

**3rd AMENDED AGENDA  
COMMUNITY BOARD 10 GENERAL MEETING**

**April 19, 2021; 7:00 pm**

**Via Zoom**

**YouTube Livestream: <https://www.youtube.com/channel/UCPucX4MsL5dhnFZ-wqDwvKw>**

**PLEDGE OF ALLEGIANCE**

**ADOPTION OF AGENDA**

**ADOPTION OF MINUTES**

**March 15, 2021 Board Meeting**

**PUBLIC SESSION**

**(Limited to a maximum of ten minutes in total)**

**CHAIR'S REPORT**

**DISTRICT MANAGER'S REPORT**

**TREASURER'S REPORT**

**COMMITTEE REPORTS**

**PARKS COMMITTEE**

**Update regarding design plan presented by Parks Dept.  
Representatives for renovation of Vinland Playground**

**Committee Report and Recommendation  
Discussion and Vote**

**POLICE AND PUBLIC SAFETY COMMITTEE**

**New SLA Liquor/Wine/Beer/Cider license at Luan's  
Coffee Bar, 7405 3<sup>rd</sup> Avenue**

**Committee Report and Recommendation  
Discussion and Vote**

**JOINT YOUTH SERVICES, EDUCATION, LIBRARIES AND ZONING AND LAND USE  
COMMITTEES**

**Update on presentation by School Construction  
Authority Representatives on site selection proposal for  
8808 5<sup>th</sup> Avenue**

**Committee Report and Recommendation  
Discussion and Vote**

**JOINT ZONING AND LAND USE AND TRAFFIC AND TRANSPORTATION COMMITTEES**

**Update on presentation by NYC Dept. of City Planning  
Representative regarding proposed Citywide Text  
Amendment, Zoning for Accessibility**

**Informational Report**

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURN**

**Community Board Ten Board Meeting Attendance**  
**Meeting Held on Zoom Platform – Livestreamed on YouTube**  
**Monday, April 19, 2021**

**Board Members Present:(38)**

Tracie Britton  
Jaynemie Capetanakis  
Shirley Chin  
Judith M. Collins  
Michael Festa  
Doris Cruz  
Richard Day  
Michael Devigne  
Chris Elisson  
Ann Falutico  
Carmen Feliciano  
Barbara Germack  
Dianne Gounardes  
Ruth Greenfield-Masyr  
Steve Griffith  
Judith Grimaldi  
Stephen Harrison  
Daniel Hetteix  
Jill Infantolino-Hajjar  
June Johnson  
Habib Joudeh  
Marty Lentz  
Wai Ging Leo  
Nikolaos Leonardos  
Ryan Mahoney  
Anthony Marino  
Nicholas Massab  
Robert Oliva  
Marisa Perez  
Susan Pulaski  
Stephanie Simone-Mahaney  
Joseph Sokoloski  
Lawrence Stelter  
Henry Stewart  
JanaTaoube  
Sandy Vallas  
Barbara Vellucci  
Lori Willis

**Excused:(7)**

Ida D'Amelio  
Justin Hyatt  
Stella Kokolis  
Iris Mulé  
Dean Rasinya  
Dr. Husam Rimawi  
JulieThum

**Absent:(3)**

John Heffernan  
Giuseppe Tulumello  
Michael Xie

# COMMUNITY BOARD TEN GENERAL BOARD MEETING MINUTES

APRIL 19, 2021 – LIVESTREAM LINK BELOW

<https://www.youtube.com/watch?v=xHqSTNJko1U>

Chair Willis called the meeting to order at 7:00 PM followed by the Pledge of Allegiance.

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

Chair Willis asked for a motion from the floor to adopt the Minutes from the March 15, 2021 General Board Meeting. Motion by BM Sokoloski, second by BM Hetteix. All in favor. Motion carried.

## PUBLIC SESSION

State Senator Andrew Gounardes greeted the audience and announced that the NYS budget has been completed and highlighted the following:

1. For the first time in a generation the Senate has agreed to fully fund NYC public schools under the Campaign for Fiscal Equity lawsuit within the next three years. The Senator noted that the school budget in his district is the fourth most owed senate district in the entire city by forty-three million dollars.
2. He mentioned that they allocated a billion dollars for small business support in addition to the 3.2 billion dollars that small businesses will be receiving from the federal relief packages that passed in December 2020 and again in February 2021 allocating 800 million dollars in small business grants and 200 million dollars in small business tax credits.
3. Currently 2.3 billion dollar rent relief assistance from federal aid will be distributed. This accounts for ninety-five percent of all the back rent owed statewide since the beginning of the pandemic. He expressed that this is a substantial help to both tenants and landlords. State Senator Andrew Gounardes pointed out that they are awaiting details as to when the program will open. He noted that either the tenant or a landlord can apply and once the state verifies the information provided the funds will be sent to the landlord.
4. Senator Gounardes also announced the passing of a model of the bill he proposed last year about a property tax “circuit breaker” for people who earn a up to \$250K and pay more than 6% of their income in property taxes. Those people will now be eligible for a state income tax credit of \$350.

State Senator Andrew Gounardes said his office is open if anyone needs assistance and thanked the audience.

Chair Willis stated that in the previous rent relief legislation only the tenant could apply for payments to the landlord and there were very specific requirements. She asked Senator Gounardes if that has changed and now the landlord can apply directly. State Senator Andrew Gounardes replied that the landlord can apply with the tenant’s consent. He noted that this will not be handled by the Division of Housing Community Renewal (DHCR) and will now be handled by the Office of Temporary and Disability Assistance. Individuals who meet certain income thresholds will have a priority to apply first, prior to the application opening to everyone, which is a federal requirement. The Office of Temporary and Disability Assistance is currently finalizing the regulations and the procedures, and a website set up for those eligible to apply. He mentioned that the federal funding for this program must be distributed by this year, or the funds will be lost.

BM Vallas asked if this is just for residential tenants or commercial tenants as well. Senator Gounardes responded that this program only includes residential tenants and noted that part of the billion dollars allocated for small businesses can be used for rent payments for businesses that had suffered losses or closed due to Covid-19.

BM Greenfield-Masyr mentioned there was a moratorium on evictions and asked if that has been lifted. Senator Gounardes replied that the moratorium is still in effect until the beginning of May and expects that there probably will be some sort of extension on a limited basis which will allow the agency time to get this program up and running.

Councilman Justin Brannan greeted the audience and mentioned that NYC is now entering its budget season adding that he will do everything possible to obtain as much funding for this year's budget as possible which will be invested into our parks, playgrounds, schools, etc. He spoke about the loss of outdoor events last summer, like strolls, festivals and concerts in the park and mentioned that the city is resuming some spring and summer events. He added that once the city officially resumes events safely, he wants to make sure we are having events in the District. Councilman Brannan acknowledged the great news regarding new public schools cited for Community District Ten which the Board has input on. He mentioned he is working behind the scenes on local business issues and stressed the importance of having local small businesses on 86<sup>th</sup> Street. The Council Member expressed his sadness about the horrific accident on the sidewalk of a car dealership that led to the death of resident Carol Langdon. He stated that he is currently working on legislation both long term and in the short term as well as working with the 68 Precinct to stop dealerships from parking on the sidewalk, which is not permitted, and sidewalks are not car showrooms. Councilman Justin Brannan thanked Community Board Ten for all their efforts.

