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Brooklyn Community Board 15



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Monthly Board Meeting – Minutes

GENERAL BOARD MEETING

Tuesday April 28, 2026 7:00pm

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

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:

Chair Scavo called upon the first Presenter:

LiveOnNY Presentation: Shani L. Audain, Community Affairs Liaison for LiveOnNY, spoke about the importance of organ donation. She stated it's important to have an end of life plan and one donation can save up to 8 lives. Skin donations can save between 50-75 lives. We can't take our body parts with us and we are all going to die, so why not, give someone else the opportunity to live. The LiveOnNY organization which is a 501c3 supports both donors and donor families from start to finish even if the process cannot be completed. They have various clergy on staff to assist those who may have religious reservations. She dispelled the myth if you state you're an organ donor that EMT's and doctors will not do all they can to save you. She emphasized you must be on a ventilator with no chance of survival to be considered for organ donation and only 1-3% of people are unfortunately in that situation. She informed the audience you are never too old or too sick to be a donor. They have had donors upwards of 98 years old and some health issues do not affect skin donations. She concluded, so please make a concerted effort when you are making your last wishes known to loved ones, on who will inherit the house, the car, do you want to be resuscitated, to include organ donation on your list.

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NYCEM/OEM – Office of Emergency Management:

OEM Presenters Ashley Mangra, Senior Public Warning Specialist of New York City Emergency Management and her colleague Jillian spoke about Flood Preparedness. Ashley stated we have 3 simple steps to get you prepared for hurricane season, especially since you live by the water in this community. The first step is planning. Make sure you have emergency contacts and a place to evacuate to if necessary. The second is to know the Zone you live in and the third is to have a bag with supplies at the ready, known as a “go bag” by your front door. Make sure your go bag has at least 3 days of supplies, bottled water, flashlight, batteries, your medication and a list of your medication and doctor’s information. She added please take out your cell phones and text 692692 with just your five digit zip code information to be added to the free emergency alert system. You will receive weather alerts, traffic alerts and any emergency information pertinent to your area.

Regarding flooding she added please keep in mind that flooding can happen year round and very quickly. Please note that 4 to 6 inches of water can knock you down so never underestimate the situation you may find yourself in. Never wait for the water to stop rising, go to higher ground immediately. For basement safety never sleep in a basement when there has been a coastal flood or thunderstorm warning. We recommend flood sensors for basements that can alert you when there is flooding happening. Never place valuables on your floor. Please keep exits in your home clear at all times. When flooding occurs, three things to do, leave immediately and remember the 6 inch rule, that if the water outside is over 6 inches it’s safer to stay inside and staying connected is important, so make sure your phones are fully charged prior to a storm warning. Do not try to walk or drive through flooded areas. Do not enter buildings surrounded by water. Do not use subway stations flooded or go near downed powerlines. Call 311 to report it. Lastly, please check on vulnerable neighbors.

Questions asked how do we know our Zone? She stated to please visit OEM’s website and put in your zip code to see your zone designation. Someone asked if the alert system can be texted several zip codes and she conformed yes it can. Lastly someone asked being that they have mobility issues are they safe to remain on the 6th floor of their building in a storm event? It was recommended they stay in touch with news alerts and speak with their building management on evacuation procedures.

Chair Scavo opened the floor for Public Session speakers:

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David Kupferberg, representing, Passengers United spoke about concerns pertaining to the Brooklyn Bus Network redesign plan. He stated his organization is a 501c3 nonprofit nonpartisan transportation advocacy group and their website is www.passengersunited.org. He added their goal is to advocate for transportation issues based on what the people want and not what we think they want. He stated the goals of the MTA Bus Network Design should be to close service gaps, expand service to transit deserts and doing both without negatively impacting its core network. The MTA's initial Bus Network Redesign proposal released in 2022 was met with negativity and all 18 Community Boards in Brooklyn did not support the plan. The organization Passengers United recommended they delay the proposed plan in favor of a new plan more reflective of what their ridership wants. The next reiteration is supposed to be available Spring of 2026. Passenger United would like to see 1% of New York City's Transit Budget or 26 million roughly be designated to help in the redesign. The MTA needs to stop mindless implementation without consideration of the effects of their actions. There has been no correlation between bus speed and passenger travel time, eliminating bus stops has little effect on bus speed. This elimination of stops just makes passengers walk further increasing passenger travel time and the chances of having missed connections and infrequent service discouraging bus usage.

