



**BROOKLYN COMMUNITY BOARD 13**  
1201 Surf Avenue – 3<sup>rd</sup> 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., Feb. 26, 2025

**Time:** 7:00 P.M.

**Loc.:** South Brooklyn Health

**MEMBERS PRESENT:**

Lakeisha Bowers  
Lolita Divilova  
Olga Fort  
Ronald Greenberg  
Yuriy Krasner  
Mark Mernyk  
Pat O'Brien  
Nodira Pirmukhamedova  
Jeffrey Sanoff  
Tatyana Segal  
Sheila Smalls  
Annette Wesley

Patricia Brown  
Jennifer Dublin  
Taj Graham  
Linda Harrison  
Angela Kravtchenko  
Maria Montalvo  
Robbin Paraison  
Sam Rinkovsky  
Fran Schwartz  
Michael Silverman  
Vladislav Spektor  
Svetlana Zelinskaya

Marion Cleaver  
Mohammed Elnaggar  
Selina Grant  
Amarilys Herrera  
Minnie Mankita  
Allen Newman  
Milagros Quiles  
Michael Russo  
Pat Singer  
Dennis Vourderis

**MEMBERS ABSENT:**

Anthony Batista  
Deborah Carter  
Lucy Mujica Diaz  
Erum Hanif  
Pervez Siddiqui(exc.)  
Sidra Zafar

Anitrius Bleau  
Joe Corace(exc.)  
Susan Flaschenberg(exc.)  
Jeanny Hernandez  
Jack Suben  
Leonard Maurice Robertson

Gabriel Blinder  
Charlene Davis  
Taj Graham  
Yelena Makhnin(exc.)  
Joann Weiss(exc.)

**GUESTS:**

Jonathon Marable(BCC), William J. Moody, Laura O'Leary (BPL), Marissa Solomon, Olga Fiore(SSSpanton), Connie Jones(UNS), Tolulope Arnsanyin(BCS), Zunera Ahmed(CM Brannan), Aleksci Postnikov(BCS), Nama Zulfiquir, Ann Valdez, Thomas Hoefel(NIA), Enver Ramadoni, Suzanne Michelle, Nancie Katz(Seeds In the Middle)

**STAFF PRESENT:**

Eddie Mark, District Manager, Barbara Santonas, Community Coordinator

Board member Robbin Paraison led the meeting in the Pledge of Allegiance.

**PRESENTATION:**

Rachel Amar, Senior Advisor to the Commissioner, NYC Office of Administrative Trials and Hearings (OATH). She explained that OATH is an enforcement agency, where people come to fight the summonses they have received. In this agency, which is impartial and independent, there are several divisions – the Trial Division and the Special Education Hearing Division. Fighting a summons is a two-step process. The most important step is to check the hearing date, and only to fight the summons if you think it was wrongly issued. You do not need a lawyer, the Help Center can assist you. You must contact them two weeks before your hearing date.

There are several ways of fighting a summons, one way is one-click submission. All ways of submitting information on summonses can be appealed, this includes one-click submission. If the person answering the summons is not satisfied with the initial appeal then an Article 78 can be instituted, which allows the information to be heard by a higher court.

An issue was brought up by Michael Russo. He had been given a summons, appealed it, won the appeal and then the agency (DOB) which gave him the summons, appealed the appeal. They were granted their appeal and Michael had to pay the fine. Ms Amar is going to follow up with Michael on the process.

**PUBLIC SESSION:**

Thomas Hoefel – NIA. – He announced that on March 15<sup>th</sup> NIA is partnering with CM Brannan for a Women in History Brunch to be held at Gargulios. RSVP by calling CM Brannan's office. Thomas asked if anyone has old paint/paint supplies they would like to donate, and/or would like to use their artistic abilities to improve the Carey Gardens Gym, etc. they should contact him.

Anna Daratany – She reminded everyone that the fight against The Coney is only just beginning. Also, the amusement area will be opening soon and the illegal vendors will be back in force. She is concerned about the re-routing of the trains, especially during the Mermaid Parade and holidays during the summer season, which takes place every summer, the noise from the Art Walls and finally the lack of lifeguards which we have to contend with each season. Why can't things get done?