Assemblywoman Mathylde Frontus greeted the audience and stated that she was overjoyed with this year's budget for New York State. She announced that she will have community meetings within the upcoming weeks and months. She spoke about funds that were set aside for small businesses adding that it's a relief to several struggling businesses in Bay Ridge and across southern Brooklyn. She noted that her office in Bay Ridge located at 310 93<sup>rd</sup> Street is open Monday through Friday from 10:00 am through 4:00 pm. The office received numerous inquiries about the rent relief program and are happy to inform residents that this program will commence soon. She introduced her Legislative and Communications Director Kay Nguyen and Chief of Staff Francois Jeanty who were in attendance. Assemblywoman Frontus shared her office phone number as 347-560-6302 and encouraged all to follow her on social media for information about upcoming community events. She spoke about a virtual event held this past Friday with Senator Schumer regarding the federal COVID-19 relief package that was passed by the federal government. Today, her office shared their flyer with the public for an upcoming workshop on how to start your own non-profit. She mentioned that they recently launched a six-point economic mobility plan that focuses on home ownership, job and training opportunities, entrepreneurship, financial planning, cooperative economics, and community investments. She mentioned that anyone 18-24 years old at home that is not working and/or not in school that there are several paid training opportunities. The plan has its own Facebook page called Economic Mobility Plan for the 46<sup>th</sup> District. She spoke about her introduction of Jeannie's Law, named after Jeannie Alcindor, someone she knew since she was seven years old, who was hit by a car in Brighton Beach while crossing the street and that this bill has to do with what's called "The Duty to Assist." Assemblywoman Frontus encouraged the audience to stay in touch and noted that any questions this evening could be directed to Kay Nguyen.

Donald DeRosa from Comptroller Scott Stringer's office greeted the audience. He stated that last week Comptroller Stringer announced their five borough Iftar on the Go initiative. He said they were in partnership with the Islamic Relief USA and they are providing thousands of free halal meals every week for the entire calendar month of Ramadan. He spoke about working with five community-based organizations in every borough to help be the main distributors of these meals. In Brooklyn they will be on Neptune Avenue in Coney Island and they will be partnering with Brooklyn-based Apna for this distribution. Mr. DeRosa noted that he will post a link and a flyer regarding the Iftar on the Go meal distribution in the chat if anyone is interested. He spoke about an all-inclusive food security plan and the creation of a 25-million-dollar city-based emergency food program to serve undocumented New Yorkers who have been left out of most federal and state safety net programs. Mr. DeRosa noted that they sent a letter to Mayor de Blasio calling on him to establish this fund using the numerous FEMA reimbursement funding that they received from the city specifically dedicated to providing emergency food to undocumented New Yorkers.

Nancy Lulu, representing Brooklyn District Attorney Eric Gonzalez greeted the audience on behalf of herself and District Attorney Eric Gonzalez. She wished the audience a peaceful Ramadan and an easy fast. She expressed her condolences for the family and loved ones on the passing of Carol Langdon. She noted their office is in operation and is fully committed to keeping Brooklyn safe. Ms. Lulu voiced that April marks Child Abuse Prevention Awareness month. She urged the audience if they witness any sort of child abuse to please reach out to the New York State Child Abuse hotline at 1-800-343-3720 and/or to the Brooklyn's District Attorney's Special Victims Bureau at 718-250 3170. She noted that the recent violence against the Asian community and other communities is very alarming and fearful.

Ms. Lulu voiced that if anyone was a witness of a bias motivated attack that's its critical to report this to their Hate Crimes Bureau at 718-250-4949. Ms. Lulu stated 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, [lulun@brooklynda.org](mailto:lulun@brooklynda.org). Ms. Lulu thanked Community Board Ten for all their efforts.

Morris Denmark, Branch Manager for Brooklyn Public Library Fort Hamilton branch, greeted the audience. He announced that the branch will be reopening on May 10, 2021 with limited public capacity. Only ten people at a time will be allowed to enter the library for browsing and looking at materials for up to an hour, three adults will be able to use the public library computers for thirty minutes, and two children will have access to the public library computers. He noted that there will be some tables and chairs stationed outside in front of the library that can be utilized. Mr. Denmark mentioned that the Brooklyn Public Library Dyker Branch will have different activities going on indoors and outdoors weather permitting on Friday, May 21, 2021 from 10:00 am to 1:00 pm. He encouraged the audience to attend both branches. Chair Willis added that she was excited to hear the library will be reopening.

Frank Fontana representing Department of Buildings stated that a notice was recently sent out from the Department of Buildings to help property owners with frequently asked questions (FAQ's) about Local Law 152 and that this information can also be found on their website. He spoke about the deadline extension for the inspection of Local Law 152 Gas Piping Systems in Community Boards 1, 3, and 10 originally due December 31, 2020 and moved to June 30, 2021. He announced that last week the Department of Buildings issued a press release about their interactive map of property owners that have hazardous conditions and violations on their property. Any property greater than thirty-five units and having two or more immediate hazardous conditions or violations will be restricted from obtaining any new permits until the property owner rectifies those conditions and properties of less than thirty-five units with two more violations. He mentioned that the Department of Buildings has an Office of Tenant Advocate and their role is to investigate along with HPD any construction related harassment that is taking place. For example, if a tenant feels they are being harassed by construction worker(s) you can submit a request to the Department of Buildings for investigation by the Office of Tenant Advocate. Mr. Fontana announced that from May 3, 2021 to May 7, 2021 they will have their annual Build Safe / Live Safe conference to discuss various initiatives, sustainability, future of the building code, and more. The meeting will be held virtually this year and to attend you must register on the Department of Buildings website at <https://www1.nyc.gov/site/buildings/index.page>. Mr. Fontana encouraged the audience to view the Department of Buildings website and mentioned that there are two links located on the bottom left of the Department of Buildings web page at <https://www1.nyc.gov/site/buildings/index.page> if anyone is interested in signing up for DOB's newsletter or reviewing job updates. Mr. Fontana thanked the audience.

Chair Willis recognized the attendance of Assembly Member Tannousis' representative, Basil Capetanakis, and Judge Dweynie Esther Paul.

**CHAIR'S REPORT – See Attached**

**DISTRICT MANAGER'S REPORT – See Attached**

**TREASURER'S REPORT – See Attached**

**COMMITTEE REPORTS**

**PARKS COMMITTEE**

Parks Committee Chair Gounardes rendered the Committee report. See attached.

**Motion: CB 10 to accept the proposal presented by Parks Department Representatives for the reconstruction of the Vinland Playground located at 94<sup>th</sup> Street and Shore Road (Shore Road Park and Parkway).**

Brief discussion followed.

BM Harrison asked for clarification in the Committee Report as to what Parks Dept. was not keen on. Committee Chair Gounardes responded that the current Parks Commissioner is not keen on including themes in our parks. She mentioned that one of the participants asked about having a nautical theme in the park because it was close to the New York Harbor and that was the response.

