

**Community Board 10 Board Member Meeting Attendance  
November 21, 2022; 7:00PM; Fort Hamilton Senior Center**

**Board Members Present: 30**

Salah Altayeb  
Ibrahim Anse  
Teri Brennan  
Tracie Britton  
Barbara Buchalter-Pollack  
Jaynemie Capetanakis  
Leodan Castillo  
Shirley Chin  
Judith Collins  
Carmelo DiBartolo  
Chris Elisson  
Senja Frangipani  
Barbara Germack  
Stephen Harrison  
Daniel Hetteix  
Jill Infantolino-Hajjar  
Habib Joudeh  
Daniel Loud  
Elizabeth Lovejoy  
Stephanie Mahaney  
Essa Masoud  
Nicholas Massab  
Dean Rasinya  
Joseph Sokoloski  
Lawerence Stelter  
Henry Stewart  
Jana Taoube  
Julie Thum  
Sandy Vallas  
Barbara Vellucci

**Board Members Excused:15**

Jonathan Bova  
Doris Cruz  
Richard Day  
Ann Falutico  
Carmen Feliciano  
Michael Festa  
Dianne Gounardes  
June Johnson  
Stella Kokolis  
Nikolaos Leonardos  
Anthony Marino  
Ruth Greenfield-Masyr  
Dr. Husam Rimawi  
Lori Willis  
Jack Zhang

**Board Members Absent: 2**

Justin Hyatt  
Michael Xie

**Community Board 10 General Board Meeting Minutes, November 21, 2022, 7:00 pm  
Fort Hamilton Senior Center – 9941 Fort Hamilton Parkway and Livestreamed to  
YouTube at <https://www.youtube.com/channel/UCPueX4MsL5dhnFZ-wqDwvKw>**

Chair Capetanakis called the meeting to order at 7:05 pm and introduced Colonel Brian A. Jacobs, Commander, Ft. Hamilton Army Garrison to lead the Honor of the Pledge. Colonel Jacobs briefly addressed the audience and spoke of his time at the Fort Hamilton Army base and was happy to announce that the gates will be opening more to the public along with more activities, and that a new child development center is being built. He expressed his gratitude for the opportunity and wished everyone a Happy Thanksgiving.

Chair Capetanakis began the Public Session portion of the meeting after acknowledging some of the guests who were present at the meeting.

City Council Member Justin Brannan:

- Commented on the importance of supporting your local food pantry.
- Announced that the Christmas Lights are up along 3<sup>rd</sup> and 5<sup>th</sup> Avenues and shared that this year 11<sup>th</sup>, 13<sup>th</sup> and 18<sup>th</sup> Avenues will have lights for the first time.
- Shared news that the Farmers Market at Walgreens is now closed and will reopen in April of 2023.
- Stated that Maimonides Medical Center will be opening a 15,000 square foot stand-alone emergency department at the former Victory Memorial Hospital site.
- Explained the City Council is working on new law to address the future of outdoor dining in the curb lane. He said the restaurant sheds will no longer exist as they appear today and under the new program, the dining areas will be surrounded by temporary, removable barriers. The new program will be in effect between the months of April and October.
- He was very pleased to announce that the 68<sup>th</sup> Precinct has increased police officers on foot patrol to ensure the safety of our neighborhoods.

Jessica Kallo, representing Brooklyn Borough President Reynoso:

- Announced that in November their office will be giving out Born in Brooklyn Baby Boxes through NYC HHC. Boxes will include items such as diapers, blankets, creams, bathing supplies reading books and much more. Received \$100,00 grant from Met Council toward this cause.
- The application process began as of November 16<sup>th</sup>, 2022, for new applicants and as well as anyone who would like to be re-appointed. The hard deadline is February 14, 2023. Added that interviews are now part of the process.

Rob Aguilar, Representing Council Member Aviles:

- District 38 serves various parts of Brooklyn including Sunset Park, Dyker Heights, Bay Ridge, Red Hook, as well as Chinatown in Sunset Park.
- Through their mobile hours program, they learned about identity theft that many have experienced, and banks and financial institutions were not helpful in refunding their lost funds. Their office worked with the banks and much of the lost money has been recovered.
- Has a legal van in place for anyone seeking a free lawyer service every month outside their office.
- Contact office if you need further assistance.

Nancy Lulu, Representing Brooklyn District Attorney Eric Gonzalez:

- Started off by wishing all members and attendees a Happy Thanksgiving on behalf of DA Eric Gonzales.
- Announced that his office is working with NYPD and has arrested 32 alleged members of two rival street gangs known as WOOO and CHOO. They were charged with 106 counts including conspiracy to commit murder. There were 19 shootings, two of them were fatal. 27 firearms were seized. For more information about this press release and other news, visit the website at [Brooklynda.org](http://Brooklynda.org).
- For any issues or complaints, please feel free to call contact their office at 718-250-2340

Ryan Fratello, Representing Senator Andrew Gounardes:

- Held an event and gave out free turkeys for those in need.
- Big Chief smoke shop on 3<sup>rd</sup> Avenue was raided and over one million dollars in products were seized
- The Senator looks forward to the legislative session that begins in January and hopes to work with the Office of Cannabis Management to enact stricter enforcement laws. The first legal licenses were announced today.
- Tree lightings will take place on Shore Road at 90<sup>th</sup> Street on November 28<sup>th</sup>, and at Dyker Park on November 29, 2022.

James Silverio, Eagle Scouts Candidate:

- Has organized a blood drive at Our Lady of Angels Gym taking place on December 18<sup>th</sup>, from 10 am - 4 pm in remembrance of Pearl Harbor Day titled Operation Give to Those Who Gave, as his Eagle Scout Project
- A second component of the blood drive will be a Q and A panel for all our Veterans who reside in our neighborhood.

Maroua Righi, Civilian Complaint Review Board:

- Shared that a Racial Profiling and Bias-based Policing Unit was recently developed. They have already started taking complaints
- Stated that we can now investigate the misuse of body-worn cameras
- Can now self-initiate complaints
- Applications are being accepted until the end of November for their Youth Advisory Council, a working council for young people between the ages of 10 – 18 who are passionate about criminal justice and improving police-community relationships. Visit the website at [nyc.gov/ccrb](http://nyc.gov/ccrb) and check the front page for the application.

