



BROOKLYN COMMUNITY BOARD 13
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ANTONIO REYNOSO
Borough President

JEFF SANOFF
Chairperson

EDDIE MARK
District Manager

**COMMUNITY BOARD 13
BOARD MEETING
MINUTES**

Date: Wed., Jan. 28, 2026

Time: 7:00 P.M.

Loc.: SBH

MEMBERS PRESENT:

Anitrius Bleau
Jennifer Dublin
Taj Graham
Jeanny Hernandez
Jacqueline Johnson
Yelena Makhnin
Pat O'Brien
Nodira Pirmukhamedova
Fran Schwartz
Vladislav Spektor
Annette Wesley

Lakeisha Bowers
Olga Fort
Ronald Greenberg
Thomas Hoefel
Yuriy Krasner
Mark Mernyk
Robbin Paraison
Sam Rinkovsky
Tatyana Segal
Andrey Tikhomirov
Svetlana Zelinskaya

Marion Cleaver
Roman Gitis
Barbara Guervil
Maxim Ibadov
Viktoriya Krugolets
Allen Newman
Milagros Quiles
Jeffrey Sanoff
Michael Silverman
Fanya Vasilevsky
Deborah Carter

MEMBERS ABSENT:

Charlene Davis(exc)
Selina Grant(exc)
Minnie Mankita
Sheila Smalls

Lolita Divilova(exc)
Angela Kravtchenko(exc)
Christian Molieri(exc)
Dennis Vourderis

Natasha Franklin
Melissa Mai(exc)
Maria Montalvo
Joann Weiss(exc)

GUESTS:

Pedro Cotto, Christopher D. Grief, Jennifer Thorpe-Moscone, Jimmy Guzman
Jonathon Marable(Brooklyn Chamber of Commerce), Paulette Gibbs,
Memphis Washington, David Kupferberg(Passengers United), Lucy Mujica Diaz,
Sarnya Hylton Boothe (JASA), Suzette Robbins, Dawn Best, Marissa Solomon,
Adriana Mitchell(BPL), Bridgette Purvis-Williams(AM Brook-Krasny),
Olga Fiore(SS Scarcella-Spanton), Erin Wright (BBP), Ann M. Valdez,
Pamela Pettyjohn(CIB Project), Abetsei Posturikov(wearebcs.org),

STAFF

Eddie Mark, District Manager, Barbara Santonas, Community Coordinator

Community Board Chair, Jeff Sanoff opened the meeting. Thomas Hoefel led the meeting in the Pledge of Allegiance. There was a Moment of Silence for the mother of former board member, Barbara Teitelbaum, who passed away several weeks ago and for community resident, activist, and a friend to all who knew her, Margaret Williams, who passed away last Friday.

PUBLIC HEARING: 2950 West 24th Street Rezoning Ocean Towers Partners LLC. A zoning map amendment (R6 and R6/C1-2 to R6, R7-3 and R7-3/C2-4), a zoning text amendment (Appendix F), a LSGD Special Permit, and a 74-52 Special Permit to facilitate a new 18 story, (408 DU's) mixed use development, including 315,617SF of residential, 10,898 SF community facility, and 7,782 SF of commercial space is being sought by private applicant Ocean Towers Partners LLC at 2950 W. 24th Street in Coney Island.

Richard Loebel, attorney for the applicant, discussed the proposed rezoning. The R6 and R6/C1-2 has been in place since 1970, allowing for rezoning and the building of another building, 100% affordable, 18-story building with 410 units. R6 zoning has FAR of 5 devoted to medical and residential. If converted to R7-3, it would allow for residential with affordability, which would allow for productive uses for the community. Surf Avenue is 100 feet wide (extra wide street), and Mermaid Avenue (is a wide street) and there is already a 19-story building on site and a 17 story building on either side of this proposed building. The proposed building will have 63 studios, 181 – 1 bedroom, 115 – 2 bedroom and 49 – 3 bedrooms, with 143 parking spaces.

The building will be very resilient. The first floor will be above flood elevation. A special permit is needed for the height requirement. The building will be all electric except for the emergency generators.

R6 zoning in this area has been in effect for 50 years. This zoning district allowed for similar construction. It will now be converted to R7-3.

Mark Mernyk asked where the supermarket's garbage would be kept. (The loading area will be between the two buildings. The delivery trucks will enter through Surf Ave. The question was asked if the community space would be accessible to all the residents in the community. No, this space will only be accessible to the residents of the new building. During the construction, how will the area be mitigated? There will be two landscaped areas – one for use by adults and one for use by children. The seating area will join the two buildings with the existing buildings, so all the buildings will have access to it. DEP has done studies of the noise level in the area. The construction of this new building will not disturb the residents of the surrounding buildings. The timeline for the construction of this project will be approximately 32 months.

The DOB regulations allow the work hours to be between 8 a.m. and 3 p.m. A negative declaration has been signed, which indicates no loud noises.

The number of parking spaces currently available is 163, 60 of which are utilized. They will lose 20 spaces during construction.

Michael Silverman asked about solar panels. Solar panels, will not be used, but there will be a green roof. If there are no solar panels, how would the builder deal with Local Law 97?