BM Falutico stated that if they won't implement swings for children who are wheelchair bound then maybe in the future, they can implement other activities. Committee Chair Gounardes replied that there will be two age appropriate play structures in the playground with wheelchair ramps for accessibility to these activities for the wheelchair bound children. Committee Chair Gounardes voiced that the wheelchair accessible swing takes up a lot of space which would limit the amount of swings and for that reason swings for wheelchair bound children are not included in the design. Committee Chair Gounardes mentioned that she believes it should be included and stated that we will continue to request it.

Committee Chair Gounardes thanked Councilman Justin Brannan for providing all the funds to upgrade the parks within Community District Ten.

**33 in favor; 1 recusal – BM Stelter. Motion carried.**

### **POLICE & PUBLIC SAFETY COMMITTEE**

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

**Motion: CB 10 to send a letter to the SLA reiterating Community Board Ten's decision on June 15, 2020 to deny the application for a Wine/Beer/Cider License and include the owner's actions since then. In addition, CB 10 to approve the Committee's recommendation and write to the SLA denying the New SLA application for a Liquor/Wine/Beer/Cider License at Luan's Coffee Bar Inc., 7405 3<sup>rd</sup> Avenue, Brooklyn, New York.**

Discussion followed.

Chair Willis noted that while reviewing the paperwork that was sent out to the Police and Public Safety Committee prior to the Committee meeting, she noticed that the applicant stated on the application that there were two other premises that he had managed. She stated that she searched these premises online and noted there were news reports about one of the establishments having illegal parties with hundreds of people in attendance during the COVID-19 restrictions. She also mentioned that the other establishment that was indicated on the application was supposed to be another restaurant they had managed only to find out after searching online it is a photocopying establishment of some sort and not a restaurant. Committee Chair Vellucci mentioned that she asked the applicant about the establishment having parties with an excessive amount of people attending during COVID-19 restrictions and the applicant denied being the manager at that time. Committee Chair Vellucci expressed that she believes the new attorney had no idea of what took place with the prior application last year in June.

Chair Willis asked if there is any way to ascertain when the applicant managed the premises since these premises were listed on the application. Committee Chair Vellucci responded that it was mentioned that the applicant had left the establishment prior to the parties during the pandemic.

DM Beckmann added that she had reached out to the District Manager of Community Board Three in Queens, and during the time the applicant did manage this establishment there were community complaints. She also noted that she was told by the District Manager of Community Board Three in Queens, that in 2018 there were stipulations that were agreed upon by the owner of Suenos Americano Bar Restaurant, where the applicant managed, and they didn't abide to the stipulations agreement during the time the applicant managed the premise.

BM Sokoloski inquired if there is any activity going on at this time at this location. Committee Chair Vellucci answered they are currently operating as some sort of Spanish restaurant, based on their current menu. DM Beckmann mentioned that they are open sporadically.

Committee Chair Vellucci asked DM Beckmann if there is a way to prevent an applicant from reapplying when they were denied by the Board not too long ago. DM Beckmann replied that after several months of an applicant's notification to the Community Board has lapsed, the SLA often requests an applicant to resubmit a new 30-Day Advance Notice to the Community Board. She noted that there was also a change in notification as the prior application was for a Wine/Beer/Cider license and the new application is for a full on-premise liquor license.

Chair Willis asked for clarification regarding this establishment serving alcohol to patrons with no liquor license prior to the Board meeting in June. Committee Chair Vellucci stated the owner said they were subletting it and noted the owner was on the premise during that time. DM Beckmann pointed out the owner was arrested, and the establishment was closed for some time following the arrest.

BM Leo pointed out that she walked by this establishment several times and every time she noticed the shades are always drawn down and mentioned that it prevents people from seeing what is going on inside the establishment. She asked if there is any landlord or city requirement that must be followed to allow some percentage of visibility to be seen in an establishment. Committee Chair Vellucci stated she was wondering the same thing and expressed that the applicant wants to operate until 4:00 am giving the applicant ample time to do whatever they want inside and no one would know what is taking place because there is no visibility to the inside of establishment. BM Leo mentioned that she is designs for the retail industry and landlords require approximately ninety percent of visibility to be seen from the outside depending on the facade of the store. She voiced it doesn't seem right and it's difficult to know if they are even operating. DM Beckmann stated that the visibility of this establishment is completely closed off and said she doesn't believe there is a requirement to have some sort of visibility to the inside of an establishment. Chair Willis expressed that she believes it's the owner's preference on how they want to establish customers.

BM Harrison voiced that the Board could ask for more visibility inside an establishment when adding stipulations to an application. For this applicant it was asked of the Board to deny their application entirely. BM Falutico agreed with BM Leo and BM Harrison and said that in Community District Ten the Zoning Resolution doesn't require clear glazing for an establishment, but there are places that do require it, such as, Manhattan. She voiced that the Board may want to add that requirement to the Bay Ridge Special District.

**37 in favor. Motion carried.**

### **JOINT ZONING AND LAND USE & YOUTH SERVICES, EDUCATION, LIBRARIES COMMITTEES**

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

**Motion: CB 10 to approve the proposed site by the School Construction Authority (SCA) at 8802 5<sup>th</sup> Avenue.**

Brief discussion followed.

BM Gounardes added that she had participated in a CEC meeting this past week where the SCA brought this proposal to the Community Education Council. She noted that a lengthy discussion took place and it was mentioned that this site was deemed for a primary school. She also said that PS/IS 104 is located at 92<sup>nd</sup> Street and 5<sup>th</sup> Avenue with its annex just down the block from this proposed site and just down the block from this site is PS 264 which is a primary school. BM Gounardes expressed the need for a high school and stated that Fort Hamilton High School is approximately at 190 percent occupied. She mentioned after speaking with the SCA she wanted to advise the Board of this information. She believes at the lower end of the district is where the primary school seats are most needed. She noted that the former Nathans site is being constructed as a middle school and feels that more sites are needed for high schools and/or an annex to relieve the overcrowding of Fort Hamilton High School.

BM Stelter asked which bank parking lot was being proposed for the site. YSEL Committee Chair Marino responded that it was Santander Bank parking lot.

BM Capetanakis echoed BM Gounardes regarding the community response that was heard at the CEC meeting. She also said other sites were viewed and questions were raised, such as, how big of a school can be built there, and what are the number of seats. BM Capetanakis agreed with BM Gounardes stating the need for a high school and/or an annex. BM Capetanakis noted that when a proposed site for a school is presented to possibly look at the site creatively. She said that the community is requesting additional high schools.

BM Sokoloski asked if this site includes those two one story buildings that start at 88<sup>th</sup> Street. YSEL Committee Chair Marino replied yes it does include those buildings. BM Sokoloski then asked if it would take up the whole block from 88<sup>th</sup> to 89<sup>th</sup> Street.

BM Stelter asked for clarification if the gray building on the left seen on the screen is part of the site. YSEL Committee Chair Marino and DM Beckmann answered yes that is part of the site. BM Stelter also questioned what that site is now or was. DM Beckmann responded that it was some sort of an auto repair shop but is currently closed. BM Capetanakis asked if this site was previously proposed for a private school. DM Beckmann replied yes for Bay Ridge Prep and noted that they are not proceeding.

