



BROOKLYN COMMUNITY BOARD 13
1201 Surf Avenue – 3rd Fl., Brooklyn, NY 11224
(718) 266-3001 FAX (718) 266-3920
<http://www.nyc.gov/html/bkncb13>

ANTONIO REYNOSO
Borough President

LUCY MUJICA DIAZ
Chairperson

EDDIE MARK
District Manager

**COMMUNITY BOARD 13
MEETING
MINUTES**

Date: Wed., March 20, 2024

Time: 7:00 P.M.

Loc: Fiesta Adult D.C

Present:

Lucy Mujica Diaz
Linda Harrison
Angela Kravtchenko
Mark Mernyk
Nodira Pirmukhamedova
Jeff Sanoff
Michael Silverman
Annette Wesley

Jennifer Dublin
Queenie Huling
Yelena Makhnin
Pat O'Brien
Sabina Pirmukhamedova
Fran Schwartz
Pat Singer
Svetlana Zelinskaya

Olga Fort
Yuriy Krasner
Minnie Mankita
Sam Rinkovsky
Milagros Quiles
Tatyana Segal
Gloria Watkins

Absent:

Dionne Brown
Allen Newman(exc)
Barbara Teitelbaum(exc)
Sonji Cephas
Robbin Paraison
Edita Volovodovskaya
Michael Russo
Asad Dandia(exc)

Patricia Brown
Jack Suben
Susan Flaschenberg(exc)
Lakeisha Bowers
Erum Hanif(exc)
Marion Cleaver
Pervez Siddiqui(exc)
Zunera Ahmed

Selina Grant(exc)
Sheila Smalls
Dennis Vourderis
Lolita Divilova
Joe Corace(exc)
Joann Weiss(exc)
Amarilys Herrera

Guests:

Janina Diaz, Ron Greenberg, John Lyons, Elyse Faladake(Eric Palatnik), Ida Sanoff, Arthur Melnick, Erica Koyfman(CMVernikov), Olga Fiore(SSSpanton), Clifton Smith Mikita Kost(CAMBA), Daniel Murphy(Alliance), Zhana Krot(NYPD), Elvana Xhakollari Charlene Batts(AMBrannan), Thomas Hoefel(NIABklyn), Hasaan Chaudhary(BBP)

Staff Members Present:

Hanna Glikman, Community Associate, Barbara Santonas, Community Coordinator

Chairperson Lucy Mujica Diaz opened the meeting with a Moment of Silence for passed chairperson Steven "Butch" Moran. Lucy said that she will remember him as a generous, caring person, who brought her onto the Executive Board by suggesting she run for 2nd Vice Chair.

The Pledge of Allegiance was said and Lucy thanked Fiesta Adult Day Care for again allowing us to use their facilities. Lucy also thanked Jeff for covering the board meeting last month when she was under the weather.

PUBLIC HEARING:

Special Permit pursuant to ZR Section 73-19 to permit Use Group 3 Daycare in a C8-1 Zoning district contrary to ZR Section 32-00. The proposed project is to change the zoning to allow 56 Brighton 11th Street to become a daycare center.

Presenter: Elyse Faladake – Eric Palatnick’s Office, Kevin Williams

Elyse gave an overview of this project This is a new 4 story building. The owner of the building is working with a day care facility. It will be a state of the art center. It is in a C8 district, residential, where Sheepshead Bay, Manhattan Beach and Brighton Beach come together. It encompasses C.B. 13 and C.B. 15. It is a Special Permit C8 district (should be used as high industrial building) 21,000 square feet, 4 stories with 6,000 square foot day care center housed in floors 2-4 with a playground on the roof for the day care center. The inside has acceptable acoustics for day care center. The children will be ages 1-3 years. By 2025 there will be a total of 77 children (walk in/drop off) with 30 staff members. Use group 4 with community center. The day care center will not open until they get a letter of support and then they will apply to BSA. The center will be from 7 a.m. to 7 p.m; 7:30 a.m. to 9 a.m. will be when the children are dropped off and pick up will be between 5 pm. and 6 p.m.

Kevin who has done the studies on parking and traffic for the facility stated that the area was observed over multiple days and the numbers of staff and children were figured out using the American Survey information on working parents (35-36% of the children will come by car and the remaining 64-65% will come via public transportation (bus, train or walking). Requesting No Standing – school zone. Three of the staff members would have cars.

Lucy said there will be no questions tonight, they will be coming to a Land Use meeting in April and then to the April 18th Board meeting for any follow up.

PUBLIC SPEAKING:

Mykyta Kost – representing CAMBA. He gave overview of what CAMBA is: not-for-profit. Employees speak Russian and English. They give workshops and help new business owners by giving loans of up to \$35,000, if qualified. Basically, CAMBA helps in all aspects of starting a small business. They are located at 2244 Church Avenue, Brooklyn, N.Y.

