



BROOKLYN COMMUNITY BOARD 13
1201 Surf Avenue – 3rd 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
MEETING
MINUTES**

Date: Wed, March 25, 2026

Time: 7:00 p.m.

Loc. SBH

Members Present:

Lakeisha Bowers
Jennifer Dublin
Ronald Greenberg
Maxim Ibadov
Angela Kravtchenko
Minnie Mankita
Maria Montalvo
Robbin Paraison
Sam Rinkovsky
Tatyana Segal
Vladislav Spektor
Dennis Vourderis

Deborah Carter
Natasha Franklin
Barbara Guervil
Jacqueline Johnson
Viktoriya Krugolets
Mark Mernyk
Allen Newman
Nodira Pirmukhamedova
Jeffrey Sanoff
Michael Silverman
Andrey Tikhomirov
Annette Wesley

Charlene Davis
Selina Grant
Thomas Hoefel
Melissa Mai
Yelena Makhnin
Christian Molieri
Pat O'Brien
Milagros Quiles
Fran Schwartz
Sheila Smalls
Fanya Vasilevsky

Members Absent:

Anitrius Bleau
Olga Fort (exc)
Jeanny Hernandez (exc)
Svetlana Zelinskaya

Marion Cleaver
Roman Gitis
Yuriy Krasner

Lolita Divilova
Taj Graham
Joann Weiss(exc)

Guests :

Christopher Greif, Olga Fiore(SS Spanton), Lucy Mujica Diaz, Erica Koyfman(CM Vernikov), Boris Toselev(BPL C.I. Branch), Aposti Postnikov(BCS), Jennifer Thorpe-Moscon(CM Zhuang), Marissa Solomon, Leilah Molina, Venus Scantlebury(CCRB), J. Guzman, Dawn Best, Griffin Mills, Jonathon Castro(CERT), Tania Melenciano, Jasmin Simon, Joe Santangelo, Elaine Santangelo, Anna Geller(Coney Escape Room), Suzette Robbins, Crystal Crawford, Ann Valdez, Charlene Batts(CM Santosuosso)

Eddie stated that anything in the chat can be FOILED at a later date.

Allen Newman led the meeting in the Pledge of Allegiance.

PUBLIC SESSION:

Nicki Brisco – Discussed the new construction, Ocean Towers, 2950 W. 24th Street. The new building will destroy the sunlight and air for the current building. The construction will add noise, pollution and toxic air, which will effect residents and the students and staff of P.S. 288. The belief is that this is a done deal. The tenants don't want a new building, they want repairs done to the existing building. The existing plumbing creates a dangerous situation for the residents. She is asking the community board not to award the developers a permit, to protect the community.

Marissa Solomon – She discussed why they need a change of zoning for the W. 24th St. Project. They can build "as of right", but then it can only be 9 stories. The developer wants to increase

to 18 stories, to decrease the number of parking spaces and the distance between the current building and the one to be built. If the new building is approved, and built, the natural sunlight will disappear, traffic will increase, and additional resources will be needed. The additional residents will ultimately require many additional resources, which will place a strain on all city services. The developer/owner of the existing building has many open violations and has tried to unnecessarily evict tenants.

Dawn Best – She stated that she is a lifelong resident of Coney Island and has lived in Ocean Towers for 20+ years. The owner is constantly overlooking old-time residents and basic quality of life issues have not been addressed. She is requesting that the owner repair/replace the outdated appliances of current residents and update the system used for paying rent. The tenants do not oppose change; they do strongly oppose being ignored and treated like second-class citizens. She wants the owner to improve the living conditions in the building before taking on construction of another project. She is not aware of the developer speaking to any of the building's residents.

Demetrius Morgan – Developer. He has owned the property since 215. He said he has met with several residents, and he received 270 votes (70%) in favor of the new building, 30% voted against the building. He also stated that after the school closes and in the evening, the area is dark and dangerous for residents to walk alone. With the construction of this additional building, the area will be better lit and safer. Also, since this building will be totally affordable housing, there will be more apartments for the community. Now, the average rent in the Coney Island community is \$4,200.

David Fleming – Member of the Development Team – He thanked the residents for their feedback. He said some of the current tenants have been polled and the response was overly positive. The Team spoke with the Principal and administration of P.S. 288 and they voiced their concerns, gave information and feedback. Discussion with the Principal about the students using the green space between the buildings once construction is completed. The developers will continue to provide the community board with additional information, aiming to address as many community questions as they can.

