

The City of New York  
**Brooklyn Community Board 15**



**ANTONIO REYNOSO**  
BOROUGH PRESIDENT

**THERESA SCAVO**  
CHAIRPERSON

**OFFICERS**

**RONALD TAWIL**  
FIRST VICE-CHAIRPERSON  
**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**

**Tuesday April 29, 2025, 7:00pm**

Kingsborough Community College, 2001 Oriental Boulevard, Brooklyn, NY  
11235, U112

The meeting was called to order at 7:03pm, 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 explained the procedures for this part of the meeting. Mr. Tawil called up the representatives from 3540 Nostrand Avenue.

**BSA-2024-49-BZ 3540 Nostrand Avenue**

This application to seeks a special permit to permit to Section 73-03 and 73-311 of the New York City Zoning Resolution to permit, on a site within R4/C1-2 zoning district, the operation of an accessory drive-through facility operating in conjunction with an as of right eating and drinking establishments (Use Group VI).

The Board Office received 1 letter of opposition and 0 in support.

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

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

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### **ULURP NUMBER: C240252ZMK/ N240253ZRK 1946 East 7th Street Rezoning**

A ZM (R5 to R6A and R7A) and ZR (ZR 113-00) to modify the boundaries of the Special Ocean Parkway District and Appendix F to designate a new MIH area to facilitate a new seven-story mixed-use building, containing approx. 35,787 zsf of residential floor area (53 DUs, 100% affordable senior housing) and approx. 2,292 sf of community facility, is being sought by private applicant Ahi Ezer Expansion Fund Inc. at 1946 East 7th St in Homecrest, Community District 15, Brooklyn.

Questions from the floor ranged from why a zoning change is needed? It was explained the existing structure can't be altered, it is too old and outdated. Traffic concerns, congestion concerns, and garbage containerization issues were all discussed at great length. The building height of 85 feet was also a concern and the fact the neighboring lot with this proposed zoning change can be built to 115 feet, which is way out of character for the area. Someone inquired if the Ocean Parkway Special District no longer applies with City of Yes and it was explained that no it is still in place. The signatures presented on a petition in support of this project were challenged with one person in attendance rescinding his signature stating the scope of the entire project was not explained in its entirety when he signed. Concerns for the shadows these buildings could create was mentioned. Lastly, a doctor in support of this facility asked for compassion and humanitarianism in supporting our seniors in allowing this facility to be built. Although the Board believes seniors need affordable housing to remain in their community and age in place, the negative impact these large buildings would make on the community is too detrimental to consider the proposal as presented.

The Board received 28 letters of Opposition and 3 letters rescinding their support.

A motion to approve was made by Al Smaldone and seconded by Ed Chalom.

A Committee Vote was taken, 0 yes, and 13 no. The motion did not carry in committee; and a full board vote would take place in the Executive Session.

Chair Scavo called the representatives from Soltage to present

**Soltage – Renewal Energy Provider – (BESS)**  
Battery Energy Storage System Presentation –  
2481 McDonald Avenue

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The representative first apologized for not consulting with the community first, explaining the lengthy procedure it took to pass all the protocols required by New York City for a Battery Energy Storage System. He stated he wrongfully assumed having the FDNY's approval would satisfy the community's concerns. He went on to say he wanted to address those concerns tonight to reassure the community regarding their safety, health, and property values. He explained the need for this project, as our aging electrical grid, is failing with the rise in electrical consumerism. More people are working remote, internet needs, the changing over from gas to electric in homes, and our transit buses moving from diesel to electric all require more electrical capacity. The city will be facing shortages and more brownout and black outs will occur if changes aren't implemented. He went on to say why their system is safer in that they are compartmentalized with various features to monitor and shutdown before a fire occurs. They want the community's support and in good faith are investing millions of dollars to clean up the existing environmental hazards the previous automotive tenants have created in that area.

A heated conversation ensued between community members and the representative on the likelihood of a fire and the repercussions to the elevated train line above should a fire occur. They challenged the safety and the time representatives from the firm would need to arrive on location to shut down the facility to avoid a disaster. This location under a train trestle cannot accommodate more than one or two responding Fire Engines. They spoke of the residents who live nearby and the potential harm that can be done, to these families and their children. They spoke of the location being inappropriate and recommended it be moved to a more remote industrial area having minimal impact on residents.

