



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 October 26, 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:

ULURP 2892 Nostrand Avenue

Application is for a Zoning Map Amendment to rezone the area from (R3-2 to R6B/C2-4), and a text amendment to map a Mandatory Inclusionary Housing Area (ZR Appendix F) to facilitate a new nine-story, mixed use development (approximately 43,000 SF of residential use; 3,700 SF of commercial use, and 3,600 SF of community facility use; 55 DU's, approx. 14 permanently affordable.)

The representative spoke about applicant's roots in the community, how his family ran a plumbing business at that very location for many years. He went on to add that he understands the community and the need for affordable housing, so they are providing 14 units of Mandatory Inclusionary Housing. At the Board's recommendation they have added parking spaces doubling their initial plan with scissor car lifts, creating 55 parking spaces that will have a parking attendant on-hand to man it. The environmental impact study they had commissioned showed minimal impact on the community. According to their study, the proposed building will impede sunlight, creating shadows, from 5:00am to 10:00am only during one season of the year.

Concerns from the floor in objection addressed the traffic congestion this building will cause, the loss of air and light to fellow residents, the effect on

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privacy and the height being out of character for the surrounding neighborhood. An inquiry on what affordable housing meant, 30% of residential floor area must be dedicated to affordable units for incomes averaging 80% Adjustable Mean Income (AMI). Couples earning \$57,000 or less in combined income would be eligible and eligibility for a family of 4, (comprised of 2 parents with 2 children) with a combined income no higher than \$71,580. For those eligible, the affordable rents would approximately be \$1000 for a one bedroom and \$1200 for a 3 bedroom. Since the building is being built in Community Board 15, residents of Community Board 15, who qualify, would get priority placement. Those in support of the project spoke about the need for affordable housing, how new residents will create the need for new businesses and help open shuttered stores which are causing a blight on the neighborhood. They expressed how they felt new investment was good for the neighborhood.

The Board received 30 letters of opposition and 7 letters in support.

A motion was made to approve by Robert Gevertzman and seconded by Al Smaldone.

A Committee Vote was taken, 8 yes, 2 no and 1 abstention. The motion passed the committee. A full board vote would take place in Executive Session.

ULURP 2134 Coyle Street

This Application is for a Zoning Map Amendment from R4/C1-2 to R6A/C2-4 and a text amendment to map a Mandatory Inclusionary Housing Area (ZR Appendix F) to facilitate a new five-story building (approx. 129,000 square feet and 148 DUs.)

The owner has been in the community for 20 years and would like to work with the community and be a good neighbor to see that this project comes to fruition. The representative stated the Dollar Tree store on the ground floor would remain, but with the addition of five floors of residential units being created above it, for a total of 144 new apartments. The building will be 55 feet in height when complete, where as of right construction, would allow for 65 feet in height. The owners will provide 195 parking spaces on two sublevel floors. This project will also have affordable, Mandatory Inclusive Housing of 43 units. The representative stated if the ULURP is denied, financially they would need to consolidate, close the Dollar Tree store, and open a Charter School at the location.

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Questions asked if the parking would have an attendant? The answer was no it is self-parking. It was asked if they would consider putting in parking for electrical vehicles? That is something they are considering.

Concerns from those opposed to the proposed project, spoke about congestion, overcrowding, noise and loss of privacy. It was asked if they would consider tree planting as a buffer to the residents behind the proposed building? Although there is currently no dirt there, they would take it under consideration. It was stated 144 apartments may bring upwards of 300 people putting a burden on already overcrowded mass transit buses. The representative answered, stating they created additional parking spaces because they believe based on neighborhood trends that most renters would be car owners and not mass transit riders. Concerns were expressed if there was a need for a charter school in that area , which someone felt was an empty threat to get the residential variance approved. It was explained their research indicated an interest for a charter school in that area and that their secondary plan would be their only financially viable option should the proposed residential property not be approved. No one came forward to speak in support.

The Board received 13 letters of objection and no letters of support.

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

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

BSA 2021-61-BZ / 4080 Ocean Avenue

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

The representative stated the side yards and rear yards would remain as they currently exist. The home's 2nd and 3rd floors were being extended in the rear of the building to accommodate the family's needs.

