



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: October 22, 2025

Time: 7:00 P.M.

Loc.: South Brooklyn Health

Members Present:

Anitrius Bleau
Lolita Divilova
Roman Gitis
Thomas Hoefel
Angela Kravtchenko
Yelena Makhnin
Christian Molieri
Robbin Paraison
Sam Rinkovsky
Tatyana Segal
Jennifer Thorpe-Moscon
Dennis Vourderis
Svetlana Zelinskaya

Lakeisha Bowers
Jennifer Dublin
Ronald Greenberg
Maxim Ibadov
Viktoriya Krugolets
Minnie Mankita
Maria Montalvo
Nodira Pirmukhamedova
Jeffrey Sanoff
Michael Silverman
Andrey Tikhomirov
Joann Weiss

Debra Carter
Natasha Franklin
Barbara Guervil
Jacqueline Johnson
Melissa Mai
Mark Mernyk
Allen Newman
Milagaros Quiles
Fran Schwartz
Vladislav Spektor
Fanya Vasilevsky
Annette Wesley

Members Absent:

Marion Cleaver
Natasha Franklin
Nicolas Seunarine
Jeanny Hernandez

Charlene Davis
Taj Graham
Sheila Smalls
Yuriy Krasner

Olga Fort
Selina Grant
Pat O'Brien

Guests: Richard Brizza, Rashidlat Balogus, Denise Harris, Marie Willis, Dr. Selena Marbury Erica Koyfman(CMVernikov), Olga Fiore(SSSpanton), BC Michael Mandala(FDNY), Griffin Mile, Adriana Mitchell(BPL), Jonathon Castro(CERT), Tania Melenciano, Abigail Savitch-Lew, Faybal James, Zunera Ahmed(CMBrannan), Linda Harrison, Lucy Mujica Diaz, Carl McCaushin, Heidi Amato(Live Nation), Lucas Suhl(BBP), Renee Regnier(ACS)

Staff Present:

Eddie Mark, District Manager, Barbara Santonas Community Coordinator

PLEDGE OF ALLEGIANCE: Board member Sam Rinkovsky led the meeting in the Pledge.

PRESENTATION: Presentation on Proposed Charter Revision Ballot Questions to appear on the November 4, 2025, ballot for the Charter Revision – presented by John Mangin, Director of Policy and Research, Charter Revision Commission.

Mr. Mangin explained what each of the questions were about. The first question is a State question, and not from the Charter Revision Commission.

Question #2 – Fast Track Affordable Housing to Build More Affordable Housing Across The City

- The proposal would make it easier to build more affordable housing across the City by streamlining the review process for affordable projects.
- It would create two new fast tracks: A new fast track approval for publicly financed affordable housing at BSA.
- A new fast track review for projects that deliver affordable housing in the community districts that build the last affordable housing.

Question #3 – Simplify Review of Modest Housing and Infrastructure Projects

- The proposal would create a streamlined review procedure for actions that will add modest amounts of additional housing, protect New Yorkers from flooding and other extreme weather events, and create new open space.
- This is called the Expedited Land Use Review Procedure (ELURP), which would cut the public review time in half for eligible projects, while maintaining Community Board review.

Board member Maxim Ibadoov asked if this would cut the community board out of the process. Mr. Mangin replied that the Charter Revision doesn't shortcut the Community Board's review at all.

Board member, Jennifer Thorpe-Moscon questioned whether Questions 2 and 3 removed City Council from the vote.

Board member Yelena Makhnin asked who would benefit from changing the process—the change would only benefit the developer.

Question #4 – Establish an Affordable Housing Appeals Board with Council, Borough and Citywide Representation.

- The proposal would create the Affordable Housing Appeals Board with the power to approve certain land use actions that create affordable housing. The Appeals Board-made up of the City Council Speaker, Borough President and Mayor – could reverse City Council decisions that reject or modify applications to create affordable housing applications. The Appeals Board would replace the Mayor's veto for these affordable housing applications.

