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Brooklyn Community Board 15



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CHAIRPERSON

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RAISA CHERNINA
SECOND VICE-CHAIRPERSON
JACK ERDOS, ESQ
TREASURER
ALLEN POPPER, ESQ
SECRETARY



ERIC ADAMS
MAYOR

LAURA SINGER
DISTRICT MANAGER

Monthly Board Meeting – Minutes

GENERAL BOARD MEETING

May 23, 2023 -Webex Conference

The meeting was called to order at 6:01pm, by Chairperson Theresa Scavo. The Pledge of Allegiance was recited. Chair Scavo welcomed new Board Members, Daniel Anbinder, Peter Forte, Dennis Futoryan, Elizabeth Morrissey, and Jonathan Subak-Sharpe.

PUBLIC HEARING / PUBLIC SESSION:

Chairperson Scavo stated she would be filling for Mr. Ronnie Tawil, Chair of the Zoning Committee:

Chairperson Scavo proceeded to call the representative for the first item on the Agenda.

ULURP: No. 200101 ZMK – 2761 Plumb 2nd Street

Zaliv, LLC (the “Applicant” proposes a zoning map amendment to rezone Brooklyn Block 8841, Lots 500, and p/o 450 and Block 8844, Lots 340, p/o 345, and p/o (the Project Area”) from a C3 zoning district to an R3-2/C2-3 zoning district in the Sheepshead Bay neighborhood of Brooklyn Community District 15. The proposed rezoning would facilitate the as- of- right operation of a long-standing Use Group (“UG”) 6 eating and drinking establishment at 2761 Plumb 2nd Street, Block 8841, Lot 500 and Block 8844, Lot 340 (the “Development Site”).

The Board received 0 letters of support or opposition.

Questions from the floor asked why this zoning change is necessary? The representative explained they were seeking this zoning change because it is a hardship to come before the Board every few years to ask for permission to allow these restaurants to operate. The current zoning does not allow for these existing restaurants to operate and so they seek special permission

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every few years from the board to do so and this would permanently allow them to operate. A question about one of the restaurants Jordan's going out of business came up. They are actively seeking another seafood tenant. Will the restaurants remain with seating on the indoors and outdoors? They will remain the same. Someone inquired about residential on the property. They were informed that there is no residential on the property. Why did the drawings they exhibited state proposed plans? The proposed plans just show the existing restaurant and sites that are now there that they want to make permanent. Lastly, concerns were expressed for the neighboring movie theater's stability should its close impacting the patronage of these restaurants. The owner stated he could not speak on the stability of his neighbor's business.

The Board received 0 letters of support or opposition.

A motion was made to approve by Edmond Chalom and seconded by Joseph Shamie.

A Committee Vote was taken, 10 yes, 1 no and 1 abstention. The motion passed the committee. A full board vote would take place in the Executive Session.

BSA 2023-11-BZ / 1008 Banner Avenue

Proposed operation of a Use Group 3 daycare in a C8-1 zoning district, contrary to the use regulations of ZR Section 32-10.

The Board received 0 letters of opposition, 0 letters in support.

The first question asked why was the school already advertising on the building without approval? The representative stated that the advertisement was for their other location. Safety issues were discussed. The location is on a route that is constantly congested because it is sandwiched between a car wash and the entrance to the Belt Parkway. The roadway is severally congested and dangerous to cross. Cars are always at a standstill and parents dropping off and picking up children would only add to that existing congestion. The representative stated most day care children, approximately 90% would be walked to the school. The Board did not feel that given our neighborhood's propensity to drive everywhere that would be the case and they challenged that answer. The representative stated he was basing that on their Queens location. Someone pointed out Queens is not Brooklyn. When asked about the hours of operation for the school it would be Monday through Friday from 7:00am – 6:30pm. Some stated that only added to the

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problem of congestion for those entering the Belt Parkway during the peaks of rush hour. They anticipate 139 children attending. It was asked if the day care tenant was already signed on and it was answered pending the Board and BSA's approval. Lastly, they asked the representative who was he representing the building owner or the day care provider? He answered both.

A motion was made to approve by Robert Gevertzman and seconded by Allen Popper.