BM Festa suggested that the Board discuss the USPS vehicles that are parked at this site overnight as parking is an issue for whatever this site becomes. YSEL Committee Chair Marino stated that studies were conducted by the Department of Transportation and it remains an ongoing situation. He mentioned that it's too early to discuss parking issues at this site. He added that the DOT is aware that the USPS is currently across from the proposed site and that parking is a concern. He said that at prior meetings for proposed school sites, parking was always discussed and taken into consideration, and he believes it would be no different for this site.

Chair Willis clarified that the motion on the floor is for the proposed site and not for the building itself. She asked if the School Construction Authority (SCA) would be contacting the Board when the process begins. YSEL Committee Chair Marino responded that when they are ready with the design stage the School Construction Authority (SCA) would contact the Board.

BM Chin expressed that there is more need for high schools than primary schools. She expressed that she works at PS 264, which is a primary school and they need more students. She noted that PS 264 is below the capacity of 500 students with having only 400 students enrolled and mentioned that PS 264 is down the street from this proposed site.

BM Taoube asked if the vote is just for the site and not what kind of school it would be. YSEL Committee Chair Marino replied that the motion is for a proposed site selection for a school and noted the School Construction Authority (SCA) mentioned the intent of it being a primary school. BM Taoube asked if that is something that can be changed if requested by the Board. DM Beckmann voiced that in the past a site selection was proposed to the Board for a primary school which was then changed by the School Construction Authority (SCA) after the CEC advocated for a K-8 school becoming PS/IS 30.

BM Vallas reiterated what BM Gounardes said regarding Fort Hamilton High School being approximately 190 percent occupied and added that it has been overcrowded for many years. He mentioned that when Sunset Park High School opened the intent was to create some sort of relief for Fort Hamilton High School which it never did. He voiced that he hopes this site will become a high school to help with the overcrowding at Fort Hamilton High School.

BM Infantolino-Hajjar questioned if the motion on the floor could be split into two parts, one part for the proposed site selection for a school, and the second part for a high school instead of a primary school. YSEL Committee Chair Marino asked BM Gounardes to please help answer BM Infantolino-Hajjar question as he was unsure if that is possible. BM Gounardes responded that the School Construction Authority (SCA) is asking if this site can be deemed a school regardless the type of school. BM Gounardes also mentioned that the Board would have to reach out to the Community Superintendent and to the High School Superintendent to advocate on behalf of the community to place more high schools rather than primary schools and recommend a high school be placed at this site. After that being done, then the Department of Education would then look at the actual use of the building. Chair Willis noted that the Joint Committees voted on a certain question and that couldn't change. Chair Willis said that the School Construction



Authority (SCA) is not really the one to decide what type of school is placed at this location the motion should be presented as is.

BM Leo stated that she agreed with BM Chin for the need of a high school and said that she thinks the parking and bus route will be an issue at this site when parents drop off and pick up their children. She expressed that high school students usually travel to school by public transportation and that would ease some traffic at this site. She mentioned that 5<sup>th</sup> Avenue is a two-way street and fears for public safety.

Zoning and Land Use Committee Chair Cruz noted that the School Construction Authority (SCA) is proposing this site for a school. YSEL Committee Chair Marino added that the Committees voted on the site selection for a school. Chair Willis reiterated that the motion on the floor that was presented by the School Construction Authority (SCA) was for site selection for a school and not what type of school.

BM Harrison asked for clarification, if the School Construction Authority can place a school at this site, whether or not the Board agrees to the proposed site selection that this is “advisory at best,” and the School Construction Authority is just giving the Board a courtesy of what site they are looking at to place a school. DM Beckmann replied that the School Construction Authority is giving the Board an opportunity to advise them of the Board’s opinion of the suitability of that site selection for a school. Chair Willis noted that the Board is advisory. BM Harrison stated that the Board can advise the School Construction Authority that a high school is recommended for the purpose of better use instead of a primary school at this site selection. He suggested that the Board discuss whether to add this request to the motion before voting on multiple motions.

BM Oliva stated that District 20 needs approximately 7,000 seats for students and asked if there is a way to obtain data that indicates what type of schools are needed most. He pointed out that the School Construction Authority (SCA) might be viewing site selections with the intent for primary schools because of data that was obtained. DM Beckmann that this information can be found on the Department of Education website and the data currently shows that 4,000 seats are needed for students in primary schools. She noted that all primary schools within Community District Ten are over 100 percent capacity which also includes PS/IS 104 which is in close proximity to the proposed site. DM Beckmann suggested that the Department of Education be invited to the Committee meeting to discuss the updated numbers of seats required for each type of school to get a better understanding why the School Construction Authority is requesting primary schools and not high schools. She noted that currently the number of seats that are needed is prior to COVID-19. DM Beckmann also noted that residents of the community are requesting more primary schools, adding that PS 176 states that they are over capacity, and PS/IS 104 is looking for an annex to their school. It is noted by the Department of Education that Community District Ten needs more schools. BM Falutico expressed that she doesn’t believe the Board is in the position to recommend what level of schools is most needed, and that the focus is having a site selected for a school.

Chair Willis stated that the Committees voted to approve this site selection for a school and believes that the motion on the floor should follow and if any Board member wants to discuss this site selection further then they should, but this motion is only for a site selection for a school not what type of school will be placed at this location. She noted that the information that was discussed tonight before the Board is valuable information and should be discussed further as the process continues.

BM Vallas asked DM Beckmann if she knew if another car dealership is going to rent out the prior Chrysler dealership on 5<sup>th</sup> Avenue between 88<sup>th</sup> and 90<sup>th</sup> Streets and mentioned that having another car dealership at this location might create more traffic concerns for residents if the proposed site selection becomes a school. DM Beckmann responded that she hasn’t heard that another car dealership will be placed at this location.

**32 in favor; 3 opposed – BM Chin; BM Leo; BM Simone-Mahaney; 1 recusal – BM Gounardes. Motion carried.**

#### **JOINT ZONING AND LAND USE & TRAFFIC AND TRANSPORTATION COMMITTEES**

Zoning and Land Use Committee Chair Cruz rendered the Committee report. See attached.

Brief discussion followed.

Chair Willis agreed with Committee Chair Cruz that the amount of documentation that is needed to understand what is required is a lot. She noted that the Board does have time to discuss and view this zoning text amendment carefully and that this report given by Committee Chair Cruz was informational only and just at the beginning stages. She thanked Committee Chair Cruz for all her efforts. Committee Chair Cruz pointed out that the committees were overwhelmed with information regarding this topic and both Committees are in support of the need for this. She mentioned that it's an important addition to Community District Ten.

## **OLD BUSINESS**

None

## **NEW BUSINESS**

BM Feliciano noted that Access-A-Ride is currently making changes on the way they transport people who are wheelchair bound. Chair Willis voiced that it might be a good idea to inquire about the changes as the community has a significant number of seniors.

BM Stelter asked if Century 21 Department Store will be reopening. Chair Willis stated that she had heard people mentioning that they were going to reopen by wasn't sure. BM Feliciano stated she had heard rumors as well but didn't know for sure. DM Beckmann mentioned that there had been some articles in the newspapers mentioning that they will open elsewhere, but not on 86<sup>th</sup> Street and she had heard rumors as well. DM Beckmann said she had no definite answer if they will reopen.

