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Brooklyn Community Board 15



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LAURA SINGER
DISTRICT MANAGER

Monthly Board Meeting – Minutes

GENERAL BOARD MEETING

Tuesday September 30, 2025 7:00pm

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

The meeting was called to order at 7:00 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:

Chair Scavo invited Assembly Member Jamie Williams to speak. Assembly Member Williams congratulated the Board, who strongly opposed the Coney Island Casino proposal. She said it was our advocacy that helped to stop this from coming to fruition. She cautioned, addiction issues could manifest into gambling problems, something the Community would not want. She cited Atlantic City as a prime example of the impact these casinos have on the neighboring Communities. She also added that she has been fighting along with her colleagues in Government to bring a law suit forward to remove the referendums that are proposed on the upcoming ballot. She believes the referendums take away the Community's Voice in having a say on land use issues, as well as the input of local Council Members. They are a Developer's Sweet Deal and do not reflect the best interest of the Community at large. These referendums are not the legacy she wants to leave on her watch. She understands the vital role Community Boards play in providing a mechanism for residents to voice their concerns and these referendums would silence that ability.

Chair Scavo invited Assembly Member Michael Novakhov to speak. He spoke about how he was working close with Chair Scavo, and the Department of Transportation Commissioners to address traffic and safety concerns on Sheepshead Bay Road and Avenue W. He is also requesting a traffic study be performed to advise on how best to ease the traffic congestion along

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Sheepshead Bay Road which has become impossible to navigate, He also spoke about two upcoming events he is sponsoring, one is an Electronic Waste Disposal, on Sunday October 19, 2025 from 10:00am-2:00pm in front of 1809 Emmons Avenue and an upcoming Halloween Event.

He introduced his Staff Member, Ethan, who echoed the invitations to the upcoming events.

Chair Scavo called upon the first presenters of the evening:

Brooklyn Public Library – Kings Bay Library (located at 3650 Nostrand Avenue) presentation on Heating and Cooling System Updates with rooftop units and acoustical screens.

The Kings Bay Library first opened in 1951 and has been at its present location since 1959. Their last renovation was over 25 years ago. In FY 2025, the Kings Bay Library held 795 programs, attended by 19,000 participants. Kings Bay is in the top 20 BPL Branches by Circulation. They will be upgrading their rooftop heating and cooling systems and transfer away from fossil fuels to a new cleaner electric system. The upcoming project has been funded by the Office of the Mayor and the New York City Council for \$7.25 million. The design completion is expected to be in January 2026, with Branch Closures from October 2026 through October 2027. Completion anticipated for Fall of 2027. They are seeking a letter of support from the Community Board to move forward on the project.

Questions from the floor asked about their closing's impact on the community. They stated neighboring Libraries at both Homecrest and Gerritsen Beach would support residents during the renovations. Someone inquired if the sidewalk would be closed outside the library. They stated most work was rooftop and interior, with a chance of minimal impact to electrical resources located underground accessed through a street manhole cover. They are hoping to use their property to house any trailers required to perform the work, but are still working out the details. The Library is looking for access to local Community Rooms to keep their award winning Robotic Program going and has reached out to neighboring NYCHA for accommodations.

A motion to approve a letter of support was made by Debra Greif and seconded by Moses Massry. By show of hands, the vote for the Letter of Support was passed unanimously.

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ZONING COMMITTEE:

Chairperson Scavo introduced Mr. Ronnie Tawil, Chair of the Zoning Committee, who explained the procedures for this part of the meeting. Mr. Tawil called up the representatives from 1417 Avenue U:

ULURP Number: N250333ZRK

ULURP Number: M250334LDK / CEQR 26DCP0003K

1417 Avenue U, Brooklyn NY 11229

A zoning map amendment from R5/C1-3 to R7A/C2-4, a text amendment to map a Mandatory Inclusionary Housing Area (ZR Appendix F), and a cancellation of a restrictive declaration to facilitate a new 83,166 square foot, 7-story residential (71,792 sf) with approximately 76 dwelling units, of which 19-23 units would be permanently affordable, and commercial (11,374 sf) mixed-use building, are being sought by 1417 Avenue U Holding LLC at 1417 Avenue U, Homecrest, Community District 15, Brooklyn.

Long -Time Residents spoke about their concerns for infrastructure, traffic, shadows, and pollution a building of this size would bring to their narrow, low density street on East 14th Street. They felt it was out of character and would only add to the congestion of Avenue U, in that the developer was only providing 18 parking spaces for 76 units including the planned commercial retail space.