Yelena stated that she is opposed to this type of speaking by the developers during the Public Speaking session. They have already made their presentation at previous meetings.

Fanya Vasilevsky – She voiced her concerns about the increase in antisemitism. History shows that no minority group is safe. The City remembers St. Patrick's Day but forgot Holocaust Remembrance Day. Children must be taught that violence is not acceptable.

PRESENTATION: NYC Smoke – Free – Julia Cuthbertson, Community Engagement Manager
South (Brooklyn & Staten Island)

Leilah Molina, Brooklyn Youth Engagement Advisor

Ms Cuthbertson explained that NYC Smoke Free was the largest public health, non-profit organization in NYC.. Their main goals are Youth Engagement, Community Engagement, education, advocacy and outreach for students from 13-18. They expose the tobacco industry. 9,000 NYC Public High School students smoke cigarettes, and 32,000 NYC Public High School students report using e-cigarettes/vaporizers. Tobacco remains the #1 cause of premature, preventable death for New Yorkers; 1 out of every 3 smokers will die from smoking-related diseases. Secondhand smoke is dangerous. There is no safe level of second-hand smoke. People with low income and low education have much higher smoking rates, start younger, smoke more heavily, and have more difficulty quitting. Usual Black and American Indian/Alaska Native communities – have higher tobacco-related illness and death, heavy targeting by menthol and other marketing. People with mental illness or substance use disorders have substantially higher smoking rates than the general population and more severe health consequences. LGBTQIA+ people usually have higher rates of smoking and vaping than heterosexual/cisgender people, driven by stress and higher industry targeting.

Health Consequences of Using Menthol Cigarettes

- Greater nicotine dependence than non-menthol users
- Higher likelihood of continued smoking and relapse among those attempting to quit
- Increased risk of cancer, cardiovascular disease, and respiratory conditions.

The organization helps landlords, developers, property managers, coop/condo boards, and tenant associations to advocate for and pass smoke-free policies.

Services provided:

- Technical assistance & education
- Policy templates
- Complimentary Signage
- Referrals to cessation resources
- To date, they have assisted 54,000 families live safely in smoke-free buildings.

Board member Melissa Mai asked if people can become addicted to vaping (Yes)

Board member Fanya Vasilevsky asked whether the organization works with marijuana (Yes, part of the work involves that).

Board member Thomas Hoefel asked if they worked with children younger than 13-18. (The average age is 13. They do work with elementary school students also, but the grants are for working with older students)

Board member Sheila Smalls is upset with the fact that when discussing menthol cigarettes, the African American stereotype is used. She suggested that they reword to include not only one specific group.

Community resident, Ida Sanoff, is glad that this organization works not only with tobacco, etc but also with weed. She suggested that smoke-free buildings should not only address tobacco smoke and its odor, but also the smell and smoke from weed.

Board member, Andrey Tikhomirov asked why youngsters use e-cigarettes. Leilah said that the e-cigarettes come in flavors that attract the young people. Andrey wants to know how the government can get involved to stop kids from smoking e-cigarettes. Legislation at the State and City levels could be introduced but would face big business.

ELECTED OFFICIALS/REPRESENTATIVES:

Erica Koyfman – Councilmember Inna Vernikov – There will be a Community Recycling Event on Sunday, April 12, 2026 from 10-2 at Shorefront Y.

Olga Fiore – State Senator Jessica Scarcella Spanton – Legislation – S5392 – restore/protect the wetlands. S4322 – civil lawsuit – removed without consent. NYS Council for the Arts giving out grants of \$1.76 million, in support of organizations that received funds in the past. Deadline for submitting application is Tuesday, May 5, 2026 at 5 p.m. Mammogram van will be at Coney Island Gospel Assembly on Sunday, April 12th. Call the office to schedule appointment.

Raul Rothblatt- NYC Commission on Human Rights – He is the new Jewish Community Liaison for NYCCHR, assigned to C.B. 13. He will be attending DSC and will be meeting with groups in our community. NYC has the strongest law in the country. NYCCHR protects more than 25 groups in the City. When there is a racial/religious discrimination problem, the involved has one year to report.

CHAIRPERSON'S REPORT:

Jeff Sanoff

Jeanny is out ill tonight, so there will be no update on the Borough Board Meeting.