BM Vellucci asked DM Beckmann if there have been any updates as to when the NYPD will begin enforcement to restaurants that have outdoor structures that take up the entire sidewalk where pedestrians are unable to pass especially with wheelchairs or walkers. DM Beckmann clarified that it wouldn't be the NYPD to send enforcement it would be the Department of Transportation that would be issuing the violations. DM Beckmann noted that since her last briefing with the Department of Transportation they were going out and speaking with restaurants while educating them with problems and issues and that enforcement would begin sometime this Spring. DM Beckmann said she doesn't have a date yet, but she will inquire when it will begin, because there have been some questions and concerns.

## **ADJOURN**

Motion to adjourn by BM Britton, second by BM Lentz. With no further business, the meeting was adjourned at 8:58 pm.

**COMMUNITY BOARD 10 BROOKLYN**  
**CHAIR'S REPORT**  
**April 19, 2021 General Board Meeting**

Good evening, and welcome to Community Board 10's April 19, 2021 General Board meeting, via Zoom, with live stream to the public.

The Board's Committee Chairs and Members have been busy these past couple of months, and we have a number of items coming up on our agenda that will keep us busy right up to the summer hiatus, including the City is proposing a number of zoning text amendments. I thank my committee chairs and board members for all of their hard work.

A new Nominating Committee has been appointed, and the following people will be serving on the committee: Tracie Britton, as Chair, Judith Grimaldi, Ruth Maysr, Susan Pulaski, and Anthony Marino. So, get ready to submit your nominations.

The District Office received some very sad and disturbing news on Thursday that a 72-year-old woman was fatally hit on the sidewalk by a car exiting the auto dealership on 4<sup>th</sup> Avenue and 89<sup>th</sup> Street. I was so saddened and outraged to learn of this. This tragedy did not have to happen. This cannot be permitted to happen again. This event is not a cause for another traffic study on 4<sup>th</sup> Avenue. This is a case of local businesses that have been allowed to be bad neighbors, bad actors, and recklessly selfish. The value of local business is not lost on me. However, a business cannot be allowed to flout the laws in pursuit of its money-making endeavors in reckless disregard of the rest of the community. For years, the residents and this Board have been very vocal about the local car dealerships' use of the sidewalks as if they were their own private property, and have been pleading for greater enforcement against the dealerships. The dealerships have been courteously and diplomatically asked numerous times to cease their reckless use of the sidewalks, side streets and avenues. I had again, on April 8, raised the issue of the dangers of the dealerships' regular hazardous practices of driving and parking on the sidewalks during the joint committee meeting with the School Construction Authority, during discussion of the proposed location for a new elementary school at 5<sup>th</sup> Avenue and 88<sup>th</sup> Street -- just down the block from where this tragedy occurred. I wish we were not today saying "I told you so", as this is such a terrible event that has come to pass. So, to those offending businesses: **GET OFF THE SIDEWALKS**. And, to our enforcement agencies: **GET THEM OFF THE SIDEWALKS ONCE AND FOR ALL**. This was a simple problem that was left unaddressed, and had a horrible result. I sincerely hope that we never have occasion to address this problem again.

Thank you for attending this meeting, and hope you remain safe and well.

Respectfully submitted,

*/s/ Lori Willis*

Lori Willis, Chair

Brooklyn Community Board 10

## DISTRICT MANAGER REPORT

April 19, 2021

Dear Board Members,

It was one year ago in April that CB10 moved our meetings to a virtual platform due to the COVID-19 pandemic. It is difficult to believe that it has been a year.. but I am so very proud of our Board Members who have adapted and continue to participate.

April has been a very busy month for the District Office staff. The meeting calendar is quickly filling up and we have some very important meetings to schedule before our June hiatus. I want to share that our Communications and Public Relations Committee will be hosting a presentation about Rank Choice Voting on May 4<sup>th</sup> at 7pm. Rank choice voting will begin this June primary and we are working hard to provide residents in District 10 with information about this new voting method.

I am happy to share that last month I reported about the April 10 Community Graffiti Clean Up Day hosted by the NYPD. I was pleased to reach out to local civic groups and PCR – Parent Child Relationship that has done multiple community clean ups in Dyker Heights and beautified Leif Ericson Park and McKinley Park teamed up. Special thank you to Irene Chu from Assembly Member Peter Abbate’s office who helped and for Board Members who donated to the effort! We cleaned up 13 storefronts. Special thanks to the Bay Ridge Lemonade Coalition who also joined the clean-up.

The District Office staff has also been assisting multiple dwelling property owners with Local Law 69 of 2017 which requires the filing of annual Bed Bug Report and Many of these property owners received violations for not filing the bed bug report as well as their annual HPD Owner Registration. Many owners did not receive the usual mailing reminding them to register their property last year. We have not seen any fines .. however there is a \$13 registration fee. Please help spread the word. Information is available HPDONLINE and we will share in an upcoming newsletter.

Reminder about Local Law 152 which requires periodic gas pipe inspections by a licensed Master Plumber on properties greater than 2 families.. due by June 30, 2021. This was extended and the deadline for filing is quickly approaching.

### **Announcements**

92<sup>nd</sup> Street between 3<sup>rd</sup> and Ridge Blvd will be closed between 4/20 and 4/23 from 9am to 4pm due to a roadway restoration.


National Grid will be performing trench work at 99<sup>th</sup> Street from Harbor Court to Shore Road for infrastructure replacement project with work expected to take place for several weeks.

Bay Ridge Center will be hosting a Webinar with NYC Health and Hospitals & DFTA on Thursday, April 22<sup>nd</sup> at 1pm.. Everything you wanted to know about COVID but were afraid to ask. Information will be posted on our website.

Summer Youth Employment Program application is open thru April 23<sup>rd</sup>. If you know a young person looking for a summer job.. please share that applications are open online by visiting DYCD's website.

Our next meeting will take place on Monday, May 17, 2021 at 7pm right here on Zoom.

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														\$245,166.60
DISTRICT MANAGER		7/31/20	8/31/20	9/30/20	10/31/20	11/30/20	12/31/20	1/31/21	2/29/21	3/31/21	4/30/21	5/31/21	6/30/21	Y - T - D
COMMUNITY COORDINATOR		\$9,868.93	\$9,878.86	\$9,878.86	\$14,818.29	\$9,878.86	\$9,878.86	\$9,878.86	\$9,878.86	\$9,878.86	\$9,878.86	\$9,878.86	\$9,878.86	
COMMUNITY ASSOCIATE		\$6,075.84	\$6,075.84	\$6,075.84	\$9,122.01	\$6,092.34	\$6,084.09	\$6,084.09	\$6,084.09	\$6,084.09	\$6,084.09	\$6,084.09	\$6,084.09	
COMMUNITY ASSISTANT		\$1,637.57	\$1,364.60	\$1,364.60	\$2,558.42	\$1,842.30	\$1,924.18	\$1,842.30	\$1,842.30	\$1,944.65				
COLLEGE AIDE		\$945.53												
<b>Total Personal Services</b>		<b>\$17,584.67</b>	<b>\$17,319.30</b>	<b>\$17,319.30</b>	<b>\$26,498.72</b>	<b>\$17,813.50</b>	<b>\$17,887.13</b>	<b>\$17,806.25</b>	<b>\$17,897.08</b>	<b>\$17,907.60</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$167,732.55</b>

