



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

JEFF SANOFF
Chairperson

EDDIE MARK
District Manager

**COMMUNITY BOARD 13
BOARD MEETING
MINUTES**

Date: Wed., Jan. 21, 2025

Time: 7:00 P.M.

Loc.: South Brooklyn Health

MEMBERS PRESENT:

Anthony Batista
Lakeisha Bowers
Marion Cleaver
Lucy Mujica Diaz
Mohamed Elnaggar
Selina Grant
Linda Harrison
Angela Kravtchenko
Mark Mernyk
Pat O'Brien
Nodira Pirmukhamedova
Leonard Maurice Robertson
Tatyana Segal
Sheila Smalls
Dennis Vourderis
Svetlana Zelinskaya

Anitrius Bleau
Patricia Brown
Joe Corace
Lolita Divilova
Olga Fort
Ronald Greenberg
Jeanny Hernandez
Yelena Makhnin
Maria Montalvo
Robbin Paraison
Sam Rinkovsky
Jeffrey Sanoff
Pervez Siddiqui
Vladislav Spektor
Joann Weiss

Gabriel Blinder
Deborah Carter
Charlene Davis
Jennifer Dublin
Taj Graham
Erum Hanif
Yuriy Krasner
Minnie Mankita
Allen Newman
Milagros Quiles
Michael Russo
Fran Schwartz
Michael Silverman
Jack Suben
Annette Wesley

MEMBERS ABSENT:

Susan Flaschenberg
Sidra Zafar

Amarilys Herrera

Pat Singer

GUESTS:

Kita St. Cyr, Jack Sullivan, Stephen Dima, Adam Rinn, Erica Turner, Jake Turner, Jean Petrek, Jean Ross, Eddie Watson, Joseph Watson, Joe DeFeo, Patrick D. Wall, Roman Gitis, Jennifer Thorpe-Moscon, Robin Lynch, Debra Packer, Joe Packer, Rachel Elizabeth Morrison, Benjamin Meyerson, Kouichi Shirayanagi, Brooke Crowing, Marie Mirville Shazada, Ed Barnas, Jesse Newman, Katherine Kosich, Keith Suber, Marissa Solomon, Bailey Kelis, Erica Koyfman(CM Vernikov), Zunera Ahmed(CM Brannan) Hassaan Chaudhary(BBP), Olga Fiore(SSSpanton)

OFFICE STAFF:

Eddie Mark, District Manager, Barbara Santonas, Community Coordinator

Leonard Maurice Robertson led the meeting in the Pledge of Allegiance.

PUBLIC SESSION:

The Chairperson, Jeff Sanoff announced that each speaker will be given two minutes to make their statement. When the timer sounds, the speaker must end their comments.

Kita St. Cyr – employee of Coney Island USA. She is against the casino.

Jack Sullivan – He stated that in Atlantic City, the area off the boardwalk has become a cesspool. He is against the casino.

Stephen Dima – He is against the casino.

Adam Rinn – Coney Island USA. He is against the casino

Jake Turner – He is against the casino

Erica Turner – They have gotten over 6000 signatures on a petition against the casino.

Jean Petrek – She is against the casino

Joseph Watson – He is for the casino.

Eddie Watson – He is for the casino

Jean Ross – She is against the casino

Joe DeFeo - He is against the casino

Patrick Wall – He is against the casino

Roman Gitis – He is against the casino

Jennifer Thorpe-Moscon – She is against the casino

Marie Mirville Shazada – She is for the casino

Robin Lynch – She is against the casino

Debra Packer – She is for the casino

Rachel Morrison – She is against the casino

Ben Meyerson – He is against the casino

Kouichi Shirayanagi -He is against the casino

Ed Barnas – He is against the casino

Joseph Newman – He is against the casino

Kathryn Kosich – She is against the casino

Joseph Packer – He is for the casino

Keith Suber – He is for the casino

Marissa Solomon – She is against the casino

Bailey Kelis – He is against the casino

Olga Fiore – representing State Senator Spanton

Reminding homeowners that the City/State property tax filing deadline for senior/disability exemption is approaching, March 17, 2025. Must have valid I.D. Feb. 6th from 1-4 p.m. there is an event at the C.I. Library. On Feb. 28th there is a Black Excellence in School event at the Coney Island YMCA at 6 p.m.

Erica Koyfman – representing CM Vernikov

There is a new app for cell phones that can stop EBT cards when they are not in use.

www.ebtedge.com.

Zunera Ahmed – representing CM Brannan

Their new office is opened at 1915 Mermaid Avenue. There will be an ice skating even for children, like the event during winter holiday. It will occur on February 18th and 19th from 8 a.m. to 11 a.m. at Abe Stark Rink. An adult must accompany all children. However, only children can skate.

