

The City of New York
Brooklyn Community Board 15



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DISTRICT MANAGER

Monthly Board Meeting – Minutes

GENERAL BOARD MEETING

Tuesday November 18, 2025 7:00pm

Kingsborough Community College, 2001 Oriental Boulevard, Brooklyn, NY
11235, Faculty Dining Room U112

The meeting was called to order at 7:06 pm, by Chairperson Theresa Scavo. The Pledge of Allegiance was recited. Chair Scavo, asked that everyone remain standing for a moment of silence for World Peace.

PUBLIC HEARING / PUBLIC SESSION:

ZONING COMMITTEE:

Chairperson Scavo introduced Mr. Ronald Tawil, Chair of the Zoning Committee, who explained the procedures for this part of the meeting. Mr. Tawil called up representatives from 3150 Shore Parkway:

3150 Shore Parkway, Brooklyn NY 11235 (Block 8762. Lot 46)
3150 Shore Parkway is slated for ground-up development with an eight-story, 40 Apartment residential building containing about 26, 713.89 square feet of Residential Floor Area (RFA). Pursuant to SS 23-154(b) of the Zoning Resolution and the Universal Affordability Preference rules, 8 apartments will be permanently affordable to households at a blended 60 percent of Area Median Income (AMI). The architect has certified 5,900.51 square feet of Affordable Floor Area (AFA), satisfying HPD's bedroom-mix, distribution, and minimum-size requirements. Shore Dev LLC will submit the Universal Affordability Preference application to the NYC Department of Housing Preservation and Development and execute a restrictive declaration securing permanent affordability for the 8 apartments. The project pairs its UAP floor-area bonus with an RPTL 485-x real property tax exemption, allowing the building to operate as a mixed-income asset without additional public subsidy.

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Questions from the floor: how many parking spaces would be provided for the 40 apartments, they answered that they are providing 25 parking spaces. They added that the new Zoning Regulations require none. They are 4 blocks from a train station and will also provide bicycle parking as well. It was asked if having limited parking makes renting these apartments more difficult and the representatives answered no, today's tenants want to be near a subway system and have on premise bicycle parking. It was asked what the apartment rent would be. 8 will be permanently affordable, but the rent will be market value, which will be determined when the building is completed in approximately 24 months. They are planning a community facility and are currently talking with a daycare provider for the entire second floor and stated there is no parking on the three streets surrounding the building so they do not anticipate, drop off and pick up issues. They plan to start construction in March of 2026 with minimal impact to the area, it's an eight story concrete structure that does not require cranes, but they may take up one lane of traffic utilized for offloading supplies. They have consulted the nearby FDNY Battalion and will work to accommodate any of the firehouse's request. Lastly, someone asked about making the property into a homeless shelter, they assured the community that they live in the neighborhood, they are raising their kids in the neighborhood and have no plans to turn this location into a homeless shelter.

Zoning Chairperson Ronald Tawil asked for a Full Board Vote, (though technically not required for this as of right project), but to show support for this facility as presented, a motion was made by Al Smaldone and seconded by Debra Greif. By a show of hands 40 were in support and 1 was opposed. The motion passed.

Chair Scavo opened the floor and invited Elected Officials, their Representatives, Agency Representatives and Community Members to speak:

Moses Massry made an impassioned plea to stand against Anti-Semitism in all its forms, citing the recent vandalism of his young daughter's Yeshiva Magen David with swastikas painted on their grounds. He's concerned about the rise in Anti-Semitism and with the New Administration coming in what actions they will take to rebuke and punish would be hate crime perpetrators. He called on the Community Board and Elected Officials to condemn these hateful acts and stand in solidarity and support of their Jewish neighbors.

Chris Greif from the NYC Transit Rider's Council spoke about an upcoming ADA Accessibility Transportation Forum coming up on Thursday, November 20, 2025, 5:00pm-7:00pm at the Brooklyn Heights Library located at 286 Cadman Plaza West. It's a hybrid event and will be available on Zoom. He provided flyers on the front table for more information. He also shared

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information and a flyer on the Nostalgic Trains running on Sundays in December.

