

The City of New York
Brooklyn Community Board 15



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Monthly Board Meeting – Minutes

GENERAL BOARD MEETING

Tuesday February 27, 2024, 7:00pm

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

The meeting was called to order at 7:01pm, 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. Ronnie Tawil, Chair of the Zoning Committee, who would oversee this part of the meeting. Mr. Tawil explained the procedure for the Public Hearing and proceeded to call the representative for the first item on the agenda:

ULURP N230352ZRK - 2118 Avenue U

A zoning map amendment (R4/C1-2 to R6A/C2-4 and R4) and zoning text amendment (ZR Appendix F, to establish a new Mandatory Inclusionary Housing area) to facilitate the development of a new four-story mixed-use building of approximately 20,450 square feet (approx. 15,650 sf residential, or 10 DUs, and 4,800 sf commercial), are being sought by a private applicant at 2118 Avenue U, in Sheepshead Bay, Community District 15, Brooklyn.

The Board received 0 letters of support and 2 letters of objection.

Questions were asked about parking, where would it be, it was answered below grade on the East 22nd street side. They were creating a basement to accommodate a car for each unit. It was asked why do you need a zoning change, it was explained that the existing zoning regulations only allow for a retail space or a 2-3 family home which would not be economically viable for the owner who invested in this community to build. Another asked why create more retail space if we have existing unused stores along the Avenue U and

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how would this unit retain businesses. That is an ongoing issue throughout the nation, in that online shopping has surged and taken the place of brick and mortar stores. The owner will actively look to attract and retain businesses to this property.

A motion was made to approve by Edward Chalom and seconded by Robert Gevertzman.

A Zoning Committee Vote was taken, 11 yes, 1 no and 0 abstention. The motion passed the committee. A full board vote would take place in the Executive Session.

BSA 154-90-BZ 730 Avenue S aka 1902-1912 East 8th Street

Southwest corner of Avenue S and East 8th Street

This application seeks modifications to BSA Cal. No.154-90-BZ, which allowed a two-story and cellar, UG 4 house of worship at the site. Specifically, the instant application, seeks to add two additional floors, contrary to ZR sections 113-51 (Floor Area/FAR), 113-542 and 23-45 (Front Yards), 113-55 and 23-631 (Perimeter Wall Height and Building Height), and 113-561 and 25-31 (Parking).

The Board received 7 letters of support and 0 letters of objection.

A question was asked if they planned any residential use with this request and the answer was no.

A motion was made to approve by Edmond Dweck and seconded by Al Smaldone.

A Zoning Committee Vote was taken, 11 yes, 0 no and 1 abstention for cause. The motion passed the committee. A full board vote would take place in the Executive Session.

BSA 2024-02-BZ 276 Dover Street

Application for special permit pursuant to 73-622 to legalize and an enlargement that increased the degree of non-compliance for FAR and lot coverage.

A question was asked if this special permit request was to legalize work that was previously done? The answer was yes. When was this work done, the representative stated they believed by looking at the buildings department violations sometime in 2007, it was further clarified that his client did not perform the work they purchased the property in 2022-2023. His clients would like to file the correct paperwork to legalize the property. It was asked how

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many times the property changed hands, that was unknown and how did they purchase a house that had violations? They purchased it with the violations and now want to legalize it.

The Board received 2 letters of support and 1 letter of objection.

It was further asked which neighbors submitted those letters. The support letters came from the immediate neighbors, who would be immediately impacted and the objection from a neighbor who resides on the block.

A motion was made to approve by Robert Gevertzman and seconded by Edmond Dweck.

A Zoning Committee Vote was taken, 10 yes, 2 no and 0 abstentions. The motion passed the committee. A full board vote would take place in the Executive Session.

BSA 131-93 -BZ 3743-3761 Nostrand Avenue

Nostrand Avenue between Avenue X and Avenue Y

This is an application to extend the term of a special permit granted by the Board under Calendar Number 131-93-BZ, which expires November 22, 2024.