Questions for the floor discussed the AMI and what they deemed affordable for rent was not truly affordable. Parking concerns and delivery concerns to the retail stores were discussed, because Avenue U is already plagued by heavy congestion. Environmental and Shadow studies inquiries were made, but the representative stated none were provided because the building size did not require, they be done. He addressed the parking stating that they are providing double of what they need to by law, because they are right near a train station and bus line, so public transportation is readily available.

The Board Office received 5 letters of opposition and 3 in support.

A motion to approve was made by Edmond Chalom and seconded by Morris Dweck.

A Committee Vote was taken, 4 yes, and 8 no. The motion did not pass in committee; 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:

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Resident Ralph Lar, spoke about concerns he had for Bus Service on the B4 and B44, delays and terminating too early. Broken sidewalks along Emmons Avenue. Filthy streets with rats along Shore Parkway behind the restaurants on Emmons Avenue. The underpasses along Sheepshead Bay Road are filthy. He feels 311 calls go ignored and nothing is being done to address the conditions.

Martin Gangursky stated he agrees with the previous speaker on the issues with the B 4 bus and B 44 buses, especially the B4 which runs every half hour and sometimes every hour. He stated he doesn't believe they even run at night and they're running to a desolate and isolated areas that need to be better developed. He added he agreed with the need for affordable housing, but 76 units is a little bit too much of a behemoth for that area. He cited other large out of character buildings that did not fit in with the area is not what the community wants. He closed with subway service stinks and our bus service stinks and they want to raise the fare again. They should use that money to make all our stations accessible.

Tom Paolillo, discussed the lack of traffic enforcement along Emmons Avenue, making commuting a nightmare. A trip that should take a couple of minutes to go a few blocks, takes 20 minutes because of illegally parked cars outside of V & S Pizza and Wildberry Restaurant. He would like the community to join him in bombarding 311 with calls so the area gets the traffic enforcement attention it needs.

Michael Ahearn spoke about concerns for illegal migrants and the concerns that a hotel on his block is housing and spending hard earned tax payer dollars on providing benefits to them. He feels residents should have a vote on where these hotels and shelters are placed and tax payer money should be used to help disabled and seniors in our community first.

Allen Rosen shared his concerns over the forthcoming Brooklyn Bus Redesign initiative, He stated many riders were not aware of the survey and are going to feel the impacts when many bus stops are removed from their routes. The MTA did a hap-hazard approach in getting the word out. They implemented a redesign in Queens and its' roll out has been a nightmare. He encourages the Community Board to call the MTA and demand this initiative to be a second draft and not the final plan, so the Community can reevaluate their recommendations.

Usha Singh spoke about the area in which the new proposed building is being planned on Avenue U. She stated it is a very congested, senior area and a man of 90 years old was killed by a speeding moped this past summer, right

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near that location. This is why it is so important to consider the impact this new development would have on the Community congestion. She spoke about the dangers of owning pit bulls in the Community and how they recently bit a Police Officer and had to be euthanized. She sees and hears pit bulls in the neighborhood and feels anyone who owns them should have to get a special license for the safety of the residents and the animal. Lastly, she is concerned about Undercover Officers on buses demanding to see that people paid their bus fare. She feels those who pay online cannot produce proof and it's unfair to commuters.

Ed Jaworski spoke about trying to be a good steward of his neighborhood. He keeps his property swept and clean, but feels new homeowners are uneducated and are not doing the right thing when it comes to maintaining their property or neighboring catch basins. He stated he would like the Community Board's Sanitation Committee, to take on an education role, and have an informational meeting before the fall leaf season goes into full effect.

Jay Lieberman spoke of his 14 years on the Board and how Board Members go unpaid and are undervalued for their volunteerism. He wanted to thank Board Members for their dedication and how through his tenure gained invaluable knowledge in that role. He pointed out and thanked several long standing members Chick Pallotta, Ronnie Tawil and Theresa Scavo. He encouraged the Board Members to mentor New Members as their tenure expires.

Nancy Lulu representing Brooklyn DA, Eric Gonzalez, extended greetings from the Brooklyn DA. She hoped everyone had a great summer and wished all who observe an easy fast. If there is anything you would like to address with the DA's office please call our Action Center 718-250-2340.