Veronica Beres – JCCGCI Help Center for Seniors – The Help Center has been overwhelmed with requests from seniors for assistance in various areas. The Help Center works with Congressman Jeffries, AM Colton, JASA, and other senior services.

Laura O'Leary – BPL - She gave schedule of events for Brighton Beach, and Ulmer Park branches.

Brighton Beach Branch – March 8<sup>th</sup> Women's History event.

March 15<sup>th</sup> Jazz

Conversation Eng. Class Mon/Tues

Computer Help Class Wed.

Ulmer Park Branch - Conversation Eng. Class Tues/Thurs 4-6

Adult Art Class Thurs. 11-1

Olga Fiore – representing State Senator Spanton – She thanked Rachel Amar for the information presentation on OATH. The recent event the Senator held for the seniors was a huge success. The deadline for recertification is March 17<sup>th</sup>. There will be a Black History event with Congressman Jeffries on Feb. 28<sup>th</sup> at 6 p.m. at the Coney Island Y. March is Woman in History Month. The Senator will have an event on March 21<sup>st</sup> at 5:30 p.m. at P.S. 188. If interested in attending, RSVP by calling the senator's office.

Zunera Ahmed representing CM Brannan. She reported that the ice skating event which was held on Feb. 18 & 19 in collaboration with Congressman Jeffries, and AM Brook-Krasny, was a huge success. Black History event was held at the Aquarium and was a huge success. CM Brannan is participating in budget hearings. The budget must be passed by July 1<sup>st</sup>. The CM is having a Woman in History celebration on March 15<sup>th</sup> at Gargiulo's. RSVP by calling the office.

Hassaan Chaudhary – representing the Borough President. He said that the Borough President's office has received a record number of applications for board appointments. On April 10th, the Borough President will give the State of the Borough, "Road Map for the Future," at Boys & Girls High School. There is a grant application through NYC Tourism Foundations for cultural non-profit organizations. The deadline for submitting the application to the BP's office is March 3<sup>rd</sup>.

**MINUTES:**

Motion made by Michael Silverman, seconded by Robbin Paraison to approve the minutes of January 22, 2025.

VOTE: In Favor: 32 Opposed: 0 Abstention: 0 Recuse: 0

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

Michael Russo thanked Jeff for controlling last month's meeting.

**CHAIRPERSON'S REPORT:**

Jeff reported that he attended the ribbon cutting of the new Ida G. Israel Medical Center. No walk-ins are accepted. Call for an appointment 844-692-4692. Next month there will be a speaker from the facility to give further information. Abe Stark update – included in the 2009 rezoning, West 22<sup>nd</sup> St and Surf Avenue will be included in a project including a residential building with parking included. EDC is the lead agency and will be at next month's board meeting. On March 10<sup>th</sup> at 6 p.m. the Borough President is having a Public Hearing on the proposed demapping for The Coney. The public can go to Borough Hall in person or watch on line. Ramadan begins on March 1<sup>st</sup>. Jeff wished everyone who is observing, a peaceful holiday.

**DISTRICT MANAGER'S REPORT:**

Eddie attended many events this past month. He thanked all the elected officials and community organizations for sponsoring the events. There will be a Talent Show on Thursday from 5-8 p.m. at Liberation Diploma Plus High School. All are welcome to attend. The restoration of Neptune Avenue will continue until May. Work on West 12<sup>th</sup> Street to Ocean Parkway will be Phase IV. DDC will make a presentation at a later date. We have received answers to our District Needs Statement. The responses from each agency indicated "remove request" City Planning explained that the wording was incorrect. The request, if it was removed, will be put back in .

**TREASURER'S REPORT:**

This is the report for the second quarter of the Fiscal year. If there are any questions, please call the office.

**COMMUNICATIONS:**

No communications.

**COMMITTEE REPORTS:**

Street Closing Committee

Yelena Makhnin, Chair

#1

Event ID 833044 – Brighton Beach Family Day – Sunday, May 4, 2025

Coney Island Avenue between BBA and Brightwater Ct.

