



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
January 28, 2020

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

The meeting was called to order at 7:01 pm, by Chairperson Theresa Scavo. The Pledge of Allegiance was recited.

PUBLIC HEARING:

Chairperson Scavo introduced Mr. Ronnie Tawil, Co-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:

Preliminary discussion concerning an upcoming ULURP P2018K0300 Sheepshead Nursing and Rehabilitation Center, LLC
2840 Knapp Street, Tax Block 8808, Lot 45, Brooklyn, New York (“the Premises”).

The instant application seeks a Zoning Map Amendment and Zoning Text Amendment (“the Proposed Actions”) by Sheepshead Nursing and Rehabilitation Center, LLC, the owner of the above referenced property (“the Applicant”). The proposed zoning map amendment seeks to rezone Block 8808, Lot 45 (“the Project Area”/ the “Development Site”) from R5 to R6 in Sheepshead Bay/Plumb Beach section of Brooklyn Community District #15. The proposed zoning text amendment seeks to amend Appendix F (Inclusionary Housing Designated Areas) of the Zoning Resolution of the City of New York (“ZR”) to establish the Project Area as a Mandatory Inclusionary Housing (“MIH”) area.

Questions from the floor: What exactly is changing? The changes are to utilize a portion of the unused ground floor to establish an inhouse dialysis center. Why do you need a Zoning change for that? Current R5 regulations will not allow for a dialysis center to be created. If the Zoning change is granted how high of a building can be built there? The building could be high with no height limit per say because of sky plane exposure regulations

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but the owner is not demolishing and changing the Nursing & Rehabilitation Center's footprint in anyway. The current building could not sustain any additional height so the building would have to be demolished and rebuilt to add additional height. Can we put a clause in the ULURP that the facility will remain as is a Nursing & Rehabilitation Center as not to flip the property to create a large residential building? The owner would agree to that stipulation. Is this spot zoning? Will this effect any other zoning in the immediate area. The answer was no it is strictly for this particular block and lot alone and they are working with City Planning to assure that it is not spot zoning. People on the Board and in the Community spoke highly of the facility, stating they had family members who once resided there who considered it home. They understood the challenges of traveling for dialysis and the unnecessary strain it puts on patients waiting for transportation having inhouse care would be ideal for those residing there needing dialysis.

The Board received 6 letters of objection and 3 letters of support.

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

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

The next item on the Agenda to be discussed was:

A request from the East Flatbush Religious School for Girls/Bnos Yisroel School for Girls. Located at 1629 East 15th Street, Brooklyn, NY 11229 for a letter of support for their grant application to OASAS (Office of Addiction Services and Support) for the proposed implementation of a counseling service for substance abuse prevention for their students.

Questions from the floor: Two neighbors to the school property voiced their concerns because of an unsafe parking lot belonging to the school that remains constantly unlocked, enticing homeless people, public urination and unsanitary conditions on the block. They stated they spoke with a janitor at the school but the concerns have gone unaddressed. Rabbi Boruch L. Barnetsky , the School's Administrator, stated he was unaware of this issue and would be happy to share his information with the neighbors to rectify the problem. With that said, the neighbors asked for clarification as to whom this counseling service would serve, asking if any outside people would be included? The Rabbi stated they were seeking to hire one counselor only and it was strictly for the students enrolled in the school. It was asked if that

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would be okay if the Board stipulates in a letter of support that the counseling is solely for the purposes of counseling enrolled students and the Rabbi stated yes. Chair Scavo asked the Board, if it would be alright to temporarily move into Executive Session to cast our votes and let them leave instead of keeping them waiting. The Board unanimously agreed. A motion to approve by a show of hands was made by Theresa Scavo and seconded by Pearl Seigelman.

The motion was approved unanimously.

PUBLIC SESSION:

Chairperson Scavo introduced the first registered speaker.

