



The City of New York
Brooklyn Community Board 15



ERIC ADAMS
BOROUGH PRESIDENT

BILL DE BLASIO
MAYOR

THERESA SCAVO
CHAIRPERSON

LAURA SINGER
DISTRICT MANAGER

Monthly Board Meeting - Minutes
Webex Tuesday November 23, 2021, at 6:00pm

The meeting was called to order at 6:01pm, by Chairperson Theresa Scavo.
The Pledge of Allegiance was recited.

OFFICERS
RONALD TAWIL
FIRST VICE –CHAIRPERSON
RAISA CHERNINA
SECOND VICE-CHAIRPERSON
JACK ERDOS, ESQ
TREASURER
ALLEN POPPER, ESQ
SECRETARY

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 for the first item on the Agenda:

Mr. Tawil announced that the 1220 Avenue P – Ulurp will be postponed to the December 21, 2021 Board Meeting.

BSA 2021-64-BZ / 205-207 Gravesend Neck Road
Through lot on north side of Gravesend Neck Road between East 2nd Street and East 3rd 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 conversion of an existing two family residence to a single family residence located in a residential (R4) zoning district within the Special Ocean Parkway District.

The only question from the floor asked if the Board received any letters in opposition or support? The Board received 0 letters of opposition and 0 letters in support.

A motion was made to approve by Robert Gevertzman and seconded by Edmond Dweck.

A Committee Vote was taken, 10 yes, 0 no and 0 abstention. The motion passed the committee. A full board vote would take place in Executive Session.

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BSA 433 -61-BZ / 1702-1712 East 16th Street
Between Quentin Road and Avenue R

This application is filed to renew of permitted use of the building for another 10 years. It is to extend the terms of a variance with no change in prior approvals. In a residential “C” district to allow for a one story mezzanine retail store building to occupy the approximately the full area of the lot. This has been granted since 1962.

The only question from the floor asked if the Board received any letters in opposition or support? The Board received 0 letters of opposition and 0 letters in support.

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

A Committee Vote was taken, 10 yes, 0 no and 0 abstention. The motion passed the committee. A full board vote would take place in Executive Session.

BSA 2021-67-BZ / 2307 Ocean Parkway
East side of Ocean Parkway between Avenue W and Lancaster Avenue

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 conversion of an existing two family semi-detached residence to a single family semi-detached residence. The premises is located in a residential (R4) zoning district within the Special Ocean Parkway District.

A question that was asked, is the semi-detached house north or south of the property? It was answered that the semi-detached house is south of the property. The follow-up question asked the presenter to address what the completed height of the home would be? The property is going from 30.9 feet to 37.9 feet. To clarify further a rendering of the completed version of the residence showed the two semi-detached properties, side by side, that when completed, appeared nearly identical in height.

A motion was made to approve by Allen Popper and seconded by Ronnie Tawil.

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A Committee Vote was taken, 11 yes, 0 no and 0 abstention. The motion passed the committee. A full board vote would take place in Executive Session.

BSA 5-98-BZ / 1861 McDonald Avenue
Between Avenue P and Quentin Road

It is to extend the terms of variance with no change in existing use for a landscaping business.

The only question from the floor asked if the Board received any letters in opposition or support? The Board received 0 letters of opposition and 0 letters in support.

A motion was made to approve by Morris Harary and seconded by Jack Erdos.

A Committee Vote was taken, 10 yes, 0 no and 0 abstention. The motion passed the committee. A full board vote would take place in Executive Session.

PUBLIC SESSION:

Chairperson Scavo introduced the first registered speaker.

Mr. Michael Benjamin sent Best Wishes from Senator Roxanne J. Persaud for a Happy Thanksgiving, Happy Hanukah, Merry Christmas, and Joyous Kwanza. He explained he was looking forward to attending a non-denominational event bringing various religious organizations together in harmony, within his community, inspired and organized by the late District Leader, Bernard Catcher. He explained this event has been taking place going on approximately 20-25 years now, thanks to Mr. Catcher's influence. With the pandemic nearly in the rear window, stay safe and be kind to one another.

Reeves Eisen representing Senator Andrew Gouardes' office stated she would be brief and sent greetings from the Senator. She wished all a Happy Thanksgiving and a Happy Hanukah. She stated the other upcoming holidays she will send greetings for and address at our next December meeting. Now is the time for being thankful, enjoy.

Ms. Nancy Lulu sent greetings from District Attorney Eric Gonzalez. DA Gonzalez has been most recently participating in turkey giveaways, however

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on Thursday, December 2, 2021, he would like to extend an invitation to attend a Chanukah Celebration and Menorah lighting he is sponsoring at Kerem Menachem Dance Hall, 5411 Fort Hamilton Parkway, Brooklyn NY 11219. All are welcome, please RSVP to communityaffairs@BrooklynDA.org and she shared her screen with the flyer with all the details. Ms. Lulu also shared the DA's action center's number 718-250-2412. She added, Have a Happy and Blessed Thanksgiving.

