

**2nd AMENDED AGENDA
COMMUNITY BOARD 10 GENERAL MEETING
DECEMBER 21, 2020; 7:00 pm**

Via Zoom

YouTube Livestream: <https://www.youtube.com/channel/UCPueX4MsL5dhnFZ-wqDwvKw>

PLEDGE OF ALLEGIANCE

ADOPTION OF AGENDA

ADOPTION OF MINUTES

November 16, 2020 Board Meeting

PUBLIC SESSION

(Limited to a maximum of ten minutes in total)

PUBLIC HEARINGS

**In the matter of BSA Application 2020-76-BZ
for 8902 5th Avenue seeking a Special Permit to
permit the operation of a childcare facility in a
commercial (C8-2) zoning district**

**Applicant's Presentation
Committee Report and Recommendation
Discussion and Vote**

**Review of Dept. of City Planning proposed
citywide text amendment 210095 ZRY – Zoning
for Coastal Flood Resiliency**

**Committee Report and Recommendation
Discussion and Vote**

CHAIR'S REPORT

DISTRICT MANAGER'S REPORT

TREASURER'S REPORT

COMMITTEE REPORTS

**JOINT ZONING AND LAND USE and YOUTH SERVICES, EDUCATION, LIBRARIES
COMMITTEE**

**Update on presentation from School Construction
Authority representatives on design for new 592
seat middle school facility located at 650 86th St.**

Informational Report

POLICE AND PUBLIC SAFETY COMMITTEE

New SLA Wine/Beer/Cider application at Louie's Gyros Corp., d/b/a Louie's Gyros, 7720 3rd Ave.

**Committee Report and Recommendation
Discussion and Vote**

TRAFFIC AND TRANSPORTATION COMMITTEE

Update on Presentation by DOT representatives regarding safety improvement proposal for 7th and 8th Avenues in Sunset Park from 39th Street to 65th Street

Informational Report

OLD BUSINESS

NEW BUSINESS

ADJOURN

Community Board Ten Board Meeting Attendance
Meeting Held on Zoom Platform – Livestreamed on YouTube
Monday, December 21, 2020

Board Members Present (38)

Tracie Britton
Jaynemie Capetanakis
Shirley Chin
Judith Collins
Doris Cruz
Richard Day
Michael Devigne
Chris Elisson
Ann Falutico
Carmen Feliciano
Michael Festa
Barbara Germack
Dianne Gounardes
Ruth Greenfield-Masyr
Judith Grimaldi
Stephen Harrison
Daniel Hettiex
Jill Infantolino-Hajjar
Habib Joudeh
Marty Lentz
Wai Ging Leo
Nikolaos Leonardos
Stephanie Simone-Mahaney
Ryan Mahoney
Anthony Marino
Nicholas Massab
Iris Mulé
Robert Oliva
Marisa Perez
Susan Pulaski
Dean Rasinya
Dr. Husam Rimawi
Lawrence Stelter
Henry Stewart
Jana Taoube
Julie Thum
Barbara Vellucci
Lori Willis

Board Members Excused (6)

Ida D'Amelio
Steve Griffith
June Johnson
Stella Kokolis
Joseph Sokoloski
Sandy Vallas

Board Members Absent (4)

John Heffernan
Justin Hyatt
Giuseppe Tulumello
Michael Xie

COMMUNITY BOARD TEN GENERAL BOARD MEETING MINUTES

December 21, 2020 – LIVESTREAM LINK BELOW

<https://www.youtube.com/channel/UCPueX4MsL5dhnFZ-wqDwvKw>

Chair Willis called the meeting to order at 7:00 PM and opened the meeting with the Pledge of Allegiance.

Chair Willis asked for a motion from the floor to adopt the Agenda. Motion by BM Rasinya, second by BM Cruz. All in favor. Motion carried.

Chair Willis asked for a motion from the floor to adopt the Minutes from the November 16, 2020 General Board Meeting. Motion by BM Thum, second by BM Hetteix. All in favor. Motion carried.

PUBLIC SESSION

Councilman Justin Brannan greeted the audience and spoke about stress that people are enduring due to the pandemic. He mentioned that he is still brainstorming ideas on how to help people in need during these unprecedented times in addition to his office providing information to those in need of food and funds to survive. Councilman Justin Brannan thanked the audience for their continued support and voiced that he will continue to do whatever he can to help get through the pandemic and anything else he can assist with. He wished the audience a Merry Christmas and happy holiday season.

Nancy Lulu, Liaison for Brooklyn District Attorney Eric Gonzalez' Office, greeted the audience and echoed Councilman Justin Brannan's remarks. She thanked the elected officials for their leadership and partnership. In addition, she thanked the office of Community Board Ten for all their efforts during the pandemic. Ms. Lulu announced that the Brooklyn District Attorney's Action Center can be contacted via phone at 718-250-2340 for anyone who has an inquiry or wants to file a complaint and shared her email at lulun@brooklynda.org. Ms. Lulu wished the audience a happy, healthy, and safe holiday season on behalf of Brooklyn District Attorney Eric Gonzalez and herself.

Donald DeRosa from Comptroller Scott Stringer's office stated that on behalf of Comptroller Stringer he offers their deepest condolences for the passing of Dr. Ahmad Jaber to the family, friends, and thousands of New Yorkers who were inspired by Dr. Ahmad Jaber. Mr. DeRosa noted that Dr. Jaber was a revered Bay Ridge community leader. Mr. DeRosa shared that Comptroller Scott Stringer filed a formal subpoena in June of 2020 regarding NYC's response to the COVID pandemic and when the City didn't comply Comptroller Stringer filed a petition with Manhattan Supreme Court seeking the City comply with the subpoena. Mr. DeRosa noted that the Judge assigned to the case agreed with their arguments and ordered the City to promptly comply with the subpoena and follow a specific timeline to investigate city government and city finances. Mr. DeRosa announced that this morning Comptroller Stringer released the results of a nearly two-year audit of infant safety within the Department of Homeless Services Shelter System which revealed widespread hazardous conditions such as exposed electrical outlets, mold, mildew, vermin infestation, broken or missing window guards, unsafe and unsanitary cribs, and deficiencies in health and safety concerns in all 13 shelters that were visited. He added that the auditors found that the non-compliant shelter operators faced no consequences. Five out of the thirteen shelters that had continuous deficiencies with Department of Homeless Services and received a rating of "poor" continued with contracts and services on behalf of the city. The Comptroller's Office released 10 recommendations based on the information that was obtained including actions by DHS to ensure providers inspect all units where infants reside weekly and to correct all deficiencies as soon as possible. The full audit can be viewed on their website at comptroller.nyc.gov. Mr. DeRosa wished the audience a safe and happy holiday season.

