



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: Sept. 25, 2025

Time: 7:00 P.M.

Loc.: South Brooklyn Health

Members Present:

Anitrius Bleau
Marion Cleaver
Jennifer Dublin
Roman Gitis
Ronald Greenberg
Thomas Hoefel
Angela Kravtchenko
Yelena Makhnin
Christian Molieri
Pat O'Brien
Nodira Pirmukhamedova
Fran Schwartz
Sheila Smalls
Andrey Tikhomirov
Joann Weiss
Jacqueline Johnson

Lakeisha Bowers
Charlene Davis
Olga Fort
Taj Graham
Barbara Guervil
Maxim Ibadov
Viktoriya Krugolets
Minnie Mankita
Maria Montalvo
Robbin Paraison
Sam Rinkovsky
Tatyana Segal
Vladislav Spektor
Fanya Vasilevsky
Annette Wesley

Deborah Carter
Lolita Divilova
Natasha Franklin
Selina Grant
Jeanny Hernandez
Yuriy Krasner
Melissa Mai
Mark Mernyk
Allen Newman
Milagros Quiles
Jeffrey Sanoff
Michael Silverman
Jennifer Thorpe-Moscon
Dennis Vourderis
Svetlana Zelinskaya

Members Absent:

Nicolas Seunarine

Guests: Lindsey Sutton, Ann M. Valdez, Astrudge McClaine, Gail Cohen, Aleksei Postnikov, Gregory Vayngurt, Erica Koyman(CM Vernikov), Maya Miller, Griffin Mills, Heidi Amato, Zunera Ahmed(CM Brannan), Laura O'Leary(BPL), Sophia Williams, Lucas Suhl, Robyn Straker, Olga Fiore(SSSpanton), Brigitte Purvis Williams(AM Brook-Krasny), Tanya L. Thomas, Bella Week, Afshan Aamir, Daisean Ferebee

Staff Present:

Eddie Mark, District Manager, Barbara Santonas, Community Coordinator

Chairperson Jeff Sanoff opened the September, 2025 General Board meeting. He welcomed everyone present, both in person and on Zoom. Sam Rinkovsky led the Pledge of Allegiance. Jeff asked for a Moment of Silence in memory of former board member, Roz Cohen who lived in the community for many years and was also employed by prior Councilmember Domenic M. Recchia, Jr.

Election for 2nd Vice President

Nominating Committee Chair, Mark Mernyk, explained that all the board members had received a packet with introductory information on all the candidates. Each candidate will be allowed to make a two-minute presentation, if they want, about why they feel they are the best candidate for the position.

Jeanny Hernandez – She has lived in the community for most of her life. Attended P.S. 90, I.S. 303, John Dewey and Lincoln H.S. She has a Master's in Human Rights. She loves working in Coney Island. She is a member of Friends of Asser Levy Park. She fought hard against the casino. She has been representing Jeff at the Borough Board meetings. She believes that the Community Board deserves to be part of the conversation at Borough Hall. "Teamwork makes the Dream Work".

Robbin Paraison – She was always interested in community service. Once she retired she started her community service with the SeaGate Police force and she became a member of Community Board 13 to help shape the future of Coney Island. She wanted to keep the community informed and engaged and to have the opportunity to increase the input of the board. She believes that "every voice matters". "Individually we may have a drought, together we have an ocean".

Deborah Carter – She is a long term resident of Coney Island (60+ years). She has worked with many people in Coney Island. She has been Resident leader for over 49 years. She worked closely with Adele Cohen and Deliah Schack. She trained community children to be "good kids". We need strength, whether yea or nay we need to have a strong bond with all the residents of Coney Island.

Melissa Mai – She has been a member of the Community Board for 1.5 years. She serves on the Education, Public Safety and Health Committees. She has a deep concern about the safety of minorities in our neighborhood. Also, she is concerned about how kids in schools treat each other. She is an advocate against antisemitism.

The ballots were distributed, and the members have 5 minutes to vote, sign and return them. Once all the ballots are returned, the nominating committee will count them and the Chairman of the Committee will announce the results.