The Board received 0 letters of objection and 0 letters of support.

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

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A Committee Vote was taken, 12 yes, and 0 no. The motion passed the committee. A full board vote would take place in Executive Session.

PUBLIC SESSION:

Chairperson Scavo introduced the first registered speaker.

Ms. Reeves Eisen representing Senator Andrew Gounardes' office sent greetings from the Senator. She stated if you are experiencing any damage or flooding from the storm, please reach out to our office for assistance at 718 238-6044. She extended a thank you to all our veterans and mentioned the Senator will be honoring some veterans this coming Veteran's Day in November.

Ms. Nancy Lulu from District Attorney Eric Gonzalez' office stated to please visit the DA's website to learn what the DA has been working on and feel free to look over our press releases. Ms. Lulu also shared the DA's action hotline for those who would like to report any issues. The number is 718-250-2340. Their website is, www.brooklynda.org

Ms. Glenda Silva, Deputy Director, Programs & Strategic Alliances, for Borough President Eric Adam's Office, stated that on Monday November 1, 2021 the Borough President's Office will be hosting a Public Hearing for the ULURP presentations made at tonight's Board Meeting. Information was sent to the Community Board Office and for those who would like to attend she provided a link also in the chat: <https://www.brooklyn-usa.org/event/uniform-land-use-review-procedure-public-hearing-71/>

Mr. Chris Grief from Bklyn FSSAC and NYC Transit Rider's Council stated that the Fair Fares card is not an MTA issue, so please sign up by calling 311 for assistance. The OMNY card is now available in certain stores there is a \$5 fee involved and only those stores can refill the card right now. Eventually they will be available at the MTA stations. He and Debra Greif are one of several people testing the reduced fair OMNY Card, which is not available yet.

Ms. Eileen O' Brien sent greetings from Councilman Maisel. She stated with term limits, the Councilman's term is winding down, but he managed to secure one more day of flu shots in cooperation with Mount Sinai, Kings Highway Hospital, on 11/03/21 at Temple Hillel on Ralph Avenue. She placed in the chat to please call our office at 718 241-9330 for an appointment.

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Mr. Ed Jaworski, Exec. Vice President Of Madison Marine Homecrest Civic Association stated he wanted to give a public thank you to Mary Scarfogliero from the Council 48 District Office for getting additional help from DSNY on cleaning up Avenue U. He hopes Councilman Maisel's office will take up the DSNY cleanup cause in his area of the district. begins. Last year, due to Covid, his organization was unable to collect food for their annual Thanksgiving food drive, but they will be at the Key Food on Gerritsen Avenue, Saturday 11/13/21 from 10:00am-2:00pm, should anyone want to donate. He asked the Board to please join him in wishing, fellow Board Member Joseph Dorinson, a Happy 85th Birthday, and the Board chimed in offering Mr. Dorinson a Happy Birthday!

Mr. Lenny Markh, Chief of Staff for Assemblyman Cymbrowitz' office, stated if you need to reach our office for assistance, I will place our info in the chat 718 743-4078; cymbros@nyassembly.gov
He also reminded everyone that early voting is currently going on and encouraged everyone to please go out and vote.

Chair Scavo stated while in Public Session, she wanted to report that this is the time of year, in which we submit our District Needs Statement and create a "wish list: of items we would like to see prioritized and fully funded for our community this upcoming fiscal year. The top priorities we identified are Public Safety, Traffic Congestion and Sanitation. We are advocating for more police officers, upgrades to our parks, additional sanitation pick-ups, the hiring of more building inspectors, and more funding for maintenance for the Department of Environmental Protection. A motion to approve was made by Debra Greif and seconded by Ed Chalom.

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 September 13, 2021.

A motion to adopt the minutes was made by Debra Greif and seconded by Robert Gevertzman.

