



BROOKLYN COMMUNITY BOARD 13
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ANTONIO REYNOSO
Borough President

LUCY MUJICA DIAZ
Chairperson

EDDIE MARK
District Manager

**REVISED COMMUNITY BOARD 13 MEETING
MINUTES**

Date: Wed., June 26, 2024

Time: 7:00 P.M.

Loc.: St. Paul's Church

MEMBERS PRESENT:

Anitrius Bleau
Patricia Brown
Joe Corace
Jennifer Dublin
Olga Fort
Erum Hanif
Yuriy Krasner
Minnie Mankita
Pat O'Brien
Milagros Quiles
Michael Russo
Tatyana Segal
Sheila Smalls
Annette Wesley

Gabriel Blinder
Deborah Carter
Charlene Davis
Mohamed Elnaggar
Selina Grant
Linda Harrison
Angela Kravtchenko
Mark Mernyk
Robbin Paraison
Sam Rinkovsky
Jeffrey Sanoff
Michael Silverman
Vladislav Spektor
Sidra Zafar

Lakeisha Bowers
Marion Cleaver
Lucy Mujica Diaz
Susan Flaschenberg
Ronald Greenberg
Jeany Hernandez
Yelega Makhnin
Maria Montalvo
Nodira Pirmukhamedova
Leonard Maurice Robertson
Fran Schwartz
Pat Singer
Joann Weiss
Svetlana Zelinskaya

MEMBERS ABSENT:

Anthony Batista(exc.)
Allen Newman

Lolita Divilova
Jack Suben(exc.)

Amarilys Herrera
Dennis Vourderis

GUESTS: Judi Barreca, Christopher Greif, Ida Sanoff, Rita Coelho, Mack Conan, Gustavo Frindt, Jim Morris (NYC Parks), Raxhel Scall(Cozen), Thomas Hoefel(NIA), Craig Hammerman, Olga Fiore(SSSpanton), Erica Koyfman(CMVernikov), Karley Cghamblee(NYC Parks), Richard Barsamian (AM Brook-Krasny), Nicole White, Miriam Padilla, Dr. Kate Hallet, Dmitry Moniff, Renee Regnier, Laura McKenna(NHS Brooklyn), Zunera Ahmed(CM Brannan), Hassaan Chaudhary(BBP), Debra Greif

STAFF PRESENT:

Eddie Mark, Dist. Mgr., Hanna Glikman, Community Associate, Lucia Knizhik, Community Assistant, Barbara Santonas, Community Coordinator

Lucy opened the June meeting of Community Board 13 at 7 p.m. Eddie announced that this meeting is being recorded and anything in the chat box can be FOI'ed, if a request is made later.

Lucy announced that she was making a slight change to the agenda. Because Richard Balsamian, representing AM Brook-Krasny as several stops to make, she is allowing him to speak first.

Richie announced that legislation honoring veterans has been passed by both the Assembly and the Senate and is waiting for the Governor to sign it. The Belt Parkway approaching the Ft. Hamilton Army Base will be named Ft. Hamilton Veteran's Memorial Highway. The Assemblyman is working aggressively with deaf veterans and he is pushing legislation to have assistants who can use American Sign Language at various locations – polling sites, schools, government offices and medical facilities. This will remove barriers to enhance their quality of life. He thanked the Community Board for working to protect the community and do what's right. Thanks to the District Manager, Eddie Mark, for your hard work. Thanks to Lucy Mujica Diaz, the outgoing Chair, for putting her life into working for the community. There was a great TV show many years ago, everyone watched – I Love Lucy. We really Love Lucy!

PRESENTATION:

Rachel Scall from Cozen and Sergei Rybak from the Development Team are here to explain the 773 Neptune Avenue Certification Project which will be located at 773 Neptune Avenue. It will be construction of a new 4 story community facility to be used as a school, Coney Island Prep Charter School. It will be their second high school site. It will be completed for the 2026 school year. This is not a ULURP action. It is within the Special Ocean Parkway District. Part of the certification requires that the scale of the building is appropriate to the neighborhood.

Board member Joann Weiss wanted to know since the school is adjacent to the train, will it be soundproof. Mr. Rybak said that it will be sound graded. Windows will be specified by School Construction Authority to ensure that there will be no interruption in instructions.