ELECTED OFFICIALS/REPRESENTATIVES:

Olga Fiore – representing State Senator Spanton – The Senator has secured support for her program to ensure equal access for social services to all. Olga suggested everyone follow the Senator on her website for updates. She looks forward to seeing everyone at the Blessing of the Rides on Sunday.

Erica Koyfman – representing Councilmember Inna Vernikov – She announced that the CM was able to fund an Argus Surveillance Camera on Surf Avenue, hopefully this will help to ensure the safety of all. The CM held a Town Hall meeting with the Lunar Park residents. She also wrote a letter to the Brooklyn Borough President asking that all board members are reappointed until term limits actually take effect.

Charlene Batts – representing Councilmember Justin Brannan – She had nothing to announce this evening.

Daniel Murphy – Executive Director Alliance for Coney Island – He introduced Gabe, who is currently working for the Alliance as Project Manager, grant funded by the City of New York. He announced that effective Monday, March 25th, CM Brannan, will be funding supplemental sanitation services on Mermaid Avenue from Stillwell Avenue to W. 33rd St., 7 days a week from 9 a.m. to 3 p.m. until June 30, 2024. Also, on Sunday, there will be the Annual Blessing of the Rides at Deno’s and the Egg Cream Christening of the Cyclone at Luna Park. (Luna Park and Deno’s are the largest employers in Coney Island).

CHAIRPERSON’S REPORT:

- Ida G. Israel Medical Center will be closing and will reopen at the end of 2024 at 2932 West 16th Street.
- Meeting with our elected officials on ongoing issues with Cannabis Dispensaries. We now have a legal dispensary on Neptune Avenue. The elected officials promised to work with the community board and Office of Cannabis Management to close the illegal dispensaries.
- Happy to see that the community board received a new application for “Sand Bar”, a new business opening where Coney Island Brewery had been. It is great to know that new business is still interested in opening in Coney Island.
- In April, 2023 “The Coney” promoters were part of a Public Forum held at Garguilio’s. Now that a year has passed, the community needs an update. Lucy sent email to Patricia Lynch asking for a meeting where the community can be updated. The response was “that the casino will bring in jobs, etc. Please be assured that when the Gambling Text Amendment is finalized and information on requirements received, they have all intentions of updating the community board”.
- Lucy said that this response is unacceptable-the public must be aware of what’s being done.
- Tomorrow, the Chairs of all the Brooklyn Community Boards will be meeting with the Borough President about the letter he sent out in reference to renewals. This letter was written and sent out without any input from our City Council members.
- By March 31st the Chairs and District Managers should receive from the Borough President’s Office the list of new and reappointed board members.

COMMITTEE REPORTS:

Nominating Committee –

Tomorrow the office will send out an email about forming the Nominating Committee. They will meet in April as many times as necessary. Members can send in if they want to run for a position. They also must send in a brief resume. A member can also be nominated off the floor. A link to the appropriate section of the By Laws pertaining to Election of Officers will be placed in the email.

By Laws Committee

Michael Silverman/Susan Flaschenberg
Co-Chairs

Michael said that this is the second of three board meetings where the proposed changes will be discussed. At the next meeting the entire board will vote on the changes. He explained that the committee met several times during the winter and discussed changes and updates. The members of the committee: Selena Grant, Zunera Ahmed, Lucy Mujica Diaz, Jeff Sanoff, Yuriy Krasner, Jack Suben, Joann Weiss. Michael thanked Mark Mernyk for all his input and for attending all the committee meetings. Michael said that without Jack, who kept track of all the changes, this would have been an impossible undertaking. Most of the changes in the By Laws were grammatical in nature and the By Laws were made gender neutral.

Article I –**Territorial Limits** - Added ‘adopted by the Board of Estimate on Dec. 23, 1976 until end of sentence.

Article II – Membership – no changes until 2a3 –added link to Public Officers Law.

Subsection 3c Tatyana is against using “severe illness”. She said that in the Law Insider it stated that a severe illness requires ongoing medical assistance. An occasional absence could be because the member is a caregiver or that the member has a continuing illness.

Subsection 3e – changed to *may be* removed.

Subsection 3g – no member shall represent the Board’s position on any matter unless “*duly authorized*” in writing by the Chair.

Subsection 3h – no change from previous.

Article III – **Officers** – no change

the regular May meeting of the Board and shall put forward one or more Subsection 4-
Duties of the Chair –

Letter m – make change is indicated.

Article V-Executive Committee

Subsection 5-1 – To perform annual performance evaluation of the District Manager in January, and may recommend annual salary adjustments for Officers’ approval followed by full Board approval.

Subsection 6 – The Chair and Vice Chairs shall be ex-officio members of all committees of the Board.

Subsection 6a – As per Robert’s Rules, ex-officio members may vote on committee business, however they do not count towards quorum.

Subsection 8 – Duties of the Secretary

The Secretary shall be the recording officer of the Board *ensuring that* minutes of the regular monthly meetings and the minutes of such special or emergency meetings as may be called *are taken*.