We all remember that the February meeting was cancelled due to the weather, so Jeff thanked DSNY for doing a great job during the snow. There have been calls about potholes. Please call 311 to get a complaint number and advise the office. In mid-April, the Borough President will announce the new members/reappointed members to the board. In 2026, some of our board members will be term-limited out (Michael Silverman, Joann Weiss, Annette Wesley, Marion Cleaver,). These members are very experienced with the workings of the board and Jeff is hoping that they will agree to mentoring the new board members and the members who have only been with us a year. In the near future, a memo will go out to these term-limited members. Please consider this and advise the office of your answer once you receive the memo. Due to changes, Marie Montalvo is Vice Chair of the Parks Committee and Robbin Paraison is Vice Chair of Economic Development. Elections for the Executive Board will be held at the June 24, 2026, meeting. The Nominating Committee will be formed. A memo to all board members about volunteering to be on the Committee will be sent out this week. If a board member is interested in being part of the Nominating Committee, please send an email stating their interest to bsantonas@cb.nyc.gov. Only board members not interested in running for a position can be on the Nominating Committee. Congratulations to Svetlana Lipinskaya on her move to Maimonides Hospital as their new CEO. This move is contingent to Maimonides signing to become part of HHC. On Sunday, March 29th the Blessing of the Rides will take place at Deno's Wonderwheel Park at 10:00 a.m. Everyone is invited to attend. Best wishes for a Happy Passover, and Happy Easter to all those who celebrate.

DISTRICT MANAGER'S REPORT:

Eddie Mark

Eddie attended many events during Black History(February) and Women's History month (March). He congratulated Fran Schwartz who was one of the honorees at Lakeisha's event last week. He, Jeff and Barbara attended SBH Legislative Brunch where needs of the hospital were presented to the elected officials. He attended a meetings of the Coney Island Creek Resiliency Project and Coney Island Beautification Project, both of which discussed how to protect the shoreline. He will attend both the Opening of Luna Park, the Annual Christening of the Cyclone and the Annual Blessing of the Rides at Deno's. Opening Day for the Cyclones will take place on Friday, April 3rd. City Planning will have a Scoping Meeting for the proposed project at 3030 Ocean Parkway. This meeting will discuss what the community feels is right/wrong with the project. There was a shooting in front of McDonalds on Mermaid Avenue, two young ladies were shot. Both are in the hospital, doing well. Investigation is ongoing. A bomb was found in an apartment on West 2nd St. between Avenue Y and Z. Investigation is ongoing.

CORRESPONDENCE:

Milagros Quiles

- Shredding event – Assemblyman Novakov on Friday, April 3rd from 9- 12 noon at 1809 Emmons Avenue

COMMITTEES:

LAND USE COMMITTEE

Sam Rinkovsky, Chair/Angela Kravtchenko, Vice Chair

The meeting discussed the ULURPS for Rezoning and Special Permits for 2950 W. 24th St. Motion was made to approve this ULURP, but by a vote of the committee, the motion was denied. Before the vote of the full board, there was discussion on the motion.

Yelena mentioned that there has been a failure by the owner to correct the DOB violations on the existing building. No fines have been paid by the owner.

Selina said the owner said a vote had been taken by the residents of the existing building, was the vote seen by the board or the board office (NO).

The developer said that the school supported this project. Lakeisha, who was in attendance with the school administration and the developer, said the school did not say they supported the building. Lakeisha said that the developer would allow the students to learn about construction by visiting the site, once the construction was near completion. The administration had concerns about increased noise, rats, traffic and that the proposed supermarket across from the school would bring its share of problems. The school was not 100% in favor of this project.

Pat O'Brien – Stated that committee votes are usually very close. Everyone agrees this should have been it. How do we know that 270 tenants support this project?

Minnie Mankita – What's the problem if 50% of the tenants were doctors? (The statement about possibly having doctor's offices in the building was included in the same statement about possibly having a supermarket). Nothing is for sure, at this time.

Andrey Tikhomirov – asked the difference between R6 and R7 (R6 can be built as of right – 13 stories – 50% parking. R7 can have additional stories but much less parking).

Motion made by Maxim Ibadov, seconded by Christian Molieri to approve the ULURP for rezoning and special permits for 2950 W. 24th Street, Brooklyn, N.Y.