It was explained that the automotive garage business is a family business in existence for decades passed from one generation to the next and every ten years they require a special permit to operate at this location.

The Board received one last minute inquiry about the request, that was not an out and out opposition, but when further queried on their stance never followed up with a proper objection.

A motion was made to approve by Al Smaldone and seconded by Cliff Bruckenstein.

A Zoning Committee Vote was taken, 13 yes, 0 no and 0 abstentions. The motion passed the committee. A full board vote would take place in the Executive Session.

PUBLIC SESSION:

Chair Scavo opened the floor and invited Elected Officials, their representatives, agency representatives and community members to speak:

Martin Gangursky shared his concerns about transportation and then went on to say the Parks Department needs to host or co-sponsor more events in their public spaces. He liked to see free movies, concerts, dances, and parades brought back to the community.

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Stanley Kaplan spoke about the wheels of government moving slowly and produced a historic book showing that the flooding in Rosedale, Queens which is a chronic problem today, was documented in 1951, over 70 years ago. Mayors have come and gone. He pondered out loud should it really take a century to address such issues?

Ed Jaworski, Executive Vice-President of the Madison-Marine-Homecrest Civic Association, spoke about the filthiness of the area and would still like to see Community Board's Sanitation Committee address these issues by working on educating homeowners and local businesses to comply with sanitation regulations. He announced that with the Borough President's representative announcing Board Membership Applications were being accepted last month, he would like those who get appointed to the Board to stand up address where they live in the community to ensure all areas are represented.

Chair Scavo acknowledged Chris Greif from the Transit Rider's Council.

Chair Scavo opened the floor and invited Elected Officials, their representatives, agency representatives and community members to speak.

Tyler Reynolds addressed the status of the Manhattan Beach Water Main Project and stated they were successful in providing water pressure back to Manhattan Beach, so much so that now two crews can simultaneously tackle the work at hand on the project. He spoke about what work was still left to accomplish and how they are creating a shut off valve mid-block on West End Avenue to avoid water shut offs to schools and business located on that block for prolonged periods of time. Questions asked about the safety of the water because sediment seems to be present when they put the water back on. Tyler stated that when a notice is sent to homeowners about water work in the area, it recommends that the homeowner shuts the main valve to the house off so that sediment does not back up into their pipes. Tyler explained that the water is thoroughly flushed out by them at the fire hydrants and constantly tested, so there is no need to boil their water.

Gloria Daniels, Administrative Park & Recreation Manager spoke about budget cuts to the Parks Department and the need to seek volunteers to assist with the maintenance and work that our Parks need. She spoke about what a sanctuary our Parks were during Covid and we are looking for people with all sorts of interests to help us maintain this viable resource. They have launched a new site for volunteers and are pledging to keep better communications and contact with their valued participants. For more information she provided the website: [Volunteer with NYC Parks \(nycgovparks.org\)](http://www.nyc.gov/parks/volunteer)

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Sam Eluto, representing Public Advocate Jumaane Williams stated that the SYEP program which employs youth, 14 and up during the summer is open and accepting applicants. Please let your kids and grandkids know about this program. The Advocates' office has been receiving a lot of heating complaints, please call 311 first to register the complaints. Your apartment should be 62 at night and 68 during the day. The Public Advocate has a blog on his website with information on weatherization for your home. He also partners with news 12, each month to speak and address issues. He announced the Public Advocate is on his way and will be arriving, in person, shortly.

Olga Fiore, representing Senator Jessica Scarcella-Spanton stated that the Senator is aware and on top of the water main issues in Manhattan Beach. The Senator is aware they are not being culturally sensitive to those who need their water to provide for sabbath meals and although they have promised to restore water earlier on Friday, have often failed to do so. The Senator will be writing a letter to the DDC commissioner for more accountability and to receive an accurate schedule on the work they have left to perform to share with the Manhattan Beach Community.