Debra Greif, representing Christopher Greif from the New York City Transit Rider's Council, spoke about the MTA wanting to hear from the community. They have an online customer survey where you can share your thoughts and concerns. She placed the brochure on the front desk for anyone interested. She cautioned they have not made any permanent decisions yet to the Bus Redesign Proposal. Changes are not done overnight and it takes time. The MTA is not perfect, but they are listening to people. She reminded everyone that the MTA cannot read minds so make your voice heard. If you are not happy about something let them know. You can attend their Board Meetings, Committee Meetings which have virtual options. You can contact them on social media. She said they once removed a bus stop in her neighborhood and her and her neighbors advocated to put the stop back and it was ultimately restored. So, she encourages everyone to make your voice heard.

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

Irina Khlevner, Director of Constituent Services for Councilmember Narcisse, spoke about all the upcoming services and events the Council Member's office is providing constituents, from a weekly food pantry, OMNY card services, free Legal Consultations, and assistance in filling out benefit forms. They have an upcoming neighborhood cleanup; all are

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welcome to participate. They will provide the supplies. They are hosting a community baby shower. They will also have the office of Housing Preservation and Development (HPD) visiting their office on several occasions to assist constituents. You can call to make an appointment. She invited all to please contact the Council Member's Office for any additional information and to reach out for any help they may be seeking, 718-241-9330.

Nancy Lulu representing Brooklyn DA, Eric Gonzalez, extended greetings from the Brooklyn DA. She wanted to share that the DA's Office in partnership with the NYPD last week held a prescription drug take back event and she was pleased to report they were able to collect 72 pounds of unwanted and unneeded medications to dispose of safely. The DA firmly believes that public safety is a shared commitment and a shared responsibility so if you have anything you would like to address with the DA's office please call the Action Center 718-250-2340.

Salim Cadet representing the Office of Congresswoman Yvette Clark stated it being tax season please let them know if you need any assistance with receiving any checks, you may not have received from your tax return. They can offer any Federal Constituent Assistance to anyone in need of help with Social Security, IRS, Passport, or Immigration. He placed a flyer on the front table for an upcoming Job Fair, the Congresswoman is helping to sponsor on May 5th. He added if you have any questions for him, he will be in the hallway or call my office.

Ari Kagan, Senior Advisor for New York State Senator Steve Chan who represents a part of Community Board 15, stated he has 2 announcements to make. Although Coyle Street is not in Senator Chan's district, they receive a lot of calls seeking help to fight the construction of a homeless shelter. This developer flipped what should have been affordable housing into building a homeless shelter despite community concerns. The Senator has been helping local residents file an appeal with the Board of Standards and Appeals. All the construction has already started they have had numerous violations of protocol rules. At least 4 or 5 violations have been issued.

Secondly, the Senator is fighting in Albany for utility rate payers to get a return on the absorbent taxes they are paying on their utility bills. These taxes are going into a special slush fund which has collected 2.5 billion dollars. The Senator and his Republican Colleagues are seeking to push the Governor and Legislature to return that money to the rate payers. It is being proposed as a one-time refund or a quarterly discount to all rate payers. Con Edison

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and National Grid are monopolies and the Senator wants to see that refunds are given back to the rate payers.