Charlene Batts, Representing Assembly Woman Matilda Frontus:

- Announced it has been the Assembly Member's esteemed pleasure to have served our community
- Their offices will be opened and running until December 31, 2022
- Wished all a very happy Thanksgiving on behalf of the Assembly Member

## **PUBLIC HEARINGS**

### **Police and Public Safety Committee**

In the matter of an SLA liquor wine/beer/cider application for Marcela Cocina Mexicana LLC, 7121 Fort Hamilton Parkway, the Committee Report and Recommendation was rendered by Police and Public Safety Committee Chair Elisson. See Attached.

**Motion: CB 10 to deny the application for an SLA liquor/wine/beer/cider license for Marcela Cocina Mexicana LLC, 7121 Fort Hamilton Parkway unless the applicant agrees 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 the appropriate license is issued by the SLA.**
- 3. Applicant will not serve or allow Bring Your Own Booze (BYOB) until license is obtained.**
- 4. The owner or manager will be on site during all hours of operation.**
- 5. The hours of operation will be Monday through Sunday 9AM to 12 AM.**
- 6. Background recorded and /or music sound levels will remain below the level permitted by NYC Noise Code**
- 7. There will be no smoking permitted.**
- 8. Once SLA license is obtained the Committee/Community Board may call upon the applicant to address any concerns that may arise.**

9. **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 unanimously.**

In the matter of an SLA liquor/wine/beer/cider application for Panino Rustico of Bay Ridge Corp., 8901 3<sup>rd</sup> Avenue, the Committee report and Recommendation was rendered by Police and Public Safety Committee Chair Elisson. See Attached.

**Motion: CB 10 to deny the application for an SLA liquor/wine/beer/cider license for Panino Rustico of Bay Ridge Corp., 8901 3rd Avenue, unless the applicant agrees 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 the appropriate license is issued by the SLA**
3. **Applicant will not serve or allow Bring Your Own Booze BYOB until license is obtained.**
4. **The owner manager will be on site during all hours of operation.**
5. **The hours of operation will be Monday through Saturday 9 AM to 11PM and on Sunday 9AM to 8PM.**
6. **There will be no smoking permitted.**
7. **Background recorded and /or music sound levels will remain below the level permitted by NYC Noise Code**
8. **Once SLA license is obtained the Committee/Community Board may call upon the applicant to address any concerns that may arise.**
9. **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 unanimously.**

#### **Zoning and Land Use Committee**

In the matter of regarding a special permit application to reduce the parking requirement for existing affordable independent residences for senior (AIRS) buildings located at 9000 Shore Road (Shore Hill) pursuant to section 73-434 of the Zoning Resolution, in order to facilitate construction of new AIRS building on the premises within an R7A Zoning District and the Special Bay Ridge District, the Committee Report and Recommendation was rendered by Chair Capetanakis. See Attached.

Discussion included a question about the possibility of underground parking, to which DM Beckmann responded that that had previously been suggested and we were told it was not feasible.

A comment about choosing housing over parking and a suggestion about finding a transportation solution such as providing a jitney service for the residents of Shore Hill was made and DM Beckmann explained how parking lot permission was changed over recent years, and how there is not ample transportation in the area for senior residents, and that private transportation is costly, and a jitney would be a funding issue. She explained that following the May meeting at which several suggestions were made, the presentation had not changed.

**Motion: CB 10 to DENY the Board of Standards and Appeals Special Permit application for the reduction of 56 accessory off-street parking spaces required for 557 existing housing units pursuant to section 73-434 of the Zoning Resolution to facilitate the development of a new AIRS building containing 137 income restricted housing units, contrary to ZR Section 25-252 and to recommend that BSA do the same.**

**25 in favor; 3 opposed- BM Castillo, BM Stewart, BM Hetteix; 1 abstention – BM Loud; 1 recusal- BM Stelter. Motion carried.**

**CHAIR’S REPORT - See Attached**

**DM REPORT - See Attached**

**TREASURER’S REPORT - See Attached**

## **COMMITTEE REPORTS**

### **POLICE AND PUBLIC SAFETY COMMITTEE**

The Police and Public Safety Committee Report regarding the proliferation of unlicensed smoke shops within Community District Ten was rendered by Committee Chair Elisson. See attached. Brief discussion took place.

**Motion: The Members of Community Board Ten call upon the legislature of the State of New York to immediately enact legislation to amend the Marijuana Regulation and Taxation Act (MRTA) and/or penal law to enable the Office of Cannabis Management to order the closure of unlicensed commercial establishments involved in the unlicensed sale of cannabis, including the unlicensed delivery of cannabis, in order to ensure proper regulation of product, consumer protection and safety and provide clear provisions to prevent any commercial establishment involved in the unlicensed sale from obtaining any future licenses.**

**All in favor, Motion Carried.**

**ENVIRONMENTAL COMMITTEE**

The Environmental Committee Informational Report was rendered by BM Hetteix. See Attached.

**TRAFFIC AND TRANSPORTATION COMMITTEE**

The Traffic and Transportation Committee Informational Report was rendered by BM Rasinya. See Attached.

**YOUTH SERVICES, EDUCATION, LIBRARIES COMMITTEE**

The Youth Services, Education, Libraries Committee Informational Report was rendered by Committee Chair Simone-Mahaney. See Attached.

**OLD BUSINESS - none**

**NEW BUSINESS- none**

**ADJOURN – motion to adjourn by BM Sokoloski at 9:00 pm**

POLICE AND PUBLIC SAFETY COMMITTEE  
COMMUNITY BOARD 10

Date/Time: November 15, 2022, 7:00 PM

Called to order: 7:05 PM

Place: Via Zoom

Quorum: Yes (See attached)

**New SLA Liquor for Marcella Cocina Mexicana LLC**  
**Premise: 7121 Fort Hamilton Parkway Brooklyn, NY 11228**

This is a new on premises Liquor application. The applicant Mr. Kevin Nicholas Morales was represented by his Attorney Anthony Caraballo who appeared before the committee. The premise will operate as a restaurant with only background music. Hours of operations will be Monday through Sunday 9AM to 12AM. Outdoor dining will be in accordance with NYC Open Restaurants Program and will be approximately 3 tables. The premise does have a Certificate of Occupancy (CO) dated November 26, 1926. This location has no adverse history and was previously My Three Sons Diner Coffee Shop.

After a discussion period the committee's decision is to deny the applicant unless the applicant agrees 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 the appropriate license is issued by the SLA.
3. Applicant will not serve or allow Bring Your Own Booze (BYOB) until license is obtained.
4. The owner or manager will be on site during all hours of operation.
5. The hours of operation will be Monday through Sunday 9AM to 12 ~~PM~~ <sup>AM</sup> ET
6. Background recorded and /or music sound levels will remain below the level permitted by NYC Noise Code
7. There will be no smoking permitted.
8. Once SLA license is obtained the Committee/Community Board may call upon the applicant to address any concerns that may arise.
9. 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 stipulation.