Christopher Grief want to know if the MTA had to give permission for the project, since it is so close to the train. Mr. Rybak said that they did not need MTA approval.

Board member Charlene Davis asked if the school will be handicapped accessible. Mr. Rybak said that all new New York City buildings must be handicapped accessible. There will be two elevators and every part of the school will be handicapped accessible. The basement will have gym and cafeteria and the roof will have recreation area. Ms Davis asked if the building would be air conditioned. Mr. Rybak indicated that the entire school will be air conditioned. Each classroom will be zoned separately.

There was a question about parking. Mr. Rybak said that the building does not require parking, but the parking that is needed will be accommodated in the building next door. Board Chair Lucy Mujica Diaz asked what the maximum number of students and faculty would be. Mr. Rybak said that there would be 400 students and 100 faculty members. He said that Coney Island Prep would require 22 parking spaces.

Board member Minnie Mankita asked if the students would come from the community. The students would be community based.

Board member Leonard Robertson said it makes no sense to allocate such a small amount of parking for the school.

Board member Sheila Smalls remarked that the area where the school is planned to be located is oversaturated with schools. If for any reason the project does not get approval, would the school look into areas further into Coney Island. This situation will not happen. The Board does not have to approve the project.

Board member Annette Wesley asked what grades will be housed in the school. It will be a high school and house grades 9 through 12.

PRESENTATION:

Asser Levy Dog Run – there was a discussion of the proposed dog run. Currently there are hours when dogs can be walked off leash. Once the dog run is installed, the off leash time will be removed.

In discussion of what types of plants will be used, board member Robin Paraison asked that subtropical plants will be used. They are the correct type of plants for this area.

Charlene Davis is concerned about the possibility of foul odor coming from the dog poop. This situation should not happen if all owners clean up after their dogs. Also, must reach out to CM Brannan and the Parks Department to make sure there are enough enforcement people to assist. Park Enforcement will try to patrol the area, if possible.

Board member Tatyana Segal suggested further discussion on this issue take place at a Parks Committee meeting in the Fall.

Board member Taj Graham is concerned on how the different sizes of dogs will mix. The dog run will be divided into an area for large and an area for smaller dogs. There needs to be self-policing signage. Discussion on allowing dogs off leash during the winter when park is not busy. Parks Department Policy when there is a dog run – there is no off-leash area at any time.

Lucy Mujica Diaz made a motion, seconded by Joann Weiss to approve the Dog Run in Asser Levy Park as described in tonight's presentation.

VOTE: In Favor: 43 Opposed: 0 Abstentions: 0
Motion carried unanimously (quorum present) Roll call on file at C.B. office.

ELECTION PROCEDURE:

Chairperson of the Nominating Committee, Nodira Pirmukhamedova, explained that each of the candidates for positions will now be given 3 minutes to tell the members why they are the best person for the job. There are positions that are uncontested, Treasurer, Yuri Krasney and Secretary, Milagros Quiles.

After the candidates have spoken, board members will line up to receive their individual ballots from Hanna. The ballot box will be open for 30 minutes. Time checks will be given by the Chair of the Nominating Committee. At the end of the 30 minute time, a final announcement will be made, the ballot box will be taken by the Nominating Committee, the both will be opened and the votes counted.

Leonard Maurice Robertson – Chairperson

- Worked for Brooklyn Borough President 30 years ago.
- Wrote a paper on co-terminality.
- Worked in C.B. 18.
- He believes change is needed. Everyone must be part of the meeting.
- He wants to formulate love.

Jeffrey Sanoff – Chairperson

- We are a diverse district.
- He is honored to be a member
- He feels that every voice should be heard and respected.
- He's lived in the community for more than half a century.
- He has served on the C.B. for 10 years.
- He was 1st Vice Chair for 4 years.
- He worked closely with the Chairperson.
- He has worked with CBO's.
- He has a wide range of knowledge and skills.
- Is a member of Land Use, Parks, Licensing, Street Closing Committee, Ad Hoc By Laws Committee
- Co-Chair of Environment and Sanitation Committee
- He has excellent attendance.
- He takes all responsibilities very seriously.
- He is familiar with Land Use and Zoning issues.
- He is familiar with many of the city agencies: DOB, DOT, DCP, DOP
- He is Corresponding Secretary for 60th Pct Community Council for several years.
- He has a BS in Biology.
- He wants to get C.I. Creek sited as a Superfund site.
- He has good administrative skills and has worked with many elected officials.