Assemblymember Alec Brook-Krasny spoke about how working together the community was able to overturn The Coney casino project. He was very proud to have been the first elected official to voice his opinion against the project and that the other elected officials from our community decided to take the same course.

PUBLIC HEARING: Seaside Park & Community Arts Center Special Permit. ULURP application – The co-applicants, Seaside Park LLC, NYC EDC, and the Department of Citywide Administrative Services (DCAS), are requesting a zoning special permit, zoning text amendment, disposition of city-owned property, and acquisition to facilitate modifications to previously approved plans for the Seaside Park & Community Arts Center (C 140063 ZSK) in Coney Island, CD 13 Brooklyn, N.Y. Speaker – Gregory Vayngurt, EDC

- 2013 Brooklyn Borough President Marty Markowitz allocated funds for an open space theater.
- 2014 ULURP was approved for building with retractable roof which could be removed and a permanent roof could be built.
- Amphitheater was built and LPC landmarked Childs Building by Safehold(fka iStar)
- DCP granted a Special Permit to operate amphitheater for 2014
- 2015 leased to Seaside Park LLC (CI USA and Coney Entertainment) since 2016

- 5 Proposed Actions:
Zoning Text Amendment to ZR Sections 74-182, 131-16, 131-60 to permit an arena in excess of 2500 seats.
- Zoning Special Permit per ZR 74-182 to allow an arena with a maximum of 6,000 seats with waivers for signage, parking and loading requirements.
- Acquisition by DCAS of portion of Lot 123 for expansion of project area
- Disposition of City-owned property (Childs Building and adjacent property)

The Coney Island Amphitheater and Child's building were restored by Safehold. EDC will be putting out an RFP for a new operator. They will make their selection in February of 2026.

Yelena Makhnin asked – "Since the complex is called a Community Arts Center and was built on public lands with public funds and since you said it will be ready for RFP next month, the question is what will be given to the community? Free concerts, a playground with benches? If it is a community arts center, what will be given to the community in addition? There will be an increase in foot traffic, a need for more garbage cans, will they be given by new operator? Will the community be given more lifeguards, who are badly needed? These items will have nothing to do with the budget.

Selena Grant asked – How will the expansion of the HRA building be maintained? What is the community gaining for public use? The security aspect has to be discussed.

Gregory said that the vote that will be taken is for ULURP. Without the ULURP, there is no RFP. Must get the ULURP first.

Charlene Davis asked if the amphitheater is ADA-compliant. Allen Newman answered – the amphitheater is 100% ADA Compliant. Charlene said the restrooms are not compliant. Allen said that there are 25 restrooms, and they are all ADA-compliant.

Dennis Vourderis said that the disposition is for Lot 123, not Lot 130, which is the building.

Maxim Ibadov asked if the community will be getting more access to the building or will that interfere with the security protocols of the amphitheater. Also, where is the parking for the amphitheater? Gregory stated that there was never parking for the amphitheater.

Sheila Smalls hopes for more community involvement – use of the building for drama and musical performances.

Michael Silverman – clarified that this is to extend the current agreement and add the small triangle, so as not to allow it to go into disrepair.

Community resident, Estrudge McClean asked if there could be a meeting before the RFP is put out so it can include what the community needs. Jeff said it will be discussed at the Land Use Committee meeting on Oct. 9th it will be on Zoom as well as in person.

ELECTION RESULTS: Mark Mernyk thanked all the members of the Nominating Committee for their assistance.

| | |
|---------------|-----------------|
| Deborah | 6 votes |
| Melissa | 3 votes |
| Jeanny | 21 votes |
| Robbin | 15 votes |

Congratulations Jeanny, in your new position as 2nd Vice Chair.

Jeanny thanked all the members who voted for her. She will make sure C.B. 13's voice is heard in Borough Hall and beyond.