The committee met in Quorum; vote was unanimous for In Favor.

**New SLA Liquor Application for Panino Rustico of Bay Ridge**  
**Premise: 8901 3<sup>rd</sup> Avenue Brooklyn, NY 11209**



This is a new application for Liquor License. The owner Lauren Pollack was represented by Attorney Neil Visoky. The premise will operate as a restaurant, and the hours of operation will be Monday through Saturday 9AM to 11 PM and on Sunday 9AM to 8 PM. The restaurant will have background music as well as an occasional DJ for private events such as birthdays and christenings. There is a Certificate of Occupancy (CO) dated May 26, 1933. The 500-foot rule is triggered. There is no adverse history at this location, and it was previously known as Dandy Lion Café.

After a discussion period the committee's decision is to deny the applicant unless the applicant agrees 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 the appropriate license is issued by the SLA.
3. Applicant will not serve or allow Bring Your Own Booze BYOB until license is obtained.
4. The owner manager will be on site during all hours of operation.
5. The hours of operation will be Monday through Saturday 9 AM to 11PM and on Sunday 9AM to 8PM.
6. There will be no smoking permitted.
7. Background recorded and /or music sound levels will remain below the level permitted by NYC Noise Code
8. Once SLA license is obtained the Committee/Community Board may call upon the applicant to address any concerns that may arise.
9. 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 stipulation.

The committee met in Quorum; vote was unanimous for In Favor.

Next item on the agenda was the proliferation of unlicensed smoke shops within Community Board 10.

District Manager Beckman presented the facts of the sale of Cannabis and Smoke Shops in CB 10.

Some of the key facts that DM Beckman outlined are as follows:

1. NY State legalized Marijuana with a regulatory process In March 2021.
2. The community has approximately 23 smoke shops.
3. To date no licenses have been issued to dispense cannabis.
4. Currently within CB 10 - 68 Pct there are 4 dispensaries.
5. The current law as written does not deal with the unlicensed sales of cannabis.
6. There about 1050 stores citywide

7. Smoke shops are being robbed 2 to 3 times a day throughout the city
8. The Office of Cannabis Management (OCM) has issued letters to these dispensaries to stop selling cannabis more like a cease and desist.
9. The New York City Police Department (NYPD) is restricted to public areas of smoke shops.
10. NYC Sheriff's Office can enforce laws of establishments that sell tobacco but not cannabis.
11. There is a need for clarification of the law that deals with unlicensed establishments.
12. The need for tighter regulations and the way it is marketed need to be addressed
13. There is no provision in the law enforcing the sales of Cannabis.

A draft for CB 10 Resolution was put together by DM Beckmann and CB 10 Chair, Capetanakis to be sent to New York State Legislature. The draft outlines the concerns of and resolutions of CB 10. The Draft of the resolution reads as follows:

## **DRAFT**

### **COMMUNITY BOARD TEN RESOLUTION**

#### **Calling Upon New York State Legislature to Create Clear Enforcement Provisions for Unlicensed Commercial/Retail Sale of Marijuana/Cannabis Products**

**Whereas**, the Marijuana Regulation and Taxation Act (MRTA) was signed into law on March 31, 2021, and

**Whereas**, MRTA legalized adult-use (21 years of age and older) sale of recreational marijuana in New York State, and

**Whereas**, MRTA also created a new Office of Cannabis Management (OCM) to comprehensively regulate adult use, medical and hemp cannabis, and

**Whereas**, the new Office of Cannabis Management (OCM) is charged with issuing licenses and developing regulations outlining how and when business can participate, and

**Whereas**, the New York State Cannabis Control Board (CCB) is the approval and oversight body of the Office of Cannabis Management, and

**Whereas**, the Office of Cannabis Management has provided a geographical breakdown of the maximum number of conditional adult-use retail dispensaries (CAURD), and

**Whereas**, up to 150 licenses will be awarded across 14 regions of the state, in the first round with most concentrated in New York City boroughs, with 19 CAURD dispensaries slated for Brooklyn, and

**Whereas**, no retail licenses or permits have been issued within New York City for the sale of cannabis by the Office of Cannabis Management, and

**Whereas**, CCB also approved a series of proposed rules for marijuana packaging, labeling, advertising and testing, and

**Whereas**, the state will also issue licenses for the creation of cannabis delivery businesses, and

**Whereas**, more than 25 unlicensed smoke shops are selling, marketing CBD, cannabis, and weed products are now operating in Community District 10 and

**Whereas**, the NYPD has already visited and mapped 1050 shops citywide

**Whereas**, the level of product regulation, safety, consumer protection, advertising, and marketing to children, are not realized in unlicensed establishments, and

**Whereas**, the penal law does not provide an enforcement mechanism to penalize or shutter unlicensed retail cannabis dealers, and

**Whereas**, the MRTA does not bar unlicensed sales commercial establishments from obtaining future licensing, therefore

**Be it Resolved**, the Members of Community Board Ten call upon the legislature of the State of New York to immediately enact legislation to amend the MRTA and/or penal law to enable the Office of Cannabis Management to order the closure of unlicensed commercial establishments involved in the unlicensed sale of cannabis, including the unlicensed delivery of cannabis, in order to ensure proper regulation of product, consumer protection and safety and provide clear provisions to prevent any commercial establishment involved in the unlicensed sale from obtaining any future licenses.

A discussion ensued on the resolution by Committee members. The public was allowed to speak and ask any questions either through the chat function or through the zoom call.

A motion was made by BM Sandy Vallas to present the resolution to the board. The motion was seconded by BM Barbra Vellucci the vote was unanimous in favor.

The meeting was adjourned at approximately 8:05 PM.

Respectfully Submitted

A handwritten signature in blue ink, appearing to read "Chris Elisson".

Chris Elisson, Chair

**Attendees:**

CB 10 District Manager, Josephine Beckman

**PPS Committee:**

Chair, Chris Elisson  
BM Judith Collins  
BM Elizabeth Lovejoy  
BM Ruth Greenfield Masyr  
BM Sandy Vallas  
BM Lori Willis  
BM Barbra Vellucci  
BM Jill Infantolino-Hajar

**Absent Committee members:**

BM Michael Festa  
BM Nikolaos Leonardes  
BM Husam Rimawi  
BM Michael Xie  
BM Jonathan Bova

**Applicants:**

**Representing Marcela Cocina Mexicans LLC**

Owner: Kevin Nicolas Morales

Attorney: Anthony Caraballo

**Representing Panino Rustico of Bay Ridge**

Attorney: Neil Vrosky

# Community Board 10 Zoning and Land Use Committee

November 18, 2022

## **BSA Special Permit Application Public Hearing for 9000 Shore Road**

Community Board 10's Zoning and Land Use Committee met in quorum on Thursday, November 18, 2022 to review an application submitted by RAHF Shore Hill LLC, owners of 9000 Shore Road, and listen to public questions and comment.