Lakeisha Bowers – 1st Vice Chair

- She has learned a lot over the last few years.
- She is an avid community leader.
- She can be 1st Vice Chair.
- She has strong organizational and problem-solving skills.
- She is excited to contribute to the growth and success of C.B. 13.
- She wants to allow the youths of the community to have a voice.

Angela Kravtchenko – 1st Vice Chair

- She lives in this, a diverse community.
- 50% of the residents were born outside the United States.
- She wants to work with the community to improve all quality-of-life issues.
- She deeply cares about the community.
- The community faces numerous challenges, additional schools are needed.

- Need affordable Afterschool Programs.
- She wants to give the community a sense of togetherness and wellbeing.

Linda Harrison – 2nd Vice Chair

- She is honored to have been asked to be on the Executive Board.
- Did not seek this honor.
- She has good administrative and people skills.
- She likes to bring people together

Sheila Smalls – 2nd Vice Chair

- She doesn't like that neighborhood decisions are made by others, not residents of our community.
- This board plays "follow the leader". It should be dismantled and put back together for the community it serves.

Selena Grant asked Mr. Robertson if he lives/works in the community. He has lived in the Brighton Beach community for the past four years.

Prior to the ballots being distributed, Sheila Smalls removed herself as a candidate for 2nd Vice Chair. The left Linda Harrison as an uncontested candidate for the position.

PUBLIC SESSION

Christopher D. Greif – He reported that beginning July 8th there will be construction. The B train will be making local stops only.

Ana Daratany - She asked why we should suffer with train re-routes, illegal peddlers, ebikes and scooters while beachgoers cannot go swimming due to lack of lifeguards.

Craig Hammerman – He thanked the board officers for devoting their time to serve the community and congratulated the new officers who would soon be elected. He requested that the incoming Chairperson appoint members of the public to serve on committees, as allowed in the by laws. He is interested in serving as a committee member and believes that other people would also be interested, and this would benefit the community. He thanked Senator Spanton for responding to his 311 complaint about homeless people living under the boardwalk awning of the former Volna restaurant on Brighton 4th St. He appreciates that homeless services responded, the awning was removed and the area has been cleaned up.

Erica Koyfman – from CM Vernikov "It has been a tremendous honor working with our outgoing Chairperson, Lucy Mujica Diaz, whose leadership has greatly benefitted our community. I also want to extend my heartfelt appreciation to our dedicated 1st Vice Chair, Jeff Sanoff and Secretary Sam Rinkovsky, whose commitment and dedication have truly stood out, and whose contributions have been invaluable. When we have individuals like Lucy, Jeff and Sam, who dedicate their time to uplifting and improving our community, it's crucial that we show our appreciation and support for their continued service. The CM did a walk through with several city agencies including NYPD and CB13 about the homeless at the Pavilion on the boardwalk. There will be an HPD truck on Neptune Avenue and West 5th St. between 10-4.

Olga Fiore – from State Senator Spanton's office. She thanked the members of the CB for everything they do for the community. She thanked Lucy for her hard work and dedication. They are having a catalytic converter event at Manhattan Beach parking lot on 7/19 between 8-10 a.m. There will be a mammography bus in front of the Coney Island YMCA from 9-4 p.m. Call the office for an appointment.

Sheila Smalls asked why her CBO must pay for a sound permit for their upcoming Family Day. Several years ago, the sound permit was given by NYPD without asking for payment. Lucy suggested she speak with Joann Weiss, President of the Precinct Council, who will discuss the situation with the Inspector and get an answer.

Laura McKenna-NHS – She reminded everyone that we are coming in hurricane season which began on June 1st. Join Notify NYC by logging into NYC.gov/notify. It is in 13 languages and will keep everyone updated on important information. NHS is a housing organization which has been in existence for 40 years. They have their main office in Flatbush and one in Canarsie. They will soon be opening one at 1923 Surf Avenue.