Hunter Rabinowitz sent greetings from Brooklyn Borough President, Antonio Reynoso. He stated the Borough President is sponsoring a relief effort collecting items, such as first aid supplies, baby supplies and personal hygiene items to send to the residents of Jamaica which was recently devastated by Hurricane Melissa. He also reminded Community Board members that Board Member Applications are now being accepted. If you know of someone 16 years or older who is interested in Community Service, please take a flyer with all the information on the front table and have them apply online. He stated to all Have a Happy Thanksgiving.

Irena Khlevner, Deputy Director of Constituent Services, for Council Member Mercedes Narcisse thanked the Community for their support in getting Council Member Narcisse re-elected. She went on to speak about the numerous events the Council Member is sponsoring. She discussed the various food giveaways, half-fare bus services, legal consultations, and Veteran services they are sponsoring on a monthly basis. They will help you recycle electronic waste; you can drop it at the Council Member's office and they will arrange DSNY to collect it. She provided a package of flyers on the front table, with all the information on their upcoming events. She added have a Happy Thanksgiving.

Nancy Lulu representing Brooklyn DA, Eric Gonzalez, extended greetings from the Brooklyn DA. She added the DA is sponsoring two upcoming events she wanted to share that the DA in collaboration with the NYPD, will be hosting a Gun Buy Back Event on Saturday December 6, 2025 from 10:00am – 4:00pm at St. Paul Community Baptist Church at 859 Hendrix Street, Brooklyn, NY 11207. This event is for operational guns only and a gift card of various denominations will be given to those who qualify, please have them in the trunk of your car and do not transport to the location by public transportation. She provided details on flyers at the front table on how to relinquish them properly and the varying amounts offered for each retrieved weapon. The DA is also sponsoring a Toy and Coat drive starting on Monday December 1st through Thursday December 18th. Seeking donations of New Toys and New Coats, you can drop off or mail donations to KCDA Holiday Toy & Children's Coat Drive 350 Jay Street, 19th Floor, Brooklyn, NY 11201. If there is anything you would like to address with the DA's office please call the Action Center 718-250-2340. She ended by wishing all a Happy Thanksgiving.

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Miranda Garcia representing Senator Jessica Scarcella-Spanton's Office stated the Senator introduced Legislation known as the Ellie Parker Levy Law which will ensure that the Commercial Health Insurance policies in New York cover medically necessary Transvaginal Ultrasounds. She added the office is now accepting art, essays and poems for a Thanksgiving Showcase the Senator is sponsoring and encourages all students to participate. Please reach out to the office for guidance. Lastly the Senator is sponsoring a Turkey give-a-way in Coney Island at Ruby's located at 1213 Riegelman Boardwalk at 11:00am on November 20th, first come, first serve, while supplies last.

Jonathan Marable, representing The Brooklyn Chamber of Commerce spoke about the many free services they provide to small business owners from marketing, financial opportunities, and landlord assistance. He spoke about the Chamber's recent work on Avenue U in the Homecrest area and the multiple commercial clean-up efforts they sponsored. He announced they will be working with Sheepshead Bay merchants this upcoming year and will be sponsoring clean-up events there as well. He left flyers in both English and Russian on the front table for anyone seeking small business support and he stated he had business cards he was happy to share.

Izzy Weiss, representing Council Member Inna Vernikov stated he fully supports Moses Massry impassioned speech on the recent act of Anti-Semitism on the Yeshiva and Mr. Massry should know that Council Member Vernikov stands beside him and the community in calling out any unacceptable acts perpetrated in the name of hate. Anyone experiencing such a crime, should first reach out to the NYPD and please let the Council Member's office know. Please call our office at 718 368-9176. He wished all a wonderful Thanksgiving Holiday.

Chair Scavo asked if anyone else would like to speak? With no one coming forward she moved on to Executive Session.

EXECUTIVE SESSION:

A Roll Call Attendance was taken by Secretary Douglas Luback, with a Quorum present, a motion to adopt the October 28, 2025, minutes was made by Dr. Alan Ditchek and seconded by Moses Massry.

Chair Scavo mentioned if you received an email from the Borough President's office concerning Board Membership, please fill out your reappointment applications as soon as possible and do not wait for the February Deadline.