Irina Khlevner from Council Member Mercedes Narcisse, stated welcome back and she spoke about upcoming events the Council Member is sponsoring, flu shots on Monday October 6, from 10:00am to 1:00pm in their Community Office 5827 Flatlands Avenue. The Mammogram Bus will be there on Thursday October 16, 2025 from 9:00am -4:30pm, please call to schedule an appointment 718 241-9330. Every Wednesday they offer a weekly food giveaway, each person receives two organic food bags with fruits, vegetables, and groceries to take home to combat hunger and food insecurities in the Community between 3:00pm and 5:00pm. Lastly their office provides free legal consultations every Monday. Each person is given up to a one hour consultation. The attorney is available for housing issues

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healthcare proxy, and more. Call for an appointment or should you require anything else from their office at 718-241-9330.

Solomiya Momot representing Senator Jessica Scarcella-Spanton's Office stated the Senator voted no on the proposed Coney Island Casino. The Senator distributed honey for Rosh Hashanah. She also stated she had some legislative updates. The Senator introduced Legislation allowing the carrying of pepper spray to be legalized in New York State. The Second Legislation that was signed into Law by Governor Hochul was Bill S454A, that supports World Trade Center first responders. This Legislation will cut through red tape and secure that 9/11 first responders and their families can access the benefits they deserve.

Hunter Rabinowitz sent greetings from Brooklyn Borough President, Antonio Reynoso. He stated he wanted to wish everyone a Happy New Year, and may you have a meaningful fast. He left flyers at the front table but wanted to highlight some upcoming events and share some information. He stated the Brooklyn Borough President's 2025 Comprehensive Plan for Brooklyn is now available on their website. He added there are detailed maps and statistics describing the current state of our Borough and recommendations for improving infrastructure in neighborhoods across Brooklyn. He went on to say the iconic cool "Brooklyn" pin reminiscent of those former Borough President, Marty Markowitz would give out is now being recreated through a pin design competition, which was opened earlier this month to anyone that lives in Brooklyn, especially students. Lastly, October 25th the Borough President will be hosting an adopt a shelter event at Brooklyn Borough Hall. There will be shelter pets, some dogs, and cats so if you're in need of furry friends you can go to Brooklyn Borough Hall from 11:00 AM to 4:00 PM to adopt one.

Ari Kagan representing Senator Steven Chan wished everyone who observes a Happy New Year. He stated Senator Chan testified in front of the Coney Island Casino Advisory Committee against the Coney Island Casino and he said it will affect the entire South of Brooklyn. He also added that the Senator is working to increase penalties for all motorized moped drivers who drive erratically all over the place without any repercussions and consequences. This initiative is getting support in Albany by both Republicans and Democrats. Lastly, I would like to mention his office's phone number 718 333-0311.

Izzy Weiss from Council Member Inna Vernikov's Office was in attendance.

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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 June 24, 2025, minutes was made by Dt. Alan Ditchek and seconded by Moses Massry.

CHAIRPERSON'S REPORT:

Chair Scavo stated in October she will be collecting again for the Toys for Tots Drive.

Chair Scavo read the Liquor Licenses the Board received:

Renewal, Wine, Beer & Cider

Lucia Pizzeria Inc.
2201 Avenue X
Brooklyn, NY 11235

Randazzos Clam Bar of NY Inc
2015-2017 Emmons Avenue
Brooklyn, NY 11235

Ngo Restaurant Inc.
DBA – Pho Hoai Restaurant
1906 Avenue U
Brooklyn, NY 11229

Sakura Japanese Restaurant 3118 Inc
3118 Avenue U
Brooklyn, NY 11229

V&S Pizzeria of Sheepshead Bay, Inc
1723 Emmons Ave
Brooklyn, NY 11235

Renewal, Liquor, Wine, Beer & Cider

Momoyama Restaurant Inc.
1901 Emmons Avenue
Brooklyn, NY 11235

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360 Concepts Croup 1 LLC
DBA – Bowl 360 Brooklyn
1-25 Bouck Ct
Brooklyn, NY 11223

Soup N Burger
1809 Emmons Avenue, Unit 9
Brooklyn, NY 11235

Jizz Bizz Inc
DBA – Cafe Gallery
2801 Coney Island Avenue
Brooklyn, NY 11235

Selfie Group, LLC.
2775-79 Coney Island Avenue
Brooklyn, NY 11235

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

Casa Marias Restaurant Inc.
1962 Coney Island Avenue
Brooklyn, NY 11223

New York Harbor Corp
DBA – Atlantis Reg# 1163486
Pier 9 Sheepshead Bay
Brooklyn, NY 11229

Izra NY Inc.
DBA – Sea Pearl
2027 Emmons Avenue
Brooklyn, NY 11235

Taci's Beyti Restaurant Inc
DBA – Taci's Beyti Turkish Restaurant
1953-1955 Coney Island Avenue
Brooklyn, NY 11223

