



BROOKLYN COMMUNITY BOARD 13
 1201 Surf Avenue – 3rd Fl., Brooklyn, NY 11224
 (718) 266-3001 FAX (718) 266-3920
<http://www.nyc.gov/html/bknbc13>

ANTONIO REYNOSO
 Borough President

LUCY MUJICA DIAZ
 Chairperson

EDDIE MARK
 District Manager

**COMMUNITY BOARD 13
 BOARD MEETING
 MINUTES**

Date: Wed., Feb. 28, 2024

Time: 7:00 P.M.

Loc: Fiesta Adult Day Care

Present:

Zunera Ahmed
 Asad Dandia
 Olga Fort
 Queenie Huling
 Yelena Makhnin
 Pat O'Brien
 Michael Russo
 Tatyana Segal
 Dennis Vourderis

Marion Cleaver
 Lolita Divilova
 Selina Grant
 Yuriy Krasner
 Minnie Mankita
 Robbin Paraison
 Jeff Sanoff
 Michael Silverman
 Annette Wesley

Jennifer Dublin
 Linda Harrison
 Angela Kravtchenko
 Mark Mernyk
 Milagros Quiles
 Fran Schwartz
 Pat Singer
 Svetlana Zelinskaya

Absent

Lucy Mujica Diaz(exc)
 Sonji Cephas
 Erum Hanif(exc)
 Nodira Pirmukhamedova(exc)
 Sheila Smalls
 Edita Volovodovskaya

Dionne Brown
 Joe Corace(exc)
 Amarilys Herrera
 Sabina Pirmukhamedova(exc)
 Jack Suben(exc)
 Gloria Watkins

Patricia Brown
 Susan Flaschenberg(exc)
 Sam Rinkovsky
 Pervez Siddiqui
 Barbara Teitelbaum(exc)
 Joann Weiss(exc)

Guests

Ida Sanoff, Erica Koyfman(CM Vernikov), Fialka Semenik(ESK Architects), Doreen Strako(Jericho Project), Michael Mandala(FDNY), Jotin Lyons, Ryshawn Hearn(AM Brook-Krasny), Olga Fiore(SSSpanton), Desirea Harris, Ron Greenberg, Thomas Hoefel(NIA Brooklyn), P.O Raymond DiMaria(NYPD), Sergey Chuprick(Comptroller), Eliot Hetterly, Scott Russo, Sabrina Lopez (Jericho Proj)Zhana Krot(NYPD), Anastasiya Usmanova, D. Paraison, Daniel Murphy(Alliance), Charlene Batts(CM Brannan)

Office Staff

Eddie Mark, Dist. Mgr., Hanna Glikman, Community Associate, Gabriel Blinder, Community Consultant, Barbara Santonas, Community Coordinator

1st Vice Chair Jeffrey Sanoff opened the February meeting of Community Board 13 at 7:05 p.m.

Michael Silverman led the meeting in the Pledge of Allegiance.

In Lucy's absence, Jeff will chair the meeting this evening. Jeff thanked Rachel and Tatyana for allowing the board to use this space for our meeting.

PRESENTATION: Future Development at Oceangate Apartments, 2955 West 29th Street
 Speakers: Elliot Hetterly, Settlement Housing Fund, Doreen Stroka, Jericho Project, Sabina Lopez, Jericho Project, Fialka Semenuik, ESKW Architects

Elliot explained that they are here to share information on this affordable housing project that will be built in our community. It is information only. They want to build a relationship with the community, answer questions and listen to any concerns the community may have. This is the first time they are working in Coney Island. The site is now a parking lot for a rental building next door. All parking spots will be replaced when the project is completed. The owners of 2955 W. 29th Street sold the parking lot and the building will be built "as of right". No ULURP process.

This project will include supportive housing. It means it is affordable, permanent and some of the residents will be coming from a condition of homelessness. There will be social service staff on site to assist those residents. This is not a shelter. The residents will have a lease, the apartments are rent stabilized. It is important to know that 95% of Jericho's tenants do not return to homelessness. Most of the residents, young adults, single families, and families with children will be referred from HRA (2010E).

The building will be 15 stories, 172 units of which 104 units (60%) of supportive housing and 67 units (40%) of affordable housing at 30-60% of AMI. Focus on LGBTQIA+ affirming services and programming. Funding through the NYC 15/15 program. Amenities will include terrace, gym, greenhouse, community facilities space, and will add many jobs to the community. There will be a natural gas generator on the roof. Each apartment will have an electric washer/dryer.