A Committee Vote was taken, 0 yes, 11 no and 0 abstention. The motion did not pass the 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:

Chair Scavo called upon Leah Moses, representing Council Member Ari Kagan, she stated the Councilman worked with the 61st Pct, Sanitation and the Sheriff's office to tow and remove 40 vehicles with fake "ghost plates" from the community. The Councilman recently opposed a plan that the Mayor proposed in putting together a Civic Engagement Committee to review 25,000 Riker Island inmate's records to determine their ability to be released back into their communities. He felt this was a dangerous and wrong decision putting the safety of our residents in jeopardy. Ms. Moses had some sound technical issues and was unable to complete her report.

Solomiya Momot representing Senator Jessica Scarcella-Spanton's Office stated the Senator signed on to a letter with Council Member Inna Vernikov opposing any of the changes by the MTA in their recent proposed Bus Redesign Plans. Board Member and President of the Manhattan Beach Community Group Judy Baron thanked the Senator for her support in opposing the elimination of routes in the district. Ms. Momot also announced the Senator is pleased to announce the passage of the state budget. Included in the budget was the Child Tax Credit and \$150 million for CUNY Schools to avoid any tuition hikes.

Corina Lozada, Counsel to the Borough President, shared that to submit any written comments to the proposed CB Guidance and Interpretive Statement please email your comments before 5:00pm tomorrow Wednesday, May 24, 2023, to cbguidancecomments@brooklynbp.nyc.gov

She stated Happy Jewish Heritage Month and Asian American, Native Hawaiian, Pacific Islander Heritage Month! She added that Borough Hall hosted a Jewish Heritage Event earlier this month and this Thursday will be hosting our AANHPI Event. Please RSVP on their website. All are welcome.

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Corina Lozada can be reached at 718 802-3883 or email her at Corina.Lozada@brooklynbp.nyc.gov

Sergey Chuprik, representing Comptroller Brad Lander's office stated he did not have anything to report at this time but to please follow the Comptroller's website for the latest information and to see what the Comptroller is working on.

Stephannia Cleaton, Government Relations Manager for Kingsborough Community College, sent greeting from President Dr. Claudia Schrader. She announced that they are gearing up for graduation, which will be held on Wednesday June 21, 2023.

Tyler Reynolds, Construction Liaison, for the Manhattan Beach sewer replacement project stated they are working on Kensington Street between Oriental and Shore Boulevard and next Irwin Street. Work is progressing.

Chris Greif representing the New York City Transit Riders Council thanked Community Board 15 for their recent informative Transportation Committee Meeting with the MTA on the planned elevators for the Sheepshead Bay train station. He appreciated CB 15's support for this project. He informed everyone there will be another Bus Redesign pop up event on June 9th at Bay Parkway. He wished all a Happy Memorial Day weekend.

Stanley Kaplan had some technical difficulties, but he typed in the chat to ask if the new sewer water connections to Menorah Rehabilitation Center had been completed? Tyler Reynolds the Construction Liaison had already left the meeting so Chair Scavo stated the office would reach out to receive an answer to his question.

Nancy Lulu, representing District Attorney Eric Gonzalez sent greetings from the DA. She stated on May 16, 2023, Thirty-Two members of a Brooklyn based gang were charged with 140 counts, including conspiracy to commit murder, proving the DA's commitment to making our communities safer. Their April 29th Gun Buy Back Event in conjunction with the Attorney General and Mayor, netted 95 guns, successfully taken off our streets. Should you have any concerns our hotline is 718 250-2340.

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 Chair Scavo, with a Quorum present,

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a motion to adopt the April 25, 2023, minutes was made by Judy Baron and seconded by Mitchell Shpelfogel.