Vote-Committee: In Favor: 3 Opposed: 0 Abstention: 0 Recusal: 1

Motion carried (quorum present)

Vote-Board: In Favor: 33 Opposed: 0 Abstention: 0 Recusal: 0

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

#2 Event ID 818206 – 48<sup>th</sup> Annual Brighton Jubilee – Sunday, August 24, 2025

CIA and Corbin Place, CIA between BBA and Brightwater Ct

Vote-Committee: In Favor: 3 Opposed: 0 Abstention: 0 Recusal: 1

Motion carried (quorum present)

Vote-Board: In Favor: 32 Opposed: 0 Abstention: 0 Recusal: 1

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

#3 Event ID 811188-Coney Island YMCA Community Health Fair-Saturday, April 26, 2025.

West 29<sup>th</sup> Street between Surf Avenue and Mermaid Ave.

Vote-Committee: In Favor: 4 Opposed: 0 Abstention: 0 Recusal: 0

Motion carried (quorum present)

Vote – Board: In Favor: 33 Opposed: 0 Abstention: 0 Recusal: 0

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

#4 Event ID 819645-Church Annual Festival-Saturday 9, 2025. Mermaid Ave. between West 21<sup>st</sup> Street and West 22<sup>nd</sup> Street.

Vote-Committee: In Favor: 3 Opposed: 0 Abstention: 0 Recusal: 1

Motion carried (quorum present)

Vote-Board: In Favor: 32 Opposed: 0 Abstention: 0 Recusal: 1

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

#5 Event ID 820402-2025 RBC Brooklyn Half Running Race-Saturday, May 17, 2025

Starting near Brooklyn Museum, Eastern Parkway between Plaza Street East and Franklin Avenue

Vote-Committee: In Favor: 4 Opposed: 0 Abstention: 0 Recusal: 0

Motion carried (quorum present)

Vote-Board: In Favor: 33 Opposed: 0 Abstention: 0 Recusal: 0

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

#6 Event ID 831087-Seeds in the Middle Coney Island Farm Market. March 20-June 26, 2025.

Mermaid Avenue between West 20<sup>th</sup> Street and West 21<sup>st</sup> Street.

The applicant was not present. No vote from committee. Will be voted on in new business.

#7 Event ID 820141-Nathan's Famous July 4<sup>th</sup> Hot Dog Eating Contest. Friday, July 4, 2025.

Stillwell Avenue, between Bowery and Surf Avenue.

Vote-Committee: In Favor: 4 Opposed: 0 Abstention: 0 Recusal: 0

Motion carried (quorum present)

Vote-Board: In Favor: 33 Opposed: 0 Abstention: 0 Recusal: 0

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

#8 Event ID 834804-43<sup>rd</sup> Annual Mermaid Parade Festival. Saturday, June 21, 2025

Stillwell Avenue between Surf Avenue and Boardwalk

Vote-Committee: In Favor: 3 Opposed: 1 Abstention: 0 Recusal: 0

Motion carried (quorum present)

Vote-Board: In Favor: 29 Opposed: 4 Abstention: 0 Recusal: 0

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

**LICENSE COMMITTEE:** Yelena Makhnin, Chair/Olga Fort, Vice Chair  
Full liquor license – 3145 B4LLC, located at 3145 Brighton 4<sup>th</sup> Street, Brooklyn, N.Y.  
Vote-Committee: In Favor: 7                      Opposed: 0                      Abstentions: 1

Motion carried (quorum present)

Vote-Board: In Favor: 31                      Opposed: 1                      Abstentions: 0

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

Full liquor license – Tatiana Holding Corp. dba Tatiana Restaurant & Nightclub, located at 3152 Brighton 6<sup>th</sup> Street, Store #7 Brooklyn, N.Y.

Vote-Committee: In Favor: 7                      Opposed: 1                      Abstentions: 1

Motion carried (quorum present)

Vote-Board: In Favor: 31                      Opposed: 1                      Abstention: 0

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

Dining Out NYC application for Roadway Café, for Bar Café Shevroja Inc, dba Memories Café, 2611 Bath Avenue, Brooklyn, N.Y.

Vote-Committee: In Favor: 8                      Opposed: 0                      Abstentions: 0

Motion carried (quorum present)

There were 24-311 calls including noise complaints. The committee made recommendations on the application. No vote by the board was necessary. The recommendations will be forwarded to DOT.