3-5 months prior to the opening of the building, HRA will begin sending prospective residents to view the apartments/floor plans. The people for the supportive housing part will be chosen according to their length of homelessness (365 day minimum). The families must also fit the size of the apartment.

A Question was asked about number of parking spaces in the proposed building. The number of spaces will have to include the spaces lost from the use of the parking lot to build this building. Mr. Hetterly said that it was his understanding that most of the residents will not have cars. Michael Russo said that the zoning is for ½ spot for each unit, 170 units should have 85 spots. Mr. Hetterly said that this is zoning 3a, which needs less parking spots.

PUBLIC SESSION: No speakers

Jeff thanked the officers from the 60th Pct, Community Affairs and Auxiliary for their presence at tonight's meeting. He acknowledged the presence of Battalion Chief Michael Mandala FDNY.

ELECTED OFFICIALS/REPRESENTATIVES:

Erica Koyfman – representing CM Inna Vernikov – Deadline for homeowner's exemption is April, 2024. DSNY's new rules for using trash cans with secure lids, begins March 1st. The CM sponsored a Basketball Clinic for youngsters at St. Edmunds, this past weekend. Everyone who attended had a very good time.

Rashawn Hearn – representing AM Alec Brook-Krasny – The Assemblymember will be participating along with Senator Spanton, Councilmember Brannan and Congressman Jeffries on a Black History event on Thursday, Feb. 29th at Carey Gardens from 7-9 p.m. The office is working on scheduling a Clergy Roundtable to discuss problems in our community. Any problems, call the office. The office is opened Monday, Tuesday, Thursday from 10-5 and Friday from 10-2 p.m.

Olga Fiore – representing State Senator Spanton – There is a problem with seniors shopping in neighborhood stores and by the time they leave the store, all the money in their SNAP Benefit card has been stolen. The Senator's office is working with HRA and other government agencies to get the stolen money back to the seniors. If this has happened to anyone you know, or yourself, please contact the Senator's office. The Senator is participating with other elected officials in a Black History event tomorrow evening from 7-9 p.m. at Carey Gardens. You must pre-register to attend.

Sergei Chuprik – representing the Comptroller's office - Sergei suggested everyone read the Comptroller's website for up-to-date information (www.comptroller.nyc.gov) There is a Summary of Audit Reports for 2023 which shows the 30 audit reports completed. Every city agency must be audited by the Comptroller's Office once every four years. During the pandemic the teams who were cleaning the subway cars received underpayment for the services and are now in court. They had a contract and underpaid the workers and are now in court. On 2-14 MWBE Reports which are reports on businesses owned by minorities, and women. 5.6% of contracted businesses are disproportionately paid.

MINUTES:

Motion made by Marion Cleaver, seconded by Michael Russo to approve minutes of January 20, 2024 Board meeting.

VOTE: In Favor: 26, Opposed: 0, Abstention: 0, Recuse: 0

Motion carried unanimously (quorum present). Roll call on file at CB office.

CHAIRPERSON'S REPORT: This report was given by 1st Vice Chair, Jeff, in the absence of Lucy. The Housing Committee was cancelled early in February due to the lack of a quorum. The date of the March General Board meeting has been changed to Wednesday, March 20th due to early voting and many of our members work for the Board of Elections. The Chairs of the Brooklyn Boards are meeting with Borough President Reynoso on March 21st to discuss the letter board members received on term limits.

DISTRICT MANAGER'S REPORT:

Early in February there was an Interagency meeting on the illegal vendor. Yelena and Dan from the Alliance gave an overview of the vendor situation. The City will have a Task Force which will start in March when the rides open.

We received the response from the City agencies on the District Needs we submitted to the city in the Fall. You may review the responses we received from the Agencies and any input or questions, email to the office and we will include during the comment period. (must be submitted by March 4th).

We have found that it is a hardship for the committees to have meetings in August or September, so it has been decided that in late August or early September, the Executive Committee Chairs will review the list.

1515 Neptune Avenue is a new licensed adult cannabis dispensary that has opened. The dispensary on Surf is not licensed. We will have a meeting with our elected officials to discuss what can be done to make sure we don't get any additional dispensaries.

