



BROOKLYN COMMUNITY BOARD 13
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ANTONIO REYNOSO
Borough President

JEFF SANOFF
Chairperson

EDDIE MARK
District Manager

COMMUNITY BOARD MEETING MINUTES

Date: Wed. June 25, 2025 **Time:** 7:00 P.M. **Loc:** South Brooklyn Health

Members Present:

Anitrius Bleau	Lakeisha Bowers	Marion Cleaver
Charlene Davis	Lucy Mujica Diaz	Lolita Divilova
Jennifer Dublin	Olga Fort	Natasha Franklin
Roman Gitis	Taj Graham	Selina Grant
Ronald Greenberg	Barbara Guervil	Jeanny Hernandez
Jacqueline Johnson	Yuriy Krasner	Viktoriya Krugolets
Melissa Mai	Yelena Makhnin	Minnie Mankita
Mark Mernyk	Maria Montalvo	Pat O'Brien
Robbin Paraison	Milagros Quiles	Sam Rinkovsky
Nodira Pirmukhamedova	Jeffrey Sanoff	Fran Schwartz
Tatyana Segal	Nicolas Seunarine	Michael Silverman
Vladislav Spektor	Jennifer Thorpe-Moscon	Andrey Tikhomirov
Fanya Vasilevsky	Joann Weiss	Annette Wesley
Svetlana Zelinskaya		

Members Absent:

Anthony Batista	Deborah Carter	Thomas Hoefel
Maxim Ibadov	Angela Kravtchenko	Christian Molieri(exc.)
Allen Newman	Sheila Smalls	Dennis Vourderis
Sidra Zafar		

Guests:

Maria Hernandez, Olga Fiore(SSSpanton), Gail Cohen, Elyse Foladare(Eric Palatnik), Sonji Cephas(CMBrannan), Kim Kane(Dack Consulting), Venus Scantelbury(CCRB), Bianca Stephenson(BPReynoso), Erica Koyfman(CMVernikov), Pat Singer, Linda Harrison, Boris Ioselev(BPL)

Board Chairman, Jeffrey Sanoff opened tonight's meeting. He asked board member, Roman Gitis, to lead the meeting in the Pledge of Allegiance.

Jeff and Eddie made a presentation of a plaque to South Brooklyn Health for their support and commitment to the residents of our community. The plaque was accepted by Vincent Martinos, Head of Security. He accepted the plaque on behalf of the CEO, Svetlana Lipyanska, and all the NYHSS Police on staff. He thanked us and welcomed us back. The hospital is looking forward to working together in the future.

PUBLIC SESSION:

Pat Singer – She spoke on Jack “The Barber” Skolnick and why there should be a street (BBA & Br. 13th St) co-named for him. He lived and worked in Brighton Beach for 60 years. He knew everything that was going on and helped many residents during all those years.

Wayne Rosenfeld – He is Jack’s son-in-law. He told how Jack had the barber shop for 60 years and was an active member of the community. He asked that those present go to the website Jack@gmail.com and sign the petition. They will also have a table at the Brighton Jubilee so residents can sign the petition. He will also remain until the end of the meeting, tonight, so if anyone wants to sign the petition, they can do so tonight.

Kimberly Ganapolsky – She is one of Jack’s daughters. She is a Special Education teacher at P.S. 225. When she started teaching, she would take her students on trips to her father’s barber shop. The students, all of whom had various issues and needs, would allow her father to cut their hair, and he would speak to them and try to get them to overcome their fears. She thinks it would be a wonderful honor to have the street in front of where the barber shop used to be, be named for him.

Anna Daratany – She discussed several issues including who was Queen of the Mermaid Parade, the illegal vendors on the boardwalk and the fact that she feels that the elected officials do nothing about important issues. There are almost no lifeguards again this year and recently there was a brawl on the beach.

Assemblyman Alec Brook-Krasny – He is happy the Assembly session is finally over. Some good bills were passed but also some not-so-good bills were passed. He was proud to have partnered with Senator Spanton and Congressman Jeffries and Councilmember Brannan on the 3rd Annual Juneteenth event. It was well attended by many families in the area. Good food, good music and good friends. He congratulated the candidates who won in the primaries and those who lost for working hard. He is having a clothes drive to the women’s shelter n Neptune Avenue and West 22nd St. Drop off any clothing at his office. He wished everyone a Happy, Healthy and Safe Summer.