Question #5 – Create a Digital City Map to Modernize City Operations

- The proposal would centralize and digitize the City Map, which currently exists as thousands of paper maps across five separate borough offices.
- The City Map is a little-known but critical component of housing and infrastructure projects, and this change could allow processes that today take months or even years, to occur nearly instantly.

Question #6 – Move Local Elections to Presidential Election Years to Increase Voter Participation.

- The proposal would move the City's elections to even-numbered years, so that they are held in the same year as the Federal Presidential elections, when more than double the number of voters turn out, on average. This reform would also save New York City an estimated \$42 million every two years.
- If approved in New York City, this change would go into effect upon approval of an additional state constitutional amendment. Before it goes into effect, this proposal will also be reviewed by the New York Attorney General.
- This would require action by both NYC and NYS.

PUBLIC SPEAKING:

Christopher Grief – There will be more Customer Service Centers opening up – 36th Street Station D, N, R trains; Church Avenue Q trains and Jay Street/Borough Hall Station. There will be no Q trains from Stillwell Avenue to Prospect Park on Nov. 14-17 and Nov. 21-24 for maintenance work. There will be a shuttle bus to Kings Highway and Express to Prospect Park. On Nov. 20th from 5-7 p.m. there will be an MTA meeting at Cadman Plaza.

Adriana Mitchell – Brighton Beach branch BPL –She asked that we thank AM Brook-Krasny for his gift of discretionary funds to the Brighton Beach Branch. Read- Set-Kindergarten is back at this branch. There will be six sessions. Culture Pass is available using your library card. You can reserve access to cultural reservations and live events. Narcane Training on Saturdays, English conversation class – Mondays and Thursdays. Holiday Celebration – Thursday, Nov. 20th

Daniel Murphy – Alliance for Coney Island – He thanked Community Board 13 for recommending/voting for the approval of Coney Island BID. Beginning in the next fiscal year, there will be more services for the businesses in Coney Island.

The Halloween Children's Parade will be held on Saturday, Nov. 1st. Volunteers are needed. The first 500 children who register for the parade will receive a wristband to go on the rides at Luna Park for 3 hours after the parade ends.

Jonathon Castro-CERT 13 – CERT helps out during community events. They also help with events in Bay Ridge and Bensonhurst. If anyone is interested in joining, check the website, and it will be helpful.

Abigail Savitch-Leeu – She said that her husband, a Kingsborough College student, must travel through Community Board 13 on his way to school. He has encountered incidents of racism while traveling. He has been spit on, was not allowed to purchase items in a store near the college. She asked that something be done. She wants to know what resources can investigate these incidents.

Renee Regnier – American Cancer Society – The Walk is scheduled for Sunday, Oct. 26th beginning at 8 a.m. at Maimonides Field. Everyone is invited to attend. It is reported that 1 in 8 women will be diagnosed with breast cancer. Feel free to take advantage of the resources available through ACS.

Lucas Suhl – representing BBP Antonio Reynoso -The BP's office is sponsoring a PIN Competition. Check website for information. There will be a Dog Adoption bus at BH, check website for information. Shredding Day will be held on November 25th at Borough Hall. All new board members, please see Lucas at the end of the meeting for your pin.

Olga Fiore-representing State Senator Jessica Spanton – The Governor signed 5332-23A for health insurance policy to cover ultrasound, when the need is recognized. The Senator is sponsoring a Student Showcase, entries must be in the Senator's office by November 21st. Their office is located on West 8th Street next door to DMV.

Erica Koyfman- representing CM Inna Vernikov – On behalf of Councilmember Vernikov, Erica thanked everyone who attended the Bike Helmet Give Away this past Sunday. There will be a mammogram truck IFO their office, 1711 Gravesend Neck Road, next Thursday, Oct. 30th. Call the office to schedule an appointment. On the second Monday of each month, a representative of the Veteran Services Office will be at the CM's office to give any assistance to veterans and/or their families.