Tori Kelly representing State Senator Gounardes greeted the audience and said that on behalf of State Senator Gounardes and their staff they are thankful to have been given the chance to continue their work for the community. Ms. Kelly announced that the state's emergency rental relief assistance program has reopened and will close on February 1, 2021. Their office is available for additional information and/or assistance with the application, but can only be contacted via email at gounardes@nysenate.gov during the holiday season. She wished the audience a happy holiday season on behalf of State Senator Gounardes and their staff.

Edward Cerna, Brooklyn Borough Director for Mayor de Blasio, mentioned that the city is facing many challenges and one of the challenges is blood supply. Mayor de Blasio started a new campaign to encourage New Yorkers to give the gift of life. This campaign has a goal of 25,000 blood, plasma, and platelet donations throughout the holiday season. Since December 1, 2020 when the campaign commenced there have only been 4,000 blood donations thus far. Mr. Cerna announced that if anyone is interested in making a blood donation further information can be found by visiting the following website: [GiveBloodNYC](#). Mr. Cerna spoke about the distribution of the COVID-19 vaccination in accordance with state and CDC guidelines. He mentioned that NYC is vaccinating people at twice the national average time, and of the doses the city received, around 42% had already been administered. More details on how the city plans to distribute the vaccine can be found by visiting the following website: [nyc.gov/vaccine](#). Mr. Cerna noted that the Dyker Heights Lights viewing has decreased to smaller crowds than in prior years. He said that DEP was there and monitored sound coming from generators and rectified any issues. NYPD Traffic Enforcement also monitored this area as well as Department of Health. He stated that if anyone had any concerns to please contact the office of Community Board Ten. He thanked CB10 for all their efforts regarding this matter. Mr. Cerna wished the audience a happy holiday season on behalf of the Mayor's office and himself.

Barbara Williams, Brooklyn Coordinator for New York Health and Hospitals Test and Trace Corps. greeted the audience and introduced herself. She wished the audience a happy and safe holiday season. She noted that the COVID-19 rate has increased since Thanksgiving Day. Ms. Williams announced that she is currently working with Community Boards to guide them on how they can obtain information and resources to prevent people from getting COVID-19 during the upcoming holiday season. Data indicates that people are not getting COVID-19 from large gatherings, they are getting it from small gatherings within the household. Ms. Williams suggested that people should encourage one another to stay home if they are sick, wash their hands, use face coverings, and practice social distancing. She encouraged the audience to get tested for COVID-19 at least once or twice a month even if they have no symptoms. And, if anyone does have symptoms or feels sick to stay away from crowds as this will help reduce the spread of COVID-19.

BM Habib Joudeh greeted the audience and spoke with grief about the passing of Dr. Ahmad Jaber following a two-year battle with cancer. He wished the audience a happy holiday season.

Frank Fontana representing Department of Buildings announced that the New York City Council passed a bill to extend the deadline for the inspection of Local Law 152 Gas Piping Systems in Community Boards 1, 3, and 10 originally due no later than December 31, 2020 to June 30, 2021. Local Law 152 requires the gas piping systems in buildings (except for buildings classified in occupancy group R-3 - one and two family homes) be inspected by a Licensed Master Plumber (LMP), or a qualified individual working under the direct and continuing supervision of a LMP, at least once every four years. Mr. Fontana gave an update on Temporary Certificate of Occupancy and explained that a certificate of occupancy is issued when a building is completed and signed off on. Recently, new legislation passed allowing the Department of Buildings to issue an interim Certificate of Occupancy to the property owner for work that has already been completed following a DOB inspection, which will become the final certificate of occupancy without requiring another inspection for that portion of the work within 90 days. Mr. Fontana spoke about the requirements/guidelines for outdoor restaurant tents which can be found on the DOB website at <https://www1.nyc.gov/site/buildings/index.page>. Mr. Fontana wished the audience a happy holiday season and a Happy New Year.

BM Doris Cruz voiced that there was a fire in Queens from a house that was illegally converted and asked for more enforcement within Community District Ten from the Department of Buildings regarding this matter. Mr. Fontana replied that the Department of Buildings, Community Board Ten, the Office of Councilman Justin Brannan and other Elected Officials continue to work closely on this matter.

PUBLIC HEARING

Zoning and Land Use Committee Chair Doris Cruz rendered the Committee Report and Recommendation.

CB 10 to approve BSA Application 2020-76-BZ for 8902 5th Avenue seeking a Special Permit to permit the operation of a childcare facility in a commercial (C8-2) zoning district.

Brief discussion followed.

BM Stelter asked for clarification where the applicant is seeking a Special Permit.

Representative for the applicant Jay Goldstein replied the site is located at 8902 5th Avenue which is across the street to the Bay Ridge Post Office.

35 in favor; 2 opposed – BM Thum, BM Vellucci; 1 recusal – BM Stelter. Motion carried.

ZALUC Chair Cruz continued to render the Committee Report and Recommendation.

CB 10 to support the Department of City Planning proposed text amendment 210095 ZRY, Zoning for Coastal Flood Resiliency.

Discussion followed.

BM Joudeh asked for clarification where the flood zone is located within CB 10. Committee Chair Cruz responded the floodplain is located at 69th Street near the 69th Street Pier. BM Joudeh asked if this site is located on the north side of the highway. DM Beckmann replied that the site is located on the northeast side of the highway.

Chair Willis questioned if the floodplain were redrawn to include additional areas within Community District Ten would the Department of City Planning come back to the Board.

Committee Chair Cruz responded “Yes,” that the Department of City Planning would then come back to the Board.