PUBLIC SESSION:

Amir Ashtar – He is upset about a homeless encampment. He has called 911 and 311 many times since June, 2025. There is open defecation. NYPD and DSNY have cleaned up the area and in a couple of days they returned (July, 2025). Erica Koyfman from CM Vernikov's office said their office has asked that fencing be placed around the area involved. Eddie suggested to Mr. Ashtar that he call the board office tomorrow.

Tanya Thomas – NYC Dept. of Veteran Services. This has been a city agency since 2016. They help veterans and their survivors get what they are entitled to. They have a new platform, "Combined Arms" – claims unit. They will assist the veteran in preparing their compensation claim.

ELECTED OFFICIALS/REPRESENTATIVES:

Olga Fiore – representing State Senator Jessica Spanton - The Senator is presenting Law S4922B – approving the use by the public of pepper spray and other defensive supplies. These supplies can only be sold in pharmacies. This legislation will allow these supplies to be sold on line. Bill into Law S4554A – will insure that first responders can activate monies needed.

Zunera Ahmed – representing CM Justin Brannan – She said that the CM attended many events this summer. On 10/28 from 10-3 their C.I. office is hosting a mobile legal help center for civil problems. The CM has written an Op Ed article about this No Vote for the Casino.

Erica Koyfman – representing CM Inna Vernikov – She reported that DSNY will start can reimbursements for one and two-family homes that are enrolled in

Enhanced Star beginning in October. Reimbursement will check as a check in the mail. On the second Monday of each month, the CM office hosts the Veteran's Service Office. There will be a bike helmet give away on 10/13 from 10-1:30. The mammography bus will be in front of the office on 10/30 from 9-4. Call the office for an appointment.

Lucas Suhl-representing Brooklyn Borough President Reynoso – The BP is having a Start Up Business Workshop on Thursday, Oct. 16th. Lucas read the statement that the BP had put out about his stand against the casino.

MINUTES:

Motion made by Michael Silverman, seconded by Marion Cleaver to approve the minutes of the June 2025 meeting as submitted.

VOTE: In Favor: 46 Opposed: 0 Abstentions: 0

Motion carried. (Quorum Present) Roll call on file at C.B. office

CHAIRPERSON'S REPORT:

Jeff attended Phase III ground breaking during the board's summer hiatus. A letter was sent to the Parks Commissioner and OMB concerning repair of the boardwalk and parks in our community. On 9/11 Jeff, Eddie and Barbara attended the 911 Family Group Memorial Ceremony at Asser Levy Park.

Status of the Casino Project: CAC met on 9/10, Brannan, Spanton, Reynoso "no" off record, Marissa Solomon representing AM Brook-Krasny "no" on record, Adams, Hochul no information available. Nothing official until Monday, Sept. 29th That meeting will be on Zoom. C.B. office will mail link asap.

Virtual Scoping meeting Bay 43rd St., Bay 44th Street near Shore Parkway. Concerned about the size of the project. Information on the scoping appeared in the C.B. Newsletter, which is emailed every Friday with information about upcoming meetings and events. There will be several months before the ULURP process begins.

Jeff thanked all the members for their input during the District Needs meeting.

DISTRICT MANAGER'S REPORT:

Eddie reported that many things happened this summer. Friday night fireworks, July 4th Hot Dog Eating Contest. NYCHA Family Days and many events throughout the community, in Brighton Beach, Coney Island, Gravesend and SeaGate.

Mermaid Avenue Project is finally complete. Phase IV-Neptune Avenue, up to Ocean Parkway will take 2-3 years to complete. The sandblasting on West 6th Street has been delayed until the Spring, 2026.

Transportation meeting on Sept. 30th – will discuss shuttle bus for the Q Train during holiday weekends.

Land Use meeting on October 9th to discuss ULURP for the amphitheater and West Shore Project. Scoping Plan.

The District Needs is really a wish list for what we will need in 2027. It will not be voted on until the Oct 22nd Board meeting.

Selina Grant asked if we could add a Dog Run at Kaiser Park to the District Needs. Eddie said he would add it and we will vote on it in October. Angela said that if Selina needs any assistance, she should let her know.