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CHAIRPERSON'S REPORT:

“LIQUOR LICENSES”

RENEWALS FOR LIQUOR, WINE, BEER AND CIDER LICENSE:

NY Harbor Corp
Atlantis Pier 9
Sheepshead Bay
11235

Taci's Beyti
1953 Coney Island Avenue
11223

Silk
222 Avenue U
11223

Liv Rock
3939 Emmons Avenue
11235

RENEWALS FOR WINE, BEER AND CIDER LICENSE:

Omakase Sushi By Hiro, Inc.
1328 Sheepshead Bay Road
11235

Jordan's
3165 Harkness Avenue
11235

Mikado
1734 Sheepshead Bay Road
11235

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

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COMMITTEE REPORTS:

Health Committee:

Dr. Alan Ditchek, Chair of the Health Committee stated the Health Committee met on Thursday September 23, 2021 at 6:00pm on Webex. A company, called Blue Ridge Medical Management, reached out to Community Board 15 to ask for a letter of support in order for them to establish a community mental health center on Emmons Avenue in Sheepshead Bay. Some of the funding for the clinic would be derived from city, state, and federal grants. Our Health Committee met with Blue Ridge Medical, who were represented by a few social workers, nurses, and executives. They pointed out that there is a great need in South Brooklyn for additional mental health services due to an increase in mental health illness such as anxiety, depression, and opioid abuse. This was partly fueled by the Covid Pandemic. The Blue Ridge clinic would largely be fed by 2 private psychiatrists in the area. Their goal is to establish a relationship with Coney Island Hospital, as well as receiving referrals of students from the Department of Education, and prisoners recently released, They stated they would also seek referrals from other private psychiatrists and accept walk-ins from the community. During our meeting, the representatives from Blue Ridge acknowledged that some clients may have overlapping conditions such as polysubstance abuse, opioid addiction, and homelessness.

Community Board 15's Health Committee agreed that there is a need for mental health community facilities, however we voted unanimously not to support this particular facility due to its proposed location in a densely populated residential community. We extended an invitation to the Blue Ridge people to come back to Community Board 15 when they chose an alternate location.

Public Safety:

Chick Pallotta, Public Safety Chair reported that the Public Safety Committee Meeting was held on Webex, Wednesday October 13, 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 10/04/21 through 10/10/21. Based on the seven (7) major, crime complaint categories, comparing 2021 with 2020, 28-day comparisons the 61 was up 15.4%. However, year-to-date the 61st Precinct was down 16.5%. There

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were no murders thus far in 2021; rapes, down 45.5%; robberies, down 25.7%; burglaries, down 19.7% ; grand larceny, down 15.6%; grand larceny auto, down 34.2%; felony assaults, up 4%. Total number of crime complaints in 2020, was 949, compared thus far to 792 in 2021.

Our Committee's attention then turned to the quality of life issues. Among them being the increased number of sightings of vehicles with commercial plates parked overnight on residential blocks in Manhattan Beach, Gravesend, and other sections. The Captain so noted this and will act accordingly.

Transportation and Transit Committee:

Mr. Oswalt Heymann, Chair of the Committee, reported that a Transportation Committee was held on Monday October 25, 2021 at 6:00pm on Webex to discuss two plans with the New York City Department of Transportation (DOT). The first project would reconstruct four (4) Belt Parkway Bridges: Sheepshead Bay, Ocean Avenue, Bedford Avenue and Nostrand Avenue. The plan will widen the lanes, create shoulders, and improve the walkways underneath aesthetically for pedestrians below and provide better lighting.

The second project involved placing a protected two-way bike lane on the south side of Emmons Avenue. The Committee was against this proposal and a vote was taken, with 7 voting no and 1 voting yes.

Zoning Committee:

ULURP 2892 Nostrand Avenue

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

The Board Vote was 17 yes, and 19 no. The motion did not pass.

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ULURP 2134 Coyle Street

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A motion was made to approve by Allan Popper and seconded by Debra Greif. The Vote was 28 yes and 6 no. The motion passed.

BSA 2021-61-BZ / 4080 Ocean Avenue

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

A motion was made to approve by Pearl Siegelman and seconded by Jennifer Faucher. The Vote was 34 yes and 1 no. The motion passed.

OLD BUSINESS: None

NEW BUSINESS: None

ADJOURNMENT:

A motion to adjourn was made by Allen Popper and seconded by Pearl Siegelman at 7:54 P.M.