Ms. Glenda Silva, Deputy Director, Programs & Strategic Alliances, for Borough President Eric Adam's Office, wished everyone a Happy and Healthy Holiday. She encouraged everyone to sign up for the Borough President's newsletter for the latest news and announcements and placed the sign up information in the chat <https://www.brooklyn-usa.org/sign-up-2/>. She added that on December 9, 2021, the Borough President will host a Holiday Tree-lighting Event.

Mr. Christopher Greif from Bklyn. FSSAC and NYC Transit Rider's Council stated that the MTA's new OMNY card is now available for sale in local shops throughout the district. He and his mom, Board Member Debra Greif, are still testing the reduced fare OMNY cards. He placed in the chat where to find a retail location near you [Retail Locations \(omny.info\)](https://www.mta.info/retail-locations)

Mr. Ed Jaworski, Exec. Vice President Of Madison Marine Homecrest Civic Association stated that last Thursday his organization met in person for the first time since the pandemic and it turned out quite well. They were unsure about sponsoring their Annual Thanksgiving Food Drive this year, but it was successful, yielding 5 SUVs filled with groceries which they donated to local churches. Their next in person meeting is scheduled for December 16th at 7:00pm at the Carmine Carro Center. On another note, he expressed concern for fallen cables hanging down covering cars and within easy reach of children throughout the neighborhood. He recently called in a downed cable that appeared to be 50 feet unspooled around a car and in the street, unsure of the danger and if it were electrical, the FDNY was dispatched. FDNY deemed it non-electrical and originating from a cable company and cut the cable removing the hazard. Mr. Jaworski would like the cable companies to maintain their cables better and remove the hazards these dangling cables have become throughout our neighborhood. Chair Scavo asked Mr. Jaworski to provide the Board Office with the specific addresses these dangling cables are in front of, so that we may reach out to alert the cable companies to address these problematic locations.

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Board Member, Hannah Bossio, Outreach Coordinator for NYC Department of Parks and Recreation wanted to inform the Board of an upcoming Public Scope Meeting for McDonald Playground on Zoom, Wednesday December 8, 2021, at 6:00pm. She provided a link in the chat to register: <https://www.nycgovparks.org/reg/community-input-meetings/12038>

The Board's Second Vice-Chair, Raisa Chernina, and Executive Director of the Be Proud Foundation invited everyone to participate in their 13th Annual "Toys for Tots" Holiday Toy Drive in conjunction with 41st AD Democrats Club, being held at Cats on the Bay, 2027 Emmons Avenue on Monday December 13, 2021, at 6:00pm.

Assemblywoman Helene Weinstein wanted to wish everyone a Happy Thanksgiving. She's glad Lew Fidler's successful 'Toy for Tots' Toy Drive tradition is being continued at the 41st AD Democrat Club, as a tribute to him. She was pleased to see Chairperson Scavo and other Board Members at the opening and dedication to Lew Fidler Park. She is honored at having such a lovely park in Sheepshead Bay.

EXECUTIVE SESSION:

A Roll Call Attendance was taken by Chair Scavo; with a Quorum present, Chair Scavo asked for a motion to adopt the Minutes of the General Board Meeting from October 26, 2021.

A motion to adopt the minutes was made by Debra Greif and seconded by Ronnie Tawil.

CHAIRPERSON'S REPORT:

Chair Scavo thanked the Board for their generosity in giving to the 'Toys for Tots' Holiday Toy Drive over the years, she thanked those who already donated this year and encouraged others to please do so, telling them that they still had time. Please give as generously as you have in previous years. Thank you.

She stated that she would be remiss if she didn't share with the Board a letter she received today from a Brian Hedden, Co-founder of Bike South Brooklyn, who could not be here in person but wanted to offer his support

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of the Emmon's Avenue Greenway Project via a written statement which reads:

Currently, Emmons is one part of a 3.5 mile gap in the Brooklyn Waterfront Greenway. Furthermore, there aren't any east-west biking corridors anywhere in southern Brooklyn. This project will be a significant step forward towards resolving both issues.

The existing configuration is high-stress in both directions, forcing people that currently bike here to choose between placing themselves at risk or riding on the sidewalk and mixing in with pedestrians. It also dissuades many others from making the attempt in the first place, cutting off Brooklyn residents from the greenway, which itself is a critical piece of Brooklyn's transportation and open space infrastructure.

Department of Transportation data has repeatedly indicated that protected bike lanes make the road space safer not just for people on bikes, but for all road users - including pedestrians and motor vehicle occupants.