After a final call to make sure all the ballots were placed in the ballot box, the box was opened, Lucy made sure that the ballots of the absentees were in the box, not filled out. The absent members are: Anthony Batiste, Amarilys Herrera, Jack Suben, Dennis Vourderis, Allen Newman. The Chairman of the Nominating Committee counted the ballots. The new members are as follows:
Chair – Jeff Sanoff, 1st Vice Chair – Angela Kravtchenko, 2nd Vice Chair – Linda Harrison, Treasurer- Yuriy Krasner and Secretary Milagros Quiles (2nd Vice Chair, Treasurer and Secretary were uncontested). Shimon Rinkovsky, outgoing Secretary cast one vote for the three positions.

Jeff thanked everyone who voted for him. His email and phone will always be open for board members. It will be hard to replace Lucy Mujica Diaz, but he will do his best.

MIINUTES:

Motion made by Joe Corace, seconded by Pat Singer to approve the minutes of the May 24, 2024 Board meeting.

VOTE: In Favor: 40 Opposed: 0 Abstentions: 1 Names Called No Response: 2

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

CHAIRPERSON'S REPORT:

Lucy thanked everyone for allowing her to be Chair for the past four years. From now on she will be sitting in the back causing extra trouble. She has been in this community for the past 30 years and had the ability these last four years to give back to the community. Congratulations to Chris McCreight and Angela Kravtchenko, who are our new District Leaders. She also thanked all the Executive Board officers, for putting up with her for the past four years and taking up the slack whenever she was not available.

DISTRICT MANAGER'S REPORT:

Eddie thanked the outgoing Executive Board members for all their help in the last four years. They worked very hard, their tenure was during COVID, and they must be thanked for keeping the board running. We had the Mermaid Parade, and it was very well attended. Fireworks begin this Friday evening. There will be fireworks both on the 4th and 5th of July. There will be Movies on the Beach during the summer and free concerts at the Amphitheater.

COMMITTEE REPORTS:

By Laws Committee -

Susan Flaschenberg, Michael Silverman, Co-Chairs

Michael explained that the committee members, Susan, Jack, Marion, Yuriy, Jeff and Joann with the addition of Mark Mernyk and Craig Hammerman, who although they were not committee members, attended every meeting (giving two more sets of brains) and everyone worked hard and spent lots of hours getting the By Law revisions completed. The corrections had to be presented and three meetings and this is the third meeting. The committee tried to bring the By Law language up to date including grammatical changes that were needed. The first item that was changed was removing the number sign (#) in front of the 13.

Michael discussed the reason why the motion from committee was tabled until further clarification from the NYC Law Department was received. At the committee meeting a motion was made to remove Section 3, Subsection h (having to do with business cards and personnel attire), however there was a need to get further clarification from the NYC Law Dept. Finally, the beginning of this week, we received clarification that the subsection had to be removed totally.

Lucy explained why this happened. It happened because Mr. Ron Greenberg sued the community board. Motion was made by Michael Silverman, seconded by Leonard Maurice Robinson, to amend the committee's previous motion to approve the By Law revisions due to the guidance and direction of the City Law Department, to delete subsection 3h (Responsibilities of members-business cards)

Vote: In Favor: 38 Opposed: 1 Abstention: 3 Member did not vote: 1

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

Motion to approve revision of the By Laws as read on this day, June 26, 2024. Lucy asked to have this vote by acclamation and explained what that meant. During the roll call, board member, Milagros Quiles changed from her previous vote, which was abstention, to approval for the second vote. Board member, Charlene Davis said she could not read the By Laws on her phone, the By Laws were distributed at the previous 2 meetings and by email 3 times. Eddie said she can come to the office and borrow a tablet.

Vote: In Favor: 39 Opposed: 1 Abstentions: 2 Member did not vote: 1

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

At this point, Nominating Committee Chair, Nodira Pirmukhamedova gave the results of the vote.

Chair: Jeff Sanoff **29**
Leonard Maurice Robinson 13

1st Vice Chair: Angela Kravtchenko **25**
Lakeisha Bowers 17

2nd Vice Chair: Linda Harrison 38
Sheila Smalls 3

Prior to the vote, Sheila stated she was pulling back from running for 2nd Vice Chair. However, she did receive 3 votes.