The Board by a show of hands unanimously voted to oppose this location for a Battery Energy Storage System.

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

Council Member Mercedes Narcisse spoke about her role in supporting the Community against the Battery Energy Storage Facility and understands although this one presented tonight is not in her district what effects one community can effect another community. She is battling both a Battery Energy Storage Systems being put in place in her district without community input and the Coyle Street Homeless Shelter bait and switch that took place. She is behind the scenes fighting to prevent the shelter from breaking ground, but it is an arduous process because of the contracts and money these contracts represent. She understands the residents' rights to protest but she wants it

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known it's her work behind the scenes that has prevented the demolition of the existing building from taking place. She can't go in to great detail of her negotiations because nothing is set in stone and she doesn't want anything she states to be taken out of context. She is happy to address and speak with her constituents directly on what efforts are being made on the homeless shelter. She placed a brochure of flyers for upcoming events she is sponsoring on the front table and acknowledged the good work Irina Khlenver, Deputy Director of Constituent Services, who was in attendance does for the community on her behalf.

Ari Kagan representing Senator Steven Chan, spoke of their opposition to the battery facility and apologizing isn't enough the company should have met with the Community and Elected officials at the onset.

Donald Cranston representing Assemblywoman Jamie Williams spoke out against battery facilities being allowed in residential communities and how the Assembly Member is sponsoring legislation to change this policy. She has 19 members signing on and it's presently in the Assembly's Energy Committee and we need the communities support to push this along. He added the Assemblymember has a shredding event on May 27, 2025 from 9:00am – 12:00pm and on Saturday May 3, 2025 a pet adoption opportunity, both at her district office.

Troy Olson representing Councilmember Inna Vernikov, stated the Councilmember even though this location is outside her district supports the community and is opposed to the Battery Energy Storage System location and has brought media attention to this matter to assist in preventing it from occurring in a residential area.

Gregory Kirsopp, Chief of Staff from Assemblymember Novokov's office has offered to work with the battery storage company in order to relocate it to a more appropriate area in the community but has been met with resistance by the firm.

Martin Gangursky stated he supports affordable senior housing in the community but not high-rises. We need more suitable low-density homes that fit it with our community better.

A local community member Jerry Chen, who is a Board Member on a neighboring Community Board, spoke how appalled he was at our last Community Board 15 Meeting. He stated how Board Members are all volunteers, like himself, who care about their communities and should not have to be subjected to the abuse and harassment they were subjected to at the last meeting regarding the Coyle Street Homeless Shelter. He felt the greatest insult came from a fellow Community Board 15 member, who took it upon

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herself to bus in hundreds of people outside the community to harass and intimidate and create mayhem at the last meeting, The translation services she provided were inaccurate and only served to rile the crowd further he would like to see immediate disciplinary action take place, so nothing like this could take place again. It created a menacing and unnecessarily unsafe environment.

Simona a local resident held up a poster board of the Coyle Street area in which she lives, stating that the Community Board rarely says NO to zoning changes and has now allowed her area to be saturated with high-rise buildings given rise to approximately 1700 people who will now be residing where commercial buildings once stood. This is unfair to her and her neighbors making the area much more congested. She also said this allowed the way for a homeless shelter to enter into to mix, bringing her property value down.

Ben a community member stated the Coyle Street Homeless shelter is a detriment to the community and will negatively impact the safety of the 7 childhood centers in close proximity and something needs to be done to prevent this from happening.

Ed Jaworski former President of Madison Marine Homecrest Civic Association read a letter from a long standing community business Jo-Mart on their sadness in seeing a neighboring bakery Michael's close down after decades because of a tenant landlord dispute on rent fees. Jo-mart the chocolate shop has no plans to close down, in the near the future, but wishes more can be done to protect commercial mom and pop shops from being forced to close their doors because of unfair rental increases.

Tyler Reynolds DDC liaison for the Manhattan Beach Sewer Project stated they are nearing completion just need Con Edison who is behind in their work to move some electrical equipment on Cass Place and Shore Boulevard so they commence work and complete the sewer project.