Hassaan Chaudhary- representing Brooklyn Borough President Reynoso

He reported that the application for Capital Funding for non-profits is open and the deadline is February 20, 2025. The application for Community Board membership is open and the deadline is February 14, 2025. The BP would like to have young people (16+) as members.

CHAIRPERSON'S REPORT:

Jeff thanked the members of the 60th Pct for being in attendance at tonight's meeting. He also thanked Sam Moore, Executive Director of the Coney Island Y for the use of their facility at our Public Hearing on January 9th and the 60th Pct for their attendance at that meeting as well. The office has not received any complaints about snow removal. DOS did a great job and we thank them.

DISTRICT MANAGER'S REPORT:

Eddie attended and participated in the Polar Plunge on New Year's Day. There were 10,000 participants that raised approximately \$90,000.00. In February we will hold License Committee, Housing Committee and Street Closing Committee meetings. Chinese New Year's will be celebrated next Wednesday. All NYC Public Schools will be closed.

COMMITTEE REPORTS:

Land Use Committee: Shimon Rinkovsky, Vice Chair

Jeff explained that due to statements that three of our Board members made during the Public Hearing on January 9th, they will have to relinquish their votes (as indicated in Community Board 13's By Laws). He asked Lucy Mujica Diaz if she would relinquish her vote, she agreed. He asked Pat O'Brien if he would relinquish his vote, he agreed and he asked Linda Harrison if she would relinquish her vote, and she agreed.

Vice Chair of the Land Use Committee, Sam Rinkovsky explained what happened at the Land Use Committee. The vote on the motion to approve a private application for a demapping action which would facilitate the development of a 1.3 million gsf multi-use development including a gaming facility, convention center, hotel, event space, parking, and other amenities in the Coney Island neighborhood of Brooklyn, Community District 13.

VOTE: In Favor: 2 Opposed: 7
Motion was denied.

Leonard Maurice Robertson made a motion to put aside the committee vote or vote with recommendations.

Discussion on the motion to approve.

Yelena Makhnin explained that during the Land Use Committee meeting, there were very few answers to the questions the members of the committee asked.

She told a story of when she and her family came to America on 09.11.1992 the first place her relatives took her family was to Coney Island. The first picture she took of her daughters in America was them standing in front of the Wonderwheel – this is her America. The vote that is being taken by the board tonight is part of the project to destroy Coney Island and she will not let it happen. When questions were asked about jobs, there were two answers there will be quality jobs, all union jobs at \$30/hr. There are no such jobs. This was stated on 12.16.2024 in front of City Planning. What we need in Coney Island, is job training; a trade school in Coney Island.

Sheila Smalls, a community board member said in "her Coney Island" the drug store Duane Reed was taken away as was many other stores that were important to the neighborhood. Also, she took exception to the statement made by one of the speakers who said that Dennis and other amusement owners did not hire workers who lived in Coney Island. Sheila said her brother worked for Dennis when he was 14 years ago and Dennis and other owners do hire from the community. Dennis and his family are always there for the community. Sheila said she believes the woman is mistaken.

Leonard Maurice Robertson said that Brighton Beach doesn't want for anything, but if you go to Coney Island you can't even get back to where you came from.

Jeff Sanoff said he spoke for the parents and grandparents whose children go to Lincoln and Grady. They have been congregating at the Dunkin Donuts on Neptune Avenue and Ocean Parkway. This situation has its problems, but if the casino opens, they won't be hanging at Dunkin, they will go to the casino, which will be a bigger problem for the children and their families. We don't want to leave a legacy of predatory gambling for our youths!

Lucy Mujica Diaz said that no real promises have been made by The Coney to bring assistance to the community. The illegal vendors who invade the boardwalk, increase each year and nothing will be done by developers until the license is given out. So, this summer the illegal vendors will still be evident. The homeowner's taxes will increase and the seniors who own homes and are on fixed incomes may have to sell and leave because they can't afford to pay the increased taxes.