RAHF Shore Hill LLC "the Applicant" is seeking a **Board of Standards and Appeals (BSA) Special Permit and a City Planning Commission (CPC) Minor Modification to an Existing Large Scale Residential Plan (LSRD) at 9000 Shore Road.**

The BSA application requests approval for the reduction of parking spaces for the existing Shore Hill - 557 unit senior housing complex. The application seeks to reduce the number of parking spaces from the required 112 to 56 off-street parking spaces. We do not have an advisory review of the CPC modification.

The Proposed Actions are needed to facilitate the development of a new, approximately 107,000 gross square foot residential building with 137 Units affordable senior housing – 30 percent for homeless and remaining units Section 8. The proposed project would be nine stories tall (95 feet) and front on Colonial Road. In addition to senior housing, the building would contain 3400 gsf of accessory social and welfare facilities.

Today, the site has 2 - L shaped buildings containing 14 stories with a total of 557 units, a one-story community facility building and rear open space and parking lot.

The CPC modification is conditioned and dependent upon the Board of Standard and Appeals approval of the Special Permit to retroactively reduce the parking requirement to 56 parking spaces.

The BSA application approval for the reduction in parking was included in the 2016 adoption of the Zoning for Quality and Affordability (ZQA) Citywide Text Amendment.

## **Zoning for Quality and Affordability (ZQA) Background CB10 Review in November 2015**

In November 2015, Community Board 10 adopted a resolution outlining a series of concerns expressing its disagreement with the direction of ZQA and the rushed schedule Community Boards were provided to comment given the broadness and complexity of the amendment.

Board Members at that time provided a list of specific concerns raised pertaining to ZQA changes to senior housing including:

*Concern, in general, about uncharacteristic, proposed bulk of senior housing and care facilities, in that these facilities are also essentially businesses, with a significant employment presence;*

*Concern, about the retroactive elimination or reduction in parking requirements with respect to existing residential facilities for seniors, not only with respect to parking, but more importantly, providing the opportunity for further development on these already densely populated sites.*

**9000 Shore Road is a densely populated site.**

### **ZALUC Informational Meeting- May 18, 2022**

ZALUC held an informational meeting with representatives of the Rose Company. 40 residents attended the meeting. Committee members learned about the proposal to build additional units of senior housing that would require a BSA Special Permit application.

The concerns were specific to impact of parking reduction, traffic congestion on 91<sup>st</sup> Street, loss of light and air, Colonial Road flooding and sewage backups and residents were very concerned that additional density on this already dense lot would make the problem worse. In addition, concerns about garbage storage and massing on Colonial Road.

### **November 17, 2022 ZALUC Meeting Summary**

#### **Rose Companies (Developer) Presentation**

Andrew Foley, provided the presentation on behalf of Rose Companies. He introduced his team, and

- described inaccessible open space on the zoning lot that was not well utilized and will be improved.
- Reviewed issues with trash storage and collection – open air dumpsters with solutions of rolling container.
- Explained, Rose Companies conducted a parking study in April that confirmed the lot is underutilized and availability of on street parking.
- Provided information on the 2 requirements to develop the housing units. Again, a BSA Special Permit to reduce parking required for the existing buildings to the amount required under changes that were adopted to the Zoning Resolution as part of ZQA and a City Planning Commission approval for a minor modification of an existing Large Scale Residential Development site plan.

Mr. Foley then reviewed concerns raised by residents at the May 2022 meeting – they were Sewer Impacts, new trash compactors, building massing and design and parking reduction.

The plan is to follow the requirements of NYC .. currently all of storm water collected into a series of pipes and discharges to Colonial Road. They understand storm water issue and they plan to move storm water to new parking area and divert it to 91<sup>st</sup> Street. Everything

will be collected in a piping system and the added green space will reduce water run off. They are also looking at possibility of permeable pavement.

New trash compactors – will replace unsightly open containers that exist today. The storage area must accommodate bin maneuvering and have a clear path for collection vehicles. In accordance with new DSNY requirements they will need a higher capacity closed container.

They also shared scaled renditions of the new building in relation to the streetscape. The color palette would include a red brick articulation and lighter stucco material that is in use throughout the neighborhood.

**Parking space study – was performed and studied over a one week period in April 2022**

**On Site Parking Lot:**

Existing Parking Lot – 73 spaces – they are not sure how the required 112 was reduced upon their acquisition of the site.

Proposed parking lot – 56 spaces

**On site Parking Utilization**

Peak Demand – 43 spaces

Average Demand – 38 Spaces

**Available Legal Street Parking (5 minute walk)**

Weekday Midday 153 spaces

Weekday Overnight 53 spaces

Saturday Midday 179 spaces

**Committee discussion –**

**Steve Harrison** asked about Environmental Review Requirements. CEQRA – SEQRA – have you completed these environmental reviews? They replied no.. the sewage backups are a health issue.. did you consider the sewage back ups? No

**BM Leodan Castillo** – issues about parking – per zoning the project complies with massing and with number of parking spots today? The answer was yes.. the suggestion is to be a good neighbor and consider accommodating more parking to be a good neighbor. Second

was issue of storm drains - to be a good neighbor to upsize system for retention of greater water to alleviate infrastructure issues impacting existing neighbors – sewer backups.

**District Manager Beckmann** – asked if the parking lot limited to residents because there seemed to be a change no longer permitting Meals on Wheels, Visiting nurse from using parking? Yes, because residents complained and stated that other people were parking in lot. 36 spaces for residents.. then commercial spaces – 8 spaces for physicians. 4 employees also permitted to park. She also asked was there an application to reduce required 112 space to current 73? No, but they believe original plans may not have been realized.

**Dean Rasinya** – Asked about sewer system – asked them to work with DEP to ask for an upgrade and see if there can be upgrades.

**Joe Keeler** – Then Chair of Planning Board 10 in 1974 when agreement was made on 2 L shaped buildings with 567 units for the site spoke in opposition because he felt based on the compromise additional density was not appropriate for the site.

