

The City of New York

Brooklyn Community Board 15



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MAYOR

LAURA SINGER
DISTRICT MANAGER

Monthly Board Meeting – Minutes

GENERAL BOARD MEETING

Tuesday December 16, 2025 7:00pm

Kingsborough Community College, 2001 Oriental Boulevard, Brooklyn, NY
11235, Student Union - The Cove U101A

The meeting was called to order at 7:01 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:

BSA 2024-52-BZ 1226 Avenue V

This application is filed pursuant to Section 73-622 of the Zoning Resolution of the City of New York, as amended, to request a special permit to allow the enlargement of an existing single family semi-detached residence located in a residential (R4) zoning district.

The Board received one letter in opposition.

Questions from the floor: inquired about the total height when completed, why it's Special Permit and the differences between City of Yes and a Special Permit. Additional questions asked if the home would remain one family, if any other houses on the block look similar to this request and if the house enlargement would impede the vision of the stop sign on the corner.

A motion to approve was made by Morris Dweck and seconded by Jack Erdos.

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A Committee Vote was taken, 8 yes, and 1 no. The motion passed in committee; and a full board vote would take place in the Executive Session.

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The Board received one letter in opposition.

A question was asked if the homes were to be combined to create a massive house. They are to remain separate. They are also bound by the Special Permit guidelines granted. It was stated to please inform the contractor to not impede the recent curb cuts that were created on that corner for accessibility. The representative stated she would bring that to the homeowner's attention.

A motion to approve was made by Morris Dweck and seconded by Jack Erdos.

A Committee Vote was taken, 9 yes, and 1 no. The motion passed in committee; and a full board vote would take place in the Executive Session.

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

Assemblyman Michael Novakhov sent greetings to all for the upcoming Holidays. He stated he had a couple of items he wanted to mention. Bay Improvement Group is sponsoring an upcoming Toy Drive on Sunday December 21, 2025 from 5:00pm-7:00pm at L'Algeroise Bakery located at 3099 Emmons Avenue. Please bring a new unwrapped toy to support this long standing event. He then stated he has been patiently waiting for the Department of Transportation to conduct a survey of Sheepshead Bay Road, because measures need to be taken to resolve the terrible congestion that plagues the area and he plans to pursue more immediate action with them in the very near future.

Debra Greif stated that on Friday, January 9, 2026, in Community Board 15, at the Homecrest Library, located at 2525 Coney Island Avenue, Brooklyn, NY 11223, there will be a Developmental Disabilities Resource Fair. Many offices will be represented, such as the office of People with Developmental Disabilities, NYC Human Rights Commission, Center for Independence of the Disabled and MTA OMNY. All are welcome to attend and she placed flyers on the front table with more information.

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Chair Scavo recognized Chris Greif from the New York City Transit Rider's Council.

Stanley Kaplan spoke about the recent controversial Mayoral Elections that were recently held and how various promises of affordable housing were made from 200,000 to 500,000 units depending on the politician. He stated that he crunched the number and by his estimate NYCHA currently has 250,000 units that cost the city taxpayers approximately \$2750 a month each unit to subsidize for a total of \$7.4 billion dollars a year. It would cost the city an additional \$5.5 billion to add an additional 200,000 units, not including the construction costs. He pondered who is going to bear that financial burden? The taxpayers. He estimates that wealthy New Yorkers and Businesses hit with additional taxes will flee the city in droves. Other states offer tax incentives and they will move to those states which ultimately paints a grim picture for New York. In closing, he wished all that whatever you celebrate this time of year or not to be Happy.