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CHAIRPERSON'S REPORT:

Chair Scavo read the Liquor Licenses the Board received:

New Application and Temporary Retail Permit, Liquor, Wine, Beer & Cider

Neighbors Coffee LLC
1878 East 4th Street
Brooklyn, NY 11223

New Application and Temporary Permit Wine, Beer & Cider

Texano Tex Mex Grill Corp.
DBA – El Paso Mexican Grill
809 Avenue U
Brooklyn, NY 11223

New Application Liquor, Wine, Beer & Cider

Wine & Vine Hospitality
1809 Emmons Avenue
Brooklyn, NY 11235

Renewal, Wine, Beer & Cider

261 Avenue X Inc.
DBA –Knapp Street Pizza II
261 Avenue X
Brooklyn, NY 11223

Renewal, Liquor, Wine, Beer & Cider

Gerritsen Beach Catholic Club Inc
2882 Gerritsen Avenue
Brooklyn, NY 11235

ALL NIGHT PERMIT NEW YEAR'S EVE

Elsa's Cave Corp
2320 McDonald Avenue
Brooklyn, NY 11223

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Chair Scavo read the Dining Out Licenses the Board received:

Hot Potato House
DBA -name change to LOFT in progress
109 Oriental Boulevard
Brooklyn, NY 11235

Sushi Tokyo
627 Kings Highway
Brooklyn, NY 11223

Environmental Protection & Sanitation Committee Report:

Chair Scavo read the report, she stated the Environmental and Sanitation Committee met on Thursday, November 13th, 2025 via Webex. The Chair stated that the Committee previewed a presentation by the New York City Department of Sanitation to discuss Commercial Carting. In 2019, Local Law 199 was passed for a Commercial Waste Zone System. The City is divided in to 20 Zones. Private Carters bid to provide service in specific Zones. Each Zone has up to 3 carters. All contracts with carters must be signed by February 28, 2026. Our District will be serviced by Action Carting, Cogent Carting and Metropolitan Carting.

Public Safety Report:

Public Safety Chairperson Chick Pallotta stated that our Public Safety Committee meeting was held in person at the 61st Precinct on Wednesday, November 12 2025, at 6:00pm. Representing the 61 was its Commanding Officer, Deputy Inspector, Joseph Antonio. Also present from the Community Affairs office was Detective Lauren Au and Police Officer Colleen Abbate.

Public safety Committee Members were forwarded in advance both the CompStat Report (Volume 32 Number 45) and the 61 Traffic Stat Report, covering the week of 11/03/2025 through 11/09/2025. Based on the 7 major crime complaint categories, a year-to-date comparison with 2025 and 2024, we had 2 murders compared to 2 in 2024 no change; there have been 14 rapes in 2025, compared to 17 rapes year-to-date in 2024. Robberies were up 1.6%, 124 in 2025, compared to 122 in 2024. Felony Assaults were up 9.8%, 257 thus far in 2025, compared to 234 in 2024. Burglaries were down 8.3%, 132 crime complaints in 2025, compared to 144 in 2024. Grand Larceny was down 4.6%, with 500 crimes thus far in 2025, compared to 524 in 2024. Grand Larceny Auto, was down 8.2% with 201 thus far in 2025, compared to

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219 in 2024. In a subcategory labeled “Hate Crimes,” the 61st Precinct was down 38.5% - 16 crimes thus far in 2025, compared to 26 in 2024.

Finally, Deputy Inspector Antonio reported that the 61st Police Precinct had a successful towing operation on 10/28/2025. Several City Agencies were involved, with private towing companies participating.

He ended by wishing everyone a Happy Thanksgiving.

Zoning Report:

Zoning Chairperson Ronald Tawil took a moment to publicly thank all the Elected Officials who sat on the local Coney Island Casino Commission, Borough President Antonio Reynoso, Senator Jessica Scarcella-Spanton, Assembly Member Alec Brook-Krasny, Council Member Justin Brannan, who voted no and stopped the Casino from moving forward in Coney Island. We all owe them a large “Thank You” for standing up for the community. He wished everyone a Happy Thanksgiving,

OLD BUSINESS: None.

NEW BUSINESS: A local Community Member asked that something be done to clean up Coyle Street and the homeless looking encampments with seniors and portable potties that line the street in protest to the building of a homeless shelter. They have created an unsightly mess there and it’s not fair to the people residing in the area and the elements are unkind to the seniors manning these tents.

ADJOURNMENT:

A motion to adjourn was made by Debra Greif and seconded by Al Smaldone. The meeting was adjourned at 8:00 p.m.

*This is not a verbatim account of the meeting but a synopsis of the main points. *