Mr. Maurice Kolodin, former Chair, spoke about the re-structuring of a community group he helped form with former Chair of Community Board 13, Butch Moran. The group is now being called the Shorefront Partnership Association. He stated they have severed ties with the old group because of a co-founder's underlying political aspirations. He will keep the Board posted on any upcoming meetings or events.

Mr. Martin Gangursky spoke about the unfairness of the plastic bag tax being implemented in March and feels the community should fight to get it reversed. He was also concerned about New York City Transit Authority President, Andy Byford stepping down and having to bring a new President up to speed on all the problems and delays the residents are experiencing with service.

Mr. Ali Azimov, introduced himself as a restaurateur in Sheepshead Bay, inviting the community to come to his family run business stating it is the only one of its kind serving Dungan Cuisine which is derived from being a Chinese Muslim Community with ties to the former Soviet Union. They are located at 2612 East 14th Street and he provided menus on the back table.

Mr. Stanley Kaplan spoke about Attorney General Letita James, stating when she was the former Public Advocate her policies solely favored tenant's rights. As a landlord he has had his fair share of unscrupulous tenants looking to avoid paying rent, squatters if you will, and the courts always seemed biased, protecting bad tenants over good landlords. Something must change. He also stated drivers are also being wrongfully penalized because of the unpredictability of pedestrians, who wear dark clothing at night and step off the curb into intersections against the light or mid-block mindlessly without looking where they are going and expecting

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drivers to see them in low lit situations. He went on to say that the emphasis needs to be placed on not only educating drivers to be cautious, but on educating pedestrians on properly crossing and being mindful when they walk so that they appear more visible at night to drivers. He also mentioned the new NYC “No Bail” Reform and said he feels the city is doomed to go back to the reckless 1970’s if they don’t update their current one-sided policies.

Mr. Adam Atier spoke about the Sheepshead Bay Islamic Center seeking advice on securing a free space to encourage their young people not to hang out in the streets, dabble with drugs and get involved in a dangerous lifestyle. He would like to encourage them to pursue better and healthier options. He is looking for a gym Friday and Saturday nights that will open their doors to them so they can engage in sports and have place where they can safely interact together.

Chair Scavo turned to the guest list and welcomed William Truscio from the Board of Elections and Doug Luback, Former President of Gerritsen Beach Properties Association.

The Guest Speakers:

Ms. Glenda Silva from Brooklyn Borough President Eric Adam’s office sent greeting from the Borough President and stated she had brought with her his message of the month brochures on the back table so the community could peruse some of his past events and upcoming events. She stated the Borough President is hosting a Lunar New Year Event on February 7th and a Vegan Meet Up Group on February 3rd.

Ms. Nancy Lulu from District Attorney Eric Gonzalez’ Office sent New Year’s Greetings from the Brooklyn DA. She spoke about the DA hosting a Town Hall on how to protect yourself from Deed Fraud on February 11th at the W.H. Maxwell Career & Technical Education High School, 145 Pennsylvania Avenue, Brooklyn, NY 11207 and how he is also sponsoring a Black History Event at Brooklyn Law School on February 10th from 6:00pm-8:00pm. Ms. Lulu was questioned about how the DA feels about the new bail reform and she answered that the District Attorney felt it should be at the Judge’s discretion. Ms. Lulu also shared the DA’s hotline to report quality of life issues, or anything else the DA needs to look into using their hotline at 718-250-2340 or website, www.brooklynda.org. She also shared the Hate Crime Unit number 718 250-4949.

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Ms. Reeves Eisen representing Senator Andrew Gounardes' office shared that the Senator extended his well wishes for a Happy New Year. She added that the Senator is sponsoring some events in the community on Valentine's Day, February 14th from 9:00am-4:30pm (by appointment only) free mammograms, he will also have free tax prep for those whose incomes qualify, flyers are on the front table with more information. The Senator returned to session in Albany on January 8th, so more legislative initiatives will be reported, as she receives them. She was also asked by Congresswoman Yvette Clarke's representative who had to leave to please announce the Congresswoman is sponsoring a Small Business Town Hall on Thursday January 30 from 6:00pm-9:00pm at Medgar Evers College, Founder's Auditorium at 1650 Bedford Avenue, Brooklyn, NY.