New Cannabis adult-use retail dispensary license for Metro Heights LLC, located at 1608 Mermaid Avenue, Brooklyn, N.Y.

Vote-Committee: In Favor: 0                      Opposed: 7                      Abstentions: 1

Motion denied (quorum present)

Vote-Board: In Favor: 0                      Opposed: 33                      Abstentions: 0

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

Before the board vote, board member Leonard Maurice Robertson asked why the committee had voted against the issuance of this license. He stated he was insulted by the committee's feelings about having another dispensary. He said that neither he or his son who has a severe medical condition, could survive without the use of medical marijuana. There was a back-and-forth between Leonard, another board member, and the Chairperson. Finally, when Leonard was called out of order, he became incensed and said he was leaving. He did not even wait for the vote to take place.

Board member Robbin Paraison stated that board members should be able to have respectful conversations/and agree to disagree. Chairperson Jeff Sanoff explained that he had sent an email before the meeting, stating just that general feeling.

Motion made to approve adult-use retail cannabis dispensary application for Metro Heights, LLC located at 1608 Mermaid Avenue, Brooklyn, N.Y.

Vote: In Favor: 0                      Opposed: 33                      Abstentions: 0

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

**FYI – Renewals**

Full liquor license application for Wildlife Conservation Society (WCS), dba Oceanview Bites, located at 514 Surf Avenue, 3<sup>rd</sup> floor, Brooklyn, N.Y.

Full liquor license application for The Clam Stop Inc., dba Pete's Clam Stop, located at 1320-1322 Surf Avenue, Brooklyn, N.Y.

Full liquor license application for One Summer, Inc., dba Paul's Daughter, located at 1001 Boardwalk, Brooklyn, N.Y.

Wine, beer, and cider application for Bernard Furmansky, located at 3019 West 12<sup>th</sup> Street, Brooklyn, N.Y.

Wine, beer and cider application for Taqueria Emilio 3 Corp., located at 3029 Stillwell Avenue, Brooklyn, N.Y.

**OLD BUSINESS:**

None

**NEW BUSINESS:**

Michael Russo – Reported there were two trailers with no permits posted, at the corner of Stillwell Avenue and Mermaid Avenue. One is being used as a store and the other is being used for storage of the merchandise. (Ken Lazar was notified and waiting for his report).

**Seeds In The Middle -** Ann Valdez / Nancie Katz

Ann explained that Coney Island needs a place to purchase fresh/good fruits and vegetables. Nancie is the Executive Director of Seeds in the Middle explained the process and how hard it has been to find a location. The Coney Island Branch of BPL has been good enough to agree to allow this stand to be IFO the library.(really off to the side, IFO a vacant building). The stand will be manned by students from Liberation High School along with a school staff member. The stand will be open once a week, probably on Thursday from 2-5 p.m. As of now, the stand will end at the end of June unless it becomes self-sufficient. CM Brannan has given the “start-up” funds. The 60<sup>th</sup> Pct did have some reservations, but it was agreed that if there is a problem, that cannot be resolved, the stand will be closed immediately.

Dennis Vourderis asked who would regulate the stand. How do we know the food sold is ok to sell. Nancie will send information from Consumer Affairs. Selina Grant asked what would be done with items that are left when the stand closes for the day. (Will be taken to the refrigerated space the organization has). Milagros Quiles asked if they will have liability insurance (Yes). Pat Brown again stated that the community needs a fish store, bakery, book store. We need the “simple things”.

Motion made by Michael Russo, seconded by Mark Mernyk to approve Seeds In The Middle Farm Stand

VOTE: In Favor: 32                      Opposed: 0                      Abstention: 1

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

**GOOD & WELFARE:**

Lakeisha Bowers – She discussed how at last month's meeting a speaker said the amusement area business has problems hiring residents. She said she works very closely with the businesses of the area, especially Dennis (Deno's) and residents are hired every year to work in the amusement area. Also, her organization is having a Black History Talent Show at Liberation. Everyone is invited to attend.

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

Barbara Santonas, Community Coordinator