Hunter Rabinowitz sent greetings from Brooklyn Borough President, Antonio Reynoso. He stated the Borough President condemns the recent Anti-Semitic attacks that occurred in Australia and feels that everyone should have the right to worship or celebrate in peace whether it's in Australia or Brooklyn. He announced that Brooklyn Community Board Member Applications are open and that the Borough President's Office is sponsoring an Application Workshop on Saturday January 10, 2025 from 1-2:00pm at the Central Library 10 Grand Army Plaza Brooklyn, NY 11238. He also announced he is sponsoring with other Local Elected Officials 2 days of free Ice Skating for Kids on December 29 & 30, 8:00am -10:30am at Abe Stark Skating Rink 1902 West 19th Street, Brooklyn, NY 11224. Lastly, he mentioned the Borough President is working on a cohort event for Brooklyn Houses of Worship to learn how to efficiently pre-develop affordable housing units. He ended by wishing everyone a Very Happy Holiday.

Jennifer Faucher, District Leader for the 41st Assembly District, wanted to take a moment to thank everyone who donated to the Toys for Tots event. She stated they have been running this event, started by the late Councilman Lew Fidler, for the past 24 years. It's such a worthwhile community event and your generosity and that of the Be Proud Foundation's efforts who's recent event collected 2800 toys, make it such a success. Please come to our official Toys for Tots culmination party on Thursday December 18, 2025 from 6:30pm-8:30pm at 2952 Avenue R, for some holiday cheer.

Nancy Lulu representing Brooklyn DA, Eric Gonzalez, extended greetings from the Brooklyn DA. She added the DA in collaboration with the NYPD

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recently held a Gun Buy Back Event on Saturday December 6, 2025, taking 157 firearms off the streets. She added 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 Very Happy Holiday and New Year.

Miranda Garcia representing Senator Jessica Scarcella-Spanton's Office stated that she would like to reiterate what Hunter Rabinowitz stated about the free Kids Ice Skating Event that the Senator is Co-Sponsoring at Abe Stark Skating Rink located at 1902 West 19th Street, Brooklyn, NY 11224 on December 29 and 30th, from 8:00am – 10:30am, kids can bring their own skates or free rentals are available. The Senator's Award Ceremony that was schedule for December 18th, has been postponed due to illness, but when a new date becomes available she will let us know. She concluded with Happy Holidays to all.

Joey Saban, Chief of Staff for Senator Sam Sutton stated the recently elected Senator hit the ground running these past 6 months, he worked to pass bills, one is awaiting the Governor's signature to allow Sabbath observers to place their garbage out before 6:00pm without the fear of facing sanitation summonses. After the horrible anti-Semitic graffiti found on the Magen David Yeshiva, the Senator secured funding of \$20 million dollars so that houses of worship can operate safely by now being able to afford to hire security. He has also secured an additional \$3 million in monies for organizations in his district. In his 6 months, he detailed that Senator Sutton has done more than many more seasoned politicians have done in their years of service, and he stated we've only just begun. He closed by wishing all a Happy 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 November 18, 2025, minutes was made by Hanna Glikman and seconded by Debra Greif.

Chair Scavo thanked everyone who donated to the Toys for Tots event this year and looks forward to breaking records next year.

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CHAIRPERSON'S REPORT:

Chair Scavo read the Liquor Licenses the Board received:

Class Change, Wine, Beer & Cider

1610 Neck LLC
DBA – Meet Wise Meat
1610 Gravesend Neck Rd
Brooklyn, NY 11229

Renewal, Wine, Beer & Cider

Omakase Sushi by Hiro Inc
1328 Sheepshead Bay Road
Brooklyn, BY 11235

Renewal, Liquor, Wine, Beer & Cider

2204 Elias Corp.
DBA – Next Lounge
2204 Ave X
Brooklyn, NY 11235

Friends of Columbus Council Inc
3051 Nostrand Avenue
Brooklyn, NY 11229

Taquitos Mexico Restaurant
2223 Avenue X
Brooklyn, NY 11235

Chair Scavo shared that the Community Board was notified of a business operating illegally outside of its requested License Application for Wine, Beer and Cider by serving hard alcohol. Chair Scavo contacted the police who performed a business inspection on Wednesday December 3, 2025 and 6 summonses were issued and the police officers shut the illegally operating business down for the night. The Board Office contacted the State Liquor Authority and the pending license was denied.