Miya Momot representing Senator Jessica Scarcella-Spanton's Office stated the Senator is still in Albany working on the State Budget, but she has a few Legislative Updates that she wanted to share. The Governor signed Senator Spanton's legislation S8790 establishing the Combat Zone Service Property Tax Exemption with an amendment including National Guard and Naval service members. The Senator's Bill 3518 passed the Senate floor establishes the Fentanyl Abuse and Overdose Task Force to conduct a study on overdose trends and expand awareness of illegal Fentanyl and provide access to treatment of substance abuse disorders. Lastly the Senator's Bill 5400 passed the Senate floor which exempts law enforcement and fire departments from legal regulations governing the vessel's operations while responding to emergencies on our state waterways.

The Senator sponsored a successful mammogram event in Coney Island and is planning on sponsoring several more throughout her district. Please stay tuned on social media for upcoming dates. The Senator created a new NYCHA intake form to help expedite and resolve issues for NYCHA tenants and get the necessary repairs they need made. She left a flyer on the front desk with more information.

Noam Abraham, representing Senator Sam Sutton stated the Senator is hosting a Celebrate Earth Day event encouraging children to submit creative ideas to recycling and waste reduction and other ways to combat waste, Students can submit their work by April 30th to essayorartworkonline@sutton.nysenate.gov

The Senator is honoring graduating classes by giving certificates of achievement. Educators can submit a request for their class to receive one. As of last week, the HEAP Cooling Assistance Benefit has opened, you can receive up to \$800 to cover the cost of an air conditioner or fan installation. You can apply directly through the HEAP benefit center or call the office for help. On May 29th, the Senator is hosting the OMNY card mobile van at the Carmine Carro Community Center 3000 Fillmore Avenue at Marine Park. The Senator is also hosting Congresswoman Yvette Clarke's office at his office located at 1412 Avenue J if you need help with a Federal issue. Lastly, they are partnering with Met Council, to provide emergency service magnets with important information, of numbers you can contact in case of an emergency as a quick reference. You can request a magnet by calling their office at 718 253-2015.

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Izzy Weiss, representing Councilmember Inna Vernikov just wanted to share two upcoming events the Councilmember is sponsoring. On May 3, from 12:00pm-3:00pm at Asser Levy Park Family Day. The event will have rides and different types of fun things for kids, so please come down. He added on May 12th from 10:00am-5:00pm the Councilmember has HPD in Your District Event on Neptune Avenue and West 5th Street. He left flyers on the front desk.

Hunter Rabinowitz sent greetings from Brooklyn Borough President, Antonio Reynoso. He stated he has two announcements to make. With Graduation Season upon us please if you are a school administrator, submit nominations for Pre-K to grade 12 for graduating awards asap. He provided a flyer with more information. Second, the Borough President is sponsoring a Made in NYC Week, May 3 to May 5th, spotlighting the craftsmanship and talent within New York City's vibrant manufacturing communities. Please see the flyer on the front table for more information.

Ethan Osni, representing Assemblyman Michael Novakhov, stated he had a few community updates. Earlier this month the Assemblyman sponsored a successful community cleanup on Sheepshead Bay Road. There was strong turn out with neighbors and volunteers coming together to clean the area. He added this will not be a one-time effort, the office is planning another cleanup in May and a date will be announced. The goal is to make this a monthly initiative to support the Department of Sanitation. In regard to public safety in response to Mayor Mamdani's Veto of Legislation that would have helped people trying to safely access schools, places of worship and healthcare facilities, the Assemblyman is acting on the State level by co-sponsoring Buffer Zone Legislation to ensure people can access these locations without harassment and any intimidation. This is about protecting all communities. Another piece of Legislation the Assemblyman introduced is to prohibit metered parking on residential streets. Residents should not be forced to pay to park near their homes. Lastly, the Assemblyman introduced Legislation to clarify the limits of local emergency powers. This Bill would prevent municipalities from opposing permanent or non-emergency grocery price controls. Proposals like city run free grocery store programs may sound appealing but the risk of disrupting supply chains and the increase in cost overtime. The focus should be on real sustainable affordability solutions. He ended with if anyone has any questions our office number is 718-743-4078

Chair Scavo asked if anyone else would like to speak? With no one coming forward she moved on to Executive Session.

