



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: May 28, 2025

Time: 7:00 P.M.

Loc. South Brooklyn Health

Members Present:

Anitrius Bleau
Lolita Divilova
Natasha Franklin
Ronald Greenberg
Thomas Hoefel
Yuriy Krasner
Yelena Makhnin
Christian Molieri
Robbin Paraison
Jeffrey Sanoff
Michael Silverman
Jennifer Thorpe-Moscon
Dennis Vourderis

Deborah Carter
Jennifer Dublin
Roman Gitis
Barbara Guervil
Maxim Ibadov
Angela Kravtchenko
Minnie Mankita
Allen Newman
Milagros Quiles
Fran Schwartz
Sheila Smalls
Andrey Tikhomirov
Joann Weiss

Charlene Davis
Mohamed Elnaggar
Taj Graham
Jeanny Hernandez
Jacqueline Johnson
Viktoriya Krugolets
Mark Mernyk
Pat O'Brien
Sam Rinkovsky
Tatyana Segal
Vladislav Spektor
Fanya Vasilevsky
Svetlana Zelinskaya

Members Absent:

Anthony Batista
Lucy Mujica Diaz
Maria Montalvo(exc.)
Annette Wesley

Lakeisha Bowers
Olga Fort(exc.)
Nodira Pirmukhamedova
Sidra Zafar

Marion Cleaver(exc.)
Selina Grant
Nicolas Seunarine

Guests :

Christopher D. Greif, Thomas Dougherty, Faybal James, Miranda Garcia Cassani(SSSpanton), Sean Fortune(Empire Security), Erica Koyfman(CMVernikov), Noam Suberi, Boris Ioselev(BPL), Laura O'Learhy(BPL), Michael Mandala(FDNY), Marissa Solomon, Bianca Stephenson(BBP), Sergei Chupeik(Comptroller's Office), Zunera Ahmed(CM Brannan), Venus Scanterbury(CCRB), Dustin Ridener(OEM), St5even Margolis(AMNovakthov), Joe Packer

Staff Present:

Eddie Mark, District Manager, Barbara Santonas, Community Coordinator

Since we have twelve new board members, Chairperson Jeff Sanoff reviewed the instructions for Board members regarding Public Hearings.

PUBLIC HEARING – 58 Nixon Court Rezoning

Eric Palatnick, Attorney

A zoning map amendment from an R5 and Special Ocean Parkway District to an R7A/C2-4 and R7A (OP) district and a zoning text amendment to Appendix F to map the project area as Mandatory Inclusionary Housing (MIH) area to facilitate a new eight-story, 17,655 square-foot mixed-use building, with 16,847 square of residential floor area (19Dus, 6MIH) and 808 square-feet of retail space is being sought by SLG Assets, Inc., at 58 Nixon Court, in Gravesend, Community District 13, Brooklyn.

Eric Palatnick, attorney for the builder, reviewed the history of this project. Three years ago, when he came before this board, there was a concern about congestion because a building was very close to this site. It is now R5 with 3500 square feet, and wants it changed to an R7A with commercial/community overlay.

Charlene Batts asked why all the rents, although they are stated as “affordable,” are not affordable for the residents. Mr. Palatnick said the rents are for tax abatement and are set by HPD and the apartments are rent stabilized. . Apartments begin at 700 square feet and go to about 1200 square feet. Marissa Solomon asked if the parking space was inside. The answer is yes; the exit will be on the far right of the building and there will be valet parking. Joann Weiss asked if this project will be coming to the committee. It will be presented before the Land Use Committee at a meeting on Monday, June 16th.

Andrey asked how long the project will take. Mr. Palatnick said once all the permits are approved, the construction should take about 1-1/2 years. With DOT approval, during construction the crane will be placed on Nixon Court. Pat O'Brien asked why, if there are 19 apartments, why there are not 19 parking spots. Mr. Palatnick said the zoning is 50% ratio parking for the market rate apartments only. Mr. Palatnick said that the Councilmember could request tailoring for the construction. Christopher Greif asked if the building would be handicapped accessible. Mr. Palatnick said the building would have full accessibility. Angela Kravtchenko said that since the project is on Ocean Parkway, which is within the Ocean Parkway Special District, it should be promoting open spaces. Eric said there will be greenery and street trees will be planted around the property. Maxim questioned about sustainability. (It will be solar ready, with a green roof, rain water collection system, bio-swells in the trees, gray water re-circulation and solar collecting windows. There will be further discussion on this project at the Land Use Committee meeting on June 16th. The meeting will be held at the board office and can be viewed on Zoom.