If you know of any illegal activity or want to share any concerns regarding a liquor license, please contact our office.

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Public Safety Report:

Chair Scavo read the report prepared by Public Safety Chairperson, Chick Pallotta. She stated that our Public Safety Committee meeting was held in person at the 61st Precinct on Wednesday, December 10 2025, at 6:00pm. Representing the 61 was its Commanding Officer, Deputy Inspector, Joseph Antonio. In attendance was the 61's new Executive Officer Captain Francis Abbriano. Also present from the Community Affairs office was Detective Lauren Au.

Public safety Committee Members were forwarded in advance the CompStat Report (Volume 32 Number 49), the 61 Traffic Stat Report, and the newly released Quality-of-Life Stat Report, all covering the week of 12/01/2025 through 12/07/2025. Based upon 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 15 rapes in 2025, compared to 17 rapes year-to-date in 2024. Robberies 134, so far in 2025, compared to 128 in 2024, that's up 4.7%. Felony Assaults were up 9.9%, 277 thus far in 2025, compared to 252 in 2024. Burglaries 141 in 2025, compared to 160 in 2024, down 11.9%. Grand Larceny, 540 crime complaints thus far in 2025, compared to 559 in 2024, down 3.4%. Grand Larceny Auto, was down 13.1% with 219 currently in 2025, compared to 252 in 2024. In a subcategory labeled "Hate Crimes," the 61st Precinct was down 37% - 17 crimes in 2025, compared to 27 in 2024.

Citing 2 categories from 61's Quality-of-Life Stat, year- to -date, the 61st Precinct had 56,962 total "911 calls", 16% more than last year. And in the category of "311 calls" the 61st Precinct had 30, 047 calls thus far in 2025.

She ended with all these reports are available on line every week.

Transportation & Transit Committee Report:

Transportation Committee Chair stated with a quorum present the Transportation & Transit Committee met with the MTA's Anthony Drummond on November 24th. Anthony is Assistant Director of Government Relations for the agency. The purpose of the meeting was to provide this Board with an update on MTA projects affecting our community. The projects discussed were:

Brooklyn Bus Routes Redesign while delayed, the initial final draft of the plan is currently being worked on. Once this is complete and made public, there will be, in Anthony's words, "robust community outreach." This will include another presentation to our Board to get our input. Their plan is to have this all happen in 2026.

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The Interborough Express Project or IBX which is the planned new subway line using the existing railroad cut between Avenues H and I. This line will connect Brooklyn and Queens. It is currently under environmental review by New York State.

Ground breaking is expected to be in 2028.

Other concerns were addressed regarding that track work, causing significant disruption of the commute from our area to downtown Brooklyn and beyond on the Q line, happens annually during the holiday season weekends, including on Black Friday. Anthony promised to look into the issue to see what could be done.

Finally, there was a question as to the status of the station improvements to the Q line's Sheepshead Bay Road station and the F line's Kings Highway station.

Sheepshead Bay Road elevator installations and station improvements. Electrical work will be done early next year as will additional platform work. The aim is for a third quarter 2026 completion.

Kings Highway elevator installations should be all finished by this time next year.

I want to thank my committee members who gave up part of a Monday evening to participate in this meeting.

Zoning Report:

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A motion was made to approve by Debra Greif and seconded by Al Smaldone.

A Full Board Vote was taken, 30 yes, 2 no and 0 abstention. The motion passed.

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A motion was made to approve by Debra Greif and seconded by Al Smaldone.

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A Full Board Vote was taken, 30 yes, 2 no and 0 abstention. The motion passed.

OLD BUSINESS: None.

NEW BUSINESS: None.

ADJOURNMENT:

A motion to adjourn was made by Moses Massry and seconded by Debra Greif. 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. *