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

USK Sky Lounge LLC
2085 Coney Island Avenue
Brooklyn, NY 11223
Rondel Inc.
DBA – Rondel Restaurant
2006 Coney Island Avenue
Brooklyn, NY 11223

Kings Hwy Inc
DBA – Sushi Shalom
9116 Kings Hwy
Brooklyn, NY 11223

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

El Palenque Mexican Restaurant Corporation
181 West End Avenue
Brooklyn, NY 11235
Amended 30 Day Notice, resubmitted to include the basement

Mtskheta USA Inc.
DBA – Mtskheta Cafe
2812 Ocean Avenue
Brooklyn, NY 11229

LRJ Brooklyn Holdings LLC
2007-2011 Emmons Avenue
Brooklyn, NY 11235

Shawarma Avenue Brooklyn Inc.
DBA – Grill Bar
1022 Avenue P
Brooklyn, NY 11223

LNB 2670 LLC
DBA – Savage
2670 Coney Island Ave

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500 Foot Hearing

Café Renaissance
802-804 Kings Highway
Brooklyn, NY 11223

Loqma Café Corp.
DBA – Loqma Café
1509 Voorhies Avenue
Brooklyn, NY 11223

Sidewalk Cafe License

2255 Emmons Cafe Lounge, Inc.
DBA – Opera Cafe Lounge
2255 Emmons Avenue
Brooklyn, NY 11235

Chair Scavo read the Cannabis Licenses the Board received:

Retail Dispensary

Myrtle 2 LLC
938 Kings Highway
Brooklyn, NY 11223

Myrtle 2 LLC
1812 Kings Hwy
Brooklyn, NY 11229
(4 blocks away from another cannabis dispensary, Kushmart)

M&K Flowers, LLC
2253 Emmons Avenue
Brooklyn, NY 11235

Renewal Retail Dispensary

Grow Together
2370 Coney Island Avenue
Brooklyn, NY 11223

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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, September 10 2025, at 5:30pm. Representing the 61 was its commanding officer, Captain Joseph Antonio. Also present was the 61's Executive Officer, Captain Salvatore Mannino, and Detective Lauren Au of the Community Affairs Office. Public safety Committee members were forwarded in advance both the CompStat Report (Volume 32 Number 36) and the 61 Traffic Stat Report, covering the week of 9/1/2025 through 9/7/2025. Based on the 7 major crime complaint categories, a year-to-date comparison with 2024, overall, the 61 was down 2.40%. There have been 2 murders recorded in 2025, compared to 1 murder in 2024. There have been 11 rapes in 2025, compared to 11 rapes year-to-date in 2024. Robberies number 102 in 2025, compared to 102 in 2024. Felony Assaults, up 5.4%, 194 in this crime complaint category, compared to 184 in 2024. Burglaries, 110 crime complaints in 2025, no change from 2024. Grand Larceny, down 6.3% - 400 in 2025, compared to 427 in 2024. Grand Larceny Auto, down 4.8% - 158 in 2025, compared to 166 in 2024. In a subcategory labeled "Hate Crimes," we're down 45.5% - 12 thus far in 2025, compared to 22 in 2024. The citywide NYPD program, "Neighborhood Coordination Officers," or "NCOs" assigned to specific sectors within a given precinct to serve as a bridge between the police and the community has been replaced by "Quality-of-Life" Teams or "Q-Teams" who will address the public outcry of all 311-complaints. Finally, organizations wishing to have a Police Officer present at a neighborhood function, the NYPD offers a service called "NYPD Paid Detail." Their office tel. # is 1(646) 610-5115.

Zoning Committee Report:

ULURP Number: N250333ZRK

ULURP Number: M250334LDK / CEQR 26DCP0003K

1417 Avenue U, Brooklyn NY 11229

A zoning map amendment from R5/C1-3 to R7A/C2-4, a text amendment to map a Mandatory Inclusionary Housing Area (ZR Appendix F), and a cancellation of a restrictive declaration to facilitate a new 83,166 square foot, 7-story residential (71,792 sf) with approximately 76 dwelling units, of which 19-23 units would be permanently affordable, and commercial (11,374 sf) mixed-use building, are being sought by 1417 Avenue U Holding LLC at 1417 Avenue U, Homecrest, Community District 15, Brooklyn.

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

A Full Board Vote was taken, 29 no, 10 yes and 1 abstention. The motion did not pass.

OLD BUSINESS:

NEW BUSINESS:

ADJOURNMENT:

A motion to adjourn was made by Moses Massry and seconded by Dennis Futoryan. The meeting was adjourned at 8:52 p.m.

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