Olga Fiore- representing State Senator Spanton. Olga reported that the Senator had voted to pass 33 bills. They will have a Shredding Event at Liberation High School on July 18th from 9-12 noon.

Erica Koyfman - representing CM Vernikov. There are several events coming up. Silent Disco in Sheepshead Bay from 6-9. August 13th there will be a Shredding Event at 525 Neptune Avenue from 9-12.

Sonji Cephas – representing CM Brannan. The CM is working hard to secure the budget for the next fiscal year. She said the CM wanted to thank all the community partners for making the Juneteenth event so great. He hopes the event will continue. He will have a representative from OATH at the Coney Island Library. He will be a part of Family Fun Day in Bayview from 12-3 p.m. There will also be several movie nights during the summer. Dates and times to be announced.

Bianca Stephenson – BP Reynoso office. She announced the BP is having a Fashion Designers Contest for young people. The winner will be given \$5000 advance and be part of a fashion show at Borough Hall. The date to apply is no later than July 6th. She wished everyone a Happy Summer.

Venus Scantelbury – CCRB – She explained what CCRB does. It has monthly board meetings, so that the board can engage with the public. The meeting is usually on the 2nd Wednesday of the month, but in July it will be the last Wednesday, July 30th from 4-5 p.m. You can join in person or on Web-ex. CCRB also does outreach activities in schools and goes to community events and has a table to give out information.

CHAIRPERSON'S REPORT:

Jeff reported that there is a proposed change to the City Charter in reference to ULURP procedure. The change would remove the community board as an oversight entity. We are opposed to this. We have sent a letter to the City Council, Land Use Division, explaining our reasoning. Online testimony in reference to the demapping of Stillwell Avenue and West 12th Street is being accepted. The new "Q Team" is very active in the community-ticketing and towing cars and writing tickets and confiscating merchandise of the illegal vendors. Call 311 and email the board office and give the complaint number.

The more complaints logged on an incident, the quicker the Q Team will act. Occasionally during the summer there is a need for an emergency board meeting. Please read any emails sent from the board office.

DISTRICT MANAGER'S REPORT:

The Mermaid Parade was well attended. Unfortunately, there was still construction going on Mermaid Avenue and construction will continue for some time and unfortunately not before July 4th. There is only one lane going east and one lane going west. The lifeguard situation is still fluid. Parks will not know until July 4th when college students come on. 60th Pct will have a Blood Drive on Monday, July 7th from 12-6 p.m. PSA 1 will also have a Blood Drive at their Pct on Thursday, July 24th. Fireworks will take place every Friday evening at 9:30 p.m. Movies on the Beach every Thursday evening, beginning

July 16th. Beginning in early September, we will have committee meetings, some of which will be joint committee meetings to discuss District Needs. Eddie reminded everyone to fill out the Transportation Survey. It is ongoing for 18 months, so that the MTA can get to know the transportation problems in our area. July 12th will be City of Water Day at Kaiser Park. In addition, South Brooklyn Health will have their Health Fair. Have a Happy, Healthy and Safe 4th. Enjoy the summer! Brief discussion of "Q" Team Policy – if there are at least 5 311 complaints on the same issue, "Q" Team zones in on the issue and gives more action.

CORRESPONDENCE: None

Our next Community Board meeting will take place on Thursday, Sept. 25, 2025 due to Jewish Holiday.

COMMITTEE REPORTS:

Health Committee Jennifer Dublin, Chairperson

The committee discussed future issues to be discussed. It is important to obtain flyers from city agencies and community-based organizations, to distribute to seniors about community events and services.

Nominating Committee: Mark Mernyk, Chairperson

Mark discussed the situation in reference to vacancy of 2nd Vice Chair of Community Board which was caused by the Borough President not reappointing Linda Harrison, who was the 2nd Vice Chair. Our By Laws state that the vacancy must be filled within three months. The election for that position will take place at the September General Board meeting. Three letters of intent to apply for the position were received by the office. Today we will accept nominations from the floor. Any nominations accepted today must have letter of intent and bio submitted to the board office attention bsantonas@cb.nyc.gov by Monday, July 7th. Bios for all the nominees will be sent to board members before the September board meeting. Melissa mai was asked to send the letter of intent in her new name. The nominations were closed for the 2nd Vice Chair position. The candidates as of today are: Robbin Paraizon, Jenny Hernandez, Deborah Carter and Melissa mai.

Land Use Committee

Shimon Rinkovsky, Chairperson

Shimon thanked Marion Cleaver, former Land Use Chairperson for all that she taught the board during her tenure.

