340. On behalf of DA Gonzalez, she wished everyone a joyous Holiday Season.

Anastasia Yaskova, Brooklyn Borough Director – Community Affairs Unit sent Holiday greeting from Mayor Adams. She thanked Chair Scavo and Community Board 15 for staying on top of the issues. She stated if you need her the Board Office knows how to reach her. She stated in the chat she had to leave to attend another meeting.

Stephannia Cleaton, Government Relations Manager for Kingsborough Community College, sent greetings from the President Dr. Claudia Schrader. She recently attended an MTA Bus proposal meeting which recommended the B49 bus no longer run-down Ocean Avenue to Kingsborough Community College. Many students as well as residents and seniors rely on that bus. She encouraged all to attend the MTA hearings and voice your concerns for these proposed changes that will affect our community. Please weigh in. She placed the MTA proposal link in chat <https://new.mta.ino/project/brooklyn-bus-network-redesign>

She wished all a Happy Holiday on behalf of President Schrader.

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Ken Lazar from the Department of Buildings stated the office has moved to 345 Adams Street, 3rd floor. On Tuesdays from 4:00pm-7:00pm they have “Buildings After Hours” where residents can come to ask and hopefully resolve any building department issues they may have. You don’t need an appointment.

Sergey Chuprik from Comptroller Brad Lander’s office sent Holiday greetings. He stated they have been working on important issues and have issued 2 reports pertaining to climate conditions before and after Superstorm Sandy and have also created a climate dashboard regarding the climate crisis which is one of the greatest risks facing New York City. The dashboard tracks our city’s progress in meeting climate goals. Please look on our website and if you would like more information, please reach out to Laura in the Board Office who can reach out to me, and I’ll also provide my information in the chat schupri@comptroller.nyc.gov or my cell 917 974-1003.

Tyler Reynolds Construction Liaison for the upcoming Manhattan Beach Sewer project, that will be replacing old water mains that are over 100 years old are running into some issues in doing tests because many of the shut off valves have been paved over or had construction placed over them by homeowners making this a very daunting task and hard to access. In January, the work should commence starting from Oxford working down to Corbin. If you have any question or concerns, I will be staying on the entire meeting. He added he is on location in Manhattan Beach from 7:00am to 3:30pm. His contact information in chat bed819ccl@gmail.com

Ed Jaworski stated that the Board recently lost a long-term Board Member and one of the three founders of his organization the Madison-Marine-Homcrest Civic Association, Joseph Dorinson, who retired. Now, he stated since Council Member Inna Vernikov did not reappoint him to the Community Board, our neighborhood of Madison, Homecrest, which makes up the biggest geographical area in Community Board 15, has no representation. He added please join me in giving Joseph Dorinson a round of applause for his service. The audience applauded.

Chris Greif stated he echoed Stephannia Cleaton from Kingsborough College’s sentiment to attend MTA hearings on the new bus redesign proposals and he also shared the link in chat. He said despite neighborhood outreach historically these hearings have low community turn outs. Have your voice heard. He said thank you to Community Board 15’s for their

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advocacy Sheepshead Bay will be getting an elevator. He announced OMNY will be getting a Customer Service Center at the Coney Island -Stillwell Avenue location as well and the Barclay Center. A Board member asked if the F train and Q train will have limited service starting in July? It was something that he had heard announced on the local news. As of now, it is a proposal nothing has been decided. He wished everyone a Happy and Healthy Holiday.

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 Chair Scavo, with a Quorum present, a motion to adopt the November 21, 2022, minutes was made by Robert Gevertzman and seconded by Al Smaldone.

CHAIRPERSON'S REPORT:

Chairperson Scavo thanked all the Board Members who donated to the Toys for Tots event this year. She stated you were most generous, and I want to thank from the bottom of my heart.

DECEMBER 20, 2022 / LIQUOR LICENSES

New Application, Wine, Beer & Cider

Kovcheg International Food Inc.
EFES Market International Food
2899 Ocean Avenue
Brooklyn, NY 11235

Tacos El Jaguar
158 Avenue U
Brooklyn, NY 11223

New Application Liquor, Wine, Beer & Cider

White Rose Bar and Lounge Inc.
2085 Coney Island Avenue
Brooklyn, NY 11223

Renewal Application Liquor, Wine, Beer & Cider

MJ Fusion Inc.

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Masakari Japanese Fusion
1631 Sheepshead Bay Road
Brooklyn, NY 11235

Rai Catering
Metropolitan Ballroom
2555 Shell Road
Brooklyn, NY 11223

Sheepshead Bay Yacht
3076 Emmons Avenue
Brooklyn, NY 11235

Brooklyn Burger Boys LLC
Db a Siena Ristorante
533 Kings Highway
Brooklyn, NY 11223

Renewal Application Wine, Beer & Cider

Lil Anthony's Pizza Corp.
2812 Ocean Avenue
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.

Consumer Affairs Committee Report:

Oswalt Heyman -Chair of the Transportation Committee stated that the Consumer Affairs and Transportation Committees met virtually with the Bklyn Chamber of Commerce on November 29th. He stated they primarily discussed a study they conducted of businesses on Avenue U from Nostrand Ave to just past Coney Island Avenue and it included Neck Road's commercial sections. He added that they confirmed what we already knew the diversity of the businesses. He added not every business owner wanted to cooperate with the Chamber's staff and that the Chamber is considering trying to establish a merchant's association in the hopes of soliciting funding for holiday lights next year. He mentioned that the only concrete thing to come out of the meeting was the creation of an online directory of businesses on Avenue U and Neck Road. He stated the directory was supposed to be on the Bklyn Chamber of Commerce's website by now, but when he checked yesterday, he could not find it and a call he made to the Bklyn Chamber was never returned despite indicating the urgency of his request given tonight's meeting.

