

The City of New York
Brooklyn Community Board 15



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DISTRICT MANAGER

Monthly Board Meeting - Minutes

November 17, 2020 Webex Conference 6:00pm

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

Chairperson Scavo introduced Cattie Ferrara Ianitto and Kate Richard from the Department of City Planning to present initiatives on Zoning Resiliency for Gerritsen Beach and Sheepshead Bay.

They presented a brief overview, stating these two particular communities Gerritsen Beach and Sheepshead Bay fall into the 1% category of the flood plain, making them very vulnerable to annual flooding. FEMA has designated them high risk areas and the concern is that climate change will only expand that risk. These zoning initiatives were designed to create multiple lines of defense for these vulnerable communities. They have 4 main goals they hope to achieve with these text amendments, to be proactive in resiliency measures by supporting long-term resiliency. They are planning to make the zoning in the areas for any new construction more flexible on height and floor area so new construction can elevate their living space above the flood plain. The second goal was to support ground floor and streetscape construction, to prevent any future below grade structures from being built in these communities. The third goal to allow measures to retrofit and support the raising of mechanics from floor level to safer higher areas of the buildings. The fourth is a Citywide Text to allow ADA ramps and lifts in open space areas of the home or facility. These communities already house many nursing facilities with seniors and vulnerable clients, a ramp will assist should they need to evacuate. Going further, they would like to put a halt to allowing any new nursing home facilities from being constructed in these communities because they are flood prone districts. Having stated that, they will however, encourage expansion and upgrades to existing facilities if it will make them more resilient.

The Proposed Zoning Map Amendment and Text Amendment for Gerritsen Beach:

The City of New York

Brooklyn Community Board 15

- Establishes a Gerritsen Beach Special Coastal Risk District
- Replace R4 Zoning with R4-1 Zoning
- Replace C3 Zoning with C3A Zoning
- Update Gerritsen Avenue commercial block overlays from C1-2 and C2-2 to C2-3.

The Proposed Zoning Text Amendment for Sheepshead Bay:

- Remove allowances for below-grade plazas
- Consolidate “plaza bonus” and “open space bonus”
- Eliminate bonus for “arcade spaces”
- Set requirements for plazas including, access and circulation, kiosks and open-air cafes, seating, planting and trees, litter receptacles, bicycle parking, drinking fountains, signs and maintenance.

They offered in chat for more information:

<https://www1.nyc.gov/site/planning/plans/flood-resilience-zoning-text-update/flood-resilience-zoning-text-update.page>

Questions ranged from why wasn't the neighboring flood prone community of Manhattan Beach included in this plan? It was stated that City Wide Zoning predominantly covers Manhattan Beach's resiliency measures because it already has historically well archived and defined residential blueprints and zoning regulations where the other two communities had unique, undocumented and non-conforming zoning footprints in their housing and commercial stock. Special Permits were brought up and how they are a long and costly process, many of the new constructed homes will now fit into the new proposed zoning regulations and will not require a special permit unless it's a unique construction. They are trying to keep the zoning flexible in these flood areas to accommodate single family, unattached homes. Another question asked would businesses need to build up and raise their existing plazas to fit the new proposed criteria? It was answered that they can remain ground level, they are just trying to prevent any future below-grade construction because of flooding vulnerability. Lastly, homeowners residing in the neighborhoods in question were concerned they would be now mandated to lift their homes or move mechanics, which would be impossible, and cost prohibited. It was clarified, although they encourage resiliency in these areas, these proposals are meant for any new construction being performed.

Monique Chandler-Waterman, Brooklyn Borough Outreach Director from NYC Health & Hospitals, spoke to update the Board on some Covid Prevention Initiatives. They rolled out a program called “Testing Tuesdays”, they are expanding their testing sites and encouraging all New Yorkers to get

The City of New York

Brooklyn Community Board 15

tested at least once a month to help curtail the spread. They created self-tests, but the community was not returning them for evaluation, so now you can still self- test but under their guidance, they will explain how to administer the test and they will submit the tests on your behalf with an expected result time of 48 hours. If you get that call that you tested positive for Covid, please respond and heed the measures they provide to you. They are looking to partner with Community Boards and Organizations to open Micro-Sites where they are happy to administer tests and disseminate information. They have two upcoming events this month in Coney Island at the YMCA and JCC. Please remember to wear your masks, wash your hands, stay home if you are feeling unwell and although the Holidays are nearly upon us, to please keep any gatherings small. There is no cure right now and we want to keep that curve low and save lives. Remember to get tested. She added in the chat, if you like to reach me my email is watermam@nychhc.org and my phone number is (646) 847-5327.