**Vincent Gentile** – spoke about how Bay Ridge is Age Friendly.. and spoke about site's history and compromise to build senior housing in 1977.. The 2 Shore Hill buildings are a testament to the neighborhood's concern for senior housing.. they worked on a compromise plan in 1974 with original owners of Shore Hill so this complex could become a reality. This is same throughout NYC to help seniors live out their lives in NYC which is a citywide commitment .. that is why many of my colleagues and I on the City Council approved ZQA which could give more flexibility in rules to build additional senior units.. but only when appropriate. This waiver for parking is not granted automatically. The rules require the applicants waiver request be appropriate by meeting four conditions .. in this matter the application is not appropriate as it fails 3 of the 4 conditions.

**The BSA will review ZR-73-434** – all four factors must be met before the BSA can approve, the Board must find that.

**1. Such parking reduction will facilitate an improved site plan;** - he argues it will not – as a 50 percent reduction from 112 to 56 is really not the whole story – the rest of the story is that a 9-story construction would require additional 14 parking spaces – however the applicant has invoked a parking waiver for new development. They intend to use waiver so we lose 56 + 14 spaces. In total 70 parking spaces are lost if this building is constructed. This will not improve the site plan. A total of nearly 700 units will have 56 parking spaces.

Addition more drainage and sewer lines – 26 percent increase on site make flooding and sewage backups worse..



The site plan also does not provide for expansion of the existing community facility.. will make it worse for all residents – ex. Lunch . there is no provision for increase population.

- 2. Reduction will not create traffic congestion** – not hard to conclude that the reduction will have an impact on traffic congestion – the applicant says the peak demand is 54 spaces is covered by the 56 spaces they propose.. circling for street parking is inevitable.. This will create a worse traffic situation who struggle now to find parking.
- 3. Such reduction will not have undue adverse effects on residents, businesses or community facilities in the surrounding area, as applicable, including the availability of parking spaces for such uses.** There will be significant impacts on residents, businesses, and parking spaces. The Guild for Exceptional Children, is a community facility and will be directly impacted, the medical facilities – adverse impacts on the enjoyment of their properties.

The applicant may say we can build more in R7A – this is irrelevant if the application fails to meet requirements of 73-434. In 1974, the original owners redesigned this building to address height, density, streetscape concerns.. the community agreement was memorialized in a letter.. those concerns are just as valid today as they were back then. What we have today is a result of those negotiations. Also, in 1974 CPC approved the construction of the 2 towers with conditions that they made clear on their authorization document.. One of those conditions states “any alteration of the premises or in the manner of operation without authorization from City Planning Commission shall cause an immediate termination of the special permit authorization herein granted.. It is for these reasons that the applicant must meet all four conditions outlined in ZR 73-434 and yet it fails in 3 of 4 conditions and BSA cannot grant this application without violating 1974 community agreement and 1974 CPC resolution it is for these reasons that the application for reduction in required parking must be denied.. a CB10 vote to reflect this position will go a long way in communicating to the BSA that it must reject this application.

**Joseph Riley, Executive Director Guild for Exceptional Children** - part of the fabric of the Bay Ridge Community since 1958.. we are your neighbors and been good neighbors. The Community Board has welcomed us with open arms. It is important that we get along with our neighbors and fit into fabric of the community. About 30 years ago we opened a residence for 11 developmentally disabled adults at 8910 Colonial Road which abuts the proposed new construction and I am concerned as the director of the agency on the impact on the people who live in the home.. they are 11 developmentally disabled who are .. They are medically frail and prone to be upset with major changes in their lives.. They will live in the shadow of this mountain and I am concerned for their safety, mental and physical well being. I am speaking

on behalf of our neighbors.. No one believes street parking statistics presented by the applicant. We think it interesting that people were banned from using the parking lot before the study. We are in a flood zone.. it is not just run off .. on our already overtaxed sewer system. I am concerned for safety for people who live in our home. As for traffic congestion, it is all of the vehicles that serve the current and future building. The meals on wheels, staff that cannot park, ambulettes, family members, which all create a safety concern and create traffic congestion. This project must be reimagined.

**20 Speakers followed** – all but one spoke in opposition. 19 of the speakers were residents in the immediate area. They described terrible traffic congestion, incessant horn honking that results from the traffic congestion, and concern about the lack of a traffic congestion study.

Many spoke of the 7-day parking study that clearly did not reflect the reality of the local parking availability. Some residents say that it is very difficult for ambulances and other emergency vehicles travel on the block due to congestion. Some speakers raised the issue that the Rose Group does not allow drivers to access parking lot to drop off and pick up residents rather they double park for long periods of time or block driveways. Some stated that the Rose group poorly manages the parking lot and better management could assist residents in drop off and pick up.

Several speakers spoke about sewage backups – health impacts of the sewage. The Storm water plan does not address the raw sewage that is truly a health emergency and this proposal will make it worse.

A question was raised about Section 8 – a government program that provides a rental subsidy. Resident only pays 30 percent of total rent. Shore Hill is 100 percent Section 8.

**Committee discussion** – reflected support of all key issues raised by residents and neighbors who spoke this evening.

Steve Harrison went on to say that what this application would do would be to transfer value of homes in this community to Shore Hill... every thing we heard here tonight is accurate we have an obligation as the Community Board that we do not agree and make this very clear to the BSA.

**COMMITTEE RECOMMENDATION** – In light of the testimony presented, the Zoning and Land Use Committee voted in support of a motion to Deny the BSA application being considered and request that the BSA deny the same. Motion carried.

Respectfully submitted,



Jaynemarie Capetanakis, Chair

## 73-434 Reduction of existing parking spaces for affordable independent residences for seniors

For *zoning lots* outside the *Transit*

*Zone* with *buildings* containing *affordable independent residences for seniors* in receipt of a certificate of occupancy prior to March 22, 2016, the Board of Standards and Appeals may permit a reduction in the number of *accessory* off-street parking spaces required for such *affordable independent residences for seniors* prior to March 22, 2016, provided that the Board finds that:

- (a) such reduction will facilitate an improved site plan;
- (b) any new *dwelling units* created on the portion of the *zoning lot* previously occupied by such parking spaces will be *income-restricted housing units*;
- (c) such reduction will not cause traffic congestion; and
- (d) such reduction will not have undue adverse effects on residents, businesses or *community facilities* in the surrounding area, as applicable, including the availability of parking spaces for such *uses*.

Any permitted reduction shall be in compliance with the parking requirement for *affordable independent residences for seniors* developed after March 22, 2016, as set forth in Section 25-252.