The project, 58 Nixon Court which is up for approval as a ULURP was brought to the Land Use Committee two years ago. The ULURP was changed from R5 to R7a C2-4 in the Ocean Parkway Special District. The project had added an additional 800 square feet of commercial space, MIH (Mandatory Inclusionary Housing). It will have 8 stories, 19 units, 6 of which will be affordable housing.

It was denied due to the board's concerns: there is not enough parking, the wrong area for this project, no area for deliveries and there would be a substantial increase in traffic.

At that time, the committee voted: 9 opposed, 1 in favor, 0 abstentions, no recusals (denied in committee). Lucy asked what, if anything, had changed now. Basically, nothing has changed.

Ms Foladare, representing the attorney, Eric Palatnik, stated that from the original plans the changes are: 1 story has been removed (was 9 stories, now reduced to 8). At that time it was stated that the attorney and builder were partners with the building next store, which was not/is not true. Jeff said one other concern was there would only be one elevator which would be problematic if the elevator was not working. Also, he was concerned that the commercial space might be used as a commercial space, perhaps as a cannabis dispensary.

Board member, Andrey Tikhomirov stated that during the committee meeting, Mr. Palatnik had stated the time frame for construction would be about two years. He had done some research and he believed it would be more than two years. Ms Foladare said it was possible it would take longer depending on how long the paperwork and getting the permits would take.

Board member, Charlene Davis suggested to the new board members, that to better understand a situation like this, they should watch the u tube tape of the committee meeting. This was they can have the knowledge needed to make better decisions.

The motion made from committee is as follows:

Motion: To approve the ULURP for 58 Nixon Court

Vote: In Favor: 5 Opposed: 33 Abstention: 1 Recusal: 0

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

License Committee

Yelena Makhnin, Chairperson

Yelena explained that there was a DOT application for roadway eating establishment for Oceanview Restaurant.

The application was sent to each member of the committee. There was no need for comments, and no vote was needed.

Yelena explained that when an application for a new liquor license is received, a meeting of the License Committee is scheduled. If a renewal application is received, copies are sent to the committee members and to Community Affairs at the 60th Pct. If no negative input is received the renewal is completed without having a committee meeting.

There are two licenses up for renewal – full liquor license for Surf City Inc., 837 Surf Avenue, Bklyn, NY and full liquor license for Omar Khayyam located at 3159 Coney Island Ave. Bklyn, N.Y. No complaints were received, so renewals were done.

OLD BUSINESS:

Selina Grant reminded the meeting about the discussion done previously about considering instituting a moratorium on construction, like what is done in amusement area, on streets like Mermaid, Neptune and Surf Avenues, so that traffic is not negatively impacted during the summer months. She suggested that the board works with the elected officials to get this type of process approved. Eddie mentioned that the next major project will be Neptune Avenue between West 12th St. and Ocean Parkway.

NEW BUSINESS:

Board member, Fanya Vasilevsky discussed the dangers of walking on the boardwalk. She said that each year we ask for renovations to be done and put it in our Budget Requests and we seem to be happy with the answer "next year". Eddie said that we also make the boardwalk our #1 priority. Parks always answers that our elected officials can put additional money in the budget for Parks. It will take approximately \$700 million to repair our boardwalk. No elected official has that kind of money for one project.

Lucy Mujica Diaz – announced that as of June 30 2025 she will be resigning as a community board member. She is not being removed and has not been asked to leave.

Yelena said that people love to complain, but there are not enough 311 complaints for Coney Island/Brighton Beach. It must be the best area-people never seem to complain. Jeff said if there are complaints, 311 should be called and if enough complaints are registered, the Q Team will respond.

Tatyana, who is the Chair of the Housing Committee, she gave some information about NYCHA programs that might help the tenants with various problems. It is extremely important for the residents to recertify annually.

There was discussion about the closing of Wahlgreen's Pharmacy in Brighton Beach. This is a terrible problem. We are a NORC community, 22% of our population are seniors. They need a pharmacy where their prescriptions will be affordable. There should be special agreements made so that the pharmacy's can have smaller co-pays. Charlene asked what about people who don't live in NYCHA, can they obtain city vouchers like Section 8? HRA/DHS give some vouchers to veterans.

Eddie reminded everyone if they have information for newsletter to get it into the office before 2 p.m. each Friday.

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

Barbara Santonas, Community Coordinator