PRESENTATION:

Brooklyn Heat Season and other issues – Dustin Ridener, NYCEM

During a heat wave, homes can remain hot for three days after the heat wave subsides. The heat may cause problems for a person with cardiac problems, changes in a persons mental health status, a person who has diabetes and a person with general disabilities. To avoid these problems, a person should keep well hydrated and take cool showers and if possible, use cooling towels during the heat wave. If a person has financial problems, they may file for Home Energy Assistance.

New York City is entering the Coastal Storm Season. We may have an above average number of hurricanes, up to 13-19 storms during the season. The hurricanes may cause coastal flooding, storm surges with high winds. C.B. 13 is in Zones 1-3. NYCEM has a Know Your Zone website. This website will give information on the impending event. The website goes live 72 hours before the event, when the recommendation for evacuation may be suggested. Eight hours before the event-subways will stop running; six hours before the event-buses will stop running and two hours before the event-bridges and tunnels will close. It is suggested that all residents have a “Go Bag” which is filled with essentials: medications, important documents, food & water for yourself and your pet, change of clothes for several days and phone chargers. All homes should be equipped with water alarms and flood barriers.

Ida Sanoff mentioned that in the 60's during the Storm Season the esplanade on the boardwalk was lost. Since SuperStorm Sandy nothing has been done to protect our area from floods. Are there any plans to do anything more than tell us what we should be doing?

Minnie Mankita said that everyone says go to cooling centers. The problem is that there are too few centers and many are not accessible. During these storms the winds are terrifying. Perhaps local sensors can be installed in the area. Also, perhaps other cooling locations, besides the library could be found. Dustin said he will take that back to his Team. All he can do is make recommendations.

PRESENTATION – Update on 911 Victims Compensation Board – Jeanny Hernandez
Jeanny attended a meeting at Brooklyn Borough Hall. At the meeting there was an update on the 911 Victims Compensation Board. This group approves compensation for individuals who have been diagnosed with a medical condition that was caused by being in the area after 911. The program is funded by the Department of Justice and was signed into law in 2019. Jeanny thanked the Chair for appointing her as Interim 2nd Vice Chair. She thanked her mentors for their guidance and support.

Joann, as a WTC Survivor, remarked that the Board is adding different illnesses to the list. If you feel you have a special situation, reach out to them. Roman said that the enrollment will be open until 2090.

Pat O'Brien thanked Linda Harrison for her service and wished her well. He said he was disappointed that she was not reappointed.

PUBLIC SESSION:

Laura O'Leary – Branch Manager, Ulmer Park Library

She has left flyers in the back for events taking place at the library during the summer months. Ulmer Park has a Summer Reading Program. On June 14th Ulmer Park will have their Swap Meet. They have just begun English classes. Brighton Beach has a Women's Health event on May 31st.

Christopher Greif – He put brochures in the back. There is a Customer Service Center at the Stillwell Terminal. The first weekend in June MTA will have a Parade of Trains from Kings Highway to Coney Island from 11-4 p.m.

Zing Ru Lee – New York City Independent Budget Office

She works for this agency, which is non-partisan. It delivers insights into public service reports from various agencies. This office also makes presentations to the public.

ELECTED OFFICIALS/REPRESENTATIVES:

Miranda Garcia – representing State Senator Spanton

The Senator has submitted a Bill to restore retirement to NYPD members with at least 20 years on the job. They will get their full pension at retirement. She is also giving discretionary funds to CUNY School for Midwifery and funds for Holocaust Survivors Fund. She also sign bills for free Universal School Meals and to limit the students' use of cell phones during the school day.