Factors to be considered by the Board may include, without limitation, the use of the existing parking spaces by residents of the *zoning lot*, the availability of parking in the surrounding area and the proximity to public transportation. The Board may impose appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.

## November 2022 Chair's Report

Good evening and Happy November. November is the month of Thanksgiving and a time when people remember to be grateful.

This year, I was grateful for Halloween on Fifth Avenue. Our Fifth Avenue Business Improvement District hosted a Halloween Festival on the evening of October 28<sup>th</sup> and the weather could not have been better. The businesses and the families came out to enjoy a lovely night filled with games, things to see, things to do and lots of candy. Our own CB 10 table was a happy participant. And of course, Halloween itself, after the past few years of the pandemic keeping trick or treaters inside, it was a huge, happy and colorful night in our neighborhood.

The NYC Marathon was back and thousands of runners came through our neighborhood. I am grateful that our neighbors cheer on friends and visitors alike as they race through Bay Ridge. Whether you are watching on the sidelines, or watching on television, the NYC Marathon gives us the opportunity to come together and rally for the pursuit of accomplishing this goal of endurance through 26.2 miles of our amazing city.

It is the month of Election Day and whether your candidate who won or not, as a citizen, I am grateful for the opportunity to cast my ballot and vote. I would like to thank Assembly member Peter Abbate and Assembly member Mathylde Frontus for their service to our community, as they will be stepping down in January. We congratulate and look forward to working with newly elected Assembly members Lester Chang and Alec Brook-Krasny. We congratulate NYS Senator Iwen Chu who will be the first Asian American woman in the state senate. Congratulations to incumbents NYS Senator Andrew Gounardes and Congresswoman Nicole Malliotakis on their wins and continued representation of our community. We have a wonderful and vibrant community and we need all of our elected officials to be present. We invite you each month to come to our Board meetings or send a representative so that the concerns of our neighbors are your concerns, too.

As chair, I am deeply grateful for the work of our District Manager Josephine Beckman, our Community Coordinator Dorothy Garuccio and our new Community Associate Josephine. I am also grateful to all of our board members, who are volunteers. Your time is a precious commodity, giving your time to your community is truly a gift, and I thank you. It is not easy to find time to volunteer and we appreciate your service. I am grateful to the large number of neighbors who came to our recent Zoning and Land Use meeting. We need to hear your voices when it comes to issues so that we can learn and share your concerns.

And, of course, Thanksgiving is coming up. We are so grateful for the abundance we have in our lives. Each year, CB 10 donates to a food drive in memory of our late Board Member Helen Sokoloski, who was a dedicated volunteer and was passionate about the need to collect food to donate to needy families. Donations are given to the Saint Patrick Food Pantry in loving memory of Helen and it is still not too late to contribute to St. Patrick's or any of the other Food Pantries in our area.

When we focus on the good and all that we are grateful for, it just makes you smile, and we can all use more of that. We can think about the things that make our life comfortable...clean water, electricity, having a home. We can be grateful to the many people who help get food to our table, from the farmers to the drivers who transport food, to the local stores where we buy it. We are grateful for family, friends, coworkers and neighbors with whom we share our lives. When we take just a moment to think about all we are grateful for, we can notice the way it makes us feel. Being grateful can make you feel better—and, it's not just in November.

Respectfully submitted,

Jaynemie Capetanakis



November 21, 2022

## **District Manager Report**

**November 21, 2022**

Good Evening Board Members,

I want to take this opportunity to formally introduce Josephine Lubrano, Community Assistant for Community Board Ten who started last Monday.

I want to thank everyone for donating food for the food drive tonight in memory of our late Board Member Helen Sokoloski who was a dedicated volunteer and was passionate about the need to collect food to donate to needy families. I am also happy to share that Board Member Carmen Feliciano arranged a donation from Mr. Yong Son Kim, as student at the Bronx High School of Science who collected 156+ cans and brought the donation to Saint Patrick's Church.

5<sup>th</sup> Avenue BID Bay Ridge and Third Avenue Merchants asked us to remind all that Small Business Saturday is November 26<sup>th</sup> please shop local.

During the month of November, Community Board 10 begins interagency outreach to prepare for Dyker Lights. As you all know, Dyker Lights is an unpermitted organic event. In recent years, Community Board 10 and Council Member Justin Brannan's office have reached out to the Mayor's Citywide Event Coordination and Management team for interagency assistance. The interagency meeting is held and includes representatives from NYPD, DSNY, DEP, DOT, CECM in advance of the start of the season which will begin this Friday..

This month I together with Marnee Elias-Pavia my colleague in Community Board 11 had the honor to join Dan Garodnick, Chair City Planning Commission, DCP representatives, representatives from Rebuild by Design for a pavement tour of CBs 10 and 11. The focus of the pavement tour was a discussion on how to maximize rainwater and preserve streetscapes, and the impact of front yard paving. Historically southwest Brooklyn has been challenged by removal of front yards.. and not all for parking spaces... some homeowners are unaware of minimum planting requirements authorized in the Streetscape Text Amendment.

In CB10 we often hear from residents concerned about paving over of front yards.. some for the creation of a private parking space. Over the years we have discussed this as a Board as a quality of life issue and an environmental issue. In recent years, we realize our communities need to be more resilient as we deal with stronger storms, sea-level rise and changing climates. This has come up when speaking about locations in Board 10 that experience more frequent and devastating sewer back ups and street flooding. .. and is important in planning for growth and development.

How do we balance the issues ... Our communities need to be more resilient and sustainable, and be prepared for more frequent stronger storms, sea-level rise and changing climates.

The City of New York is investing billions in gray and green infrastructure; however, these investments will not come to our communities fast enough to address current environmental impacts relating to stormwater flooding and coastal storm surge.

Our sewers are 100 years old and do not have the capacity to handle stormwater. Only 1/10" of an inch of rainfall triggers CSO events.

With DCP proposing citywide text amendments to address carbon neutrality, climate change and the creation of affordable housing; consideration should be given to the current unintended consequences of previous policy and the lack of enforceable actions.

We both shared with DCP concerns that the Streetscape Text Amendment is unenforceable. A DOB infraction is \$500 .. best deal to illegal park vehicle.. minimum plantings is too low to divert rainwater and the DOB allows self-certification for front yard accessory spaces and curb cuts... and also troubling is that NYC Parks does not check legality of curb cuts and front yard accessory when going out to review locations to place trees.

We appreciated the opportunity to share some of the concerns that have been identified and discussed.

This month, the District Office received a great deal of calls and outreach by many concerning the proliferation of unlicensed smoke shops in the District. This includes tobacco, e-cigarette use in addition to CBD and cannabis products.