Salim Cadet, Constituent Services Representative for Congresswoman Yvette D. Clarke, sent Greetings from the Congress Member. He added if you ever had an issue with a federal agency, IRS, military, mail service, social security, passports, or immigration assistance they are there to assist. He provided his phone number 718 287-1142.

Nancy Lulu from Brooklyn District Attorney, Eric Gonzalez was in attendance and Olga Fiore from Senator Jessica Scarcella Spanton was in attendance and acknowledged.

Hunter Rabinowitz representing Borough President Antonio Reynoso sent greetings and had two quick announcements to make, Brooklyn Schools are being asked to nominate students they would like to see receive graduation awards from the Borough President and they are sponsoring a Summit to

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Success with a youth advisory council to inspire teens on May 2, 2025 from 9:00am-2:00pm at Borough Hall.

David Derosey, from the City Human Rights Commission spoke stating we are a City Agency that helps those facing discrimination in housing, in the workplace and in employment. That covers disability issues in the workplace as well as discrimination, it may not be you, but we all have a parent, a child, a family member who does have a disability. We wanted to say that in New York City they have rights, they have protections, free legal services. We cover everything, our law applies to employment workspace and housing. Please reach out with any issues.

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 Allen Popper, with a Quorum present, a motion to adopt the February 25, 2025 Board Minutes was made by Dr. Alan Ditchek and seconded by Debra Greif.

And a motion to adopt the March 25, 2025, Board Minutes was made by Debra Greif and seconded by Jennifer Faucher.

### **CHAIRPERSON'S REPORT:**

I wanted to acknowledge Council Member Inna Vernikov's devotion for working with Ronnie Tawil and I to negotiate with 2510 Coney Island Avenue on the proposed height of the building and Morris Harary for putting in the time to assist us as well.

Chair Scavo read the Liquor License Applications, Cannabis License Application and Dining Out Applications requests the Board received for March 2025.

### **Liquor Licenses April 2025**

#### **Renewal, Wine, Beer & Cider**

Nagoya Fusion Sushi Inc.  
DBA – Nagoya Japanese Restaurant  
1907 Kings Highway  
Brooklyn, NY 11229

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

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

Shinjuku NY Corp  
1664 Sheepshead Bay Road  
Brooklyn, NY 11235

**Renewal, Liquor, Wine, Beer & Cider**

1705 Wheeler's Ltd  
DBA – Wheelers  
1705 Sheepshead Bay Road  
Brooklyn, NY 11235

Coffee on U, Inc.  
62 Avenue U  
Brooklyn, NY 11223

Amici Del Caffe Inc.  
DBA – U Cafe  
706 Ave U  
Brooklyn, NY 11223

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

LNB 2670 LLC  
DBA – Savage  
2670 Coney Island Avenue  
Brooklyn, NY 11235

**Cannabis License:**

**Retail Dispensary**

Times Square Shop Inc  
1702 Sheepshead Bay Rd  
Brooklyn, NY 11235

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**Dining Out:**

Amici Del Caffe'  
706 Avenue U  
Brooklyn, NY 11223

The Bay Cafe 369 Corp  
2 Neptune Avenue  
Brooklyn, NY 11235

Chair Scavo stated if anyone has any issues with these establishments to please let the Board Office know, so we can address them.

**Commemorative Street Co-Naming**

Chairperson Doug Luback stated that the Committee met virtually on Webex April 7, 2025, at 6:00pm. We reviewed four applications to review, however two didn't come up to the to the level we expected. Two did. The Committee recommended the Board support of

Our Lady of Grace – Request Street Co-Naming to **Antoinette Bonvino Way** – Avenue W and East 3<sup>rd</sup> Street (between Our Lady of Grace Parish & Our Lady of Grace Academy a devoted member of the church who worked tirelessly to support her community at large.

A motion was made to approve by Chick Pallotta and seconded by Dr. Alan Ditchek.

A Full Board Vote was taken by a show of hands it was unanimously passed. The motion passed.

Saint Mark Catholic Academy – East 19<sup>th</sup> Street between Jerome Avenue and Avenue Z – Co-Named **Saint Mark Catholic Academy Way** in honor of their 100<sup>th</sup> Anniversary.