Vote: In Favor: 1 Opposed: 29 Abstentions: 5 Recuse: 0

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

HEALTH COMMITTEE:

Report Given By: Jacqueline Johnson

Jacqueline Johnson, member of the Health Committee, reported on the meeting that was held in February. The guest speaker was Dr. David Little, who discussed diabetes and how patients are taken care of through the Ambulatory Care Unit of South Brooklyn Health.

LICENSE COMMITTEE: Yelena Makhnin, Chair/Olga Fort, Vice Chair

All licenses were voted on as one block-if opposed to specific application, member must indicate.

SKS Restaurant – 532 Neptune Ave., Bklyn, N.Y. This license was approved previously, but was not filed with NYSLA. If not filed within a year, must come back to the committee for approval. They will use the patio of the building as outside venue.

EEE Albanese Inc. dba Teura 1215 Surf Ave. Bklyn, N.Y. – was beer, wine, cider, now changing to full liquor license. Applied before for this, did not file papers.

Adore Gold, Inc. 3145 Brighton 4th St. Bklyn, N.Y. – Application for full liquor license. The business is on the boardwalk. Different owners. They have restaurant on Coney Island Ave.

Moldova Restaurant

GL Solution dba Man Asian Fusion – 2006 Surf Ave. Bklyn, N.Y. – Application for full liquor license - This business is next to Veteran's Building. It is more than one year since they applied for a license, so it must be voted on again.

88 Events Bklyn Events LLC – 3020 West 15th St. Bklyn, N.Y. (Art Walls). This is same operator in 2023, 2024. They wanted to be open 7 days a week until 11 p.m., and music would stop at 10 p.m. They have asked for the extra hour to clean the space. There had been a problem in the past with the sound having to do with the position of the speakers. *They will change the stipulation form and change time from Sunday – Thursday until 9 p.m. music will stop at 8 p.m.* With a temporary license, no outside music – inside only and only recorded music. This change was approved by the committee. A number of residents spoke against

them. The music could be heard up W. 15th Street and was a problem for residents of Haber Houses and Luna Park Houses.

VOTE: In Favor: 34 Opposed: 1 Abstention: 0 Recused: 0
(The one vote against was for Teura)

JOINT LAND USE/ ECONOMIC DEVELOPMENT COMMITTEE:

Sam Rinkovsky, Chair/Angela Kravtchenko, Vice Chair - Land Use
Allen Newman, Chair/Robbin Paraison, Vice Chair Econ. Dev.

Allen Newman, Chair of the Land Use Committee, explained Local Law 75 of 2009. This Law has to do with pull-down gates used by the stores. With this law, the gates must have at least 70% visibility into the stores. This will necessitate most of the stores to spend a great deal of money to have the gates changed. The type of gates needed to comply with the law would have a cost to each business of between \$7500 and \$15,000. After discussion at great length during the committee meeting, the committee voted against supporting Local Law 75, and it was decided to draft a letter stating this.

Sam Rinkovsky, Chair of the Land Use Committee, then discussed the support letter which C.B. 13 was asked to send to EDC in favor of Parcel A (Coney Island West-384 B4). After much discussion of what exactly this letter should entail, it was decided that a letter should be drafted, and any modifications or conditions that should be addressed. The final draft of the letter will be sent to all board members before tonight's meeting.

Motion made by Mark Mernyk, seconded by Christian Molieri, to approve the letter to Speaker of the City Council against Local Law 75 of 2009 and to approve the letter to EDC with modifications for Coney Island West Parcel A (384 B4).

Vote: In Favor: 32 Opposed: 1 Abstention: 1 Recusal: 0
Motion carried (quorum present) Roll call on file at C.B. Office

GOOD & WELFARE:

Jacqueline Johnson – She received a letter from DEP about a water main problem outside her house which needs to be repaired. She will have to pay \$5,000. She is concerned because she had an issue before where she paid \$10,000 out of pocket to fix it, and there was no leak. Eddie suggested that she email the office, and he would follow up.

Melissa Mai – She is concerned about all the crime in the community. In order to prevent it, we must try to stop it from starting. Needs the community to work together.

Maria Montalvo – She is concerned about the recent shooting at McDonalds on Mermaid & Surf Avenues. Not all kids are bad. Need to find a solution.

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

Barbara Santonas, Community Coordinator