



**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

**LUCY MUJICA DIAZ**  
Chairperson

**EDDIE MARK**  
District Manager

COMMUNITY BOARD 13  
MEETING  
MINUTES

**Date:** Wed., May 22, 2024

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

**Loc.:** Education Hall

**Members Present:**

Antrius Bleau  
Patricia Brown  
Lolita Divilova  
Olga Fort  
Ronald Greenberg  
Jeanny Hernandez  
Angela Kravtchenko  
Mark Mernyk  
Nodira Pirmukhamedova  
Leonard Maurice Robertson  
Tatyana Segal  
Sheila Smalls  
Joann Weiss  
Svetlana Zelinskaya

Gabriel Blinder  
Charlene Davis  
Jennifer Dublin  
Taj Graham  
Erum Hanif  
Amarilys Herrera  
Yelena Makhnin  
Allen Newman  
Milagros Quiles  
Jeffrey Sanoff  
Michael Silverman  
Vladislav Spector  
Annette Wesley

Lakeisha Bowers  
Lucy Mujica Diaz  
Mohamed Elnaggar  
Selina Grant  
Linda Harrison  
Yuriy Krasner  
Minnie Mankita  
Robbin Paraison  
Sam Rinkovsky  
Fran Schwartz  
Pat Singer  
Dennis Vourderis  
Sidra Zafar

**Members Absent**

Anthony Batista(exc.)  
Joe Corace(exc.)  
Pat O'Brien

Deborah Carter  
Susan Flaschenberg(exc)  
Michael Russo

Marion Cleaver  
Maria Montalvo  
Jack Suben(exc.)

**Guests:** Ida Sanoff, Boris Leselev(BPL), David Weissglass (DCP), Doug Rose(DCP), Zunera Ahmed(CM Brannan), Theodora Boguszewski(Perch-advisors.com), James Whitaker, Jacqueline Abrams, Queenie Huling, Craig Hammerman, Kari, Eric Waterman, Leon Bailey, Patricia Mendes, Erica Turner, Raphael Schweizer, George Dove, Christopher D. Grief, Sabina Pirmukhamedova, Roxanne Martin, Maria Edwards, Tena White, Samuel Moore(C.I. YMCA), Daniel Murphy(Alliance), Adam Rinn, Leslie Velazquez(SBS), Erica Koyfman(CMVernikov), Francisco Genacio, Olga Fiore(SSSpanton), Dawn Sandford, Steven Solomon, Arthur Melnick, Carol-Ann Church(Brooklyn BP), Joseph Packer, Charlene Batts(CM Brannan)

**Staff Present:**

Eddie Mark, District Manager, Hanna Glikman, Community Associate, Lucia Knizhik, Community Assistant, Barbara Santonas, Community Coordinator

Board Chairperson Lucy Mujica Diaz opened tonight's meeting at 7 p.m. She requested that new board members sit in the front, so they can be introduced. A Moment of Silence was done for Sister Connie Hueling, who passed away this week. The wake and service will be Tuesday, May 28<sup>th</sup>. She will be terribly missed.

Gabriel Blinder said the Pledge of Allegiance.

Lucy then introduced the Staff and the Executive Board.

**PRESENTATION:**

BID Formation for the Coney Island area. – Allen Newman, Sam Moore – Steering Committee Chairs, Alliance for Coney Island

Allen Newman introduced himself. He is a member of C.B. 13 and Co-Chair of the Steering Committee for the BID Formation in the Coney Island area. He introduced Sam Moore, Co-Chair of the Steering Committee and Executive Director of the Coney Island Y. Dennis Vourderis, Co-owner of Deno's Wonderwheel Park, George Duv, owner of "Main Attraction", he has been an owner on Mermaid Avenue for 30 years, Daniel Murphy, Executive Director, Alliance for Coney Island and Gabriel Blinder, also from the Alliance for Coney Island.

Also in the audience was Theo from Perch Consultants who has been working to bring the BID to the area and Leslie Valesquez of Small Business Services.