Kate Richard representing Department of City Planning interjected with a correction. DCP would not have to come back to the Board due to the way the text was written which indicates that the applicability changes if the flood map were to change. Ms. Richard apologized for not making that information clear during the Committee meeting.

Chair Willis clarified that if the floodplain changes whatever zoning applies to the floodplain area per the text amendment will be what applies at that point regardless of where the district now lies.

Ms. Richard apologized for all the confusion. BM Stelter asked if this is a coastal resiliency text amendment. Ms. Richard responded that it is the Zoning for Coastal Flood Resiliency Text Amendment.

BM Feliciano spoke about the benefits of buildings being reinforced in light of past major storms.

37 in favor; 1 recusal – BM Stelter. Motion carried.

CHAIR’S REPORT

DISTRICT MANAGER’S REPORT

TREASURER’S REPORT

COMMITTEE REPORTS

JOINT ZONING AND LAND USE & YOUTH SERVICES, EDUCATION, AND LIBRARIES COMMITTEE

Youth Services, Education, and Libraries Committee Chair Marino rendered the Committee report. See attached.

Discussion followed.

DM Beckmann noted that the SCA responded to the suggestion that a door be created between the kitchen and refuse room to avoid taking garbage through the hallway. SCA indicated this is not possible due to the NYC Health and Building codes.

Committee Chair Marino expressed that he thought it was a good idea to create a door between the kitchen and refuse room.

DM Beckmann agreed with Committee Chair Marino.

BM Vellucci questioned if there would be air conditioners installed.

Committee Chair Marino responded that air conditioning was not discussed but in the schematics on the roof there would have been HVAC and air conditioning.

BM Vellucci stated that the proper wiring must be installed for air conditioners and if the school doesn't install a cooling system and the music room has to open the windows it can create noise outside the school building.

Committee Chair Marino noted that the windows won't be able to open at all.

BM Gounardes added that in her experience, all the new construction for school buildings have central air conditioning. In addition, there could be small windows that can be opened if needed.

BM Stewart asked if the Board had the design plan for viewing.

DM Beckmann said that the SCA presentation can be viewed on Community Board Ten's YouTube page. She stated that she will try to get an email version to distribute to the Board.

Committee Chair Marino addressed BM Stewart, knowing his interest in historical buildings, that the Tudor building that they kept mentioning is a 1929 Tudor apartment building that is historically recognized for being a typical pre-war design building. DM Beckmann stated that she did have information on the Tudor building and will share it.

BM Vellucci informed the Board of the traffic she observed from the viewing of Dyker Heights Lights at 77th Street between 10th Avenue and 11th Avenue before rendering the Police and Public Safety Committee report.

POLICE AND PUBLIC SAFETY COMMITTEE

Police and Public Safety Committee Chair Vellucci rendered the Committee report. See attached.

CB 10 to deny the New SLA Wine/Beer/Cider Application for Louie's Gyros Corp., d/b/a Louie's Gyros, 7720 3rd Avenue, unless the owner agrees to the following stipulations:

- **The premises will operate as a restaurant.**
- **There will be no sale or consumption of alcohol on the premises until appropriate authorization is issued by the SLA.**
- **The hours of operation will be Sunday – Thursday 11 AM – 11:00 PM, and Friday and Saturday 11:00 AM – 12:00 AM. The doors and windows are to remain closed in coordination with any amplified music.**
- **There will only be background recorded music. The sound level will remain below the level permitted by the NYC Noise Code.**
- **There will be no music on the outside of the premises.**
- **The licensee shall not use any promoter or have promoted events.**
- **There will be no smoking permitted.**
- **The applicant agrees that should it change its method of operation, it will give notice and meet with the Community Board/Committee, at least 45 days in advance of any such change.**

Discussion followed.

BM Joudeh asked if there will be no smoking inside or outside the premises.

Committee Chair Vellucci replied yes there will be no smoking inside or outside the premises.

Chair Willis asked for clarification that there will be no smoking permitted inside the premises as well as no smoking outside in the rear yard.

Committee Chair Vellucci confirmed that there will be no smoking permitted inside or outside the premises, including the rear yard.

BM Harrison asked for clarification on the wording for music being played for this establishment.

Committee Chair Vellucci stated that there will be no music outside the premises, including the rear yard.

BM Harrison voiced that the stipulation it should indicate that there will be no music outside the premises, including the rear yard.

Committee Chair Vellucci stated that she can add no music on the outside of the premises, including the rear yard.

Chair Willis asked the applicant Louis Lykourezos if he would agree to that stipulation.

Mr. Lykourezos agreed to no music on the outside of the premises, including the rear yard, with very low background music inside the premises.

Committee Chair Vellucci noted that she will add it to read in the stipulations that there will be no music on the outside of the premises, including in the rear yard.

CB 10 to deny the New SLA Wine/Beer/Cider Application for Louie's Gyros Corp., d/b/a Louie's Gyros, 7720 3rd Avenue, unless the owner agrees to the following stipulations:

- **The premises will operate as a restaurant.**
- **There will be no sale or consumption of alcohol on the premises until appropriate authorization is issued by the SLA.**
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- **There will be no music on the outside of the premises, including in the rear yard.**
- **The licensee shall not use any promoter or have promoted events.**
- **There will be no smoking permitted.**
- **The applicant agrees that should it change its method of operation, it will give notice and meet with the Community Board/Committee, at least 45 days in advance of any such change.**

All in favor. Motion carried.

TRAFFIC AND TRANSPORTATION COMMITTEE

Traffic and Transportation Committee Chair Capetanakis rendered the Committee report. See attached.

BM Cruz pointed out that the DOT didn't include in their study where the B70 bus would turn, adding the impact these changes would have on 6th Avenue and Fort Hamilton Parkway. She mentioned these are two adjacent avenues.

Chair Willis thanked BM Cruz for sharing such valuable information.

BM Mulé stated that it would be great to have some kind of visual to see the changing of lanes, turns, etc. and she mentioned that she was surprised the DOT didn't provide it to the Committee and/or Board.

DM Beckmann responded that the DOT showed a brief presentation to the Committee at the meeting and she will obtain a copy and email it to all Board Members.