Erica Koyfman – representing CM Vernikov

The CM's office is following up on fraud with EBT/SNAP caused by skimmers. Soon the CM will have a Family Movie Night at Manhattan Beach Park. Information to be forthcoming.

Sergei Chuprik – representing the Comptroller's Office

Check the Comptroller's website for new information. To institute a claim against the City check the Dashboard on the website. In 2024 the Comptroller's Office settled 14,000 claims for a total of \$2 Billion dollars.

Bianca Stephenson – representing Brooklyn Borough President Reynoso

She brought greetings from the Borough President. She welcomed all the new members of C.B. 13. The BP has opened the 2025 Pre-K through Grade 12 Graduation Awards List. All schools can submit names of students to BH. The deadline is Friday, May 30, 2025.

On June 4th, BH is having a Town Hall with the Economic Development Corp to discuss the Redesign of the Marine Terminal.

Zunera Ahmed – representing CM Brannan

The CM is deep in budget season and is spending most of his days at City Hall. She has left flyers in the back about events coming up. June 11th NY Legal Assistance Group will be at the CM's office from 10-3. June 19th Juneteenth event at Nautilus Playground from 12-4. This is in conjunction with the other elected officials in our community. June 7th & 14th there will be a Silent Disco at the Parachute Jump on the boardwalk. On July 14th from 11-3 p.m. OATH will be in their Coney Island Office.

MINUTES:

Motion made by Joann Weiss, seconded by Robbin Paraison to accept the Minutes of the May, 28, 2025 Board meeting as presented.

VOTE: In Favor: 38 Opposed: 0 Abstention: 0 Recusal: 0

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

CHAIRPERSON'S REPORT:

Mr. Sanoff requested a moment of silence for Fran Schwartz's sister who passed away recently. He extended condolences to Fran and the family. He and Eddie recently attended NYHHS South Brooklyn Medal Day. Chief of Hospital Police, Vincent Martinos was the recipient of the Hospital Police Award. Congratulations, Vinny.

Since the 60th Pct "Q Team" began, they have been extremely instrumental in ticketing and towing illegally parked vehicles and ticketing and confiscating merchandise from illegal vendors in the area.

We have 12 new board members. Board members have two year terms. Half of the board are reappointed on even years and half are reappointed in odd years. Jeff thanked the members of the board who are no longer appointed for their service. (Patricia Brown, Joe Corace, Linda Harrison, Amarilys Herrera, Gabriel Blinder, Erum Hanif, Susan Flaschenberg, Pat Singer, Michael Russo, and Jack Suben).

He had the new board members stand and introduce themselves. (Thomas Hoefel, Christian Molieri, Nicolas Seunarine, Jennifer Thorpe-Moscon, Andrey Tikhomirov, Fanya Vasilevsky, Natasha Franklin, Barbara Guervil, Maxim Ibadov, Jacqueline Johnson, Roman Gitis and Viktoriya Krugolets). Jeff remarked that the new members have been placed on committees, however, it is possible that some committee changes will be made during the summer. If a new member feels that would like a change of committee, please let Jeff know and changes might be made at his discretion.

Jeff reported that due to Linda Harrison not being reappointed as a member, a special election must take place. A Nominating Committee has been formed, and Mark Mernyk has been chosen as the Chairperson. Later in tonight's meeting, Mark will discuss the procedure that will be followed. The election to fill the vacancy will take place at the September 25, 2025 board meeting.

There will be a change in tonight's agenda, the Nominating Committee will present before the Environment and Sanitation Committee so that the vote on Beyond Plastics will be the final roll call as well.

DISTRICT MANAGER'S REPORT:

Eddie reported that June has been a very busy. We have new board members, and we have lost some board members. Two weeks ago, Coney Island was where The Half Marathon ended. It caused horrendous traffic problems. Next year, there must be a better way of doing this. Surf, Neptune and Mermaid Avenue will hopefully be paved before May 5/15 start of the moratorium or at least before the Mermaid Parade in June. Next week there will be a Health Committee meeting next week. There will be a discussion of the health needs of the residents of Coney Island. This will help us be proactive for when we do the District Needs in the fall.