Zunera Ahmed – representing CM Brannan – The CM and NIA held a Senior Picnic at Garguillios Restaurant earlier this month. The seniors who attended, from various centers, had a wonderful time. Many community residents attended the Councilmember's Town Hall meeting on what to do next, now that the casino is no longer moving forward. On Tuesday, Oct. 28th, there will be a mobile Van from NYLAG, to assist any resident who needs help with civil lawsuits. Call the office to schedule an appointment.

MINUTES:

Motion made by Joann Weiss, seconded by Minnie Mankita to accept the minutes of the September 25, 2025 Community Board meeting.

Vote: In Favor: 36 Opposed: 0 Abstention: 0 Recusal: 0

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

CHAIRPERSON'S REPORT:

Jeff stated that anyone who wishes to see either committee meetings or board meetings previously held can see them on C.B. Facebook page or on YouTube. If you have trouble finding them, call the office and they will help you. A letter was sent to our elected officials to see whether Coney Island meets the criteria to become part of the Empowerment Zone for Mermaid Avenue, which would help fund the area and offer tax incentives for businesses involved. We still have three vacancies for board members. BH will try to fill the vacancies soon.

There were complaints about the signs on the fence near Lincoln High School. We reached out to DOT to have them removed, and they were removed promptly.

There is a new building to be constructed near Calvert Vaux Park, it has not been certified yet. There was a Scoping meeting to get general information. More information will be given at our next Land Use Committee meeting.

Early voting begins on Oct. 25th and continues to Nov. 2nd. Election Day is Tuesday, Nov. 4th. Remember to go and vote.

DISTRICT MANAGER'S REPORT:

Eddie reported that the District Needs for 2027 has a new format – Capital and Expense Requests are indicated by Agency. FYI The Capital and Expense are the same as previously, with some additional items added. The District Needs are due on Oct. 31st.

Motion made by Joann Weiss, seconded by Jennifer Thorpe-Moscon to approve the District Needs for 2027 as submitted:

Vote: In Favor: 36 Opposed: 0 Abstentions: 0 Recusal: 0

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

Upcoming Events:

Nov. 5 – 7 p.m. Parks Committee – Scoping for Kaiser Park
Nov. 12- 7 p.m. Resiliency Committee – Emergency Preparations
Nov. 13- 7 p.m. License Committee
Nov. 19- 7 p.m. C.B. Monthly Meeting – South Brooklyn Health
Wed. 26 2 p.m. Thanksgiving Meal at Gargiulo's

If you are not receiving our Newsletter, call the office and give your email.

The Phase III Project (W. 16th St.) is almost completed. There will be a meeting to discuss how Coney Island Phase IV (installation of pipes on Neptune Avenue from West 12th St. to Ocean Parkway) will affect our area. Date to be announced.

P.S. 90 has been approved by DOT for their Open Streets Program. W. 12TH St. from Neptune to right beyond P.S.90 will be closed to traffic on Tuesday, Wednesday, and Thursday from 10 a.m. to 1 p.m., weather permitting.

COMMUNICATIONS: Milagros Quiles

- Halloween Parade – Sat. Nov. 1st from 11-2 p.m. Maimonides Park
- Community Resource Fair – Tues. Oct. 28 – 5-7 P.M. Liberation Diploma Plus H.S.
- Halloween Activities-Deno's - Sat. Oct. 25 – 1:30-3:00 p.m.
- Community Baby Shower – Wed. Oct. 29 12-2 p.m. 130 Brighton Beach Ave. 3rd floor

TREASURER'S REPORT: (given by Eddie in the absence of Treasurer Yuriy Krasner)

See attached report

COMMITTEE REPORTS:

Land Use Committee:

Angela Kravtchenko, Vice Chair

Discussion of the proposed Special Permit ULURP for the Community Arts Center to change the maximum number of seats from 5000 to 6000, with 66 parking spaces. An RFP to select an operator will be done after the lease expires in 2026. The Community Board will not be a part of the RFP process. The ULURP was approved with conditions.