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EXECUTIVE SESSION:

A Roll Call Attendance was taken by Secretary Douglas Luback, with a Quorum present, a motion to adopt the March 24, 2026, minutes was made by Moses Massry and seconded by Dr. Alan Ditchek.

CHAIRPERSON'S REPORT:

Chair Scavo read the Liquor Licenses the Board received:

Renewal, Liquor, Wine, Beer & Cider

Sushi Tokyo Inc
627 Kings Hwy
Brooklyn, NY 11223

Dessert Palace Bosc Inc
DBA – Emmons Palace
2265 Emmons Avenue
Brooklyn, NY 11235

The Gather Inn Again, Inc
2718 Gerritsen Avenue
Brooklyn, NY 11229

Brooklyn Yacht Clubs, Inc.
3147 Voorhies
Brooklyn, NY 11235

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

G 13 Project Inc.
DBA – Tsob-Tsobe!
2817 Coney Island Avenue
Brooklyn, NY 11235

New Beach Bar LLC
2722 Gerritsen Avenue
Brooklyn, NY 11229

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500 Foot Hearing

Tuji Group Inc
2027 Emmons Avenue
Brooklyn, NY 11235

Corporate Change, Liquor, Wine, Beer & Cider

Aeon Hospitality Inc.
DBA – Terra
1716 Sheepshead Bay Road
Brooklyn, NY 11235

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

Bekteshi, Blend (Corporation or LLC will be formed)
84 Ebony Court
Brooklyn, NY 11229

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

Public Safety Report:

Public Safety Chairperson, Chick Pallotta stated that the Public Safety Committee meeting was held in person at the 61st Police Precinct on, Wednesday April 15, 2026 at 6:00pm. Representing the 61 was its Commanding Officer, Deputy Inspector, Joseph Antonio. Also present from the Community Affairs office was Detective Lauren Au.

Public safety Committee Members were forwarded in advance the CompStat Report (Volume 33 Number 15), the 61 Traffic Stat Report, and the Quality-of-Life Stat Report, with all reports covering the week of 4/06/2026 through 4/12/2026. Deputy Inspector Antonio introduced the 61's new Executive Officer, second-in-command, Captain Jose Guzman. The Captain summarized the precincts where he had previously served.

Public Safety Chairperson Pallotta shared the CompStat Report covering the 7 major crime complaint categories comparing year-to-date stats of 2026 with 2025. Overall, the 61 was down 8.63%. There was one murder thus far in 2026, compared to 1 murder in 2025. There have been 5 rapes in 2026, compared to 3 rapes year-to-date in 2025. There were 7 rapes in 2026, compared to 6 rapes in 2025. Robberies 35 so far in 2026, compared to 31 in

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2025. Felony Assaults 69 crime complaints during 2026 compared to 65 in 2025. Burglaries, 38 in 2026 compared to 53 in 2025, which is down 28.3%. Grand Larceny 152 crime complaints in 2026, compared to 153 in 2025. Grand Larceny Auto, was down 40.3% with 37 crime complaints in 2026, compared to 62 in 2025. In a subcategory labeled “Hate Crimes,” year-to-date through 4/19/26, the 61st Precinct reported 1 hate crime so far in 2026, compared to 6 hate crimes in 2025.

He stated, we concluded with the Quality of Life Statistics, year-to-date: regarding “911 Calls”, 18,677 calls recorded in 2026, compared to 13,883 calls in 2025. That’s a difference of 4,784 more “911 Calls”.

Transportation & Transit Committee:

Transportation Chairperson Oswald Heymann stated the best way to sum up this report “is to be continued”. He stated that the meeting was held on Webex Monday, April 20, 2026 between Community Board 15, the Department of Design and Construction (DDC) and the Department of Transportation (DOT). The representatives described street design changes at McDonald Avenue and Kings Highway, Coney Island Avenue and Kings Highway. The latter project extends down the block to the intersection of Quentin and Coney Island Avenues. As well as a section of Nostrand Avenue between Avenue Y and Avenue Z. The stated goal of this project is “pedestrian safety”. As the presenting representatives detailed the project several Board Members had questions and concerns about several aspects of the project. Given the importance of getting everything right for both pedestrians and motorists, it was decided to schedule an in-person meeting within the next few weeks. He added so that is why I stated the report is to be continued. He closed with thanking his fellow Board Members for being present at the meeting.

