



**Antonio Reynoso**  
Borough President

# THE CITY OF NEW YORK COMMUNITY BOARD 12

5910 13th Avenue  
Brooklyn, N.Y. 11219  
Phone: (718) 851-0800 • Fax: (718) 851-4140  
Email: [bk12@cb.nyc.gov](mailto:bk12@cb.nyc.gov)

**Yidel Perlstein**  
Chairperson



**Barry Spitzer**  
District Manager

## COMMUNITY BOARD 12 JUNE MINUTES

HELD ON  
TUESDAY,  
JUNE 28, 2022

VIA IN-PERSON & ZOOM

**BOARD MEMBERS PRESENT**

AAMAH KHAN  
ADAM COHEN  
ANNA CALI  
AVROHOM WOLFSON  
BENJAMIN THEODORE  
BETH SLEPIAN  
CHESKY BLAU  
DAVID FRIEDLANDER  
DAVID SHLOMOVICH  
DOUGLAS JABLON  
ELLIE KASTEL  
JACOB ASKAL  
JACOB HASS  
JACQUE FRIEDMAN  
JEFFREY DWECK  
JOHN TALMADGE  
JOSEPH GROSS  
JULES FLEISCHER  
LOUIE LIE  
MAMNUNUL HAQ  
MIRIAM HERSKO  
MORDECHAI KATZ  
MORRIS SENDEROVICH  
NAFTALI TESSLER  
NICK BERGHALL  
PETER REBENWURZEL  
SAM STOBER  
SHARON FUCHS  
SHLOMIE RIEGER  
SOL WAHBA  
YAAKOV KAPLAN  
YERUCHIM SILBER  
YONAH MOSES  
YIDEL PERLSTEIN

**COMMUNITY RESIDENTS**

APPROXIMATELY 30 RESIDENTS PRESENT

**BOARD MEMBERS ABSENT**

ALAN DUBROW  
ALEXI SHALOM  
AVI GREENSTEIN  
BERNARD FREILICH  
EDGAR GLUCK  
JACOB EISDORFER  
JUDITH OJO-DIAZ  
MARIA ARETTINES  
ROCHELLE ZAMI  
ROMINA FERNANDEZ  
SAHIBZADA AHMAD SHABIR  
WIL FISHER  
YAAKOV SCHAPIRO  
YECHIEL MALIK  
YITZCHOK MOSKOWITS

**STAFF PRESENT**

BARRY SPITZER – DISTRICT MANAGER  
GITTEL FEKETE- COMMUNITY  
COORDINATOR

**ELECTED OFFICIALS AND REPRESENTATIVES**

COUNCILMEMBER KALMAN YEGER  
COMMISSIONER OF CAU, FRED KREIZMAN  
JOEL EISDORFER, REP. MAYOR ERIC ADAMS  
ANASTASIA YASKOVA, REP. MAYOR ERIC  
ADAMS  
PINNY HIKIND, REP. COMPTROLLER BRAD  
LANDER  
SOL REIGER, REP. AM. EICHENSTEIN  
MUSARAT LAMIA, REP. CM SHAHANA HANIF

## **PLEDGE OF ALLEGIANCE**

## **ATTENDANCE**

## **ADOPTION OF MAY MINUTES**

### **CHAIRMAN'S REMARKS – YIDEL PERLSTEIN**

The chairman shared some updates:

- The Chairman was glad to see so many people in person at the board meeting.
- Unfortunately, the meeting began with reporting the passing of Deputy Chief Scholl. Chief Scholl joined the NYPD in 1979 and worked honorably for 41 years. He recently served as the Executive Officer of Patrol Borough Brooklyn South, before his retirement in December 2020. As the current CO of Brooklyn South Michael Kemper said, “all who knew him respected and loved him.” We here at CB12 had the distinct honor of hosting him at our pre-Pesach planning. He was truly an exemplary public servant. Always with a smile. Always trying to accommodate and work with the community. His character is an example of what all officers should strive toward. He is sorely missed. May he rest in peace.
- Another really enjoyable event that took place recently was the annual Shomrim Safety Event. There were moonwalks, rides, ices and a petting zoo. And of course, the bike registration. It was interesting that one of the bikes that was registered at this event was stolen that afternoon. And only due to it being registered was the bike tracked, recovered and returned to its owner. We thank the NYPD and DSNY for their assistance at the event and immediately after.
- The Board meeting was held at the senior center instead of at the board office because the office was being used as a polling site for Primary Election Day. As usual when it is an election night, we will try to wrap up early enough so that those who didn't vote yet can catch the 9:00 deadline to vote. This is also an opportunity to remind everyone to register to vote.
- The board doesn't meet in July and August so the Chairman wished everyone a wonderful, healthy and rejuvenating summer.