While all the locations were referred out for enforcement and the PPS Committee and Board adopted a Resolution calling upon NYS Legislature for clear rules about unlicensed establishments.. Chair Capetanakis and SI, Housing, Health and Welfare Committee Chair Jana Taoube wanted to do more to educate teens and parents. CB10 will host first in series of Committee meetings to discuss health impacts of underage smoking and education about the marketing geared toward young people in the District. The first guest speaker will be Julia Cuthbertson, Brooklyn Community Engagement Manager from NYC Smoke Free. NYC Smoke-Free remains committed to ensuring that the next generation is smoke-free. NYC **Smoke-Free**, a program of Public Health Solutions, works to protect the health of New Yorkers through tobacco control policy, advocacy and education. They partner with community members, legislators, and health advocates to support local efforts to end the devastating tobacco epidemic throughout NYC where close to 1 million residents smoke. The majority of smokers start and become hooked before age 18 – it is unacceptable for NYC youth to be lured into a life of tobacco addiction. Every NYC resident has the right to breathe clean, smoke-free air where they live, work and play, and people who smoke deserve the support and resources to quit. We will also be inviting the CB10 Youth Services Committee to attend as well as all schools within District 10 (public and private) to listen to the presentation and brainstorm ways to get the word out Districtwide.

**Announcements:**

The New York City Department of Sanitation announced that in observance of Thanksgiving Day, there would be no garbage, organics nor recycling collection, or street cleaning, on Thursday, November 25, 2021.

The Friday after Thanksgiving is NOT a city holiday. Each year we receive complaints from residents who do not move their vehicles for ASP parking and are summonsed. Please spread the word.

The next General Board Meeting will be on Monday, December 19, 2022, 7pm at the Fort Hamilton Senior Center.

On behalf of the District Office staff we wish you all a very Happy Thanksgiving.

Respectfully submitted,

  
Josephine Beckmann

District Manager

**COMMUNITY BOARD TEN  
TREASURER'S REPORT**

Fiscal Year: July 1, 2022 to June 30, 2023

Budget Appropriation for FY 2023 \$267,591.00

|                                | 7/31/22            | 8/31/22            | 9/30/22            | 10/31/22           | 11/30/22 | 12/31/22 | 1/31/23 | 2/28/23 | 3/31/23 | 4/30/23 | 5/31/23 | 6/30/23 | Y - T - D          |
|--------------------------------|--------------------|--------------------|--------------------|--------------------|----------|----------|---------|---------|---------|---------|---------|---------|--------------------|
| DISTRICT MANAGER               | \$9,878.86         | \$9,878.86         | \$14,818.29        | \$10,076.43        |          |          |         |         |         |         |         |         | \$44,652.44        |
| COMMUNITY COORDINATOR          | \$6,090.51         | \$6,082.28         | \$9,123.42         | \$6,218.26         |          |          |         |         |         |         |         |         | \$27,514.49        |
| COMMUNITY ASSOCIATE            |                    |                    |                    |                    |          |          |         |         |         |         |         |         |                    |
| COMMUNITY ASSISTANT            | \$1,742.76         |                    |                    |                    |          |          |         |         |         |         |         |         | \$1,742.76         |
| COLLEGE AIDE                   |                    |                    |                    |                    |          |          |         |         |         |         |         |         |                    |
| <b>Total Personal Services</b> | <b>\$17,712.15</b> | <b>\$15,961.14</b> | <b>\$23,941.71</b> | <b>\$16,294.69</b> |          |          |         |         |         |         |         |         | <b>\$73,908.69</b> |

| Expenses Code                             | Description                    | 7/31/22         | 8/31/22         | 9/30/22         | 10/31/22          | 11/30/22      | 12/31/22      | 1/31/23       | 2/29/2023     | 3/31/23       | 4/30/23       | 5/31/23       | 6/30/23       | 7/30/18           |
|---|--------------------------------|-----------------|-----------------|-----------------|-------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|-------------------|
| 10B                                       | Telephone                      | 79.99           | 79.99           | 79.99           | 79.99             |               |               |               |               |               |               |               |               |                   |
| 10X                                       | Intra-City Supplies            |                 |                 |                 |                   |               |               |               |               |               |               |               |               |                   |
| 40B                                       | Intra-City Telephone           |                 |                 |                 |                   |               |               |               |               |               |               |               |               |                   |
| 100                                       | Supplies & Materials           |                 |                 |                 | 176.37            |               |               |               |               |               |               |               |               |                   |
| 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          |                 |                 | 120.00            |               |               |               |               |               |               |               |               |                   |
| 332                                       | Data Process Equipment         |                 |                 |                 |                   |               |               |               |               |               |               |               |               |                   |
| 337                                       | Books                          |                 |                 |                 |                   |               |               |               |               |               |               |               |               |                   |
| 402                                       | Tel./Communications            |                 |                 |                 |                   |               |               |               |               |               |               |               |               |                   |
| 412                                       | Rental/Misc./Equip             |                 | 325.78          | 119.61          | 206.17            |               |               |               |               |               |               |               |               |                   |
| 417                                       | Advertising                    |                 |                 |                 |                   |               |               |               |               |               |               |               |               |                   |
| 431                                       | Leasing Misc. Equip.           |                 |                 |                 |                   |               |               |               |               |               |               |               |               |                   |
| 451                                       | Local travel expenditures      |                 |                 |                 |                   |               |               |               |               |               |               |               |               |                   |
| 602                                       | Telecomm. Maintenance          | 51.44           | 51.44           | 51.44           | 51.44             |               |               |               |               |               |               |               |               |                   |
| 613                                       | Office Equip. Maint            |                 |                 |                 |                   |               |               |               |               |               |               |               |               |                   |
| 613                                       | Data Process Equipment         |                 |                 |                 |                   |               |               |               |               |               |               |               |               |                   |
| 615                                       | Printing Supplies              |                 |                 | 82.00           |                   |               |               |               |               |               |               |               |               |                   |
| 622                                       | Temporary Services-contractual |                 |                 |                 |                   |               |               |               |               |               |               |               |               |                   |
| 624                                       | Cleaning Services              |                 | 200.00          |                 | 200.00            |               |               |               |               |               |               |               |               |                   |
| 686                                       | Professional/Computer Services |                 |                 |                 |                   |               |               |               |               |               |               |               |               |                   |
| 684                                       | Professional/Computer Services |                 |                 |                 | 588.00            |               |               |               |               |               |               |               |               |                   |
| 676                                       | Infrastructure Maint/Operation |                 |                 |                 |                   |               |               |               |               |               |               |               |               |                   |
| <b>Total Other than Personal Services</b> |                                | <b>\$251.43</b> | <b>\$657.21</b> | <b>\$333.04</b> | <b>\$1,421.97</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$2,663.65</b> |