OLD BUSINESS: BSA Cal. No. 2026-09-A – Appeal Presentation for 2140 Coyle Street, Brooklyn, NY 11229

Community members Shao Ye and Bert Fajardo addressed the Board to share 4 major inconsistencies in the paperwork they have found in the filings of 2140 Coyle Street that thwart the law and should invalidate the project. They first wanted to thank the Elected Officials, Senator Sutton, Councilmember Narcisse, and Assemblyman Yeger for their support in helping to fight this shelter.

Bert added the reason that we're here today is to ask for the Board’s support for an Appeal to the BSA for what they believe is an overarching plan.

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Shao Ye stated they are not against the development, but they are here to ask that the developer must follow the same rules that everyone else must follow. He pointed out several inconsistencies within the paperwork that was filed. There was no sign off on the subdivision of the property before the new building application was filed, which is a DOB requirement. The ownership certification was wrong when it was filled out. David Schwartz claimed to be the owner, but he was not the legal owner at the time he signed. He would become the owner 14 months later. He signed David Schwartz on December 13, 2023 but did not own the property until May 23rd, 2024. Therefore, the application is illegal. The street tree checklist he signed as well without being the legal owner. He stated the problem is very simple if the company did not own the property, then they have no authority to sign any required DOB documents as the owner. Lastly, allowing a stormwater permit to be deferred was wrong in an area considered flood prone.

Bert reiterated that we have hard evidence that the rules were broken. The infraction is that the DOB issued a new building permit before the Department of Finance officially signed off on the lot subdivision. This is serious because a building permit is tied to a specific tax lot. They basically moved forward with a lot that doesn't even exist. This bypasses mandatory reviews that ensure that the new lots meet the minimum size egress and utility requirements.

The public records prove that title did not transfer for another 14 months . Please imagine you go out and you want to build a home and you're asking for permits you don't even own the property New administrative codes require the applicant to be the legal owner or an authorized agent at the time of filing. We have evidence proving that was not the case by misrepresenting ownership the developer bypassed the legal standing to require full permits. If the owner wasn't the owner, they had no legal right to buying the property or to maintain the safety and maintenance obligations required by law. This is not about us being against shelter, this is about the law being broken even if you want to do it with the right intent that doesn't give you the authority to break the law. This suggests a deliberate attempt to rush approvals before the public or the community could weigh in

By not being the legal owner the City Tree requirements he signed becomes unenforceable. The board 's concern should be that the neighborhood canopy is not being rightfully protected and the neighborhood loses its legal guarantee that these trees will be planted or maintained potentially leaving the community with a concrete canyon one day.

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The infraction of a post construction stormwater management permit from the DEP was improperly deferred until after the building was already approved under construction in a flood prone area. The DEP review is supposed to happen before approval to ensure that the local sewer system can handle the massive increase in runoff from a high density building which is why is it important to the board by deferring the permit the DOB allowed construction to start without knowing if the building will cause flooding. There is a potential for neighboring basements or overwhelmed local sewers during heavy rain it is a direct threat to the infrastructure of the surrounding community.

Ronnie Tawil made a motion to approve the request of the Community Board supporting an Appeal for 2140 Coyle Street, Brooklyn, NY 11229. It was seconded by Moses Massry.

By a show of hands there were 34 yes and 1 no. The motion passed.

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: Dr. Alan Ditchek

Committee Members: Edmond Dweck, Morris Dweck, Jack Kishk, Al Smaldone

Alternates: Frances Chick Pallotta and Dr. Ron Biondo

ADJOURNMENT:

A motion to adjourn was made by William Truscio and seconded by Al Smaldone. The meeting was adjourned at 8:16 p.m.

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