Committee Chair Capetanakis pointed out that this is only the preliminary part and agreed with BM Mulé that more information is needed.

BM Stelter asked if the three affected Community Boards will meet on this topic via Zoom.

DM Beckmann replied yes, the three Boards will meet on Zoom within the next few months unless the DOT is not ready. They plan on presenting it in the first quarter of 2021.

BM Stelter questioned if it will be implemented in 2022.

DM Beckmann pointed out that this is a big traffic redesign in a large area and wasn't sure when it will be implemented.

BM Stelter spoke about the one-way conversion proposal in 1999 and noted that a lot of people were opposed and at the end it didn't pass.

BM Perez asked how the other Boards felt about the proposal.

DM Beckmann stated that the other Boards haven't met on the proposal at the time of the Committee meeting. She mentioned that the Department of Transportation noted that this was a request from CB 7 for DOT to explore the possibility and feasibility of a one-way conversion due to heavy traffic and pedestrian and vehicular accidents.

BM Stelter gave an example of one-way conversion in Boro Park on 13th and 14th Avenues and said that they are as congested now as it was when those were two-way streets, if not worse. He mentioned the congestion double and triple parking on a one-way street cause.

BM Joudeh asked if there is a way to obtain enforcement for establishments extending too far out to the street causing pedestrians to have very little room to walk on the sidewalk forcing them to walk in the street creating hazardous conditions.

DM Beckmann responded that she and Community Coordinator Garuccio toured the area and noted that regardless of a one-way or a two-way street establishments extending too far out to the street leaving very little room for pedestrians to walk safely needs to be rectified. She said that it is going to take a comprehensive interagency block by block effort and that is complicated due to the pandemic but needs to be brought to the attention of DOT. She added that the proposal is preliminary and needs to be explored to determine if it can actually be done.

BM Joudeh pointed out that during COVID-19 establishments are taking advantage of the situation and he believes it now became too much. DM Beckmann agreed with BM Joudeh and said that she will work on getting enforcement to rectify this matter.

Chair Willis stated that DM Beckmann has been working on this issue with establishments extending too far to the street for outdoor dining, storage, etc. and she mentioned that she is curious what is going to happen after the pandemic.

BM Cruz echoed what BM Joudeh and DM Beckmann spoke about regarding the extension of outdoor dining. She said that this matter should be addressed prior to any change from the Department of Transportation regarding the proposal of traffic improvements.

Chair Willis invited Assemblywoman Mathylde Frontus to speak after she had difficulties joining at the beginning of the meeting.

Assemblywoman Mathylde Frontus greeted the audience and noted that her office is still helping people in need with various issues and if anyone needs assistance with anything to please reach out to her office. She is hoping to have good news in the upcoming year for everyone. The Assembly Member wished the audience a happy holiday season.

OLD BUSINESS

NEW BUSINESS

ADJOURN

With no further business, motion to adjourn by BM Oliva, second by BM Thum. All in favor. Motion carried. The meeting was adjourned at 8:30 PM.

Zoning and Land Use Committee Report, December 21, 2020

The committee met in quorum via Zoom on December 2, 2020.

The committee met to review Special Permit number 2020-76-B7 to allow a childcare facility at 8902 Fifth Avenue. The site is in a C8-2 zoning district and a childcare facility is not a permitted as of right usage in this zoning district.

The operator of this child care facility will be Learning Tree, a nationwide provider of childcare services. They operate several facilities in New York City. They provide services for children ages 8 weeks to 5 years. The maximum capacity would be 152 children.

The building at this site is compliant with current zoning regulations. It will have parking.

The childcare facility would have a separate entrance and for safety, a second exit. There would be 8 classes on one floor and 3 classes on another floor. There will be a 7350 square foot play area.

The facility will operate from 6:30 AM to 6:30 PM with staggered arrival times. The major arrival time will be between 7:30 and 8:30, the major pickup times will be between 4:30 and 5:00. They anticipate that 40% will arrive on foot, 40% by car and 20% by public transportation. The entrance to the childcare facility will be on 89th Street, the main entrance to the building will be on 5th Avenue.

Since the age group extends to 5 years of age, it was asked if the operator is considering Universal Pre K. The operator said that is undetermined at this time.

The developer and operator did look into other sites in the area and they found none.

Many questions were raised about vehicular traffic especially since this is already highly congested. One committee member expressed the need for a no standing zone in front of the facility. It was noted that any community facility would have drop off/pick up issues.

If Learning Tree is not the tenant or if another tenant is not a school, then any change would have to go to the Board of Standards and Appeals (BSA) and thus to CB10.

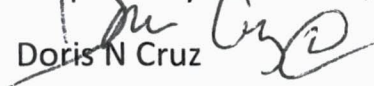
It was noted that this does not infringe on residents and there is a need for such a facility in our community.

A motion was made to accept the application as written. (SH)

There was a second to the motion. (DR)

The motion was approved with one recusal.

Respectfully submitted,


Doris N Cruz

Zoning and Land Use Committee Report, December 21, 2020

The committees met in quorum via Zoom on December 2, 2020, for a review of the Department of City Planning's Citywide Zoning Text Amendment 210095 ZRY for Coastal Flooding Resiliency.

Due to the massive flooding and severe damage following Superstorm Sandy, the Department of City Planning (DCP) undertook a review of coastal zones, floodplains and existing zoning.

After the initial review, there was a period of public outreach and comment. The Zoning and Land Use Committee met on October 16, 2017, to discuss the proposed amendment, and it was discussed at the November 2017 Community Board 10 meeting. At that time the committee made a motion to support all efforts by DCP to put forth a Resiliency Text Amendment to help the NYC floodplain areas and the use of zoning as a tool to do so. The full board supported to committee recommendation to DCP. This was a recommendation only during the public comment period.

Now, after public outreach and comments, the DCP is moving forward with the implementation of the Zoning Text Amendment.

It should be noted that a very small portion of CB10 lies within the flood plain, a few lots near the 69th Street pier.