Chairperson Scavo, introduced Mr. Ronnie Tawil, Chair of the Zoning and Variance Committee, Mr. Tawil explained the procedure for the meeting.

ZONING COMMITTEE MEETING:

Mr. Tawil called upon a representative for the first item on the Agenda:

PUBLIC HEARING:

BSA Cal. No.42-08- BZ / 182 Girard Street
West side between Oriental Boulevard and Hampton Avenue

Amendment of a previously approved Special Permit (73-622 for the enlargement an existing of a single-family home contrary to the previous BSA approval under BSA Cal. No 42-08-BZ. Extension of time to complete construction, which expired September 18, 2020. Waiver of the Rules.

Review and Vote by Zoning Committee

A question concerning the building's width, would it go into the side yard? It was answered by the representative it was 44' and it's going to 44.2'
A question was asked if the Board received any letters in support or against this request? It was answered that the Board received none in support or opposing.

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

A committee vote was taken_9_yes and 0 no.

The City of New York

Brooklyn Community Board 15

The motion passed the committee. A full board vote would take place later in the Executive Session.

GENERAL BOARD MEETING:

PUBLIC SESSION:

Chair Scavo welcomed:

Reeves Eisen from Senator Gournardes' Office. She stated the Senator has been busy hosting virtual health events online for his community and making Covid testing more available. He's currently working with small business owners to navigate the new Covid regulations, working to address their concerns, while they are struggling through this pandemic. He is also working with our local schools to bring in more testing and keep successful schools, who have demonstrated safe protocols, open. As far as his recent election results, they are counting the paper ballots now and we hope to have an answer soon.

Andrew Olsen from the Mayor's Office of Recovery sent greetings for a Happy Thanksgiving.

Ari Kagan representing Councilman Mark Treyger's office sent greetings from the Councilman for a Happy and Healthy Thanksgiving. The Councilman has been sponsoring many food and PPE distributions events throughout the District and he has two upcoming events: tomorrow Wednesday November 18, 2020 at 2:00pm at 6115 Bay Parkway and on Friday November 20, 2020 at 1:00pm at 70 Bay 47th Street.

Mariyah Markh, Senior Community Liaison from the Mayor's Office of Community Affairs sent Thanksgiving Greetings. She also stated that the Mayor's Office of Nightlife was hosting a virtual Town Hall call tomorrow, Wednesday November 18, 2020 from 12:00pm to 1:30pm with multiple agencies to discuss Public Health Guidelines for Indoor and Outdoor dining. She provided the link in chat: [bit.ly/publichealthtowncall](https://www.1.nyc.gov/site/doh/covid/covid-19-data.page). She was asked to secure Covid percentage numbers for the Community at the last Board Meeting. She provided a link in chat:

<https://www.1.nyc.gov/site/doh/covid/covid-19-data.page> She was now asked if she could provide Covid percentage numbers for Zip Code 11235 for nursing homes. She said she would try, but not sure they are broken down that way. She thinks we are all in the orange zone now, which still effects businesses and she encouraged everyone to look up their zone and nearest testing site.

The City of New York

Brooklyn Community Board 15

Lenny Markh, Chief of Staff for Assemblyman Steven Cymbrowitz sent a thank you from the Assemblyman for those that took the time to vote. The Assemblyman looks forward to his continued work on behalf of the community. Lenny can be reached at markhl@nyassembly.gov

Nancy Lulu from Brooklyn District Attorney Eric Gonzalez's office sent greetings from the District Attorney. Their office is actively hearing cases and prosecuting cases. They have sponsored over 40 Community Events and Food and PPE distributions. District Attorney Gonzalez with the NYPD recently indicted four men in an undercover operation for an alleged illegal gun trafficking ring hailing from South Carolina and Virginia destined for Brooklyn streets. All in the interest of Public Safety. The Brooklyn DA's Action Center can be reached at 718 250-2340. Ms. Lulu also provided her email which is Lulun@BrooklynDa.org

Sergey "Sam" Chuprik, representing Comptroller Scott Stringer's Office stated the Comptroller's website has fiscal reports and newsletters available online to let you know what the Comptroller is working on, please take a look and if you have any questions to please let him know. He stated he recently had the privilege to attend two very interesting roundtables and even though we are in a fiscal crisis the Comptroller has identified areas where the City can save money. There are funds available. His email is: schupri@comptroller.nyc.gov

Glenda Silva, Deputy Director from Brooklyn Borough President Eric Adams' office spoke stating the Borough President recently honored 180 Brooklyn Heroes for their efforts and heroism to their communities during Covid, including Brooklyn's own Dr. Fauci. Please view the ceremony on the Borough President's YouTube channel. He is looking for more people to honor next month, in December, so please look for updates from our office for nomination requests. His office continues to distribute PPE, so if you want to put in a request, please reach out. She provided links in the chat:
For PPE requests:

<https://www.brooklyn-usa.org/you-can-help-brooklyn>

BK Honors Covid Heroes Press Release:

<https://www.brooklyn-usa.org/bp-adams-honors-brooklyn-covid-heroes-at-brooklyn-borough-hall-including-dr-anthony-fauci/>

Yehuda Schupper, Chief of Staff for Assemblywoman Helene Weinstein stated that their socially distant flu shots were a success. The Assemblywoman knows how important it is to bring flu shots to her senior and vulnerable constituents, especially this year, and he wanted to give a shout out to Mount Sinai and their nurses who did a wonderful job to make

The City of New York

Brooklyn Community Board 15

that happen during these difficult times. He stated they are bringing the MTA bus back to help seniors fill up their Metro-Cards, but they are requesting appointments to minimize the crowds. The new dates will be the first Tuesday of the Month. They will not take cash or credit cards, at the moment, and will only transfer from old cards to new cards. The Assemblywoman understands how difficult this is and was upset to hear that the Sheepshead Bay train station was turning seniors away from filling their cards at the booth. She has calls out to the MTA to see if they can rectify this matter.

Christopher Greif from the Transit Rider's Council stated that they are looking for people to join the MTA's Mask Force and the new MTA transit system Omni will be introduced Spring 2021. Reduced cards will be prioritized.

Dr. Katie Sionov with NYC Health and Hospital's Gotham Health, at their Homecrest Health Facility located at 1601 Avenue S, specializes in Pediatric Care spoke about the importance of Covid testing and how their facility is open for testing for kids 4 and up. Its important to test children because although they may not exhibit any symptoms, they could be Covid positive and be carriers. They see clients regardless of immigration status or ability to pay. Dr. Katie Sionov left her number in chat 718-616-5102.

EXECUTIVE SESSION:

A Roll Call Attendance was taken by Chair Scavo; with a Quorum present, Chair Scavo asked for the adoption of the Board Meeting Minutes of October 27, 2020.

A motion to adopt the October 27, 2020 minutes was made by Debra Greif and seconded by Pearl Siegelman.

CHAIRPERSON'S REPORT:

LIQUOR LICENSES- Month of November 2020

Renewal - beer and cider

La Villita Mexican Restaurant
1249 Avenue U

Renewal - wine, beer and cider

E Sushi
2971 Ocean Avenue
MJ Fusion
1631 Sheepshead Bay Road

The City of New York
Brooklyn Community Board 15

Renewal – liquor, wine, beer and cider

Perry's
2482 Nostrand Avenue

Terra Café
1716 Sheepshead Bay Road

Nirvana Restaurant & Lounge
2340 Coney Island Avenue

New Application – wine, beer and cider

Knapp Pizza
2157 Knapp Street

Class Change

MJ Fusion
1631 Sheepshead Bay Road

500' Foot Hearing

Red Crab Juicy Seafood
1724 Sheepshead Bay Road

Chair Scavo stated if you know of a problematic location please reach out to our office to let us know, so that we may contact the proper authorities.

COMMITTEE REPORTS:

Public Safety Committee:

Committee Chair, Chick Pallotta stated the Committee met online Wednesday November 11, 2020 at 5:00pm in attendance was the 61st Precinct Captain, Gaby Celiba, 61st Precinct Executive Officer, Krystin Suarez, Community Affairs Detective, Sam Shaya and Police Officer, Lauren Au. The CompStat report presented covers the seven major crime complaint categories, the year to date statistics comparing the time periods of 2020 with 2019. The 61st Precinct was up 9.8%. Which is a reduction from last month which was 12.9%. Continuing with the year to date statistics, categories that still remain high were: Grand Larceny Auto is up 166% and Burglary up 28.8%.

The City of New York
Brooklyn Community Board 15

Zoning Committee Report:

Zoning Committee Chair, Ronnie Tawil

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A motion to approve was made by Al Smaldone and seconded by Allen Popper. The vote was 39 Yes and 1 No.
The motion was approved.

In regard to the 3 items presented by City Planning: Zoning for Coastal Flood Resiliency City Wide Text Amendment with Local Actions for Gerritsen Beach and Sheepshead Bay

A motion was made to streamline the vote by Ronnie Tawil to support all 3 with a yes vote and seconded by Al Smaldone. He advised if you would like to oppose any of these actions to please make your voice heard. With no one in opposition the 3 initiatives were passed unanimously.

OLD BUSINESS: None

NEW BUSINESS: None

ADJOURNMENT:

A motion to adjourn was made by Allen Popper and seconded by Pearl Siegelman. The meeting was adjourned at 7:36p.m.

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