



BROOKLYN COMMUNITY BOARD 13
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ANTONIO REYNOSO
Borough President
JEFF SANOFF
Chairperson
EDDIE MARK
District Manager

**COMMUNITY BOARD 13
MEETING
MINUTES**

Date: Wed., Dec. 18, 2024

Time: 7 p.m.

Loc. South Brooklyn Health

MEMBERS PRESENT:

Gabriel Blinder
Deborah Carter
Lolita Divilova
Taj Graham
Linda Harrison
Angela Kravtchenko
Mark Mernyk
Robbin Paraison
Leonard Maurice Robertson
Pervez Siddiqui
Dennis Vourderis
Sidra Zafar

Lakeisha Bowers
Charlene Davis
Jennifer Dublin
Selina Grant
Amarilys Herrera
Yelena Makhnin
Allen Newman
Nodira Pirmukhamedova
Jeff Sanoff
Michael Silverman
Joann Weiss
Svetlana Zelinskaya

Patricia Brown
Lucy Mujica Diaz
Mohammed Elnaggar
Ronald Greenberg
Yuriy Krasner
Mannie Mankita
Pat O'Brien
Sam Rinkovsky
Fran Schwartz
Pat Singer
Annette Wesley

MEMBERS ABSENT:

Anthony Batista
Joe Corace(exc)
Susan Flaschenberg(exc)
Milagros Quiles
Sheila Smalls

Anitrius Bleau
Olga Fort
Jeanny Hernandez
Michael Russo(exc)
Vladislav Spector

Marion Cleaver(exc)
Erum Hanif
Maria Montalvo
Tatyana Segal(exc)
Jack Suben

GUESTS:

Christian Molieri, Christopher D. Greif, Roman Gitis, Erica Turner, Ann M. Valdez, Brianna Harris, Zunera Ahmed(CM Brannan), Erica Koyfman(CM Vernikov), Olga Fiore(SSSpanton), M. Gonzalez, Luis A. Torres, Emmanuel Galitskiy, Sean Fortune(Empire Security), Karen Baez, Adam Rinn, Tom Hoefel(NIA), Leonard Campbell(NIA), Rachel Morrison, Alima Jones, Barbara Stark, BC Michael Mandala(FDNY), Carolyn Harris(Goldman Harris LLC), John Woelfling(Dattner Architects)

STAFF PRESENT:

Eddie Mark, District Manager, Barbara Santonas, Community Coordinator

PLEDGE OF ALLEGIANCE:

Board member, Dennis Vourderis led the meeting in the Pledge of Allegiance.

Chairperson Jeff Sanoff welcomed everyone to the final meeting of 2024.

PUBLIC HEARING: 2201-2227 Neptune Avenue Rezoning

This requires a zoning map amendment (M1-2 to MX – M1-5/R7-3), zoning text amendment (Appendix F and Article 12, Chapter 3), and Chairperson's Certification, to facilitate a new 18-story, approximately 161,500 square feet (149 Dus, 36 affordable) mixed-use development, including approximately 20,100 square feet of commercial floor area, is being sought by private applicant Neptune Avenue LLC in Coney Island, Community District 13, Brooklyn.

Carolyn Harris, OF Goldman Harris LLC, explained that to build the proposed building there must be a rezoning of the block to MX(M1-5/R7-3) which will allow for 162,595 square feet of additional floor area. Text amendment to add MIH and waterfront certification. The design of the project will take one year and the construction will take 2-1/2 years after the approval of the ULURP. The developers have contacted the NYCHA Tenants Association Presidents, the Alliance for Coney Island, Mark Twain Intermediate School, and the JCCGCI. Carolyn explained that the developers will reach out again to the Community Board as the project gets closer to construction. She gave an approximate timeline for the project. The developers will go before City Planning by the end of April, 2025 and before the City Council by mid June, 2025. The Borough President will review the project by the end of 2025.

Ida Sanoff discussed the area the project is going to be built on. There are two sites involved, but only one site is for development at this time. One site had been home to the Brooklyn Dyeworks and the other site was the Ida G. Israel Medical Center where there was a dental clinic where silver/mercury was used daily. This building was flooded during SuperStorm Sandy. If construction is to be done at this site, dust control measures must be taken during the construction. Ida asked if this site is developed will a shadow be cast over the creek and into Calvert Vaux Park. The developer had a study done about shadows. They will send a copy of the study to the community board. Ida thinks that something should be given back to the community, perhaps waterfront green space, if the additional property is developed.

Pat Singer questioned if the addition of this building would put more pressure on traffic using Neptune Avenue since there is only one way in/out of our community. Could a traffic study be done? (Traffic study was done and there would be no adverse impact on traffic). The developer is committed to making sure double parking will not be an issue.