Allen gave a brief overview of what a BID is. It is a not-for-profit organization and covers a specific area – the amusement area and the Mermaid Avenue corridor. Small Business Services oversees the format of the BID, and services the commercial district.

Dennis Vourderis, co-owner of Deno's WonderWheel Park, explained that a BID pays for enhanced services to the district it covers. Property owners, commercial tenants and investors pay into BID according to a schedule. The money collected is filtered back into the BID fund. "Local control of local money". A BID can revitalize the area and help the commercial area improve for all to enjoy.

Sam Moore, who has been involved in the Coney Island community for almost 30 years explained that the Alliance is now in the Outreach Phase of the BID Format. They need to gather the support for the BID. 51% of the property and business owners must be on board for the BID process to continue.

### **Question & Answers**

Linda Harrison asked if a BID comes to the area, will there be more enforcement for sanitation, including dog poop and the illegal cannabis stores, and illegal vendors that come in droves to our area (The BID will supply supplemental sanitation services only)

Leonard Maurice Robertson shared his concerns about safety. He also asked if the BID area could be expanded close to Ocean Parkway (That can be looked at, however a BID has to do with commercial corridors and the commercial corridor does not extend to Ocean Parkway).

Charlene Davis spoke for the disabled people in the community. She is concerned that people in wheelchairs, etc have a hard time getting into stores in the community. (If BID comes, they will make sure that as many stores as possible have handicap accessibility).

Christopher D. Grief is concerned that bus stops are for buses. The bus stops must maintain enough area to drop off people who have devices to assist them, walkers, wheelchairs, canes etc. (This will be discussed further once the BID comes in).

### **City of Yes for Housing Opportunity**

There will be a Land Use Committee meeting on Monday evening, June 3, 2024 at the board office. Lucy explained that tonight the questions will be limited, the remainder of the questions can be asked at the committee meeting.

David Weissglass, Team Leader at the Brooklyn Office of City Planning discussed Zoning for Housing Opportunity. This is a citywide equitable housing development initiative, which is being done to help decrease the vacancy rate in NYC. In Brooklyn the vacancy rate is 1.27%, 52.6% of the population is rent burdened, a person making \$70,000 yearly salary will most likely pay \$2700 for a two-bedroom apartment. In Manhattan the vacancy rate is 1.4%.

With this initiative, ADU, Accessory Dwelling Units, which are naturally affordable will be allowed. UAP – Universal Affordability Preference, which will help affordability will replace VIH-80% AMI. The average is 60% AMI, which allows income averaging. AMI for a family of 3 making \$76,200 is what 60% AMI looks like.

This will be presented again at the Land Use Committee meeting on June 3<sup>rd</sup>. The entire board will vote on it at the June 26<sup>th</sup> Board meeting. There will not be a presentation at the Board meeting, just the vote.

Ida Sanoff mentioned the fact that apartments are being warehoused throughout the City of New York. She said that what needs to be addressed are the problems created by the landlords and the fact that the area is congested with new developments.

Selena Grant asked if the proposal will be available to see before the committee meeting. (It can be seen on the DCP website. Also the office will send the information out before the June 3<sup>rd</sup> meeting.

There will be a 60-day review. If the vote is received by the end of June, DCP will see it and the City Council will also review and the Council will vote by the end of December.

**PUBLIC SESSION:**

Daisy – she is disgusted with the lack of jobs and lack of enforcement in the area with the illegal vendors and the lack of trains that come into the terminal during the summer. If the casino comes in the view of the Wonderwheel will be gone. There are many big questions and no answers.

Raphael Schweizer – He is an advocate for small business. He highlights Small Business in New York City. He does tours throughout the five boroughs in July and August. Will be doing tours of Comic Book Stores in South Brooklyn. Email is [5boroRaph@gmail.com](mailto:5boroRaph@gmail.com).

Craig Hammerman – He opposes the city plan. We are in the precertification phase.

Joe Packer – He reminded everyone of the Brooklyn Day Parade on June 6<sup>th</sup>. It will start at Stillwell and Mermaid and end at Kaiser Park. Everyone is invited. Need more information, contact Joe.