## **PUBLIC HEARING**

- There were no requests to speak at this time.

## **NYC HEALTH + HOSPITALS**

**Update on Coney Island Hospital's new building (the Ruth Bader Ginsburg Hospital) – delivered by Bridgette Ingraham, Director of Public Affairs.**

- Ms. Ingraham provided an update to the Community Board on the great things that were happening at the Coney Island Hospital. The hospital is in the midst of a campus transition. There is a new building, a renovation of existing buildings, and other updates. Ms. Ingraham highlighted what to expect from these changes.
- The new name of the hospital is NYC Health and Hospitals South Brooklyn Health. There will be both inpatient and outpatient services.
- There will be a new 11 story building funded by FEMA, because of significant damages sustained from Hurricane Sandy. This new tower building will be called the Ruth Bader Ginsberg Hospital. The main building housing the outpatient clinic will be called the Health and Wellness Institute.

- There are 3 phases to the transition. The first involves the opening of the RBG Hospital. For the 2nd phase, the hospital received \$17 million to renovate the space where the Emergency Department was, and which will now provide ambulatory services. Phase 3 will be about making investments in bettering the systems for staff and the public.
- The hospital was renamed South Brooklyn Health, to signify the intent to cater to more than only the Coney Island area. They acknowledge and welcome a broader community.
- The new building is named after RBG, to indicate the intent to be an integrated equitable system. Justice Ginsburg stood for truth.
- Services will range from inpatient med-surge beds to behavioral health beds.
- The Health and Wellness Institute will house all manner of outpatient health systems.

## **ZONING COMMITTEE REPORT- 1571 McDonald Avenue**

### **Delivered by Chairman David Shlomovich**

- The Zoning Committee held a public hearing on the proposed zoning amendment for 1571 McDonald Ave. on the 23<sup>rd</sup> of May.
- 1571 McDonald Ave. is located on McDonald Avenue, between Avenues M and N. This development first came before the board a few years ago, when the board approved the developer's request for a special permit for a physical culture establishment. They built two floors and a cellar. The developers purchased the property next door to the spa and are now asking for a zoning amendment to expand this project into a mixed use building with residential units. They proposed an 11 story building with 104 apartments—of which 37 will be affordable units consisting of 2-3 bedroom. This zoning change would require a total of 72 parking spaces (35 residential on top of the 37 commercial spots already required for the spa). The square footage of the building would consist of 27,712 feet of commercial space and about 116,000 feet of residential space, totaling about 144,000 square feet.
- The committee heard the general consensus of those at the hearing: that the project is out of character for the neighborhood, as most buildings are around 2 to 2.5 stories high. The committee could not recommend approval for the project as it was, and therefore voted to present a motion to deny.
- After the hearing, the developers and their attorneys asked for more time to go back to drawing board to redesign the project in a way that is more in line with the community character. They were given until June 7. Their redesigned project proposed cutting 2 floors from the project, so it would be 9 stories instead of 11, this would lower the 104 apartments to 82 and would also cut the affordable units from 37 to 25 (the Mandatory Inclusion Housing program the developers are using requires that 30% of new units are set aside for affordable housing). They proposed adding parking so there would be up to 121 parking spaces. The square footage of the project would consist of around 130,000 feet.
- The committee had a conversation when this design was shared and decided the changes were not significant enough for a second public hearing. The committee decided to continue with their current recommendation to the full board.
- The chairman advised that around 18 people sent emails in support of the project after the redesign. Closer inspection of the supporters show they live half a mile from the project, some live even farther. These are not people that are right in the backyard of this project.

The chairman opened the floor to questions from the board before putting the motion to a vote.

- **Board Member Naftali Tessler**- pointed out that the board appreciates when developers work with the board in response to community input. And this is what the developer did. Therefore, Mr. Tessler encouraged all the vote in favor of approving the project.
- **Board Member Sol Wahba** - asked what the zoning allows as of right.