Yelena explained how licenses for adult dispensaries are supposed to be given and about how the dispensaries should not be near schools, however like with liquor licenses, the community board is only advisory, and their decisions can be overturned. The Sheriff's office is the one that does the enforcement and because there is not enough staff, there is little follow up and no responses.

CORRESPONDENCE:

- Workshop on Resiliency at Education Hall on March 9th from 9:30-2 p.m. given by Cornell in conjunction with Coney Island Beautification.
- Lottery Workshop given by NHS on March 7th for the building on West 16th Street. The deadline for applications is March 20th.

COMMITTEES:

By Laws Committee

Michael Silverman, Co-Chair

Michael said that the committee went through the existing By Laws and made some alterations. There were major changes to the Open Meeting Law due to COVID. The changes must be presented at 3 meetings and voted on at the third meeting. Also, the wording was kept gender neutral and the number sign (#) was removed from C.B. 13. All the changes were reviewed. Pat O'Brien asked about the business card situation (pg 3) he wanted to know how this could be enforced.

Selina brought attention to page 11, Subsection 5, 3b instead of saying creating vulnerability to COVID, perhaps use wording *communicable disease*.

Minnie wanted to know who puts in the public member. Michael said it is at the discretion of the Chair.

Tatyana said on page 11, Subsection 5, 4a it indicates that a member who attends virtually must state basic reason for virtual attendance, which is against the HIPAA Law.

The proposed changes in the By Laws will be discussed again at the March meeting and then final discussion and vote will be done at the April board meeting.

Jeff announced that he was changing the agenda. He would make the Street Closing Committee the final item and so the vote for street closing would also be adjournment roll call.

Transportation Committee: Lolita Divilova/Angela Kravtchenko, Co-Chairs
Lolita reported that at the meeting, the MTA representative, Nick Roloson discussed and tried to answer many of the questions that were brought up, including the noise coming from the trains as they entered the West 8th Street Station. Eddie added that as a result of that meeting, AM Brook-Krasny and Senator Spanton will be holding a press conference on Friday, March 1st at 1 p.m. at the West 8th Street Station.

Street Closing Committee: Yelena Makhnin, Chair
As Co-Chair of the Licensing Committee, Yelena announced that a renewal application for Pete's Clam Stop, having no change from the original application, was approved and the letter was sent to the SLA. As Chair of the Street Closing Committee, Yelena announced that there were ten applications for Street Closing, some were repeat applications, and some were new. Of the ten applications, 7 applications were approved in committee and two were denied. Yelena stated with the approval of the members, the votes would be divided into two groups. The group that was approved, and the group that was denied. If a member wanted to approve all the applications, the member would say so or announce which application was approved and which application was not approved. Application #8, Street Health Outreach Program did not have to be approved.

The 7 applications that were approved in committee were 1,2,3,4,5,7 and 9 (see list in agenda) and the applications that were not approved were 6, and 10.

Motion was made to approve #6, 10 (the applications that were denied in committee) by Yelena, seconded by Marion.

VOTE: **In Favor:** (#6) 2 **Opposed:** (#6) 19, (#10) 21, **Abstain:** (#6) 4, (#10) 4, **Recuse:** (#6) 1, (#10) 1
Motion: Denied (quorum present) Roll call on file at C.B. office

Motion was made to approve #1,2,3,4,5,7 and 9 (the applications that were approved in committee).

VOTE: In Favor (All) 21 Opposed: (#9) 1 Abstain: 0 Recuse: (#2) 1, (#4) 1, (#5) 2, (#7),1 (#9) 1
No Vote (member left early) 2

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

OLD BUSINESS: None

NEW BUSINESS: None

GOOD & WELFARE:

Dennis Vourderis – Blessing of The Rides, Sunday, March 24, 10 a.m. Soft Opening Saturday, March 23
Charlene Batts, representing CM Brannan – Tuesday, March 5 6:30 p.m. Real Estate Seminar at Surfside Gardens W. 28th Street between Mermaid and Surf Avenues. Save The Date – Women's History Event, Saturday, March 23rd at 12 noon at Gargiulo's . Flyer will be coming out soon. Must RSVP.

Motion to Adjourn at 9:10 p.m. made by Yelena, seconded by Marion.

Barbara Santonas, Community Coordinator