Taj Graham said that the way the previous question was answered makes me feel like this project is a “done deal”. The builder said, “it is not a done deal, it is part of the procedure.

One of the residents of the adjacent building has been living there for almost 30 years. She resides on the 6th floor, and the new building will block her view. She, nor any of the other residents, has been notified about anything having to do with the new building. She is very concerned. Eddie explained that this project will be further discussed at the Land Use Committee meeting this coming Tuesday at 7 p.m. at the board office. She is welcome to attend in person or on Zoom.

Lucy Mujica Diaz asked what is the developer’s Plan B, if the project does not get the approval of the community board?

If there are any further questions, they can be asked at Tuesday evening’s Land Use Committee meeting.

PRESENTATION: Update on the Coney Island Creek Resiliency Study by Pamela Pettyjohn, Coney Island Beautification Project, and Mavis Washington of the Waterfront Alliance.

Pam explained that she had been a resident of Coney Island for many years. She said that the community will benefit from the green infrastructure. Mavis said that studies have been done by DEP, and ACE to see what can be done to address the flooding situation. They want to develop actionable projects for Coney Island Creek Park and Kaiser Park.

PUBLIC SPEAKING:

Christopher Grief: He reminded everyone that there is a Customer Service Center in the Stillwell Terminal. The agents there can assist with most MTA problems. If there are problems concerning the snow and bus stops with shelters, contact DOT. If there is a problem with the snow at bus stops with no shelters, contact DSNY.

Niki Brisco: She is for affordable housing but against adding this building. The building she lives in, which is owned by the same person who wants to build this new building, has plumbing problems, no repairs have been done, and the building has mold.

Stig Crachiolo: She has lived in Ocean Towers since 2021. There are 17 DOB violations and 14 open ECO Violations. Summons have been given to the building, but they have not been paid.

Dawn Best: She is against the project (see attached statement).

David Kupferberg: Member of Passengers United. He is against the Brooklyn Bus Design that is being done by the MTA. He wants another type of project done.

Sarnya: representing JASA – JASA is a non-for-profit representing adults age 60 and older. The work with the seniors so that they can stay in their own home. The seniors get 20 hours a week homecare and 8 hours a week housekeeping assistance. The seniors can also get Meals On Wheels. JASA also assists with case management in Community Board 13 and 15.

Jonathan Marable: representing the Brooklyn Chamber of Commerce. The Chamber is part of the Small Business Resource Network and helps new businesses get started. They are a free of charge resource.

Adriana Mitchell-Brighton Beach Branch BPL: She is representing the Ulmer Park, Coney Island and Brighton Beach branches of the BPL. The BB branch has a community art program on Wednesdays from 4-5 p.m. They serve the immigrant population. They also have a Teen Chess Club, ages 12-18.

Bridgette Purvis-Williams – representing AM Alec Brook-Krasny: She announced there is only 144 days until summer. She asked for a Moment of Silence for a wonderful member of the community who passed away last week, Margaret Williams. Her wake will be on Sunday, February 8th, time to be announced. Bridgette reported that AM Brook-Krasny has introduced Bill 7417 to lower household expenses and to increase affordable health care. The AM is also partnering with the other elected officials in the community, Congressman Hakeem Jeffries, CM Kayla Santosuosso and State Senator Jessica Scarcella-Spanton to bring free ice skating on Feb. 16th and 17th. All children are invited to attend. No adults will be allowed on the ice. The AM is also partnering with the other elected officials for a Black History Month event on February 27th at the Coney Island Y. He will also have a Woman of Distinction Celebration, a Community Baby Shower and a Juneteenth event. All dates will be announced in the near future.

Olga Fiore-representing State Senator Jessica Scarcella-Spanton: She reported that in the last year the Senator has introduced 11 bills into law, helped pass 3 public safety bills, and 18 veterans' bills. The Senator is also having a Homeowners Recertification event with the Department of Finance on February 11th from 12-3 at the Shorefront Y. Anyone who owns a 1,2 or 3 bedroom coop or condo and makes no more than \$58,399. The Senator will participate with the other elected representatives in our community in a Black History Month event on Friday, Feb. 27th at 6 p.m. at The Coney Island Y. Registration is necessary to attend this event.

Erin Wright representing Brooklyn Borough President Antonio Reynoso: She announced that the application period for appointment/reappointment to the community board will close at 11 p.m. on Friday, Feb. 6, 2026. Borough Hall will have Free Tax Service from Feb. 7th to April 8th- Monday – Wednesday from 10-4.

MINUTES: Motion made by Lakeisha Bowers, seconded by Maxim Ibadov to approve the minutes as submitted:

Vote: In Favor: 31 Opposed: 0 Abstention: 0

Motion carried unanimously (quorum present) Roll call on file at C.B. Office

CHAIRPERSON'S REPORT:

Jeff thanked everyone for coming tonight. The board members' attendance and the public's attendance at tonight's meeting are greatly appreciated. He reminded the board members that if they need to reapply for membership, they have until Friday, Feb. 6th at 11 p.m. to do so. There will be no extensions. If a member has any difficulty with the application, they should notify the board office. Jennifer Thorpe-Moscone has resigned from the board to take a full time position with CM Susan Zhuang. We wish her good luck! We will need to put in place a Vice Chair for the Parks Committee. This will be done in the next few weeks. Jeff attended a Zoom meeting of NYCERTA in reference to a moratorium on battery storage systems. The safety of this type of system is very controversial. Jeff attended a Zoom ULURP workshop. Several board members also attended via Zoom.