- **Chairman David Shlomovich-** answered that it allows for 2.5 stories. He further said that the removal of 2 floors felt almost like the same thing as the original proposed project and so didn't warrant reconsideration.
- **Board Member Anna Cali-** says she was at the meeting and there are a few things that need to be discussed. In certain neighborhoods, zoning laws are put in place to make sure the character of the neighborhood stays the way it is. This plan's proposed building is a big project right on McDonald Avenue. She took a walk there to see what's going on, and observed the building would be a monstrosity. Once the board starts approving zoning changes, there is no end. And even if the board approves the 9 floors instead of 11, there is nothing stopping the developers from ignoring that recommendation and building the original 11 floors. So she asked the board members if there could there be a compromise on this, some sort of a meeting in the middle that would allow for maybe 4-5 floors. The people that live in back of the building don't want to have such a big building in their backyard.
- **Board Member Sol Wahba-** asked if there are other buildings of that size in the general area.
- **Chairman David Shlomovich-** advised that other buildings in the neighborhood were built as of right. The Pinnacle, a project by 19<sup>th</sup> Avenue and 51<sup>st</sup> Street, is in a completely different neighborhood.
- **Board Member Anna Cali-** asked if anyone brought the picture of the building. It's a gigantic building and she hasn't seen anything similar while walking around the neighborhood. While she agrees there is a need for housing, changing the zoning is not fair to people who bought houses and are worried about the character of the neighborhood and their quality of life.
- **Board Member Beth Slepian-** agreed with Anna. A further concern she had was the decrease in the number of affordable housing. She would have liked to see more affordable housing in a building of this magnitude that changes the zoning usage so significantly.
- **Board Member Marc Katz-** asked if there was a public hearing where neighbors got a chance to speak.  
It was clarified that there was a hearing and neighbors got a chance to speak. Only neighbors were notified, not board residents who live outside the 'neighbor radius.' Anyone can go to the borough president's public hearing to voice their opinion.
- **Board Member Naftali Tessler-** reiterated that he is appreciative that the developer tried to negotiate and work to alter the plans according to the board's concerns.
- **Attorney for the developer-** responded to a question that was asked regarding limiting the developers to whatever is agreed on at the meeting. He advised that there is the option of doing a restrictive declaration that the developers can sign as a condition to the approval. He further noted that the nearest building of similar height is right across the street at 7 floors tall.
- **Board Member Yaakov Kaplan-** pointed out that the developers might be building housing in the neighborhood, but what they are building is not intended for people from the neighborhood who need affordable housing. The building reserves 30% of the units, which is only 25 apartments out of 82 apartments, for affordable units. Let's not pretend that when they say affordable it will actually be affordable, an affordable 2 bedroom unit is about \$2,800. Additionally, such a big project may really harm neighbors, as Board Member Jacques Friedman has experienced. A big project was developed near Mr. Friedman's house; neighbors have been saying there has been no peace since.
- **Board Member Sol Wahba-** suggested that perhaps a motion for the builders to come back to the board with a more reasonable proposal would be appropriate. Maybe a proposal for a 7 story building that would be more in character other buildings in the neighborhood, along with restrictions that they cannot build more.
- **Chairman David Shlomovich-** explained that only motions from the committee can be presented as is. If that motion is denied, another motion can then be presented. Additionally, there isn't time to postpone a vote as the zoning application process requires a vote within a specific timeframe, which is almost over.
- **Board Member Sol Wahba-** clarified that the rezoning would apply to a few buildings on the street, not only the 2 buildings in the developers proposed plan.

## The Zoning Committee proposed a motion to deny the application as filed.

IN THE MATTER OF an application submitted by 1571 Development, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22d:

1. eliminating from within an existing R5 District a C2-3 District bounded by Avenue M, East 2nd Street, a line 150 Feet southerly of Avenue M, a line midway between McDonald Avenue and East 2nd Street, Avenue N, and McDonald Avenue; and
2. changing from an R5 District to an C4-4L District property bounded by Avenue M, a line midway between McDonald Avenue and East 2nd Street, Avenue N, and McDonald Avenue.

17 members were in favor of the motion, 9 were against, and 6 abstained.

The board motion to deny the zoning application passed.