The text amendment would allow new buildings in the floodplain to have increased height to allow open space such as a garage on the first floor to minimize damage to the other floors. It would also allow increased height to allow electrical and mechanical equipment to be located on higher floors. It would allow ground floors in existing buildings to be retrofitted. All of these changes can result in a change to the FAR.

The text amendment would apply to new buildings only. Existing buildings would not be required to be retrofitted and the sale of an existing home would not require compliance with the new regulations.

If the floodplain is redefined which could result in more areas in CB10 included in the floodplain.

A motion was made to support Zoning Tet Amendment 21095ZRY as submitted. (AF)

The motion was seconded. (DR)

Respectfully submitted,


Doris N Cruz

COMMUNITY BOARD 10 BROOKLYN
CHAIR'S REPORT
December 21, 2020 General Board Meeting

Good evening, and welcome to Community Board 10's December 21, 2020 General Board meeting. This month, once again, our meeting is being conducted via Zoom video and audio meeting, with live stream to the public, in accordance with Executive Orders.

I cannot believe that we are approaching the end of 2020. It has been quite a year, with many unprecedented challenges. Many of these challenges will continue into 2021, but with corona virus vaccines rolling out, we enter the new year with new hope. In the interim, we each must stay vigilant by taking the steps that each of us can to reduce the spread. It is especially hard to avoid seeing our loved ones in person during the holidays, but it is better to forego that joy now for the promise of many gatherings in the future.

I was happy to see the success of The Winter Stroll on Third, with many shoppers turning out during the warmer winter weather to support Third Avenue's many shops. Although it has grown colder, as you do your last minute holiday shopping, please shop local. Also, please remember the delicious foods offered by our District's great wealth of restaurants. No one is ever disappointed when they receive a delicious edible treat for the holidays!

This year's holidays will be different than in the past, but we must remain positive and thankful for what we have during this holiday season. In the words of Scrooge's nephew, in Dicken's A Christmas Carol: "...I have always thought of Christmas time... as a good time; a kind, forgiving, charitable, pleasant time; the only time I know of, in the long calendar of the year, when men and women seem by one consent to open their shut-up hearts freely, and to think of people below them as if they really were fellow passengers to the grave, and not another race of creatures bound on other journeys." So, regardless of what holiday you celebrate or don't celebrate at this time of year, I hope that all of you share in Scrooge's nephew's spirit of good will toward each other, and I wish you all, and your families and loved ones, a happy holiday season, and health and happiness in 2021.

Thank you for attending this meeting. Stay safe and well.

Respectfully submitted,

/s/ Lori Willis

Lori Willis, Chair

District Manager Report
December 21, 2020

Good Evening Board Members,

I would like to provide an update to members regarding the Dyker Lights viewing event. CB10 held several interagency meetings in advance of the event. We did not know what to expect this year as we heard many residents were scaling back due to COVID-19 and social distancing concerns and we also feared an increase in vehicular traffic. What we have seen on the ground is a combination of heavy foot traffic and increased vehicular traffic. While there are fewer larger displays, there are many more travelling by car, diminished tour buses and traffic the past 2 weekends has been at a standstill. Council Member Brannan has reached out for additional resources.

I want to take a moment to express my appreciation to the New York City Department of Sanitation for their outstanding job clearing snow following the Nor-Easter last week. Refuse and recycling collection has resumed and I am asking all who call to remain patient as DSNY is backlogged.

Over the weekend and today, we were inundated with calls from area residents regarding Con Edison outages caused – snow related underground wiring issues. There are about 200 customers in CB10 area that remain without power. Customers must report outages either to Coned.com or by phone at 1800-752-6633.

Friday I received an email requesting my attendance on a call with representatives from the Office of Management and Budget regarding additional across the board cuts to the Board's budget for the balance of FY 21 and for FY22. We have not yet received a formal email from OMB but anticipate review by our Budget and Personnel Committee in the upcoming weeks.

You may recall receiving a notification from our office regarding Citibike coming to Boards CBs 7, 10 and 14.. with roughly about 10 blocks within Community District 10. Following public outreach DOT notified CB10 that 7 stations are set to be installed in CB10 area. A presentation will be made to the Traffic and Transportation Committee in the upcoming weeks.

Finally, I am pleased that the New York City Council adopted an extension of plumbing inspections required in 3 or more family homes within Community District 10 until June 30, 2021. There was very little public notice. CB10 first learned of the inspections from residents contacted by plumbers in October of 2020 thinking it was a scam. And we were surprised to learn it was in fact a bill adopted by the City Council in 2016 that went into effect in 2020 by Community District. CBs 1, 3 and 10 were slotted for inspection completion in 2020. CB10 reached out to DOB in October requesting an extension and was denied by the Department of Buildings. The City Council needed to vote on the extension.

The NYC DOT ASP Calendar is available online or we can email a copy to you if requested. Hard copies will be mailed to us by DOT in the next few weeks.

Today, the sign renaming the passive recreation seating area at Leif Ericson Park in memory of author Gilberto Sorrentino application submitted CB10 Board Member Henry Stewart. On behalf of Dorothy, Jennifer and myself, we would like to wish to all of you celebrating -- a happy holiday season and a safer, brighter and hopefully a COVID-19 free New Year.

Respectfully submitted,


Josephine Beckmann

District Manager

COMMUNITY BOARD TEN
TREASURER'S REPORT

Fiscal Year: July 1, 2020 to June 30, 2021

Budget Appropriation for FY 2021 \$253,795.00

	7/31/20	8/31/20	9/30/20	10/31/20	11/30/20	12/31/20	1/31/21	2/28/21	3/31/21	4/30/21	5/31/21	6/30/21	Y - T - D
DISTRICT MANAGER	\$9,668.93	\$9,878.86	\$9,878.86	\$14,818.29	\$9,878.86								
COMMUNITY COORDINATOR	\$6,078.17	\$6,075.84	\$6,075.84	\$5,122.01	\$6,092.34								
COMMUNITY ASSOCIATE	\$1,637.57	\$1,364.60	\$1,364.60	\$2,558.42	\$1,842.30								
COLLEGE AIDE	\$945.53												
Total Personal Services	\$17,584.67	\$17,319.30	\$17,319.30	\$26,498.72	\$17,813.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$96,535.49