Expenses Code	Description	7/31/20	8/31/20	9/30/20	10/31/20	11/30/20	12/31/20	1/31/21	2/29/2021	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	79.99	79.99	79.99	79.99				
10X	Intra-City Supplies													
40B	Intra-City Telephone													
100	Supplies & Materials													
101	Printing Supplies						1,532.22							
117	Postage													
170	Cleaning Supplies							264.64						
199	Data Processing Supplies													
302	Telecomm. Equipment													
314	Office furniture													
315	Office Equipment													
319	Security Equipment	120.00			120.00					370.00				
332	Data Process Equipment													
337	Books													
402	Tel./Communications													
412	Rental/Misc./Equip													
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	45.43	43.21	43.21	43.21				43.21
615	Data Process Equipment													
615	Printing Supplies													
622	Temporary Services-contractual													
624	Cleaning Services													
684	Professional/Computer Services					1,000.00								
684	Professional/Computer Services	588.00												
110	Food & Forage Supplies													
<b>Total Other than Personal Services</b>		<b>\$830.31</b>	<b>\$453.02</b>	<b>\$793.69</b>	<b>\$415.22</b>	<b>\$1,289.22</b>	<b>\$1,941.44</b>	<b>\$876.64</b>	<b>\$332.75</b>	<b>\$657.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$7,585.29</b>
<b>TOTAL PS AND OTFS EXPENSES</b>		<b>18,414.98</b>	<b>17,772.32</b>	<b>18,112.99</b>	<b>26,913.94</b>	<b>19,102.72</b>	<b>19,828.57</b>	<b>18,681.89</b>	<b>17,929.83</b>	<b>18,564.60</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>175,321.84</b>

<b>TOTAL UNCOMBURED BUDGET BALANCE</b>														<b>\$69,844.76</b>
--	--	--	--	--	--	--	--	--	--	--	--	--	--	--------------------

Respectfully submitted,  
  
 Shirley Chapp, Treasurer

## CB-10 Parks Committee Meeting

April 6, 2021

The Parks Committee met on Tuesday, April 6, 2021 at 7 pm via ZOOM for a presentation from the Parks Department regarding the plans to reconstruct the Parkway Vinland Playground. The committee met in quorum. Members of the Parks Department in attendance included Chris Yandoli, Director of Capital Projects in Brooklyn, Rachel Kramer, Chris Syrett, Zoe Chen and Michael Leigh who serves as project designer. Also in attendance was Sophie Majteles from Senator Gounardes' office.

The presentation of the reconstruction of the Parkway Vinland Playground, located on 94<sup>th</sup> Street and Shore Park, comes with a \$3.4m budget provided by Councilmember Justin Brannan in the 2020 Fiscal Year budget. The project size is ½ acre. The design of this project was created with the goals of upgrading and expanding play opportunities for children of various ages and abilities, enhancing and adding to the environmental amenities of the site, and creating a destination point within the park by adding amenities and with community input from the meeting held on October 8, 2020, when the following focus areas were noted:

- Keep an open play area for all children's age groups and abilities
- Include a mister spray shower, painted games and a more inviting entry area
- Include tables for parents and children, benches and insure lighting is sufficient
- Add swings for both 2-5 and 5-12 age groups, buckets and flat seats
- Add accessible play equipment and ground play units.

This area comes with some significant history. It was part of Robert Moses' 1939 development plans which included a wading pool, swings, slides and a skating rink which is currently used as a baseball field. The field house built in 1939 is still in existence. In 1982 a spray shower was installed but is no longer usable, and in 1999, the wood play structures were updated.

There are some mature trees from the 1940s and 1980s which will need to be removed and replaced with more native plantings. More shade trees will be added to the perimeter of the playground area. Additional plantings for the area include Redhorse Chestnut, Japanese Pagoda, Serviceberry, Star Magnolia, Oakleaf Hydrangea, Miniature Fountain Grass, Blue Flag Iris and Coneflower. Also, there will be plantings to enhance the Bioswale rain garden area including Black Gum, Eastern Redbud, Red Chokeberry, Swamp Rose, Arrowwood Viburnum, Mountain Laurel, Witch Hazel and Sensitive Fern. Rain gardens are being used in lieu of storm drains.

Currently the play structures in the playground are more appropriate for ages 5-12. The new plan calls for age appropriate play structures for ages 2-5 and 5-12. The swings will be located in the same area where they appear now. There will be 7' bucket swings; 8' strap swings; and an inclusive swing which is ADA compliant. There will be a center play area for ages 5-12 along with bench seating and a separate play area for ages 2-5 with additional bench seating. There will be a central walkway provided through the playground. An area for toddler play will be provided along with play houses and ground level play. Additional games like hopscotch will be painted on the ground. Circular metal tables which accommodate 4 chairs and are also wheelchair accessible will be used however the traditional concrete chess tables will not be used. The individual age appropriate play equipment will provide both ground level play as well

as a transfer platform which will be wheelchair accessible. When questioned about the use of roll on swings which give wheelchair bound children the ability to gain access to the swings without having to be physically transferred to an ADA compliant swing, we were informed that the Parks Department must consider a balance of providing swings for everyone as well as to look at equipment that can survive in a NYC park. Currently there are no such roll on swings in any NYC parks in the borough of Brooklyn. The members of the Parks Department said they would look into whether these roll on swings have been installed in any other borough and get back to us.

Misters will be used instead of the traditional spray shower. The misters use 5 gallons of water per minute as opposed to spray showers which use 25 gallons of water per minute. Since there is no sanitary sewer system in place in the area, the excess water will flow to a drywell instead. This drywell cannot handle a great amount of water at a time and so the use of misters is more appropriate.

The community wanted an open space feel so low 3' fencing will be constructed around the perimeter of the age appropriate areas. It is a standard metal picket fencing.

Shore Road Park is considered a legacy park. With that in mind, the proposal includes the installation of 1939 World's Fair style benches and 1964 World's Fair style lighting.


When asked about including a nautical motif in the playground aligned to the New York Harbor, we were informed that the design guiding principle for playgrounds is to provide creative play areas where children can use their imagination. We were also told that the current Parks Commissioner is not keen on including themes in our parks.

In terms of a time frame, we are currently in the 9-12 month design phase of this project where the Parks Department will work with other agencies on design and drainage. There is an additional 9-12 months procurement period and a 1 year time frame for construction.

Understanding that the pandemic has pushed all projects back, the earliest this project would be completed is at the end of 2022.

A motion was made by Henry Stewart and seconded by Dan Hetteix to accept the proposal for the reconstruction of the Parkway Vinland Playground. Polling took place and the motion carried 7 in favor with one abstention.

Meeting was adjourned at 7:30 pm.