Richard Arneman, from Bay Improvement Group stated as a former owner of a fishing vessel, he understands how hard it is to retain a fishing fleet in Sheepshead Bay. The fishing fleet went from 85 boats at the height of Sheepshead Bay's glory to now 5 boats, who struggle to make ends meet. He doesn't believe a historic excursion boat coming up on our Agenda tonight with thrive.

Nancy Lulu, representing Brooklyn District Attorney Eric Gonzalez sent greetings from the DA. She stated they are actively seeking High School students to intern at the Brooklyn DA's office this summer from July 8 through August 2nd, it is a paid internship. Please submit your application by March 8, 2024, for consideration. She placed flyers on the front desk with more information. She also provided the DA's hotline number for any concerns, 718 250-2340.

Irena Khlenver, Deputy Director of Constituent Services, for Councilmember Mercedes Narcisse, spoke about the many services the Councilmember is sponsoring in her office and throughout the community. She provided a booklet of flyers on the front table and welcomed all to partake in the free legal services, free tax services, MTA MetroCard half-fare bus, ESL classes and food giveaways that Councilwoman Narcisse is offering each month. Constituent services are of the utmost importance to the Councilmember and that is why these outreach events are indicative of the kind of assistance and support she wants to bring to the community she serves. She also announced that the Councilmember will be hosting a State of the District event on Tuesday

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March 5, 2024, at 6:30pm at P.S. 203 5101 Avenue M, Brooklyn, NY 11234.
Please RSVP to 718 241-9330.

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 Treasurer Jack Erdos, with a Quorum present, a motion to adopt the January 30, 2024, minutes was made by Dr. Alan Ditchek and seconded by William Truscio.

CHAIRPERSON'S REPORT:

Chair Scavo reported on the Liquor Licenses the Board received for February 2024:

Liquor Licenses for February 2024:

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

Masakari Japanese Housse Inc.
Masakari Japanese Fusion
1631 Sheepshead Bay Road
Brooklyn, NY 11235

Renewal, Wine, Beer & Cider

Fuciaana Inc.
Mitoushi Sushi Asian Fusion
2478 Coney Island Avenue
Brooklyn, NY 11223

Renewal, Beer & Cider

City Ice Sports Inc
760 Oriental Boulevard
Brooklyn, NY 11235

500 Foot Hearing

NRGZ Restaurant Corp
1655 Sheepshead Bay Road
Brooklyn, NY 11235

New Application Beer & Cider

Q-Ball Inc
2570 East 17th Street, 1
Brooklyn, NY 11235

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Temporary Retail Permit and Class Change for Liquor Wine, Beer & Cider

AkiMori Hospitality Group
Maki by Akimori
557 Kings Highway
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.

Zoning Committee:

ULURP N230352ZRK - 2118 Avenue U

A zoning map amendment (R4/C1-2 to R6A/C2-4 and R4) and zoning text amendment (ZR Appendix F, to establish a new Mandatory Inclusionary Housing area) to facilitate the development of a new four-story mixed-use building of approximately 20,450 square feet (approx. 15,650 sf residential, or 10 DUs, and 4,800 sf commercial), are being sought by a private applicant at 2118 Avenue U, in Sheepshead Bay, Community District 15, Brooklyn.

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

A Full Board Vote was taken, 33 yes, 2 no and 0 abstentions. The motion was approved.

BSA 154-90-BZ 730 Avenue S aka 1902-1912 East 8th Street

Southwest corner of Avenue S and East 8th Street

This application seeks modifications to BSA Cal. No.154-90-BZ, which allowed a two-story and cellar, UG 4 house of worship at the site. Specifically, the instant application, seeks to add two additional floors, contrary to ZR sections 113-51 (Floor Area/FAR), 113-542 and 23-45 (Front Yards), 113-55 and 23-631 (Perimeter Wall Height and Building Height), and 113-561 and 25-31 (Parking).

A motion to approve was made by Al Smaldone and seconded by Robert Gevertzman.