Expenses Code	Description	7/31/20	8/31/20	9/30/20	10/31/20	11/30/20	12/31/21	1/31/21	2/28/2021	3/31/21	4/30/21	5/31/21	6/30/21	Y - T - D
10B	Telephone	79.99	79.99	79.99	79.99	79.99								
10X	Intra-City Supplies													
40B	Intra-City Telephone													
100	Supplies & Materials													
101	Printing Supplies													
117	Postage													
170	Cleaning Supplies													
199	Data Processing Supplies													
302	Telecomm. Equipment													
314	Office furniture													
315	Office Equipment													
319	Security Equipment	120.00												
332	Data Process Equipment													
337	Books													
402	Tel. Communications													
412	Rental/Misc. Equip		327.60	163.80	163.80	163.80								
417	Advertising													
431	Leasing Misc. Equip.													
451	Local travel expenditures													
602	Telecomm. Maintenance													
613	Office Equip. Maint.	42.32	45.43	549.90	45.43	45.43								
613	Data Process Equipment													
615	Printing Supplies													
622	Temporary Services-contractual													
624	Cleaning Services													
686	Professional/Computer Services					1,000.00								
684	Food & Forage Supplies	588.00												
110		\$630.31	\$463.02	\$793.69	\$415.22	\$1,289.22	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,781.46
Total Other than Personal Services														
TOTAL PS AND OTFS EXPENSES		18,414.98	17,772.32	18,112.99	26,913.94	19,102.72	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100,316.95

TOTAL UNCOMMITTED BUDGET BALANCE \$153,478.05

Respectfully submitted,
Shirley Chin
Shirley Chin, Treasurer

Joint Zoning and Land Use and Youth Services, Education Libraries Committee Meeting

The Zoning and Land Use and Youth Services, Education Libraries Committees conducted a joint meeting on December 9th at 7pm on Zoom. We met in quorum. The main agenda item was the progress of the planned school building at the Nathans site (650 86th street) on 86th street and 7th avenue. I was happy to chair the joint meeting with the Zoning Committee Chair Doris in attendance.

Our last meeting regarding this school building plan was - March 18, 2019 at the time:

CB10 supported the motion for the school and asked for the following: We wrote a letter to SLA and asked for the following:

- That a Task Force be established to create a traffic plan focusing on traffic, traffic control device installation, traffic violation enforcement and parking.
- That the NYC Council change the Administrative Code of the City of New York that allows school buses to park on the street near a school overnight – eliminating parking spaces on these already congested residential streets.
- That SCA be requested to return to the Community Board every three months to meet to discuss the design...i.e., brick style, appropriate façade and with respect to the needs and concerns for the surrounding neighbors.
- That a plan for refuse storage be created inside the building.
- That SCA coordinate construction work hours with the other projects that will be in progress in the area and to restrict noise and other obtrusive work necessities (Stage Lights, etc.) to daytime hours.

This meeting was to discuss the design of the building – A presentation by the School Construction Authority was given. -- The review was focused on design issues #3 and #4 but all were discussed and more.

After the meeting was called to order and we went LIVE on YouTube, it was turned over to Steve Gonzalez of the Project and Support Manager for South Brooklyn SCA. He introduced the key players in the design process who would be giving the presentation:

Architect Engineering team SCA Speakers:

Jahae Koo

Jumi Song

Jinhee Lee

Maria Gomez

External Affairs for the SCA

Michael Marisola

Access to share screen

Ashley Reilly

The meeting was turned over to Jahae Koo:

She went over the design of what will be IS 332. Designs and renderings were displayed.
Overview of the school –
Standalone building 5 stories high.

Seats for 550 students from 6 – 8th grade

Admin space, classrooms, art music science library, café kitchen, “gymatorium”, outdoor play yard.

Jumi Song - spoke next

We were told that surrounding buildings were used as design inspirations for the school. So it's a respectful addition to the area. The 1929 Tudor style 4 story building behind the school site in particular was used. The brick articulation was highlighted. We were shown renderings of the future school integrated into the existing block.

Jinhee Lee spoke next regarding the floor plans and schematics

The main entrance to the building will be on 86th street across from Dyker Bagel.

Drop off and pick up is planned to happen on the 7th avenue side across from the dog park.

Summary of the building

18 Classrooms ranging from 6th to 8th grade

2 CSD Sp. Ed. Classrooms

1 Reading room & 1 Speech Resource Room

Art Music suite and Science lab

1 Gymatorium with stage (top floor) (accommodate 360 people full) (180 ½ gym) with telescoping bleachers

Outdoor play ground (8700 sq ft)

Exercise room

Cafeteria and kitchen (main floor)

Student support, guidance suites, medical suites, parents/community room.

Administrative suite: office, teachers workroom staff lunchroom medical suite.

The building has 2 stairwells and an elevator for easy accessibility.

Detailed layouts of each floor were given to us.

After we started Q&A for committee members:

Doris Cruz: 6th graders are entitled to busses if enough live far away, plus special ed students might need bus service, how would that be serviced.

ANSWER: Should bussing be needed they would use the 7th avenue side of the building.

Julie Thum – Completion of project? Is there a plan to make up for parking loss?

ANSWER: September 2024. The DOT will figure all parking restrictions around the school, and it won't be done until the end of the project.

STEVE HARRISON: 1. Could the music room be moved away from residential homes?

ANSWER: The music rooms are built with acoustics in mind and will dampen the acoustics of the music room. There is no elevation relation to them music room and residencies.

2. The gym is on top of classroom, is there a sound issues with classrooms below.

ANSWER: No, floors are designed to not transfer sound to floors below.

ANNE FALUTICO expressed concerns that the site is still NOT ideal for a school. Anne asked about more information on the design aesthetics.

ANSWER: The Tudor building and design of the buildings around the area are taken into consideration for design. Including brick design and punch outs in the front of the building.

2. Can the street wall be set back on 86th street?

ANSWER: The building is set back as far as it can be. The lot is tight for the needed space.

3. The yard is very spacious. What is the dimension of the open yard?

ANSWER:

4. 86th street will be congested with the amount of people.