CHAIRPERSON'S REPORT:

May 23, 2023 / LIQUOR LICENSES

New Application and Retail Permit for Wine, Beer & Cider

A & I Cake Corporation
Wildberry
1715 Emmons Avenue
Brooklyn, NY 11235

New Application and Retail Permit for Beer & Cider

Coney Island Bagels
2829 Coney Island Avenue
Brooklyn, NY 11235

New Application Liquor, Wine, Beer & Cider

Marabella Cleaning & More Inc.
263 Avenue X
Brooklyn, NY 11223

Happy Chef Inc
109 Oriental Blvd.
Brooklyn, NY 11235

Renewal Application Wine, Beer & Cider

Café Renaissance LLC
802-4 Kings Highway
Brooklyn, NY 11223

Renewal Application Liquor, Wine, Beer & Cider

722 Bar & Grill Inc.
722 Kings Highway
Brooklyn, NY 11223

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Living Room Restaurant and Lounge Inc
178 Avenue U
Brooklyn, NY 11223

Chair Scavo stated if you know of any issues with any of these establishments, please let the office know so that we can reach out to the State Liquor Authority.

Nominating Committee:

Edmond Dweck, Chair of the Nominating Committee stated that the Committee consisting of Robert Gevertzman, Al Smaldone, Jack Kishk and Ed Chalom reviewed the submissions of those who applied for Officers and Executive Board Members position and unanimously determined the following recommendations:

The Officers:

For Chairperson: Theresa Scavo was the only name submitted- The floor was opened for nominations, with none from the floor, the nominations for the office were closed and the Secretary Allen Popper cast the one vote needed.

For First Vice-Chairperson: Ronald Tawil was the only name submitted–The floor was opened for nominations, with none from the floor, the nominations for the office were closed and the Secretary Allen Popper cast the one vote needed.

For Second Vice –Chairperson: Raisa Chernina was the only name submitted-The floor was opened for nominations, with none from the floor, the nominations for the office were closed and the Secretary Allen Popper cast the one vote needed.

For Treasurer: Jack Erdos was the only name submitted - The floor was opened for nominations, with none from the floor, the nominations for the office were closed and the Secretary Allen Popper cast the one vote needed.

For Secretary: Allen Popper was the only name submitted- The floor was opened for nominations, with none from the Floor, the nominations for the office were closed and Robert Gevertzman cast the one vote needed.

The Nominating Committee recommendations for Executive Committee were as follows:

Edmond Chalom
Marc Cohen
Dr. Alan Ditchek
Edmond Dweck

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Morris Dweck
Robert Gevertzman
Jack Kiskh
Francis Chick Pallotta
Al Smaldone
Eli Zami

The floor was opened for nominations, Naomi Harris stated she requested to be considered for the Executive Committee. Edmond Dweck stated they received 14 submissions for 10 positions, and these were the names they recommended to serve this term. Ms. Harris had no problem with that explanation and allowed them to proceed, with no one else coming forward from the floor, the nominations were closed, and the Secretary Allen Popper cast the one vote needed.

Parks Committee Meeting:

Parks Committee Chairperson, Al Smaldone stated the Parks Committee met on Monday May 15, 2023, at 7:00pm on Webex to review the design for Mellett Park, located on Avenue V between East 13th and East 14th streets. He stated the funding for the project is a total of 2.6 million dollars, 1.5 million dollars from Council Member Vernikov and 1.1 million dollars from the Mayor. The project will focus on the asphalt area. It was through community input, they are placing synthetic turf, 2 pickle ball courts, and a new basketball court with a fiber glass headboard. The park will have benches, tables, and landscaping. The concerns the Committee expressed were with the lighting not being adequate and with their plans for lowering the fencing by the pickle ball courts. The Parks Department will be returning to the Committee next month to address those concerns. The other issue addressed he shared was the fact the bathroom in the park was not being upgraded as part of this project. He stated it was a shame that when a park is renovated the bathrooms due to their excessive costs are often ignored. He stated that the bathroom is estimated to be a separate 3-million-dollar project and why it is so expensive when an entire home is constructed for that amount is lost on me. He added the existing piping is already in place, so why is it so expensive? He added the Committee will continue to advocate for the upgrading of bathrooms when park renovations are proposed.