Ms. Stephannia Cleatin, from Kingsborough Community College, sent greetings from their President Claudia Schrader, but had nothing to report at this juncture.

Ms. Mariya Markh sent greeting from the Mayor's Office of Community Affairs Unit and stated some exciting programs are being developed to assist all New Yorkers and she will have "big news" about a program in Brooklyn to share with the community in the coming days.

Mr. Michael Benjamin from State Senator Roxanne Persaud's Office began by wishing everyone a Happy New Year and left two information booklets at the front; the first was for Emergency Preparedness and the second was a Community Resource Guide. He also brought up that this week was the 75th Anniversary of the Liberation of Auschwitz. He ended by saying that we should all continue to be kind to and take care of one another.

Mr. Lenny Markh, Chief of Staff for Assemblyman Cymbrowitz' office, sent Happy New Year Greetings to the Community from the Assemblyman. He reported that the Assemblyman was pleased to recently cut the ribbon on the newly renovated Sheepshead Bay Library in which he provided \$275,000 to upgrade computers, renovate floors, walls and bring the library up to date in serving the community. Please stop by and patronage the newly renovated library. The Assemblyman recently traveled to Poland to commemorate the 75th Anniversary of the Liberation of Auschwitz. It's a subject close to his heart because his parents were Holocaust survivors.

Mr. David Nussbaum from the Department of Buildings reported that every Tuesday night in Brooklyn from 4:00pm-7:00pm the Building's Department hosts a customer service night no appointment needed where you can come in to get assistance on any Building's Department issues you may be

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experiencing. They are located at 210 Joralemon Street, Brooklyn, NY 11201.

Mr. Jack Plushnick, from Councilman Chaim Deutsch's office spoke about the Councilman starting on February 10th, having free tax preparers for individuals with incomes under \$40,000 a year and families under \$80,000 a year, every Sunday to assist in submitting your taxes, call for an appointment. He also discussed if anyone is having issues with their property taxes to please reach out to him or the Councilman's office for assistance.

EXECUTIVE SESSION:

A Roll Call Attendance was taken by Treasurer Jack Erdos; with a Quorum present, Chair Scavo asked for a motion to adopt the Minutes of the General Board Meeting from December 17, 2019.

A motion to adopt the minutes was made by Pearl Siegelman and seconded by Howard Katz.

DISTRICT MANAGER'S REPORT:

District Manager, Laura Singer, stated that she has learned from the course of her work as District Manager, some issues are easier to handle than others, but perseverance ultimately pays off! When she became District Manager in 2015, she was alerted to the fact that along Avenue U between East 17th Street and East 18th Street a furniture store had become engulfed in flames and the fire department had a difficult time controlling the fire because in that particular area, no fire hydrant could be found on either side of the avenue. A fire hydrant was finally located down one of the blocks and hoses had to be stretched to reach water, critical time was lost. Not soon after, a similar problem occurred when the supermarket across the street had a fire in their basement. Community Board 15 has been advocating for a new hydrant at this location ever since. When we recently learned of the commencement of a new sewer upgrade for that location, we again reiterated the dire need for the new hydrant and I am pleased to report to you our liaison, overseeing this project at the Department of Design and Construction has stated the new hydrant request has been approved and will be incorporated into their upcoming project.

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CHAIRPERSON'S REPORT:

Each year the Community Board puts together a Community Needs Statement with Capital and Expense request for items we would like to see funded. This year every single request made by the Community Board was rejected. A Trauma Center at Coney Island Hospital was requested as we do not have one in this community; if an emergency trauma occurs, patients must be brought to Lutheran Hospital or Kings County Hospital. This request was met with the response that a Trauma Center at Coney Island Hospital is "unsustainable." The lack of a comfort station at Brigham Park was also addressed, the city's response...reach out to your elected officials. NYPD has one road tow pound in Northern Brooklyn, the travel time to transport a car that distance is ridiculous, we need a tow pound in southern Brooklyn...response, further study is needed. Chair Scavo mentioned the lack of funding for our parks, a heavy duty tow truck and a sanitation garage for our district. She requested a vote, by a show of hands, for the Board to reject the responses the Community Board received from each, respective agency.