COMMUNICATIONS: Milagros Quiles, Secretary

- Senior Food Program – free for all seniors – Wed. Oct. 15th 8:30-12 noon 2417 Stillwell Ave.
- Coney Island Beautification – Oct. 4th 10-2 at 2901 Mermaid Ave.
- Community Visions – Thurs. Oct. 16th 6-8 p.m. C.I. Museum

TREASURER'S REPORT: Yuriy Krasner, Treasurer

This report is quarterly and information for the period 4/1 – 6/30/2025 was explained to the members. Selina asked if there was a surplus, which we had to return to the City. Eddie said we returned approximately \$800.00

COMMITTEE REPORTS:

License Committee

Yelena Makhnin, Chairperson

Mark Mernyk remarked that when the committee voted on the adult-use dispensary Highsential LLC located at 301 Brighton Beach Avenue, the vote was a tie – In Favor: 4 and the Opposed and Abstentions: 2 votes each equaled to Opposed: 4, it should not have passed in Committee. Andrey Tikhomirov, said that last year our board voted against his adult-use cannabis dispensary, Tiki Leaves and OCM still gave him the license.

Yelena said that people have opinions and the issue on cannabis sales may have nothing to do with their opinions. The state changed rules having to do with the location of the dispensary, enforcement is not done properly. The dispensary on Surf Avenue is not supposed to have advertisements, but they have posters from SeaGate to Sheepshead Bay.

Vote: Highsential LLC – In Favor: 20 Opposed: 24 Abstention: 1 Recusal: 1
Motion Denied (quorum present) Roll call on file at C.B. Office

New wine, beer and cider application Dorimomo, Inc. located at 1003 Surf Ave. Bklyn, N.Y.

Vote: In Favor: 43 Opposed: 1 Abstentions: 1 Recusal: 1

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

New wine, beer and cider application GZA Enterprise dba Shaurma Factory, located at 3086 Brighton 2nd Street, Bklyn, N.Y.

Vote: In Favor: 43 Opposed: 1 Abstentions: 1 Recusal: 1

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

New full liquor license application SKS 1818 LLC located at 532 Neptune Ave. Bklyn, N.Y.

Vote: In Favor: 43 Opposed: 1 Abstentions: 1 Recusal: 1

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

FYI-Renewals – Legends Hospitality LLC located 3052 W. 21st St. Bklyn, N.Y.

Jewel Lounge LLC, dba Foxy, located 2956 W. 12th St. aka 1201 Surf Ave.

Bar Café Shevroja, Inc. dba Memories Café located at 2611 Bath Ave.

GOOD & WELFARE:

Sheila Smalls – Yeas, nays, pro, con, love one another even if you don't share the same opinions on an issue.

Lakeisha Bowers – She is hosting a Fall Community Fair – including 5 Ways to Start Your Own Business. It will be held at Liberation High School on Oct. 28th from 5-7 P.M.

Joann Weiss – She was glad to see we remembered Roz Cohen, but we should have had a Moment of Silence for Anna Hays, Deacon of St. Paul's Church who had been an integral part of our community for many years. (moment of silence).

Selina Grant – She was wondering about why Certificates of Appreciation from the Community Board and the Borough President's Office were not presented at the last meeting before the summer break, as previously done. Jeff said the Certificates were mailed out. She also suggested that the board members should be given more than just cake and water at the last meeting.

Land Use Committee: Sam Rinkovsky, Chair, Angela Kravtchenko, Co-Chair

Discussion of what a BID takes care of: Clean streets, security, marketing, fireworks, etc.

Dennis explained that funding mostly comes from property owners in the amusement district Only 22% of the monies comes from Mermaid Avenue businesses.

Motion to approve the formation of Coney Island BID (Business Improvement District).

Vote from Committee: In Favor: 6 Opposed: 0 Abstentions: 3 Recusal: 0

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

Vote of Full Board: In Favor: 41 Opposed: 1 Abstention: 1 Recusal: 3

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

Motion to adjourn made at 8:45 p.m.

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

Barbara Santonas, Community Coordinator