Pat O'Brien stated that he is against The Coney unless the developers put together an enforceable community benefits agreement (CBA) that includes:

- Funding all Public Schools on the Coney Island Peninsula at the same rate as the closest Charter School to our neighborhood.
- Provide a paid membership for anyone who lives on the peninsula **who wants** to join the Coney Island YMA for every year that the Casino owners operate in our neighborhood.
- Provide funding to all the Tenant Associations on the peninsula in the amount that both "The Coney" and the Tenant Association Leaders agree upon that will enhance the living conditions in all the buildings they represent for as long as the casino operate in our neighborhood.
- Fund the local libraries on this peninsula so that they can have additional hours and additional technologies that will provide the residents of our community with state of the art library services for as long as the casino operates in our neighborhood.
- Completely fund the Business Improvement District along Mermaid and Surf Avenues so that none of the local merchants have to use any of their hard earned income to improve the street they operate their businesses from.
- Finally – in the enforceable community benefits agreement that would include all five points above, the CBA must agree to pay all legal costs should the residents of this community need to take "The Coney" to court for not following through with any items They agree to in the enforceable Community Benefits Agreement.
- Clarifying point – the neighborhoods of Brighton Beach, Coney Island and SeaGate make up the area that is referred to in this as "the Peninsula".
- Finally, I think the Casino owners would be insane not to accept an enforceable community benefits agreement like the one I just outline above, because I believe it will make this agreement a model for America and likely put you over the top to receive this one truly available license.

Until this CBA is in force, I will be totally against The Coney project.

Anthony Batista – He stated that originally, he was totally against The Coney, however, he has had a conversation with the developers and during this conversation discussed have a 9 person community advisory board – 4 people chosen by The Coney and 5 residents chosen by a committee of residents to work together. He suggested that everyone who is against The Coney should have a conversation with them and then make up their mind.

Sam Rinkovsky reviewed the fact that the Land Use Committee met and voted In Favor: 2
Opposed: 7 Abstention: 1

Now for the vote, if you are in favor of the demapping, vote yes. If you are opposed to the demapping, vote no.

Selina Grant remarked she believed the residents had been misinformed.

Lucy asked the Chairperson to explain what happens next. Jeff explained that once we vote our vote and comments will be sent to the Borough President who has 30 days to comment and then it goes to City Planning who also has 30 days to comment. Even after we vote, comments can still be sent to the board office to include in the information that will be sent to the Borough President and City Planning.

The motion was then called. Since the motion came from committee, no second was needed.

MOTION: Community Board 13 approves a private application for a demapping action. Approval of the requested action would facilitate the development of a 1.3 million gsf multi-use development including a gaming facility, convention center, hotel, event space, parking, and other amenities in the Coney Island neighborhood of Brooklyn, Community District 13.

VOTE: In Favor: 11 Opposed: 24 Abstention: 2 Relinquish Vote: 3
Motion: Denied (quorum present) Roll call on file at C.B. Office.

LICENSE COMMITTEE: Yelena Makhnin/Olga Fort

Committee Chair Yelena Makhnin explained that at the Committee meeting held on Jan. 13th there was one new application and six renewals, which do not need to be voted on.

New full liquor license application for Anvars Restaurant located at 241 Brighton Beach Avenue, Brooklyn, N.Y. 11224.

Motion made by Michael Silverman, seconded by Yelena Makhnin to approve the application.

VOTE FROM COMMITTEE: In Favor: 8 Opposed: 0 Abstentions: 0

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

VOTE FROM FULL BOARD: In Favor: 37 Opposed: 7 Abstentions: 2

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

RENEWALS:

Wine, beer and cider – Sach Iko Corp. dba Sachiko Japanese Restaurant 3083 Brighton 1st Pl. Brooklyn, N.Y. 11235

Wine, beer and cider – Rong Wu Brothers, Inc., dba Umi Sushi, 215 BBA, Brooklyn, N.Y. 11235

Full liquor – Soko-Lya Café Inc., dba Oleandr, 410 BBA, Brooklyn, N.Y. 11235

Beer and Cider – DSH Restaurant 3059 W. 12th St. Brooklyn, N.Y. 11224

Beer and Cider – Voudou Food Corp., dba Deno's Snack Bar/Famiglia Pizzeria, 1025 Boardwalk, Brooklyn, N.Y. 11224

Full liquor – Za Zaborim, Inc. 3701-3703 Mermaid Avenue, Brooklyn, N.Y. 11224

Dining Out NYC application for Roadway Café for Tone Authentic Georgian Bakery & Cuisine, located at 265 Neptune Avenue, Brooklyn, N.Y. 11235.

Motion made by Michael Silverman, seconded by Olga Fort – that committee approves recommendations and forward to full board for approval.

VOTE: From Committee – In Favor: 8 Opposed: 0 Abstention: 0

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

The new procedure is that the community board can have an opinion, but no vote is necessary. The committee made some comments. Yelena thanked Michael Silverman for putting the comments together.

Motion to adjourn at 9:10 p.m., made by Joann Weiss seconded by Tatyana Segal .

This is not a verbatim account of the meeting, but a synopsis of the main points.

Barbara Santonas, Community Coordinator