Christopher Grief – There will be two meetings on congestion pricing for seniors and people with disabilities. Now there is an Omni machine in the Stillwell Avenue Terminal. The only train not running into Stillwell Avenue on the weekends is the F train.

Sabina Pirmukhamedova - She thanked everyone at Community Board 13 for allowing her to be a member of the board. She learned a great deal. For the summer she will be interning in the Office of the Brooklyn District Attorney.

Ida Sanoff – She reminded everyone about the Brighton Beach Rezoning from years ago. It was done to preserve the bungalow district. Brighton Beach is thriving now, no more land to build on.

Eric Waterman-

**ELECTED OFFICIALS/REPRESENTATIVES:**

Olga Fiore- representing State Senator Spanton- She reported that the Senator recognized Lucy on the floor of the Senate. The catalytic converter event which was scheduled was postponed due to the inclement weather. June 7<sup>th</sup> Document Shredder event from 10-12 in the parking lot at Liberation Diploma Plus High School, June 9<sup>th</sup> 9-5 free mammography at Coney Island Gospel Assembly. Appointment needed. Call the Senator's office to schedule. June 19<sup>th</sup> Juneteenth Celebration in conjunction with Congressman Jeffries, Assemblyman Brook-Krasny and CM Brannan at Nautilus Playground.

Erica Koyfman-representing CM Vernikov – The Rainbarrel Giveaway was very successful. Approximately 100 were given away. Another one will be held soon. On June 11<sup>th</sup> the HPD truck will be in front of the Councilmember's office from 10-4 p.m. If you have a housing issue or complaint please call the office to schedule an appointment for this date.

Zunera Ahmed-representing CM Brannan- She thanked the BID Steering Committee for an excellent presentation. Budget is due next month. The CM is fighting to make sure that the budget works for the community. Movie night yesterday was very well attended. There will be a showing of Teenage Mutant Ninja Turtles at Kaiser Park on

June 5<sup>th</sup>. On June 12<sup>th</sup> from 10-3 p.m. at Coney Island Cathedral there will be legal assistance available. Call the Councilmember's office to schedule an appointment. There will be Silent Disco on the Coney Island Boardwalk on June 15<sup>th</sup> at 6 p.m. There are free immigrant services at the Councilmember's office. Call for an appointment. The Councilman will soon open his neighborhood office on West 19<sup>th</sup> Street and Mermaid Avenue.

Carol-Ann Church-representing Brooklyn Borough President Reynoso – She brought greetings from the Borough President and welcomed the twelve new board members. She reminded all new and reappointed members that should attend the Swearing In Ceremony at Borough Hall either virtually or in person. RSVP is needed if they will be coming in person.

#### **MINUTES:**

Leonard Maurice Robertson reported that his name was misspelled in the Nominating Committee Minutes.

Motion made by Michael Silverman, seconded by Joann Weiss to approve the minutes of the April Board meeting as amended.

VOTE: In Favor: 37 Opposed: 0 Abstention: 2 No Vote: 1

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

#### **CHAIRPERSON'S REPORT:**

The Chairperson, Lucy Mujica Diaz asked for a Moment of Silence in memory of Sister Connie Hulla. She will be missed. Lucy reported that she was honored by Senator Spanton on the floor of the Senate and by Assembly Brook-Krasny on the floor of the Assembly. She was humbled by these two events. Congressman Jeffries has given Rabbi Weiner and the JCCGCI \$1 million to increase their presence in the community. The Rabbi is now looking for 3000 to 5000 square foot facility on Mermaid Avenue. Contact the Rabbi if you have knowledge of such a facility. On behalf of the Chair, Lucia sent an email to the board members about being cognizant of how they appear during Zoom meetings. At the last zoom meeting, one of the members was shirtless on camera. This is unacceptable. We have eleven new members and one member who has been reappointed by the Borough President despite the fact that our two councilmembers wrote letters against the reappointment.

#### **New Members:**

Taj Graham – educator, homeowner in community.