## **DISTRICT MANAGER'S REPORT:**

### **Delivered by District Manager Barry Spitzer**

- The District Manager took a moment to remember Chief Scholl, the former XO of Patrol for Brooklyn South, who was such an amazing partner. The board could always call on him to help. He really was one of a kind and always tried his best to do whatever he could to make the world a better place. He was a different type of chief, very hands on, boots on the ground. He will be missed.
- Mazel Tov to Chairman Yidel Perlstein on the engagement of his son. We wish him and his entire family well.
- Last Friday, the governor signed into law the extension of the speed cameras for 3 years, until July 2025. Additionally, the law now gives NYC the authority to operate cameras 24-7, instead of 6-10 Mon - Fri. He commended Assemblyman Eichenstein for speaking the truth about this: that this will not reduce speeding and is only a money grab. Just recently the district manager was with Councilman Yeger on 59<sup>th</sup> Street and 13<sup>th</sup> Avenue. They observed a car speeding so fast, you would have thought we were on an interstate highway. This is a crime and dangerous. We don't even want to contemplate the outcome of an accident at such a speed. The cameras can't identify drivers at this speed. The cameras only catch those who go barely over the limit.
- The District Manager also highlighted the great work by the Sanitation Department, particularly Assistant Chief James Miglino and Deputy Chief Matthew Weingartner. They always come through for us when we need something. There was a problem with collections recently: Shavuos was on Sunday and Monday, which would mean that those with Monday collections would have to place their garbage on Sunday, on Yom Tov. We reached out and explained to DSNY that people don't want to put garbage out on Shavuos. DSNY allowed people to put out their garbage early on Friday so as not to have to do so on Yom Tov. This courtesy was also extended into BK14.
- The District Manager thanked NYPD for their assistance in coordinating a large-scale community event on June 8<sup>th</sup>. NYPD community affairs, the CO and Brooklyn South met with the community group and the community board. They worked alongside Shomrim, who likewise devoted resources.
- We are so privileged to be able to contribute to helping the community. One of our focuses has been to provide a means to get computer-skills necessary for jobs. We've partnered with organizations in our district, including Met Council and the BPJCC, who provide these courses in our office. There are a variety of courses: ESL classes, Career Course, Graphic Courses etc. We are getting amazing feedback from participants whom we are happy to assist. There is a new graphics course that is just starting. Our office will be used almost every night from now until Rosh Hashanah. We want to thank the board because we were able to put in the money to buy computers, screens and projectors from whatever funding was not used by the office. And so now, there are literally hundreds of residents getting free education courses.
- Please be aware that the Rent Guidelines board voted to increase rents on rent stabilized apartments by 3.25% for one year leases and 5% on 2 year leases.

- It is primary election day today. Please vote.
- Please have a safe and happy summer. The Community board office is open; call anytime and we will be happy to help.

## **ELECTED OFFICIALS AND REPRESENTATIVES:**

### **Commissioner Fred Kreizman**

- Fred Kreizman, Commissioner of the Mayor's Community Affairs Unit, shared that the first thing he did when he became commissioner was reach out to community boards. This mayoral administration respects the work of community boards and will make sure they have proper access, communication, and support.
- All New Yorkers will be respected. He looks forward to working with all communities. Such as working on Halal meals and kosher meals in school programs, working on AAPI heritage. The administration is all about working hard to get stuff done. The administration supports police. On that note, the passing of someone who was so community oriented, as Chief Scholl was, is particularly sad.
- The Commissioner recognized Joel Eisdorfer, who was present at the meeting

### **Anastasia Yaskova- representing Mayor Eric Adams.**

- She wished everyone a happy July Fourth. She hoped everyone would enjoy their summer and stay safe and healthy.

### **Pinny Hikind- representing Comptroller Brad Lander.**

- He wished everyone a happy Fourth of July on behalf of the comptroller. As well as a happy and healthy summer.
- He congratulated the chairman on his son's engagement.

### **Councilman Kalman Yeger, representing the 44<sup>th</sup> Council District.**

- The councilman urged everyone to go vote.
- He wished everyone a wonderful summer.

### **Mus Lamia, representing Councilmember Shahana Hanif**

- She informed the board that the councilmember's office is giving away rat resistant trash bins. If anyone is interested they should reach out to her and she'll get it over.
- She wished everyone a great summer and is looking forward to resuming meetings in the fall.

**The Chairman-** advised that there will be a public hearing on July 26<sup>th</sup> on the 1571 McDonald Avenue project by the borough president's office

## **OLD BUSINESS / NEW BUSINESS:**

**Old Business.** No Old Business.

**New business.** No New Business

## **MEETING ADJOURNED.**

Respectfully submitted by: Gittel Fekete