The motion was unanimously approved by a show of hands.

"LIQUOR LICENSES"

NEW APPLICATIONS FOR BEER AND CIDER LICENSE:

City Ice Sports Inc.
760 Oriental Boulevard
LSN: 1241482
EXP: 10/31/2020

RENEWALS FOR LIQUOR, WINE, BEER AND CIDER LICENSE:

Memorial Assn. Inc.
Argonne Marine Park
2414 Gerritsen Avenue
LSN: 1010831
EXP: 02/29/2020

Jay Mac's Bar & Billards
Skyline Billards
2515 McDonald Avenue, 2nd Floor
LSN: 1305971
EXP: 01/31/2020

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Marfa Café Inc.
Tabu
2205 Avenue X
LSN: 1239287
EXP: 03/31/2020

Liv Rock Rest Corp.
Clements Maryland Crabhouse
3939 Emmons Avenue
760 Oriental Boulevard
LSN: 1150736
EXP: 11/30/2019 (summer license)

Lambros Restaurant Inc.
Three Star Restaurant
1611-1613 Avenue U
LSN: 1012651
EXP: 02/28/2022

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

COMMITTEE REPORTS:

Consumer Affairs:

Mr. Edmond Dweck Chair of the Consumer Affairs Committee reported that the Community Board received an:

Unenclosed Café License Renewal for Coffee Place Corp. D/B/A Sunflower Cafe located at 1223 Quentin Road, Brooklyn, NY 11229
11 Tables and 22 chairs.

Mr. Dweck informed the Board that the business is a well-established, clean, good business, and that they are mindful of accessibility so that people have a clear path to walk. He stated to the Board that the Consumer Affairs Committee voted to approve the renewal application.

Mr. Dweck made a motion to approve seconded by Pearl Siegelman. By a show of hands, the Board voted unanimously to approve the application.

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Public Safety:

Chick Pallotta, Public Safety Committee Chair reported that the Public Safety Committee meeting was held at the 61st Precinct on Wednesday, January 8, 2020 at 6:30 P.M. Representing the 61st Precinct was its' Commanding Officer Captain Gaby Celiba. Also present from the Community Affairs unit was Detective Sam Shaya and Police Officer Lauren Au. Chairing the Public Safety meeting in my absence was our Community Board Chair, Theresa Scavo. According to the CompStat Report through January 19, 2020, year-to-date in the 7 major crime categories: in 2019 there were 66 crime complaints, compared to 78 crime complaints so far during 2020. It's very early, in the year, but there have been 12 more crime complaints than same time last year.

The Board speculated if the new bail reform legislation had something to do with the uptick. Board Member Morris Harary asked if perhaps Mr. Pallotta can obtain stats if available from the precinct on how many crimes were recidivism since many folks are being set free back into society to repeat the same crime again. Mr. Pallotta was unclear if any such stats are available at this time.

Zoning Committee:

Mr. Ronnie Tawil reminded everyone that the Zoning Committee voted 11 in favor and 0 no and 0 abstention for cause.

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A motion to approve was made by Vincent Nocella and seconded by Howard Katz.

The vote was: 33 yes, 0 no and 0 abstention for cause. The motion is approved.

OLD BUSINESS:

A Board Member, Morris Harary questioned the lack of a left turn signal on Kings Highway and Coney Island Avenue. Mr. Harary was told the Board would look into the issue because there was an approval for a left turn signal at that location months ago.

NEW BUSINESS: None

ADJOURNMENT:

A motion to adjourn was made by Howard Katz and seconded by Pearl Siegelman at 8:26 P.M.