A Full Board Vote was taken, the vote was 34 Yes, 0 No, 1 Abstention for Cause. The motion was approved.

BSA 2024-02-BZ 276 Dover Street

Application for special permit pursuant to 73-622 to legalize and an enlargement that increased the degree of non-compliance for FAR and lot coverage.

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

A Full Board Vote was taken, 28 yes, 4 no and 0 abstentions. The motion was approved.

BSA 131-93 -BZ 3743-3761 Nostrand Avenue

Nostrand Avenue between Avenue X and Avenue Y

This is an application to extend the term of a special permit granted by the Board under Calendar Number 131-93-BZ, which expires November 22, 2024.

A motion to approve was made by Dr. Alan Ditchek and seconded by Al Smaldone.

A Full Board Vote was taken, 33 yes, 0 no and 0 abstentions. The motion was approved.

It was at this time the Public Advocate Jumanne Williams addressed the room. He spoke about the misnomers regarding Intro 586 that will legislate that Police Officers account for all Level 1 stops. It was already part of the police manual and originally supported by Mayor Adams who campaigned in support of this procedure. He does not understand why the Mayor pulled his support and he wanted to address the erroneous message that was being put out to the community. The legislation which will take effect in September and will not slow NYPD police response times, these encounters can be reported at the end of the officer's shifts. The priority is Public Safety. He gave a history on inequality in stops and the need to have data to see if the evidence, this now mandated procedure, will garner backs up disproportional stops by police officers, by having them now record the approximate age and race of a person that a police officer engages with. He stated the police can't keep New York safe alone and other agencies such as the Department of Mental Health and Hygiene should be given the budget for overtime to address the mental health crisis effecting our city. That is not a police issue and as it stands, he understands however that they are the ones sent in to face danger and address issues they are not truly equipped to handle. A lively conversation ensued with the community sharing their concerns, on crime being up and how they don't feel safe and the troubles they feel bail reform legislation has created. The advocate addressed each concern, stating crime has gone up throughout the country with the rising prices of bread and that New York is still one of the safer places to live. He addressed bail reform and how judges have dropped the ball when a person who is bail eligible under the law is released under their discretion to commit another crime. The bail reform was for low level crimes to even the playing field between the poor and the wealthier who could post bail to not languish in jail awaiting their day in court. He stated he found the

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conversation engaging and would welcome the opportunity to return again to further address these important issues.

OLD BUSINESS: None.

NEW BUSINESS: Gerard Thornton addressed the Board to discuss his proposal of creating a seasonal excursion boat trip from a Sheepshead Bay pier to give historic tours of Sheepshead Bay, Coney Island and other local points of interest. He gave a brief history about himself and went on to assure the Community Board it would be a narrated tour, family run with his daughter and no alcohol sales or late hour trips. He is still working with the Parks Department and the Coney Island History Project to hash out details but assured the members that the last tour would either be a sunset tour or firework tour, as he has no intention to disrupt the residents and go into the wee hours of the night.

Concerns for parking were brought up. He is hoping to operate a shuttle bus from Coney Island to bring customers to Sheepshead Bay to embark on the tour, to have minimal impact on parking. Concerns that the business model will fail and they will turn to alcohol and late night practices, as other now banned boats, from the area did to secure business. He stated online ticketing sites have driven customers to sites such as his and he feels it is a unique opportunity to honor and entertain families on the glorious history and heyday of these unique communities. Sheepshead Bay was chosen because of its ability to moor a boat such as his, and it was his first exposure as a child to being at sea and he hopes with the success of this business he can support work opportunities for local young people.

Chair Scavo stated he is seeking a letter of support from Community Board 15. A motion to approve was made by Ronnie Tawil and seconded by Robert Gevertzman. By a show of hands 28 members voted yes and 3 voted no. A motion to provide a letter of support was approved.

ADJOURNMENT:

A motion to adjourn was made by Al Smaldone and seconded by Ronnie Tawil. The meeting was adjourned at 9:01 p.m.

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