Respectfully submitted:   
Dianne Gouardes, Chair  
Parks Committee, CB10



**POLICE AND PUBLIC SAFETY COMMITTEE  
COMMUNITY BOARD 10  
April 19, 2021**

Date/Time: April 12, 2021 - 7:00PM

Place: Community Board Office via ZOOM

Quorum: YES

This application is a re-submission from the June 2020 application for Beer, Wine & Cider by Mr. Luis Garcia Maldonado. Ms. Brigitte Garcia, his sister and business partner, was on the last application.

This application is for a full NEW Liquor License for Liquor, Wine, Beer & Cider was submitted for **Luan's Coffee Bar, Inc.** – located on the first floor of 7405 – 3<sup>rd</sup> Ave., Brooklyn, NY -

(718) 690-1203 – [luanscoffee@outlook.com](mailto:luanscoffee@outlook.com). Luan's Coffee Shop is listed as a Bar & Tavern on the SLA application questionnaire. The attorney is Shycior Hung Fong (Sandra Hung) from 1115 Broadway, Suite 1040, New York, NY 10010

The owner/applicant of this establishment is Luis A. Garcia Maldonado.

The hours of operation are listed: Monday 10am-12am – music until 10pm, Tuesday & Wednesday 10am-12am - music until 10pm, Thursday-Saturday 10am-4am. - music until 11pm & Sunday 10am-12am – music until 12am.

This is a 2 hour extension (2am to 4am) from the last application from June.

There will be background music.

The signage on the storefront is Luan's with no mention of a coffee bar as indicated on the application. There is no free space on the front door or window to see into the establishment. The menu states that the hours of operation are from 9am – 9pm. The items on the menu do not reflect a coffee bar, but rather a full restaurant.

There is a Letter of No Objection. Mr. Maldonado notes that the Certificate of Occupancy is 74 on the questionnaire – but **there is no** Certificate of Occupancy for this premise. Anticipated persons occupying the premises are 30 with just 6 small tables.

In the application, the owner noted that there will - not be promotional events or private parties. There will - not be hired security. The applicant answered - "No" to the item on page 5 requesting that all doors remained closed when amplified music is played. The applicant has - not responded to adhering NYC Noise/NYPD recommendations because he cited that 'he did not received them'. There will be - no outdoor space used. The question requesting agreement that there will be - no smoking in the outdoor area was marked as "N/A." It is understood that owners/managers of establishments request no smoking inside and directly outside.

-The photos submitted are of the boiler room, countertops, two restrooms still under repair, and six small tables in the establishment itself. In the report from June, several residents testified that there was loud music, karaoke and a fully stocked bar. The police conducted two visits and observed alcohol on both occasions. This establishment is NOT licensed by the SLA.

Adverse History for this establishment:

NYC Open Data -

\*\*There were **20** calls from Sept. 2019 – Jan. 31, 2020. Some calls are numerous on the same evening. For all of these 20 calls - the complaint is **Loud Music/Party**. Some of these calls were made as late as 2:37AM. This is after the sound board installation inspection.

This was also provided to us from Captain Conwell of the 68<sup>th</sup> Pct. Police Department.

- Email from the captain dated January 3, 2020 - The precinct conducted two visits there observing alcohol on both occasions. The precinct inspected the business and found a fully stocked bar. The owner failed to produce receipts and records for the alcohol.
- Our police captain informed us that this is a storefront operating as a bar unlawfully selling alcohol - and party hall/night club mostly on weekends. This establishment is NOT licensed by the SLA, it is supposed to be a coffee bar. Jan. 3, 2020 is the date of the second inspection. Multiple summonses were issued regarding unlawful dealings with alcohol and much alcohol was destroyed by law enforcement. He also provided us with additional adverse incidents regarding this premise. On February 1, 2020 – there were two arrests following a serious physical altercation between patrons at this unlicensed premise. Upon police arrival, it was evident that alcohol was being sold, minors were consuming alcohol, thereby endangering the welfare of minors; there were no receipts or records of the business for inspection; the use of marijuana was witnessed and a Taser and pepper spray were recovered. There was blood and evidence of a fight/ & destruction to the property. The owner, Mr. Garcia, and a patron were arrested.

Our then new police captain, Captain Tolson and Officers Panepinto and Ingerbrethsen participated at the June meeting reiterating Captain Conwell's written report.

Ms. Brigitte Garcia & Mr. Luis Garcia Maldonado were given an opportunity to speak. Brigitte spoke for herself and Mr. Maldonado for this establishment. She stated that she is sorry for what has happened and said that inexperience is the cause of these events. Full responsibility was taken. The committee questioned her further regarding the repeated - complaints, noise, promoted events, illegal use of alcohol and the need for police intervention. They were aware of the problems. The owner of the property was aware of the problems. The owner/applicant claimed that the premise was sublet out to several different persons who were sponsoring promoted events. The excuse of inexperience was not accepted.

-The committee stated clearly that we whole-heartedly support our local small businesses, but it is unacceptable to: disregard New York State laws by selling alcohol without a license, endanger the welfare of minors, to continually disrupt the quality of life of our community and to show a blatant disregard to the essence of this family-oriented neighborhood. The continual disregard of the numerous 311 calls for the repeated complaints for noise since the beginning of this tenancy with no remedy, the knowing illegal use of the establishment as a bar with the continued consumption and sale of alcohol without a license including the need for 911 police intervention on several occasions is reprehensible.

.....

In reviewing this application, Mr. Maldonado recorded that he was the manager of Sueno Americano in Queens. This establishment also has an adverse history record during his time while he was manager and continuing through February 2021.

At this April 12<sup>th</sup> meeting, the committee asked the attorney, Ms. Fung, who spoke for Mr. Maldonado, what has changed in the last 10 months since the Community Board denied this application in June. She said that nothing has changed. The applicants just never filed the paperwork. Thus - the need for the committee to reconvene.

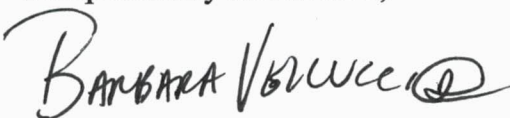
Restaurants have been closed for most of last year. In fact, due to Covid, they have been open for just over 100 days in total and restricted in capacity. Under normal circumstances, it would be as though this applicant received a decision of denial in June from this Community Board - and reapplied in October. There is no reason to alter the Board's decision from June - which was to deny this application.

**The committee unanimously voted to reiterate Community Board #10's decision from June 2020 - to deny this application and to send a letter to the NY SLA regarding actions of the owners.**

We ask that the board move to approve our recommendation.

**The Community Board vote on this evening approved the committee's recommendation.**

Respectfully submitted,



Barbara Vellucci  
Chairperson

## Joint Zoning and Land Use Committee and Youth Services, Education, Libraries Committee Report

Meeting held April 8th 2021, 7pm over Zoom and livestreamed to YouTube

The meeting was called to order around 7pm and we meet in quorum. The purpose of the meeting was to discuss the proposal of a new school location at 8802 5th Avenue.

Steve Gonzalez and Gayle Mandaro , School Construction Authority Representatives, were streaming live to give the details of the proposal.

Details of the review and intent of purchase:

The school will be a 572-seat primary school facility in District 20.

The site contains 31,650 sq ft.

Formerly a Santander Bank property on 5th Avenue.

Lot 39 on 89th street and Lot 28th on 5th Avenue.