District 20 is the most needed district for new buildings and seats. Trying to find suitable and proper sites is very hard.

DEAN: Will school yard be available for public?

ANSWER: Up to the school

2. Stage will be available for the public?

ANSWER: Also up to school.

ROBERT OLIVA: Have adjustments been made to the building in light of COVID19?

ANSWER: New buildings meet the best and highest standards for air quality.

MARISA PEREZ: Are parents and school buses dropping on 7th?

ANSWER: Middle schools typically do not have bus drop off. This school has no District 75 needs. All drop off concerns get taken care of towards the end.

JOSEPHINE: Will students who get dropped on 7th Ave be able to enter on the 7th Ave entrance or will they have to go to the main entrance on 86th?

ANSWER: It's up to the school to decide their best practices. The security desk at the main entrance can monitor the 7th Ave entrance.

ANTHONY: Can there be a secondary lobby made?

ANSWER: Not been done typically.

There were a lot of concerns about the 2 entrances for the building. The main entrance and the 7th avenue entrance. Overall, the answer was the same for all of the questions, that the 7th Ave entrance is being given as an option to help with flow of student traffic. It is up to the school on how to use that entrance.

Street trees will happen on 7th ave and on all sides of the school.

It was suggested that door be created between the kitchen and refuse room to avoid taking garbage through the hallway.

That ended the Committee Q&A

The meeting ended with a better sense of understanding of the plan and the meeting was informational and there was no voting. We expect to hear from the SCA again!

This committee report is respectfully submitted to Community Board 10 by chair Anthony Marino, on Monday December 21, 2020.

Handwritten signature of Anthony Marino in black ink.

**POLICE AND PUBLIC SAFETY COMMITTEE
COMMUNITY BOARD 10**

Date/Time: December 21, 2020 – 7:00PM

Place: District Office, 8119 – 5th Ave., Brooklyn, New York 11209

Meeting Via ZOOM on December 15, 2020

Quorum: Yes

- **New Application for Wine, Beer, & Cider for Louie's Gyro Corp. D/B/A/ Louie's Gyros**
- Premises: 7720 – 3rd Avenue, Brooklyn, New York 11209

This is a new application of for Louie's Gyro Shop located at 7720 – 3rd Ave. The owner, Louis Lykourezos and his attorney representative, Gus Halkias were present at this meeting. This applicant is in the process of applying for a Letter of No Objection which in probability will be granted as this premise was already a restaurant. (Zeke's & Fatty Daddy's) Furnished restaurant photos were not available at this time. The questionnaire was complete, a draft of the menu, premise photos and the floor plans for both indoor and outdoor seating areas were provided. The owner intends to maintain outdoor dining in the rear yard. There will only be background music. There is no adverse history associated as this owner as the family has owned several other establishments (Spartan I & II) in this community.

After a discussion period, the committee's decision was to move to deny this application unless the owner agreed to the following stipulations:

1. The premises will operate as a restaurant.
2. There will be no sale or consumption of alcohol on the premises until appropriate authorization is issued by the SLA.
3. The hours of operation will be Sunday-Thursday 11AM – 11PM, and Friday and Saturday 11AM – 12:00AM. The doors and windows are to remain closed in coordination with any amplified music.
4. There will only be background recorded music. The sound level will remain below the level permitted by the NYC Noise Code.
5. There will be no music on the outside of the premises, including in the rear yard.
6. The licensee shall not use any promoter or have promoted events.
7. There will be no smoking permitted.
8. The applicant agrees that should it change its method of operation, it will give notice and meet with the Community Board/Committee, at least 45 days in advance of any such change.

The applicant has agreed to the above stipulations.
Committee – all in favor.

Respectfully submitted,



Barbara Vellucci

Chairperson – Police and Public Safety Committee

Traffic and Transportation Report: November 19, 2020

Chair: Jaynemie Capetanakis

Committee Members:

- Doris Cruz
- Michael Devigne (excused)
- Carmen Feliciano
- Dianne Gounardes (excused)
- Judith Grimaldi
- Steve Harrison (excused)
- Stephanie Mahaney
- Ryan Mahoney (absent)
- Dean Rasinya (excused)
- Joseph Sokoloski
- Larry Stelter
- Josephine Beckmann, District Manager

The membership of the Traffic and Transportation Committee met via Zoom on Thursday, November 19, 2020 at 7:00 PM.

We received an update on the presentation by DOT representatives regarding safety improvement proposals for 7th and 8th Avenues in Sunset Park from 39th Street to 65th Street. This is an informational report.

The scope of this project crosses over three different community boards, which are Community Boards 7, 10 and 12. The location is on 7thAve –from 66thSt to 39thSt and 8thAve from 66thSt to 39thSt. This involves the commercial heart of Sunset Park’s Chinatown, the B70 bus which runs on 8thAvenue and the existing two-way shared bike lane on 7thAve. This location is also within the Borough Park Senior Pedestrian Focus Area and a Vision Zero Priority Area on 8th Avenue.

DOT is proposing to make 7th Ave & 8th Ave one-way pairs between 39thSt and 65thSt by converting 7thAvenue to southbound between 39thSt and 65thSt and converting 8thAvenue to northbound between 65thSt and 39thSt. They want to reduce congestion and improve safety at and around 65thSt and 7thAve and address crash history on the corridors by implementing additional traffic calming elements, roadway organization, curbside controls, and mobility improvements in conjunction with the one-way conversions

According to DOT the conversions of 7th Ave & 8th Ave to one-way pairs will have positive effects on 65th Street between 7th Ave and 8th Ave and surrounding streets. As you know, 65th Street and 7th Ave is a very congested intersection due to the BQE exit, existing congestion on 65th Street, and access to and from neighborhood streets.

DOT says that the benefits of the proposed design reduces the total northbound volume at 65th St and 7th Ave because northbound vehicles on 7th Ave have multiple options to

reroute to 8th Ave before 65th St. The proposed design improves safety at the intersection of 7th Ave and 65th St with the removal of northbound through, eastbound lefts, and westbound rights to reduce the total vehicle movements, reducing conflicts and improving safety. According to their information, the proposed design minimizes impact to the area because two-thirds of existing northbound vehicles are already turning at 65th St and 7th Ave. With only two possible northbound movements and two northbound lanes at 65th St and 7th Ave, the design reduces conflicts and improves predictability for vehicles thereby also making an improvement for cyclists.