The Emmons corridor is relatively uncommon compared to other areas of New York City in that the road space can be reconfigured to include protected bike infrastructure without reducing the existing travel lane or parking space capacity. To be frank, we'd make the case that infrastructure that makes cycling accessible to more than just the absolutely fearless is worth a reasonable reduction in either travel lanes or parking, but the fact that no car capacity is to be lost should make the proposal even easier to say "yes" to.

Chair Scavo, reiterated that the Transportation Committee already took a position on this and voted 10 opposed and 1 in support.

“LIQUOR LICENSES”

RENEWALS FOR WINE, BEER AND CIDER LICENSE:

Hibatchi Glatt, Inc.
Dbas Kasal
2524 Coney Island Avenue
11223

Coney Island Taste
2580 Coney Island Avenue
11223

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Cherry Hill Gourmet
1901 Emmons Avenue
11235

Osaka
2805 Avenue U
11229

RENEWALS FOR LIQUOR, WINE, BEER AND CIDER LICENSE:

Oriental Blvd
111 Oriental Blvd
11235

Gerritsen Beach Catholic Club
2882 Gerritsen Avenue
11229

Chairperson Scavo encouraged everyone to reach out to the office with any complaints on problematic locations.

Public Safety:

Chick Pallotta, Public Safety Chair reported that the Public Safety Committee Meeting was held on Webex, Wednesday November 10, 2021, at 5:00pm. Representing the 61st Precinct was its' Commanding Officer, Captain Derby St. Fort. In attendance from the 61st Community Affair division was Detective Sam Shaya and Police Officer Lauren Au.

The latest Comp Stat report presented to our committee covered the period 11/01/21 through 11/07/21. Based on the seven (7) major, crime complaint categories, comparing 2021 with 2020, year to date comparisons the 61st Precinct was down 16.1%. We regret that we had our first murder in the 61. The other six (6) categories: rape, down 50%; robberies, down 25.4%; burglaries down 22.8%, felony assault, up 1.5% down, grand larceny, down 11.4%; and grand larceny auto, down 36.8%.

Our committee members discussed a number of quality-of-life issues, One cited was in Sheepshead Bay/Manhattan Beach area, where motorcycles and their riders were seen riding over the foot bridge. The Captain so noted this and will act accordingly.

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Zoning Committee:

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A motion was made to approve by Debra Greif and seconded by Pearl Siegelman.

The Board Vote was 34 yes, and 2 no. The motion passed.

BSA 433 -61-BZ / 1702-1712 East 16th Street
Between Quentin Road and Avenue R

This application is filed to renew of permitted use of the building for another 10 years. It is to extend the terms of a variance with no change in prior approvals. In a residential "C" district to allow for a one story mezzanine retail store building to occupy the approximately the full area of the lot. This has been granted since 1962.

A motion was made to approve by Dr. Alan Ditchek and seconded by Debra Greif.

The Board Vote was 36 yes, and 0 no. The motion passed.

BSA 2021-67-BZ / 2307 Ocean Parkway
East side of Ocean Parkway between Avenue W and Lancaster Avenue

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 conversion of an existing two family semi-detached residence to a single family semi-detached residence. The premises is located in a residential (R4) zoning district within the Special Ocean Parkway District.

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

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The Board Vote was 34 yes, and 2 no. The motion passed

BSA 5-98-BZ / 1861 McDonald Avenue
Between Avenue P and Quentin Road

It is to extend the terms of variance with no change in existing use for a landscaping business.

A motion was made to approve by Ed Chalom and seconded by Debra Greif. The Vote was 36 yes and 0 no. The motion passed.

OLD BUSINESS: None

NEW BUSINESS: A member of the public spoke up to state that he wrote the Borough President's office in regard to the proposed Emmon's Avenue Greenway Project, stating he would like to see elevated medians not just safety pedestrian tips put in along Emmons Avenue for pedestrian safety. Chair Scavo stated he should put that request in writing to the Board and our office will pass it along to the Department of Transportation for consideration, but she stated she did not know if the funding was in place for such a request. The person then asked about plantings along the median and how to get someone to adopt the project. Chair Scavo stated that he would need to find a community or civic group to help sponsor a "friends of group" that would look after the care of the plantings along the proposed median, but that it was not a small or easy task. He then inquired about who maintains Shore Boulevard's medians and it was pointed out by Chair Scavo to him that the Manhattan Beach Community Group has a caretaker who volunteers their time to maintain that area. He asked if he could contact the group directly and Board Member and President of the Manhattan Beach Community Group, Judy Baron, stated he could reach out them. Chair Scavo asked him to put all his inquiries in writing and pointed out that his initial request was for planters to be placed along Emmons Avenue which the Board would not support. She explained that planters were placed all along Oriental Boulevard's medians and that the planters created sightline hazards to drivers who were trying to perform turns. In the interest of public safety, these planters were eventually removed.

ADJOURNMENT:

A motion to adjourn was made by Ronnie Tawil and seconded by Pearl Siegelman at 6:51 P.M.