Public Safety Report:

Public Safety Chairperson, Frances Chick Pallotta, stated that our Public Safety Committee meeting was conducted via Webex on Wednesday, May 10, 2023, at 5:00pm. Representing the 61st Police Precinct was its Commanding

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Officer, Captain Derby St. Fort. In attendance was the 61's Community Affairs Officer Detective Lauren Au. Public Safety Committee Members were forwarded the link to the 61st Police Precinct CompStat Report, covering the week of May 1, 2023, through May 7, 2023, Volume 30, Number 18. Based on the 7 major crime categories, a year to date, statistical comparison with 2022, the 61 was down 7.03%. To provide the full board with the latest up to date statistics, he cited the 61st CompStat Report, Volume 30, Number 20, covering the week of May 15, 2023, through May 21, 2023. Based on the 7 major crime complaint categories, a year-to-date comparison with 2022, the 61st was down 5.43%. Within the 61, he stated we had 3 murders, year to date, compared to 1 in 2022. We have had 6 rapes this year to date compared to 1 in 2022. Robberies were up 9.5 %; Felony Assaults, were up 1.1%; Burglaries were down 1.2 %, Grand Larcenies were down 13.9 %; Grand Larceny Auto was down, 5.6%. In the subcategory of Hate Crimes: year to date, we had 4 hate crimes reported in 2023, compared to 11 hate crimes in 2022.

He added that a number of our committee members continue to monitor and report in their respective neighborhoods the various quality-of-life matters that concern us all.

Transportation Committee:

Chairperson of the Transportation Committee, Oswald Heymann, stated there were two meeting last week he would be reporting on. On Monday May 15, 2023, at 6:00pm on Webex, the Transportation Committee met with the MTA to discuss the new elevator going in at the Sheepshead Bay Train station. The MTA promises no interruption in street flow while they create two elevator shafts and reconfigure the token booth on the south side of the existing Sheepshead Bay station to make it ADA compliant. They are keeping in mind it is a flood plain and planning accordingly. On the north side of the street, two new staircases leading to the platform will be created. Work will commence next month, with a completion date estimated to be in 2025 for a cost of 30 million dollars.

The second meeting took place via Webex on Tuesday May 16, 2023, at 6:00pm, and the Transportation Committee met with the Department of Transportation (DOT). DOT is working to expand and improve the Belt Parkway in the Sheepshead Bay area both above and street level, rebuilding the 4 existing bridges, the Sheepshead Bay Road Bridge, Ocean Avenue Bridge, Bedford Avenue Bridge and Nostrand Avenue Bridge. The project encompasses East 16th Street to Ford Street. The sightlines will improve for drivers, to deter crashes, and the roadway will be expanded with minimal disruption to existing trees. The impact for closure of lanes will be minimal

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with most occurring late at night when traffic is much lighter. The expansion will also enhance pedestrian visibility under the rehabbed bridges, removing cumbersome pillars that block sight lines and impede movement and they are creating additional lighting. The project will commence in 2024 with a completion date estimated to be in 2028 for a cost of 220 million dollars.

Zoning Committee:

ULURP: No. 200101 ZMK – 2761 Plumb 2nd Street

Zaliv, LLC (the “Applicant” proposes a zoning map amendment to rezone Brooklyn Block 8841, Lots 500, and p/o 450 and Block 8844, Lots 340, p/o 345, and p/o (the Project Area”) from a C3 zoning district to an R3-2/C2-3 zoning district in the Sheepshead Bay neighborhood of Brooklyn Community District 15. The proposed rezoning would facilitate the as- of- right operation of a long-standing Use Group (“UG”) 6 eating and drinking establishment at 2761 Plumb 2nd Street, Block 8841, Lot 500 and Block 8844, Lot 340 (the “Development Site”).

A motion to approve was made by Al Smaldone and seconded by Mitchell Shpelfogel. The vote was 33 Yes, 1 No, 1 Abstention. The motion was approved.

BSA 2023-11-BZ / 1008 Banner Avenue

Proposed operation of a Use Group 3 daycare in a C8-1 zoning district, contrary to the use regulations of ZR Section 32-10.

A motion to approve was made by Allen Popper and seconded by Robert Gevertzman. The vote was 0 Yes, 35 No, 0 Abstentions. The motion was unanimously disapproved.

OLD BUSINESS: None

NEW BUSINESS: Chair Scavo announced the dismissal of the Nominating Committee and thanked all the Nominating Committee Members for their service. She wished all a safe and happy Memorial Day Weekend.

ADJOURNMENT:

A motion to adjourn was made by Allen Popper and seconded by Al Smaldone. The meeting was adjourned at 7:28 p.m.

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