Mark Mernyk asked if the WIN Shelter would lose bedroom windows due to the new building; (no, some apartments would be reconfigured and the residents of those apartments would have to be relocated while that was being done).

Angela Kravtchenko suggested that specific ideas for what the community would like to get from the developer should be submitted to the Land Use Committee.

Lucy Mujica Diaz asked if the homeowners across the street from the proposed building had been spoken to (not yet). She suggested that this be done before the Land Use Committee meeting on January 6th.

Miguel Naopf, a homeowner across the street from the proposed site stated that he had received a letter. He is concerned traffic will increase dramatically.

Leonard Maurice Robertson said he could not vote for this project because of how it was done. The people who live across the street from the site were not contacted, but the tenant leaders from the NYCHA buildings blocks away had been contacted. This was done backward.

Selina Grant asked how would the community benefit from this project, she believes they would benefit in a negative way. The community needs to know the long-term goals. The community must be proactive.

The community board will have a Land Use Committee meeting on January 6th and the full board will vote at the meeting on January 22nd.

PUBLIC SESSION:

Christian Molieri – He is a member of the Polar Bear Club, but he is speaking as a private citizen. He is against the casino.

Emmanuel Galitskiy – He is the President of the Luna Park Board of Directors. They have taken a vote and are against the casino.

Christopher D. Greif – MTA is coming out with a Reduced Fare Omni Card. There will be a webinar on Friday, Dec. 20th. The Holiday Train will be running. To find the schedule, check the MTA website.

Anna Daratany – She has resided in Coney Island since 1977. She is upset because businesses in Coney Island/Brighton Beach refuse to hire people over the age of 25. The area is full of problems. Coney Island USA may lose its location if the casino comes to Coney Island. No express trains stop at Stillwell Avenue, there are not enough lifeguards, and the area is full of illegal vendors.

Adam Rinn, Artistic Director Coney Island USA – He is against the casino coming to Coney Island. If the casino comes, it will undermine the amusement and entertainment area in Coney Island. If the casino comes and receives a variance, construction will be done that will obstruct the pedestrian walkway.

Marissa Solomon - She is against the casino coming and the demapping of the streets in our neighborhood.

Roman Gitis – He is against the casino coming to Coney Island.

Rachel Elizabeth Morrison – She is very concerned about the building that will be built at 2955 W. 29th Street. It will take away the green space and will block the sun. She has compiled a petition with many signatures. She is concerned about possible problems of fire safety, etc. She said this is happening due to the greed of the Russians who are involved with this building being built “as of right”. Board member, Yelena Makhnin, said that although the community board was asked for a letter of approval, we voted against such a letter. The building is being done “as of right” on private property and she feels nothing further can be done by the board. She believes this was discussed during a Land Use Committee meeting. She will further research this and asked Rachel to call her on Friday.

Tom Hoefel & Len Campbell – NIA – They thanked everyone who attended the tree lighting at Kaiser Park. Len is Director of the Cornerstone Program at Carey Gardens and invited everyone to visit the program.

Briana Harris – C.I. LIFE Learning Center – She said that they have three sites and are a not-for-profit organization which supplies free meals, among other things for the residents of Gravesend Houses and other NYCHA buildings. Charlene Davis spoke on how wonderful this organization is and that is a great place for children who reside in the Coney Island community. The board will vote at the end of tonight’s meeting to approve a letter of support for this community-based organization.

Lucy Mujica Diaz – She is against the proposed casino in Coney Island. She thanked Assemblyman Brook-Krasny for his letter against the casino coming to our community.

Max Mabadi – He is against the casino coming to our community. There is not another safe space for LGBTQ+ and Coney Island USA is a safe place that would be lost if the casino came.

AM Alec Brook-Krasny – He thanked everyone for their words about his letter against the casino. He knows that what the community really needs is another way out of the community, perhaps a bridge of the creek. This is very important.

Olga Fiore – representing SS Spanton – She reported that the Senator has been working very hard to get some action on the problem of parking in the Municipal Lot in Brighton Beach. She is working on getting something done to keep the monthly paid parking spaces separated from the other spots, by a mechanical arm, so that the people who pay a monthly fee can make sure they always have a spot in the lot. In addition, the Senator is working on legislation to get a senior discount and perhaps increase the summons amount for illegal parking in the lot.

The Sheriff's Office in conjunction with DOHMH has closed a pizzeria in Manhattan Beach, located at 184 Oxford Street, where cannabis-infused pizza was being sold.

On Dec. 20th from 4-6 p.m. there will be a Toy Give Away with AM Brook-Krasny at his office. On Dec. 27th and 30th from 8 a.m. to 11 a.m. there will be free ice skating for children at Abe Stark Rink sponsored by Cong. Jeffries, Senator Spanton and AM Brook-Krasny and CM Brannan. Charlene Davis thanked Senator Spanton for making Thanksgiving special for her and her family. The Senator came to Charlene's house with all the items needed to make a Thanksgiving Dinner.