Charlene Davis – resident. Wants every disabled person's voice to be heard.

Mohamed Elnaggar

Lucy explained that new members are assigned to one committee. This assignment is subject to change when new Chair takes office. In the past she has assigned a mentor to each new member. She has decided not to do that, each new member, if has a question, should come directly to her.

Lucy explained that the vote on the revised By Laws will have to be pushed off another month due to fact that Ron Greenberg's case against members of the board has not been completed.

Lucy has asked the office to send out certificates to all board members who have either resigned or have not been reappointed. She is upset that some board members were removed due to redistricting and the Borough President's Office did not advise them of the need to reapply to their new council district. No one should be treated so disrespectfully. We all are volunteers and should be treated with respect. She received phone calls from members who were not even aware they were not reappointed. She explained that the Borough Board meeting, which is held at Borough Hall, with Chairs of all the Community Boards, is open to the public. She will advise the members as to dates of upcoming Borough Board meetings. In June, the Department of City Planning will hold a Public Hearing on City of Yes for Housing Opportunities. Lucy attended the DOT meeting the other night that was held to explain the new DOT survey which will take 18 months to complete. It was well attended, but not enough residents were present by any thought. We are distributing QR codes which will enable people to make comments to DOT. A Commissioner of the NYS Gambling Commission will come to a public meeting on May 29<sup>th</sup> to update the community on the Casino issue.

If any board member harasses another board member, please let the office know. Each board member is represented by the Law Dept. of the City of New York and no board member should feel harassed.

Board members who cannot attend the swearing in at Borough Hall are invited to the board office where we will have the meeting on Zoom. Snacks can be brought to the office, no liquor is allowed.

#### **DISTRICT MANAGER'S REPORT:**

May seemed like a long month with several events. At long last, the walkway in Kaiser Park was renamed Gene Ritter Way. This event coincided with It's My Estuary Day. The official opening of the beach is scheduled for 11 a.m. on Thursday, May 23<sup>rd</sup>. (This event was cancelled due to forecast of torrential downpours). On June 3<sup>rd</sup> there will be a Land Use Committee meeting to discuss the City of Yes for Housing Opportunity. We will have a License Committee meeting, date to be announced. June 22<sup>nd</sup> will be the Annual Mermaid Parade. Last weekend was the Half Marathon and traffic was definitely a nightmare. DOT will be doing a Traffic Study for the next 18 months, which will cover in season and off season. The construction embargo on Surf Avenue begins on May 15<sup>th</sup> and continues until Sept. 15<sup>th</sup>. There is clean up being done on West 21<sup>st</sup> St. The high rise buildings, 1515 and 1607 Surf Avenue have received their Certificate of Occupancy and residents will start moving in. New building, Phase 3 on West 21<sup>st</sup> St. behind the Veterans building and West 17<sup>th</sup> and W. 19<sup>th</sup> will begin construction.

#### **TREASURER'S REPORT:**

Eddie gave the report for this quarter. See attached.

**COMMUNICATIONS:** Shimon Rinkovsky  
Official beach opening tomorrow, May 23<sup>rd</sup> at 11 a.m.

**COMMITTEE REPORTS:**

Nominating Committee – Nodira Pirmukhamedova, Chair

The Nominating Committee met in person on May 1<sup>st</sup> to read the resumes that had been sent to the office, by board members who are running for positions on the Executive Board.

Resumes were received from: Jeffrey Sanoff – Chairperson, Angela Kravtchenko-1<sup>st</sup> Vice Chair, Linda Harrison-2<sup>nd</sup> Vice Chair, Treasurer – Yuriy Krasner, Secy.- Milagros Quiles.

Next Tuesday, May 28<sup>th</sup>, Barbara will send to the board members the resumes received from members who will be running for positions on the Executive Board.

