



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 December 21, 2021, at 6:00pm**

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 6:00pm, by Chairperson Theresa Scavo. The Pledge of Allegiance was recited.

Chair Scavo asked for a moment of silence in memory of former Chairperson of Community Board 15, Anne Dietrich, who passed away earlier this week. She stated Anne was a longtime activist in Gerritsen Beach and a good friend. Chair Scavo added this time of year is a time when we reflect. We lost a few Board Members this year to Covid, may we take another moment of silence to honor them and to the families who are missing a loved one this year because of the pandemic. May we keep them all in our thoughts and prayers.

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 from the Agenda:

ULURP 1220 Avenue P

A zoning map amendment from an R5B to an R7A district and a zoning text amendment to Appendix F to map the Project Area as a Mandatory Inclusionary Housing Area to facilitate a new four-story, 14,880 square foot enlargement, is being sought by Omni Enterprises, LLC a private applicant at 1220 Avenue P (Levit Medical Center) in Midwood, Community District 15, Brooklyn.

The Board received one letter of objection and 0 in support, but a speaker in support asked for the opportunity to address the Board.

The speaker, Frank Izzo, stated he was a long time resident of the area and had retired from the local fire department. He was pleased with the quality

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of care he receives at the Levit facility, all the services he needs would now be locally under one roof and he felt it would be an asset to the community, especially for older residents who would no longer have to travel for that specialized care. His wife who works at Madison High School felt that students could potentially walk there for care. He fully supports their zoning request.

Questions from the floor addressed the already congested area being further hampered by the addition of ambulettes blocking the street dropping off and picking up patients. The concern for additional staffing for a larger facility requiring more staff parking in the congested area. The 14 parking spaces that are being created in a lot with attendants could not possibly address the actual parking need, such a planned facility would need. The zoning change effects on the other nearby properties allowing them to sell or develop their lots and build up adding floors and residents, only adding to the congestion. The use of Mandatory Inclusionary Housing, which was explained should a neighboring lot decide to develop they would need to include 25% of the building to set aside for affordable housing. It was asked what sort of medical practice was among the chief medical practices there, it was answered internists, family practice, gynecology, cardiology, wound care, and neurology. It was mentioned about the already two existing quality hospitals in the area that also service the community, Mount Sinai Brooklyn, and New York Hospital. Ultimately the discussion culminated with this statement, that no one was disputing the facilities reputation of service but the area they are seeking to develop is already too congested. Many felt it was a great concept but at the wrong location.

A motion was made to approve by Mitchell Shpelfogel and seconded by Ed Chalom.

A Committee Vote was taken, 11 no, 0 yes and 0 abstentions. The motion did not pass the committee. A full board vote would take place in Executive Session.

PUBLIC SESSION:

Chairperson Scavo introduced the first registered speaker.

Assemblymember Helene Weinstein sent greetings for a Happy Holiday and New Year. She mentioned she would be returning to Albany in a couple of weeks when session resumes. She informed the audience of a new fund becoming available on 1/03/22 to offer individual homeowners some financial relief because of Covid on mortgage or real estate tax payments.

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Some homeowners may have had tenants who were unable to pay rent and this fund will assist them in addressing those shortfalls to make ends meet.

Board Member Debra Greif discussed some issues she came upon that she is seeking to advocate for, 1) Medicaid Managed Program recipients were told they can only receive medications from only an approved list of 3 pharmacies, they were given no contact information for the pharmacies and a very short time frame in which to make the changeover. 2) There was a new food program being offered from the city, which would deliver \$110 worth of groceries to your home, but it was nearly impossible to access and sign up for because it required you use a credit or debit card to have on file to pay for any additional groceries over the \$110 a person orders. The program never outlined in detail that you needed to provide that information, so she filed a complaint with 311. She wanted the elected officials and their representatives to look into these issues.

Chris Greif, from Bklyn. FSSAC and NYC Transit Rider's Council (NYCTRC), thanked Community Board 15 and especially Theresa Scavo for their advocacy for an elevator on the elevated Sheepshead Bay B/Q train station. The MTA will be breaking ground in the spring to make Sheepshead Bay Station an accessible station. He added that the Kings Highway F line in Community Board 15, as well, will also be made accessible. Chris stated he will send an email with the list of accessible train station projects to the Board office. He announced the Holiday trains were returning this Sunday and next Sunday traveling from Brighton Beach to 96th Street on the 2nd Avenue line, please wear your mask. Mask force will be out to assure everyone has a safe ride.