Zunera Ahmed – representing CM Justin Brannan- On behalf of the CM, she wished everyone a Happy and Healthy Holiday Season. Thanks to NIH for the multi-cultural celebration with tree lighting in Kaiser Park. Ice Skating on Dec. 27th and 20th from 8-11 a.m. All children are invited to skate. Their new office in Coney Island is finally opened. It is located at 1915 Mermaid Avenue and is open Monday – Thursday from 9 – 5 and Friday from 9-3. 718-373-0194.

Lucy suggested that Zunera ask the CM to attend the meeting about the proposed demapping of the streets, so he can hear firsthand what the community wants and feels they need.

Erica Koyfman – representing CM Inna Vernikov – She reported that the CM gave monies to both P.S. 100 and P.S. 370. She also gave a check to Luna Park Houses. The CM was able to assist in getting the homeless encampment near Grady cleaned up. On behalf of the CM, Erica wished everyone a Happy Holiday!

MINUTES:

Motion made by Lucy Mujica Diaz, seconded by Joann Weiss to approve the minutes of the November 20, 2024 meeting as submitted.

VOTE: In Favor: 35 Opposed: 0 Abstentions: 0

Motion carried unanimously (quorum Present)

Roll call on file at C.B. office

CHAIRPERSON'S REPORT: Jeff Sanoff, Chair

- Jeff discussed that Board members cannot accept gifts without permission of Department Heads. Gifts may not exceed ten dollars (\$10.00).
- Jeff thanked all community based organizations for their give-aways during the holiday season.
- Reappointment applications must be submitted to the Borough President's Office no later than February 14, 2025.
- The ULURP for the Coney casino has been certified. There will be a Public Hearing in January. A Land Use Committee meeting will also be held in January and then the ULURP will go to a vote of the full board at its January meeting, January 22, 2025. This information will be posted on Facebook and emailed to all board members and the community email list.

Jeff wished everyone a Happy & Healthy Holiday.

DISTRICT MANAGER'S REPORT: Eddie Mark, District Manager

Eddie reported that the 60th Pct and CAU, in a combined effort, did a Row Tow operation in which 20-30 cars were towed from the area of Stillwell Avenue to Cropsey Avenue. Homeless Count (Operation Hope), will be done on January 28th from 10 p.m. to 2 a.m. Anyone interested in volunteering, contact DHS.

CORRESPONDENCE:

Friday, Dec. 27th from 4 – 6 p.m. Office of AM Brook-Krasny – Toy Give Away Co-Sponsored by State Senator Spanton and Assemblymember Brook-Krasny.

Thursday, Dec. 26th from 5-7 p.m. 60 Pct Community Council/BB/CI Kiwanis – St. Paul's Church – Toy Give Away

Wednesday, Dec. 25th 4:30 p.m. Menorah Lighting – IFO Key Food on Neptune Avenue and West 5th Street.

Wednesday, Jan. 1st – 10 a.m. Polar Bear Plunge – Boardwalk and West 12th Street

COMMITTEE REPORTS:

Licensing Committee

Yelena Makhnin/Olga Fort, Co-Chair

New Liquor License – Beach Café Society LLC dba Bar Society located at 3015 Stillwell Ave., Brooklyn, N.Y.

The Licensing Committee met on Dec. 10th and after discussion, the committee voted to approve the new license. Yelena explained the reason for this new license and asked about hours of operation. After discussion and agreement of the applicant to comply with all the stipulations, A Motion was made by Yelena Makhnin and seconded to approve a liquor license for Beach Café Society.

VOTE: In Favor: 30 Opposed: 0 Abstention: 1 Recusal: 1 “No Vote” 3

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

OLD BUSINESS: None

NEW BUSINESS:

A presentation by Briana Harris of LIFE was made earlier at this meeting

Motion made by Leonard Maurice Robertson, seconded by Yelena Makhnin to approve a letter of support for Coney Island LIFE Learning Center.

VOTE: In Favor: 28 Opposed: 0 Abstentions: 5 “No Vote”: 2

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

GOOD & WELFARE:

Lucy Mujica Diaz – She congratulated Deborah Carter on being elected TA President of Gravesend Houses.

Pat Singer – BNA is having a Toy Give Away, Thursday, Dec. 19th.

Leonard Maurice Robertson – He gave an update on what he has done so far to try and get instruments for the schools in Coney Island that don't have them. He will continue to work on this and will update us as things change.

Yelena Makhnin – Happy & Healthy Holidays to all.

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

Barbara Santonas, Community Coordinator