The floor was then opened for nominations. Board member Sheila Smalls stood up and stated she wanted to nominate herself and Lakeisha Bowers. Chairperson Lucy asked what positions they wished to be nominated for, Treasurer, Secretary, Ms Smalls said not those, she said Sgt-At-Arms. The Chair advised her that that position was appointed by the Chair, not elected. Ms Smalls indicated she didn't know which position she wanted to run for; she just wants to be an officer. Lucy said all positions are opened. Ms Smalls then asked Ms Bowers what position she wanted to be nominated for and she said 1<sup>st</sup> Vice Chair. Ms Smalls, then nominated Ms Bowers and Lakeisha accepted. Sheila Smalls nominated herself for 2<sup>nd</sup> Vice Chair. She said she has been active for the past 40 years but stepped back because she didn't want to deal with the stress and "follow the leader".

New board member, Leonard Maurice Robertson nominated himself for Chairperson. Since there were no further nominations, nominations were closed.

Since no one else is running for Treasurer or Secretary, at the June meeting the Secretary will cast one vote for these positions. Treasurer will be Yuriy and Secretary will be Milagros.

The election will be for Chairperson, 1<sup>st</sup> Vice Chair and 2<sup>nd</sup> Vice Chair.

The members who have been nominated tonight, must submit their resumes by 5 p.m. on Friday, May 31, 2024.

At the June meeting, each candidate will be allowed three minutes to speak as to why they feel they would be the best for the position. The ballots will be signed for and distributed by the office staff. The board members will have thirty minutes to vote. The ballots will be collected, and the Nominating Committee will count the votes and announce the winners.

Congratulations to Milagros and Yuriy on their new positions, which take effect on Monday, July 1, 2024.

Public Safety – Robbin Paraison, Joann Weiss, Co-Chair

Joann thanked Barbara for the minutes. At the meeting, it was stated if there is a problem, reach out to either Robbin or myself, but we have decided not to share our contact information. If there is an emergency call 911. If it is an ongoing situation, leave a message at the community board office and/or come to the Community Council meeting on the third Tuesday of each month.

Transportation Committee – Lola Divilova, Angela Kravtchenko, Co-Chair

The committee requested that MTA postpone work from July 4<sup>th</sup> to after Labor Day. The MTA is hiring/training bus operators, hopefully some of the new hires will find their way to our community. DOT will be doing an 18 month traffic study, which we will take part in. They thanked everyone who attending the DOT meeting at the Aquarium.

Land Use Committee – Marion Cleaver, Shimon Rinkovsky, Co-Chair

Shimon thanked Barbara for the minutes. At the committee meeting a motion was approved to amend the motion made by the committee at their April 15<sup>th</sup> meeting and tabled at the General Board meeting on April 18<sup>th</sup> due to new information

Motion: To approve Special Permit NYC BSA pursuant to to Section 73-19 of the Zoning Resolution of City of New York to vary ZR32-00 permit Use Group 3-Day Care facility (KinderVille) within an existing building in a C8-1 district with the following recommendations:

1. That the applicant provides a sound attenuation plan that will reduce and buffer both the interior and rooftop sound designed to meet the required noise control standards.
2. That the applicant be required to perform and share with the community a sound analysis compliance study including both the interior and rooftop areas after the daycare facility opens to evaluate whether noise conditions are within established thresholds as offered by the applicant's representative at the April 15<sup>th</sup> C.B. 13 Land Use Committee meeting.
3. That the applicant be required to perform and share with the community a compliance traffic safety study (i) after the day care facility opens, and (ii) after it has achieved full capacity, to evaluate whether traffic conditions in the vicinity of the facility are safe and orderly, as offered by the applicant's representative at the April 15<sup>th</sup> C.B. 13 Land Use Committee meeting.
4. No Standing Zone Monday-Friday 7 a.m. to 7 p.m. sign to be installed by DOT.
5. Children are to be escorted in and out of the school by staff members.
6. Approval for traffic monitoring to make sure traffic is controlled.
7. School will install cameras in front of the school to monitor the area.

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

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



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**Good & Welfare:**

Pat Singer – August 25, 2024 will be the 47<sup>th</sup> Annual Brighton Jubilee. Everyone is invited to attend.

Motion made to adjourn at 8:30 p.m.

Barbara Santonas, Community Coordinator