Jeff wished those who celebrate A Happy Lunar New Year and a Blessed Ramadan.

UPDATE: Brooklyn Borough Board

Jeanny Hernandez

Jeanny wished all in attendance a “Happy New Year”. The last meeting of the Brooklyn Borough Board discussed the Open Meeting Law. This Law ensures that the public can attend, observe and learn. All meetings can temporarily be “hybrid” (in person and on Zoom/Webex). The hybrid meeting policy will expire in June, 2026. There is some difficulty using Webex. Jeanny said she will keep the board apprised of any changes in the Open Meeting Law. Happy Valentine’s Day and Happy Chinese New Year to all who celebrate.

DISTRICT MANAGER’S REPORT:

Eddie reported that he attended the New Year’s Day Polar Bear Plunge. It was well attended. With the wind chill factor it was -3 degrees. Our elevator was out for two weeks, and two meetings, the Education and Health Committee will have to be rescheduled. Eddie attended a final walk through for Coney Island Phase 3. There are problems to be addressed. He also attended P.S. 253’s Resource Fair. It was well attended by members of the community. Eddie and Barbara met with CM Kayla Santosusso in her office. The District Needs for our community were discussed. The Coney Island Business Improvement District (BID) has been voted on by the City Council and is official. It will take effect as of July 1, 2026. The Land Use Committee will have a meeting next week on Zoom. There will be an update on Parcel A (Surf Ave. and W. 27th Street). The Committee will discuss if a letter of support will be sent. Eddie will attend a meeting of the Municipal Arts Society, where a presentation of the future of Coney Island will be done between 5-7 p.m.

CORRESPONDENCE:

Milagros Quiles, Corresponding Secretary

- Coney Island Library – Wed. 4-5:30 Dance
- NYC DOT installed lockers IFO 231 Neptune Avenue. This is being done to reduce package theft.

TREASURER’S REPORT:

Yuriy Krasner, Treasurer

Report for the second quarter of 2025-2026 was given.

Michael Silverman asked Jeanny Hernandez if the temporary resolution she explained about during her update on the Borough Board meeting only pertained to Borough Board meetings and not to specific community board meetings. She said it only pertains to Borough Board meetings.

COMMITTEE REPORTS:

Housing Committee

Tatyana Segal, Chairperson Housing Committee

At the meeting we discussed the many new developments coming into Coney Island. There are programs through NYCHA. For residents of NYCHA who have fallen behind in their rent, there is a rent arrears program, CRA Program (Covid Rental Assistance). She reviewed the Good Case Eviction Law.

GOOD & WELFARE

Marion Cleaver – Marion discussed her aunt, who passed away recently and who lived a number of years in the residence of the Guild for Exceptional Children. They are having a fundraiser – Casino Night at Gargulios on Feb. 20th. The fee is \$120.00 per person. There will be slots, crap tables, and raffles. Let Marion know if you are interested in attending.

LICENSE COMMITTEE: Yelena Makhnin, Chairperson/Olga Fort, Vice-Chair
FYI – **Seven licenses were renewed.** All were sent to the Precinct to check if there had been any problems within the last two years, and were also sent to members of the Licensing Committee. 60 Pct Community Affairs advised there were no problems with the license holders. Beer & Cider Renewal – Vodou Food Corp-Deno’s Snack Bar, 1025 Boardwalk, Beer & Cider Renewal - DSH Restaurant, Inc.- 3059 W. 12th Street, Wine, Beer & Cider Renewal – IHOP-1019 Surf Avenue, Full liquor renewal- Ruby’s- 1213 Reigelman’s Boardwalk, Full liquor license renewal - Beach Café Society-Bar Society-3025 Stillwell Avenue, Full liquor renewal – Crab House-1223 Surf Avenue

OLD BUSINESS - None

NEW BUSINESS – New wine, beer and cider license application for Geo Khinkali Bar Inc. located at 3120 Coney Island Avenue, Brooklyn, N.Y. 11235
This application was sent with 30 day notice on Dec. 22, 2025. On Jan. 21, 2026 the attorney received the envelope. The envelope was returned to the post office and a member of the office staff went to pick up the envelope. Yelena sent the application to all the committee members and to the 60 Pct for their input.

Motion made by Yelena Makhnin, seconded by Sam Rinkovsky to approve the application for a wine, beer and cider license for Geo Khinkali Bar, Inc. located at 3120 Coney Island Avenue, Brooklyn, N.Y. 11235

VOTE: In Favor: 30 Opposed: 1 Abstention: 0

Motion carried (quorum present) Roll call on file at C.B. Office

Motion to adjourn at 9:00 p.m.

This is not a verbatim account of the meeting. It is a synopsis of the discussions.

Barbara Santonas, Community Coordinator