DOT recognizes that there are challenges with the alternate conversion. For example, converting 7th Ave northbound would require all northbound vehicles to go through the intersection of 65th St and 7th Ave. and all northbound vehicles on 8th Ave would have to be rerouted to 7th Ave & 65th St increasing the number of vehicles and turn volumes, which increases vehicle and pedestrian conflicts. Increased volume at 65th St and 7th Ave leads to additional safety and congestion challenges.

There are limitations to safety improvements that DOT can propose based on the fact that both streets are 44' wide two-way streets with parking on both sides. As two-way streets, both 7 Ave and 8 Ave have limited corridor safety improvement possibilities.

Additionally, there are many curbside considerations. This includes that there is very heavy loading activity at all times, especially on 8th Ave in the 50s. There are B70 bus stops and charter bus stops, although the MTA is supportive of one-way pairs. If you are familiar with this stretch, you will notice an abundance of commuter vans at various locations on 8th Ave and most of the small businesses expand onto the sidewalk to sell their goods. When DOT studied the area in September 2019, there were 5,070 pedestrian counted in one hour on 8th Ave & 57th St and 600-800 cyclists per day. Although census data claims that 66% of the households do not own cars, it is an extremely parking dense corridor.

District Manager Beckmann noted that the portion of this plan that is within Community Board 10 is from 62nd to 66th Streets. She added that the sidewalk congestion on both 7th and 8th Avenues forces pedestrians onto the street just to get by due to the vendors that sell their wares on the sidewalks. The city allows businesses to extend their merchandise three feet from the building location. However, many are set up on both sides of the sidewalk leaving a narrow path for pedestrians and sometimes prohibiting a parent with a stroller or someone who uses a wheelchair to get through. Our committee voiced many concerns about the impact of increased truck traffic and overall traffic congestion, with particular noting of 65th Street. District Manager Beckmann spoke to our neighboring community boards and it is possible that we may meet together to review the complexity and challenges of this issue. It's clear that we need to work with other city departments to advocate for enforcement of the stoop line codes for businesses and that the loading and unloading of trucks must be addressed. The B70 bus needs to be revisited by MTA. DOT Representative Leroy Branch mentioned the Street Ambassador program will be utilized for this project. Street Ambassadors target high-volume community locations to get the

public's feedback and provide them with knowledge of the DOT plans and proposals. As our meeting concluded, we again expressed our interest in facilitating an inter-agency and multi-board meeting in the next few months.

Our meeting was adjourned at 8:00.

Respectfully Submitted,

Jaynemie Capetanakis
December 18, 2020

STATE LIQUOR AUTHORITY – NEW APPLICATIONS & RENEWALS

<u>Name/Address</u>	<u>Received at CB 10</u>	<u>Status</u>
Milagros Bistro Latino LLC. d/b/a Blue Agave Restaurant & Tequileria 7215-B 3 rd Avenue	11/24/2020	Renewal Liquor, Wine, Beer & Cider
Louie's Gyros Corp., d/b/a Louie's Gyros 7720 3 rd Avenue	11/25/2020	**New Application Wine, Beer & Cider
Gregory Beverage Holdings, Inc. d/b/a Best Western Gregory Hotel 8315 4 th Avenue	11/30/2020	Renewal Liquor, Wine, Beer & Cider
Swedish Football Club 725 65 th Street	11/30/2020	Renewal Liquor, Wine, Beer & Cider
More Sub Inc. d/b/a Come on Thai 7803 3 rd Avenue	11/30/2020	*New Application Beer & Cider
Toxotis LLC, d/b/a King Souvlaki 8402 3 rd Avenue	12/11/2020	Corporate Change Wine, Beer & Cider
John Hughes Knights of Columbus 1305 86 th Street	12/15/2020	Renewal Liquor, Wine, Beer & Cider
Boubou Restaurant Corp. d/b/a Plaka 406 86 th Street	12/15/2020	Renewal Wine, Beer & Cider
Mussels and More, LTD 510 80 th Street	12/22/2020	Renewal Liquor, Wine, Beer & Cider
Sporting Club GJOA 850 62 nd Street	12/28/2020	Renewal Liquor, Wine, Beer & Cider
Mercedes Irshad d/b/a Top News & Grocery 6422 14 th Avenue	12/28/2020	Renewal Beer & Cider
Dong Yi Jin d/b/a Tanoshii Ramen 7718 5 th Avenue	12/28/2020	Renewal Wine, Beer & Cider
Skinflints Restaurant Inc. d/b/a Skinflints 7902 5 th Avenue	01/04/2021	Renewal Liquor, Wine, Beer & Cider

STATE LIQUOR AUTHORITY – NEW APPLICATIONS & RENEWALS

<u>Name/Address</u>	<u>Received at CB 10</u>	<u>Status</u>
7901 JAB LTD. d/b/a The Pour house of Bay Ridge 7901 3 rd Avenue	01/05/2021	Renewal Liquor, Wine, Beer & Cider
Brooklyn Specialty Foods Inc. d/b/a South Brooklyn Foundry 6909 3 rd Avenue	01/06/2021	Renewal Liquor, Wine, Beer & Cider
Windy City Ale House, LLC d/b/a Windy City Ale House 7915 3 rd Avenue	01/07/2021	Renewal Liquor, Wine, Beer & Cider
MVR Restaurant & Bar Corp. d/b/a Las Margaritas Bar & Restaurant 7206 3 rd Avenue	01/07/2021	Renewal Liquor, Wine, Beer & Cider
Rakuzen Inc. 6408 Fort Hamilton Parkway	01/11/2021	Renewal Wine, Beer & Cider
Shenandoah Valley Club, Inc. 8417 7 th Avenue	01/11/2021	Renewal Liquor, Wine, Beer & Cider

* Will be invited to present application at Police & Public Safety Committee Meeting in January 2021.

** Appeared before the Police & Public Safety Committee on December 15, 2020.