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Parks Committee Report:

Chairperson Al Smaldone reported; the Parks Committee met with the Parks Department and concerned residents on December 12, 2022, at 6:00pm via Webex, for a Mellett Park Scope Meeting. Mellett Park is located at East 13th Street and Avenue V. Council Member Inna Vernikov allocated \$1.5 million in funding to reconstruct the large asphalt sports area inside Mellett Park. Community members stated there was currently only 1 basketball court they would like to see two. The handball courts aren't used anymore except to hit a tennis ball. Tennis courts would be nice, but they are limited on space. He stated the growing interest in pickleball was mentioned, but mostly an improved play area and seating for seniors. The timeline is 30-45 months, with Project Initiation taking 1-2 months, Design 10-15 months, Procurement 7-10 months and Construction 12-18 months. Lighting was also an issue; the community wants more of it and he shared that he was surprised Department of Transportation is involved with Park's lighting. Lastly, he added comfort stations are costly and often left out of the funding when it comes to Park's improvement, and they are needed. He will advocate with Council Member Vernikov's office for additional funding. He stated the community complained that the comfort station is closed too early in summer and needs to remain open later.

Public Safety Report:

Our Public Safety Committee meeting was conducted via Webex on Wednesday, December 14, 2022, at 5:00pm. Representing the 61st Police Precinct was its Commanding Officer, Captain Derby St. Fort. Also present was the 61st's new Executive Officer Mohamed Eltony. From the Community Affairs office was Police Officer Lauren Au and Police Officer Christopher Alvarado. Police Officer Alvarado replaces Detective Sam Shaya who has retired. Captain St. Fort recognized Detective Shaya for his community service to the NYPD. Presented now is the 61st Police Precinct's CompStat Report for the week of December 5 through December 11, 2022. Pertaining to the seven (7) major crime categories, week to date, comparing 2022 with 2021, the 61st was up 1,65%, year to date the Police Precinct was up 54.97%. The percentage is going down from a high in the upper 70's from several months ago. 4 murders in 2022, compared to 1 murder in 2021. Rape, down 12.5%, Robbery up 94.2%; Felony Assault up, 9.3%; Burglary up, 60.7.%; Grand Larceny, up 59%, and the last major crime category, Grand Larceny Auto, up 98.9.%. In a sub-category of Hate Crimes, the 61 is up 120% - actual numbers 22 hate crimes in 2022 compared to 10 in 2021 year-to-date. To satisfy a question asked by Board Member Allen Popper; there are 26 hate crimes recorded with

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22 hate crimes confirmed. 13 anti-Semitic, 7 anti-Ukrainian (affecting property), 4 anti-Russian, 1 anti-Christian and 1, anti-multi-racial,

Transportation Committee Report:

Transportation Chairperson Oswald Heymann stated that the Committee Meeting was held on December 3, 2022, to discuss the Kings Highway Capital Project to address the medians and land scaping along the B-82 Select Bus route. He stated a NYC Transit rep said that the bus lanes resulted in 24% faster B-82 Select Bus Service. They accomplished this with dedicated bus lanes, increased mid and late day service and updated signal timings along the B-82 route. He relayed that the scope of the project is on Kings Highway between Nostrand and Ocean Avenues in our community. The goal would be to improve safety and the aesthetics along the Kings Highway bus route. There will be no additional reduction in traffic lanes. He stated the DOT capital project will include, reconstructing the medians, creating curb extensions where appropriate, building pedestrian islands. This will make all the Select Bus Service bus stops ADA compliant. He added that the landscaping, including maintenance, of the medians with both trees and flowers. In conclusion, the design will begin in early 2023 with construction slated to begin late that year, but not necessarily in our part of the project. That decision has yet to be made by the Dept. of Design and Construction.

Chair Scavo added that the Department of Transportation is seeking a letter of support for this project, does the Board give the office permission to send one. By a show of hands all were in favor, no one was opposed, so the letter of support will be sent.

Zoning Committee:

BSA 2022-86-BZ / 1762 East 9th Street

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 and change of use from a two family to a single-family residence located in a C4-2 zoning district.

A motion to approve was made by Ed Chalom and seconded by Allen Popper. The vote was 25 Yes, 9 No. The motion was approved.

OLD BUSINESS: None

NEW BUSINESS: Board Member Cliff Bruckenstein wants a letter to go out to the Department of Transportation (DOT) stating how bad the two-way bike lane is along Emmons and how the traffic does not flow. Chair Scavo explained she was told to wait at least 3 months by DOT with the new

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treatment before voicing community objections. Board Member Raisa Chernina wants to get a petition together in opposition and Board Member Margarita Cheney stated she would assist in getting signatures.

The next order of business, Board Member Morris Harary claimed he had trouble locating the BSA plans on our website. The plans were there and available for viewing or download. The Chair, District Manager and Board members concurred they are on our website. Mr. Harary stated it was probably just his issue. Board Member Morris Dweck asked if we could send a link to our Community Board Website where the plans are in the future with the Board Meeting invitation to make it easier for members and District Manager Laura Singer stated she would go forth.

Board Member Jennifer Faucher thanked the Board for their generous Toys for Tots donations and her co-sponsor Raisa Chernina from the Be Proud Foundation who helped with the event. As the District Leader for the 41st AD, she invited all the contributors to their holiday event Wednesday December 22, 2022, at their club located at 2952 Avenue R, corner of Haring Street.

ADJOURNMENT:

A motion to adjourn was made by Allen Popper and seconded by Jennifer Faucher. The meeting was adjourned at 7:18 p.m.

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