Future meetings: June 12 – Nominating Committee
June 16 - Land Use Committee – 58 Nixon Court
June 20 – Fireworks begin
June 21 – Mermaid Parade

Eddie reminded the new members and all those at the meeting who have not done so, to complete the DOT Survey.

Jeff reminded everyone that if they wanted to see some of the prior Committee meetings, look them up on U-Tube. He wished all who celebrate, a Happy Father's Day.

CORRESPONDENCE:

- Milagros Quiles, Secretary
• Brooklyn Day Parade Thurs. June 6th 12 noon Starts at Mermaid & Stillwell Avenues.

COMMITTEE MEETINGS:

Public Safety

Robbin Paraison, Vice Chair (In absence of Chair, Joann Weiss)

The meeting was very good. There was a good discussion. Some of the members of the Q Team were present. Working on quality-of-life issues will take time. If there's an issue, call 311, get the complaint number and forward to Community Affairs/Community Board.

Yelena thinks that the Q Team is a wonderful idea. City agencies and elected officials are good, but hopefully this Team will be able to accomplish what the others cannot. The fruit stand on Brighton 12th Street and Brighton Beach Avenue, (1055 Brighton Beach Avenue), was cleaned out and the fruit was confiscated by the Q Team.

Nominating Committee

Mark Mernyk, Chairperson

Mark reported that the Nominating Committee was formed. Anyone who wishes to apply for the position of 2nd Vice Chair must submit their resume and a cover letter by the close of business on Monday, June 19th. To review the duties of the 2nd Vice Chair check the By-Laws. The required information should be emailed to bsantonas@cb.nyc.gov. The Nominating Committee will meet on Thursday, June 12th and review the applications that were received by June 9th. At the June 25th board meeting, nominations will be taken from the floor. The nominee must be there to confirm that they will accept the nominations. Resume and cover letter must be emailed to bsantonas@cb.nyc.gov by the date to be determined and announced at the June meeting. Before the Sept. meeting, all resumes/cover letters will be emailed to the board members, for their review

Sheila Smalls remarked that things must change. "When she looks at the dais, she doesn't see a true representation of the community". "The cliques must stop." "She was going to run for the position, two years ago, but gave it up so her friend could win". There was no further discussion on the situation.

OLD BUSINESS:

NEW BUSINESS:

Thomas Hoefel – As a new member, he wants to welcome the other new members. He works for NIA and they speak for people's money. He is part of the Civic Engagement Committee – they listen to residents and give grants based on the number of votes a community brings out.

GOOD & WELFARE:

Maxim Ibadov – He is glad to be a new member, probably the youngest member of the board. He was born in 1996. He is transgender, non-binary. He is a member of Brighton Beach Pride and will walk in the parade for the 9th time. The Sideshow is having an event on June 27th, as is are the Cyclones on June 28th. The Coney Island Museum is looking for volunteers. If you're interested, stop by and sign up.

Environment & Sanitation Committee

Mark Mernyk, Chairperson

At the meeting Natalie Russianoff, a representative of Beyond Plastics, was present to answer any questions that might be asked. The organization is looking for a support letter to send to the elected officials. The Senate voted for the bill. The Bill will come before the committee in the Assembly on June 11th. When the Assembly will vote on the Bill is not set yet.

Yelena said the reason the motion was made to table the vote for the letter of support at the committee meeting was she wanted a summary of the bill, which Natalie promised to forward to the C.B. and the board has not received it yet. Natalie said that the Bill is really PRCA (Packaging, Restructuring and Recycling Act) The four main points:

- Companies should reduce plastic packaging over the next 12 years.
- Companies should ban 17 toxic chemicals used in packaging.
- Companies that make over \$5 million should pay fees on the packaging they produce.
- Companies should create a strong definition of recycling.

Yelena asked who will be responsible for recycling?

Motion made by Mark Mernyk, seconded by to give a letter of support to Beyond Plastics.

VOTE: In Favor: 28 Opposed: 4 Abstentions: 6 Recusal: 0
Motion carried (quorum present) Roll call on file at C.B. Office.

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

Barbara Santonas, Community Coordinator