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

A Full Board Vote was taken by a show of hands it was unanimously passed. The motion passed.

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### **Public Safety Report:**

Public Safety Chairperson, Frances Chick Pallotta, stated that the Public Safety Committee meeting was held in person at the 61<sup>st</sup> Police Precinct on Wednesday, April 9, 2025, at 6:00pm. Representing the 61 was its Commanding Officer, Captain Joseph Antonio. In attendance from the 61st's Community Affairs office was Detective Lauren Au and Police Officer Colleen Abbate. Public Safety Committee Members were forwarded in advance the links to the CompStat Report and the TrafficStat Report, covering the week of 3/31/2025 through 4/06/2025 (Volume 32, Number 14). We opened the meeting with a moment of silence and prayer for Robert Gevertzman for the repose of his soul.

Based on the 7 major crime categories, a year to date, comparison with 2024, we had 1 murder in 2025, compared to no murders in 2024; 5 rapes have been recorded thus far in 2025, compared to 4 rapes in 2024. We've had 28 robberies in 2025, compared to 47 robberies in 2024, that's down 40.4%. With respect to Felony Assaults, year-to-date, we've had 60 crime complaints in 2025, compared to 70 in 2024, that's down 14.3%. Burglaries are up 27.5%, 51 so far in 2025, compared to 40 in 2024. The crime complaint category of Grand Larceny, 140 year-to-date reported in 2025, compared to 171 in 2024, that down 18.1%. Grand Larceny Auto, the 61 Precinct is down 9.8%, with 55 crime complaints recorded in 2025, compared to 61 in 2024. Tallying all the crime complaints, the 61 was down 13.49%. In the subcategory listed as "Hate Crimes", we are down 41.7%, 7 in 2025 thus far compared to 12 in 2024.

Captain Antonio reported to our committee about the accident that took place at the intersection of Ocean Parkway and Quentin Road. Pedestrians, a mother and her two young daughters, age 5 and 8, were killed. Her 4-year old son also suffered severe injuries. The 32-year old woman who caused the accident was driving with a suspended license. She was arrested and charged with manslaughter. The Captain presented these statistics: Pre-Accident, there were 676 moving violation summonses on Ocean Parkway from 1/01/2025 to 3/28/2025; 24 of which were issued at Ocean Parkway & Quentin Road. Post-Accident from 3/29/2025 to 4/09/2025 (12 Days) 249 Moving Violation Summonses were issued on Ocean Parkway, of which 103 were issued at Ocean Parkway and Quentin Road.

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**Zoning Committee:**

**BSA-2024-49-BZ 3540 Nostrand Avenue**

This application seeks a special permit to permit to Section 73-03 and 73-311 of the New York City Zoning Resolution to permit, on a site within R4/C1-2 zoning district, the operation of an accessory drive-through facility operating in conjunction with an as of right eating and drinking establishments (Use Group VI).

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

A Full Board Vote was taken 34 yes, 0 no and 0 abstention. The motion passed.

**ULURP NUMBER: C240252ZMK/ N240253ZRK 1946 East 7th Street  
Rezoning**

A ZM (R5 to R6A and R7A) and ZR (ZR 113-00) to modify the boundaries of the Special Ocean Parkway District and Appendix F to designate a new MIH area to facilitate a new seven-story mixed-use building, containing approx. 35,787 zsf of residential floor area (53 DUs, 100% affordable senior housing) and approx. 2,292 sf of community facility, is being sought by private applicant Ahi Ezer Expansion Fund Inc. at 1946 East 7th St in Homecrest, Community District 15, Brooklyn.

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

A Full Board Vote was taken, 0 yes, 32 no and 4 abstentions. The motion did not pass.

**OLD BUSINESS:** None.

**NEW BUSINESS:** Formation of the Nominating Committee:

Chair Scavo announced the results of the Board Election for the Nominating Committee, which is as follow:

**Chairperson:** Morris Dweck

**Committee Members:** Edmond Dweck and Al Smaldone

**Alternates:** Dr. Alan Ditchek and Jack Kishk

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**ADJOURNMENT:**

A motion to adjourn was made by Moses Massry and seconded by Allen Popper. The meeting was adjourned at 9:43 p.m.

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