District 20 remains one of the most IN NEED School districts in the city.

We viewed the site via google earth, and discussed its location.

It was asked how many more primary schools will be needed to satisfy the seat need for district 20? – There are 1,000s of seats needed, and all sites are being considered. Each site is planned with a 5-year plan in mind. There is no expectation to need less schools. The biggest need remains the need for primary schools. 4,000 seats are needed.

There is no design yet for the building as this is the earliest part of the process. No design issues were discussed.

Studies will be done to determine traffic, safety and environmental impact on the area. Which will determine its design.

There is always an effort to find and reuse existing buildings.

After the talk and questions, a motion was made by Dean Rasinya to accept the proposed site, with a second by Doris Cruz. There was no discussion, and the motion was passed. 8 in favor 4 opposed... motion carries.

With that the meeting was adjourned. We will meet again for the design stage.

Respectfully submitted,

*Anthony Marino/dg*

Anthony Marino  
Chair YSEL Committee

## Zoning and Land Use Committee Report, April 2021

The Zoning and Land Use Committee and the Traffic and Transportation Committees met jointly to hear a presentation by the Department of City Planning and The MTA on a proposed zoning text amendment to create greater accessibility for the NYC subway system. The proposal is called Zoning for Accessibility, ZFZ. Also present were Josh Vogel, DCP, Sanmati Naik, DCP, Melissa Farley, MTA and Luke DePalma, MTA.

Currently less than 30% of stations are fully ADA compliant. It is the MTA's goal that "no rider will be more than 2 stations away from an ADA compliant station".

The zoning text amendment is meant to encourage and ease the installation of elevators at subway stations. It can also be used to add stairways and other means of access.

The text amendment has two categories, Transit Easement Certification and Transit Improvement Bonus.

CB10 falls in the Transit Easement Certification category. The Transit Improvement Bonus applies for areas of higher density, however higher density was not defined in the proposal.

I commend the Department of City Planning (DCP) and the MTA for tailoring their presentation for different community boards.

The MTA already has a Transit Easement Program. That program only applies to areas in lower Manhattan. This text amendment would expand the program citywide. The MTA is looking to expand the easement program because they have learned from the difficulties they encounter when installing elevators. Installing elevators on sidewalks involves going through layers of infrastructure. Remember that at 86<sup>th</sup> street they had to relocate a large sewer line. And then there are electric lines, gas lines, water mains and more. In addition they found that often there is not enough sidewalk clearance. Remember that in order to install the elevator at 86<sup>th</sup> street they had to widen the sidewalk thus reducing a lane of traffic at a busy intersection. The easement program will help to avoid these issues.

The MTA and DCP will review applications on a case by case basis.

The easement program will allow targeted relief. An easement could reduce allowable FAR (Floor Area Ratio) thus the easement would allow relief. The MTA stated that it would allow a 10 foot height bonus.

According to the MTA, they would need 5,000 square feet lot in order to provide zoning relief.

The MTA would install the elevator, not the developer.

The 86<sup>th</sup> Street station is the only fully accessible station in CB10. The 8<sup>th</sup> Avenue station is only partially accessible. I believe it has ramps, but no elevator.

There was discussion of the 77<sup>th</sup> Street station as a potential site because there is currently vacant land near the station and because I said it was 2 stations away from ADA compliant stations. Please, in the future when I am wrong, correct me. But it is a vacant lot. It was asked if the easement program would impact a site if developments plans had already been filed. The MTA and DCP said it should not but they would look at each case individually.

It was also noted that the 69<sup>th</sup> Street/Bay Ridge Avenue station should be under consideration because there are several bus lines with stops there, so it is a transit hub. The MTA said that there are no current ZFA plans, but both 69<sup>th</sup> Street and 77<sup>th</sup> Street are possibilities.

The DCP said that when a developer files plans, DCP has 60 days to work something out. A developer cannot opt out of the program.

The MTA has identified 70 stations and has a five billion dollar commitment to the program.

Board member Capetanakis noted that this will help our community. When discussing accessibility in the past, former board member Jean Ryan noted that many wheelchair users do not use the subway even if they are near an ADA compliant station because they can get on the subway but may not be able to get off the subway at their destination.

The committee did not vote on the text amendment. A representative of DCP said the review process has not started. He later corrected himself and said that the process has begun.

Following the meeting DM Beckmann checked and the review process will run from April 13, 2021 through June 14, 2021.

In reading materials from DCP following the meeting, I have a few questions.

Historically, the MTA said that they only install elevators and "manned" stations. Is this still applicable?

With a requirement of a lot of 5,000 square feet minimum, this eliminates many locations in Bay Ridge. A typical Bay Ridge store has a frontage of 20 feet. This would require the equivalent of 2.5 store fronts. Can the MTA requirement be modified? Is it in the text amendment?

Questions, comments.

Respectfully submitted,

  
Doris N. Cruz

ZALUC Chair

## STATE LIQUOR AUTHORITY – NEW APPLICATIONS & RENEWALS

<u>Name/Address</u>	<u>Received at CB 10</u>	<u>Status</u>
Jonathan Choy 6508-6510 11 <sup>th</sup> Avenue	3/1/2021	*New Application Liquor, Wine, Beer & Cider
Luan's Coffee Bar Inc. 7405 3 <sup>rd</sup> Avenue	3/23/2021	**New Application Liquor, Wine, Beer & Cider
S.A. Coatepec LLC d/b/a Aleli restaurant 7804 3 <sup>rd</sup> Avenue	3/30/2021	Corporate Change Liquor, Wine, Beer & Cider
Molaoi Restaurant Corp. d/b/a Blue Door Souvlaki 8413 3 <sup>rd</sup> Avenue	4/8/2021	Renewal Wine, Beer & Cider
Shobu Sushi Inc. 9427 5 <sup>th</sup> Avenue	4/9/2021	Renewal Wine, Beer & Cider
Brooklyn Bagels & More Corp. d/b/a Taqueria El Toro 7302 3 <sup>rd</sup> Avenue	4/13/2021	*New Application Liquor, Wine, Beer & Cider
Tianfulin Inc. d/b/a Chaun Yue 842 64 <sup>th</sup> Street	4/17/2021	Renewal Liquor, Wine, Beer & Cider
Cancun Bar & Restaurant Corp. d/b/a Mi Tierra 7204 3 <sup>rd</sup> Avenue	4/22/2021	Renewal Liquor, Wine, Beer & Cider
Mezeny Inc. d/b/a Meze 6601 13 <sup>th</sup> Avenue	4/22/2021	Renewal Wine, Beer & Cider
Chickies Billards Corp. d/b/a Status Q 8218-8220 3 <sup>rd</sup> Avenue	4/27/2021	Renewal Liquor, Wine, Beer & Cider
427 Kings Highway Inc. d/b/a Peppino's 7708 3 <sup>rd</sup> Avenue	4/28/2021	Renewal Wine, Beer & Cider
PJS Restaurant Inc. d/b/a Parkway Restaurant 7504 13 <sup>th</sup> Avenue	4/29/2021	Renewal Wine, Beer & Cider

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

\*\* Appeared before the Police & Public Safety Committee on April 12, 2021.