Treasurer – Yuriy Krasner (uncontested) – received 33 votes
Secretary – Milagros Quiles (uncontested) – received 34 votes

Land Use Committee- Marion Cleaver, Shimon Rinkovsky, Co-Chairs

Marion referred the members to the agenda where the motion they will be voting on is written. She asked if there were any questions and referred the members back to the minutes, where reason for the motion was indicated. She remarked that had been left out of the committee minutes. She then read the motion

Community Board 13 rejects City of Yes, housing text for the following reasons:

1. A significant part of community board 13 boundaries is in a flood zone with mandatory evacuation and should be excluded.
2. The city does not have a plan for infrastructure update that makes bringing more housing
3. dangerous especially in flood zones.
4. Even though this proposal, according to its text, aims to bring more affordable housing to our community, it does not include necessary components to do developments benefiting from increased height and FAR should be decreased to a minimum of 30% AMI instead of 60%.
5. Parking mandate for new buildings should not be lifted due to the lack of reliable and accessible public transportation.
6. Accessory dwelling units which encompass the construction of backyard cottages, converting of garages, and additions to existing homes, should be closely monitored by the appropriate City agencies including: DOB, DEP and FDNY. The concept of self-certification should be discontinued.
7. Small and shared housing program resulting from the conversion of non-residential buildings should be designed as a stepping stone for shelter recipients and/or individuals making below poverty rate. Such program should have strict requirements regarding its size, number of individuals in each room and number of residents sharing kitchen, and other facilities.
8. Specifically, **CB 13 is against** no new zoning districts, updates to mandatory inclusionary housing, expansion of sliver buildings, increasing the height and FAR, utilizing existing parking lots for housing which would reduce the amount of greenspace and result in a negative environmental effect.
9. *CB13 is requesting special attention to flood zones citywide.*

VOTE: In Favor: 40 Opposed: 1 Member did not vote: 2

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

Licensing Committee: Yelena Makhnin/Olga Fort Co-Chair

Yelena spoke about new committee member Taj Graham. She commended him for being patient with rants and she thinks he has a great future on the community board.

New full liquor license application for 3145 Brevia LLC and Brighton F Management LLC located at 3145 Brighton 4th Street, Brooklyn, N.Y.

New full liquor license application for RC Hospitality located at 3716 Atlantic Avenue, Brooklyn, N.Y.

This is for SeaGate Beach Club which is under new management.

Class Change application for Q&Q Properties 2 LLC, dba Buck-It Spots Bar & Latin Grill located at 1039 Surf Avenue, Brooklyn, N.Y.

Previously approve for wine and beer and then decided to apply for full liquor license.

Yelena explained that we will vote for these three together. Please advised if you wish to vote in favor of three, say all three, otherwise give number of the application and your vote.

VOTE: In Favor: 31 Opposed: 3 Abstention: 3 Recusal: 2 Member did not vote: 6

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

Motion to approve New adult use retail dispensary license application for Case Management, proposed location 3169 Coney Island Avenue, Brooklyn, N.Y.

Motion to approve New adult use retail dispensary license application for Case Management Proposed location 613 Brighton Beach Avenue, Brooklyn, N.Y.

VOTE: In Favor: 2 Opposed: 37 Abstention: 0

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

NEW BUSINESS:

New Cabaret License, full liquor, AASA Group LLC dba Zula, located at 3052 West 21st Street, 2nd floor And Rooftop, Brooklyn, N.Y.

There were complaints, they reduced hours of operation and they tried to be good neighbors. After about a year, they got a letter from SLA, that due to number of patrons, they would have to change their license to a Cabaret License. Nothing else on the license changed.

Motion made by Yelena Makhnin, seconded by Joann Weiss, to change to Cabaret License.

Vote: In Favor: 32 Opposed: 4 Abstention: 1 Recusal: 1 Member Did Not Vote: 5

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

GOOD & WELFARE

Mohammed elnaggar- He spoke on why we should be good to each other.

Selina Grant – She asked that people be educated on the need for them to pick up after their pets.

Also it is very important to cross at the corners, not in the middle of the block

Motion to adjourn made at 10:15 p.m.

Barbara Santonas, Community Coordinator