Ms. Nancy Lulu sent Holiday Greetings from District Attorney Eric Gonzalez. DA Gonzalez has been most recently participating in toy giveaways this holiday season and she thanked all who made that possible. She added seeing smiles on children's faces when receiving a toy is priceless. She stated it was good to see 1st Vice Chairperson Ronnie Tawil at the DA's Chanukah celebration held on December 2, 2021.

Ms. Lulu also shared the DA's action center's number 718-250-2340.

Reeves Eisen representing Senator Andrew Gounardes' office stated she would be brief and sent holiday greetings from the Senator. She wished all a Merry Christmas and a Happy and Healthy New Year. Stay safe. She added that the Senator is sponsoring Covid testing at the Cort Club in Gerritsen Beach, 2648 Gerritsen Avenue 12/27-12/30/21 from 9:00am-4:00pm.

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Tova Chatzinoff, representing newly elected Councilmember Inna Vernikov stated their office is fully staffed and up and running in the previous district office located at 2401 Avenue U and has the same phone number 718 368-9176. During the pandemic they are remaining by appointment only, so call with any issues.

Sergey Chuprik sent Greetings for a Happy Holiday and a Good New Year from Comptroller Scott Stringer whose tenure as Comptroller is coming to an end. He hopes to bring new information to the Board in January.

Board Member, Mitchell Shpelfogel wanted to publicly thank Chair Scavo for all her work, on behalf of the Board, as an unpaid worker.

Mr. Stanley Kaplan asked the Elected Officials and their representatives to please take up the issue of these e-bikes that haphazardly run up the streets the wrong way and ride on our sidewalks terrorizing the neighborhood. They will get killed or kill someone in the process, please take heed to get them off our streets. He also noticed an influx of illegal dollar vans with out-of-state plates all along Flatbush Avenue. He pondered that it seems like victims have little to no rights, at present, in this city. Lastly, he could not understand the need to pay people to get vaccinated or to go for a booster. He felt it was his duty to get vaccinated to protect himself and others, without the cash incentive. He queried where is his cash incentive now?

Mr. Ed Jaworski, Exec. Vice President Of Madison Marine Homecrest Civic Association stated that he is seeking at home covid testing kits and if anyone has an idea where he could get a few for his family to please let him know.

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 November 23, 2021.

A motion to adopt the minutes was made by Debra Greif and seconded by Al Smaldone

CHAIRPERSON'S REPORT:

Chair Scavo stated the office received no liquor licenses this month.

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Public Safety:

Chick Pallotta, Public Safety Chair reported that the Public Safety Committee Meeting was held on Webex, Wednesday December 8, 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.

According to the Comp Stat report presented to our committee covering the period 11.29/21 through 12/05/21 year to date statistics. The 61st Precinct was down 13.98% in the seven (7) major, crime complaint categories.

Murder down 50%, Rape down 46.7%, Robbery down 24.3\$, Felony Assault, up 5.8%, Burglary, down 26%, Grand Larceny, down 6.7%, Grand Larceny Auto down 36.3%.

He added that our committee then moved on to the quality-of-life issues, for example, large commercial vehicles parking overnight on residential blocks, vehicles parked overnight in front of fire hydrants, etc. Some committee members in their respective sectors of the precinct were quite upset and angry that these matters were not addressed and in fact have gotten worse! We expressed precinct-wide enforcement with zero tolerance! Our committee will continue to monitor theses important, quality-of-life matters.

Zoning Committee:

ULURP 1220 Avenue P

A zoning map amendment from an R5B to an R7A district and a zoning text amendment to Appendix F to map the Project Area as a Mandatory Inclusionary Housing Area to facilitate a new four-story, 14,880 square foot enlargement, is being sought by Omni Enterprises, LLC a private applicant at 1220 Avenue P (Levit Medical Center) in Midwood, Community District 15, Brooklyn.

A motion was made to approve by Mitchell Shpelfogel and seconded by Debra Greif.

The Board Vote was 37 no, 2 yes and 1 abstention. The motion did not pass.

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OLD BUSINESS: None

NEW BUSINESS: Board Member, Morris Harary, asked why the Zoning Committee sometimes holds preliminary meetings with applicants is that necessary? Zoning Chair, Ronnie Tawil explained that if an applicant wants to request a preliminary meeting to gage the Board on a project and get some constructive advice from the Zoning Committee on a land use issue, they try to accommodate that request as a courtesy to the applicant. Requests aren't made frequently, but when they are made, the Committee will coordinate a meeting date prior to the public hearing and board meeting, to accommodate that request to make sure community concerns are addressed.

ADJOURNMENT:

A motion to adjourn was made by Pearl Siegelman and seconded by Robert Gevertzman at 7:18 P.M.