The vote in committee: In Favor: 8, Opposed: 0 Abstentions: 0

There was an extensive discussion on the proposed ULURP. Mark Mernyk recommended not approving the ULURP. Angela Kravtchenko said that we are only advisory, but we do have the right to voice an opinion. EDC wanted the amphitheater. Jeff Sanoff said even if we don't succeed, let's try to get a seat at the table. Yelena Makhnin stated that she spoke with CM Brannan's office and the Board and the Councilmember are on the same page. We want accountability.

Vote from full board to approve ULURP Special Permit for the Community Arts Center with conditions:

In Favor: 33 Opposed: 2 Abstentions: 0 Recusal: 1

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

Public Safety Committee

Joann Weiss, Chair/Robbin Paraison, Vice Chair

Joann stated that this meeting was "information only" as there was no quorum. The Q Team gave updates on what they accomplished during the summer. Joann asked that all committee members attend their committee meetings, so that quorum is fulfilled and work can be done.

Transportation Committee: Lolita Divilova, Chair/Angela Kravtchenko, Vice Chair
Street Co-Naming: 3 applications – Chabad Oceanview Jewish Center (BBA & B4th Street)
Ann Marie Brizza (Bay 49th St. & Harway Terrace)
Brandon Harris (West 35th St. & Surf Ave.)

The vote from committee for all 3 applications: In Favor: 4 Opposed: 0 Abstention: 0 Recusal: 0
The vote from full board for all 3 applications: In Favor: 35 Opposed: 0 Abstention: 1 Recusal: 0
Motion carried (quorum present) Roll call on file at C.B. office

Update from the MTA:

- Residents not happy with Express Bus routes.
- The over-coating project has not been completed on time.
- Residents waiting for bus on Stillwell Avenue and West 8th Street (B36 line). Cannot get on the bus. (That is just a rest stop, no pick up of passengers)
- Pillars on Ocean Parkway and Brighton Beach Avenue have the paint peeling. Could it be repainted. (It must be lead paint. It would need extensive work pre-paint)

Yelena said that there was a meeting with MTA, DOT and Mayor's Office. MTA gave a price to paint pillars. There was no money in the budget at that time. We need to write letter to State Senator Spanton.

GOOD&WELFARE: None

NEW BUSINESS:

- Sunday, Oct. 26th 11-3 Shorefront Y and Brighton BID are having a Family Funday
4-6 Shorefront Y and Brighton BID Fun Time for Adult

FYI - Renewals

New Business:

- Adult Use Retail Dispensary License - Tiki Leaves LLC- 1511 Neptune Avenue, Bklyn, N.Y.-
No comments reported
- Renewal wine, beer and cider license, Coney Island USA, Inc., dba Freak Bar, 1208 Surf Ave.,
Brooklyn, N.Y. 11224
No problems reported

Old Business:

- Class Change – from wine, beer and cider to full liquor license - EEE Albanese, Inc. dba TEURA,
located at 1215 Surf Ave., Bklyn, N.Y. 11224
Voted on and approved in April, 2024. Application was never filed due to family situation. Revote
to reaffirm

Motion made by Michael Silverman, seconded by Joann Weiss to reaffirm Class Change for EEE
Albanese, Inc. dba TEURA located at 1215 Surf Ave., Bklyn, N.Y. 11224

Vote: In Favor: 36 Opposed: 0 Abstentions: 0 Recuse: 0

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

GOOD&WELFARE

Melissa Mai – Yesterday, near the 62nd Pct her car (Israeli flag and Trump sign) was spray painted with black paint.. She went to the 62 and was told to go home and call and car would be sent. She did that and no car came. She doesn't feel safe now in her own community. Jeff asked her to send the incident information to him and he will send a letter to the Borough President's office.

Motion to adjourn made by Joann Weiss, seconded by Minnie Mankita at 9:00 p.m.

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

Barbara Santonas, Community Coordinator