Article IV-Removal of Member or Officer

Subsection 1a1-Removal of a Board Member – change from 1 year to 6 months.

Article V- Executive Committee

Subsection 1 – Add – Officers of the Board who may also be a committee chair will get only one vote.

Article VI – Standing Committees

Subsection 1 – *add k* – Licensing Committee

delete – Interfaith Committee – this committee hasn't met in three years.
If anyone wants to try again, it can become an Ad-hoc committee.

Subsection 2 – Each committee shall have no less than 5 members and no more than 11, all of who must be members of Community Board 13 and may include up to 2 public members.

Article VII – District Manager

Subsection 1 – Appoint

a- The Chair shall appoint a (remove screening) *selection committee* to review applicants and submit their recommendations to the Board.

Article VIII – Meetings

Subsection 1

a- *add* usually on the fourth Wednesday of each month

e-*add* City Charter

f-*add* 197C of the City Charter.

Subsection 5 *add* (New) Open Meeting Amended Procedures

add a 1,2,3a,b,4(meeting procedure for remote attendance requires following criteria a,b,c,d

Article IX – Agenda

Subsection 1 – *add* Chairperson's.

Subsection 2c1 – *add* Chairperson.

Subsection 2c6 -*add* Treasurer's Report

Subsection 2c7 – *add number 7* in front of Communications and Correspondence

Subsection 2c8 – *add number 8* in front of Reports of Committees

Subsection 2c9 – *add number 9* in front of Roll Call

Subsection 2c10 -*add number 10* in front of Good & Welfare

Subsection 2c11 -*add number 11* in front of Adjournment.

It was stated that there will be another review of the By Laws at the April meeting and then the vote will be taken. The April board meeting has been changed to Thursday, April 18th .

Lucy – reminded everyone that the Nominating Committee will be formed and that anyone who wishes to be on the Committee must understand they cannot run for an office.

Hasaan Chaudhary from the Borough President's Office arrived late, and Lucy asked if he wanted to speak. He said that all applicants for appointment and reappointment have been interviewed. Their applications are in the review process and decision will be made soon and District Managers and Chairpersons will get the list.

COMMITTEE MEETINGS:

Parks Committee Barbara Teitelbaum/Susan Flaschenberg, Co-Chairs

Committee member Jeff Sanoff gave the report in the absence of both chairs.

Update – Parks on West 24th to West 27th St. in Design and Construction

Brighton Playground – discussion/Design & Construction

Dog Run – Asser Levy Park – discussion/Design & Construction

Scarangella Park – redesign

Shady Park – comfort station

West Street Park – completed in one year.

C.I. Security Ctr - Installation of bollards – 75% completed.

Meeting about illegal cannabis dispensaries – Yelena Makhnin

Yelena explained that this mtg was with elected officials and their representative. She thanked her Co-Chair, Olga Fort for her input. At the meeting there was discussion of enforcement on illegal cannabis dispensaries. The requirements stated by OCM makes no sense. She discussed the fact that OCM stated that in order to be an educational institution (school), the entire building must be used as a school. There are many types of schools that are within a building, not entirely used as a school (nursery schools, charter schools, colleges, day care centers). Also, she believes that distance from identified establishments should be increased from 500 feet to 1000 feet.

The suggestion was to write a letter to SLA but to wait until the board votes at the April board meeting. No recommendation to OCM on applicant for adult dispensary. The application will expire in 30 days. Michael Silverman reminded Yelena that the committee had voted on this application.

OLD BUSINESS: None

NEW BUSINESS:

Angela Kravtchenko – She is upset at the lack of information from the casino developers. She suggested a letter be written that there is a concern that building a casino here is not suitable for our community. She is requesting that a meeting be set up with the developers to update the community on the situation.

Minnie Mankita – She would like a report on the project that is being done on Neptune Avenue and West 5th Street.

Pat O'Brien – He is opening an office hopefully on Mermaid Avenue of Adoptive Parents Coalition of New York. It will be serving families in the five boroughs, most of whom will live in the Brooklyn area.

GOOD & WELFARE:

Linda Harrison – She announced The National Day of Prayer, when prayers are said for the nation, which is held every year on May 2nd. It will be held this year from 12-1 p.m. at Coney Island Gospel Assembly. Everyone is welcomed.

Yelena Makhnin – discussed that there has been no interaction with the developers on the casino. Michael Silverman added that the community wants to talk to them. The Borough President should assist the community in getting a meeting. The Borough President will get to appoint one member to the Advisory Board and that person will be a member of our Community Board.

Pat Singer – Our community board represents all the people in our community. This discussion is totally out of order.

Hassaan Choudhary – He said that the Borough President will choose a member of the Advisory Board and that the person he chooses will be a member of the community board. Michael Silverman asked if Hassaan can actually promise that and he was told yes.

Minnie Mankita – She asked if the Borough President is for or against the casino. She was told that he is listening to the community and has not decided yet.

The meeting was adjourned at 9:00 p.m.

Barbara Santonas, Community Coordinator