**TOTAL PS AND OTPS EXPENSES** **17,963.58** **16,618.35** **24,274.75** **17,716.66** **0.00** **0.00** **0.00** **0.00** **0.00** **0.00** **0.00** **0.00** **0.00** **76,573.34**

**TOTAL UNCUMBERED BUDGET BALANCE** **\$191,017.66**

Respectfully submitted,  
  
 Shirley Chin, Treasurer

## Environmental Committee Community Board 10

Date/Time: November 18th, 2022

Place: District Office, 8119 - 5th Ave., Brooklyn, NY 1109

Meeting: Via Zoom: November 1st, 2022 from 7:00pm to 7:43pm

Quorum: **YES**

- **DSNY Snow Planning Operations for 2022-2023**
- **National Grid concerns regarding the CLCPA (Climate Leadership and Community Protection Act) & Climate Action Council scope.**

The Environmental Committee met in quorum via Zoom on November 1st, 2022, to receive two informational reports from the NYC Department of Sanitation regarding Snow Removal operations for the 2022-2023 winter season, as well as a report from National Grid regarding desired changes to the draft scope of the 2019 Climate Leadership and Community Protection Act.

Chair Tracie Britton had an excused absence, with Daniel Hetteix as acting chair. Presenting for the NYC Department of Sanitation was Marissa Yani, and for National Grid was Bryan Grimaldi.

### **DSNY Snow Removal Operations for 2022-2023 Winter Season**

While there are minimal changes from prior years, The NYC Department of Sanitation provided a few key reminders for our Snow Removal operations this winter. Firstly, when snowfall is expected, salting and brining will commence 24 hours before any anticipated snowfall. Once it starts snowing, plows are sent out and streets are prioritized by sectors: all north-south avenues, as well as some major east-west roadways, are considered critical corridors and will be plowed first, followed by most residential streets in grouped sectors. Residents are encouraged to check [NYC.gov/PlowNYC](https://nyc.gov/plownyc) to see your sector and to track snow removal operations in real time during snowfalls. Smaller vehicles will be assigned to clear protected bike lanes. All snow is pushed to the right-hand-side. There are no garbage collection operations while snow removal operations are underway.

For residents and business owners, a few advisories. Firstly, snow and ice must be cleared from sidewalks within these specific timeframes:

- Snowfall ending between 7am and 5pm: clear within 4 hours
- Snowfall ending between 5pm and 9pm: clear within 14 hours, i.e. by early the next morning.
- Snowfall ending between 9pm and 7am: clear by 11am.

Secondly, you should not throw any shoveled snow into the roadways, this can contribute to icy roadway conditions and is actively discouraged by DSNY: please keep snow piles in yards or other non-trafficked locations.

Lastly, regarding snow removal from areas like bus stops, crosswalks, and hydrants: we highly encourage CB10 residents to sign up as a snow laborer. You must be 18 years old, eligible to work in the United States, and able to perform heavy physical labor. Pay is 17 dollars per hour, and increases to 40 dollars per hour after the first 40 hours worked in a week. These jobs are critical, since they determine how fast our local bus shelters, crosswalks, and fire hydrants get cleared. Laborers are assigned first to the neighborhoods in which they live, and only when those areas are cleared, are they sent out to neighborhoods that haven't been cleared yet or have a shortage of laborers. It's crucial that we have people willing to sign up locally if we want to have our critical transit and safety infrastructure cleared in a timely manner.

You can sign up, and get more information about snow removal in general, at [nyc.gov/snow](https://nyc.gov/snow).



## National Grid Position on the CLCPA and Climate Action Council

National Grid representative Bryan Grimaldi then gave an informative presentation regarding the utility companies stance regarding what they see as unrealistic goals within the draft scope of the Climate Leadership and Community Protection Act (CLCPA), which since its 2019 passage has led to the creation of a Climate Action Council, which released its draft scope last year and will shortly have its final plan voted upon on December 19th, 2022.

National Grid feels that the means of achieving the CLCPA'S goal: reducing greenhouse emissions 40% by 2030, and 85% 2050, is too restrictive. They specifically highlight what they termed "harmful bans" which include:

- Newly built single-family homes should be fossil-free by 2024.
- New multifamily buildings over 4 stories should be fossil-free by 2027.
- A ban on replacement gas furnaces in single family and small buildings by 2030.
- A ban on replacement gas furnaces in larger buildings by 2035.

National Grid, which is our only gas utility company, felt that this would limit customer choice, and that the draft plan did not sufficiently account for the efficiency of natural gas in maintaining home heating, especially in winter months. They were concerned that electrification would not be able to meet home heating demands, and that the renewable electricity generation that would be required was unrealistic. Further, much of the electrification plans were currently unfunded. They cited their work in Europe managing renewable power such as wind generation as proof of their expertise in this regard. I highly encourage everyone to take a look at the full presentation on YouTube, the details of which would require far more time than we have time to summarize here, as well as news articles about the CLCPA from other sources.

National Grids proposed change would be to allow natural gas going forward, but to ~~instead~~<sup>also</sup> transition into "fossil free" or "renewable" natural gas, which includes biogas from landfills, wastewater, manure as well as hydrogen. National Grid said they could expect 100% renewable natural gas by no later than 2050, or 23 years, and that this would be combined on their part with targeted pilots of geothermal heating and electricity generation.

As far as ourselves and local residents, they pointed out that roughly 98 percent of Community Board 10 buildings use natural gas heating systems, and that National Grid predicted the adoption rate for converting to electrical heating ~~over the next few decades~~<sup>to electrical systems</sup> would be exceedingly low. These electrical systems, as of today, are not as efficient as gas heating ~~will~~<sup>and</sup> may require major alterations to existing buildings as gas heater replacements begin being sunsetted out.

These reports were informational only, and no votes were taken.

Respectfully submitted, -  
Daniel Hetteix



<https://www.youtube.com/watch?v=7gzHkEzEW2I>

The Traffic and Transportation Committee met over Zoom, in quorum, on November 3<sup>rd</sup> 2022.

On the agenda for the meeting a presentation about several MTA Systemwide Accessibility Improvements which include the bus stroller pilot program and the ADA Station enhancements.

The meeting was broadcast and recorded on YouTube.

The meeting was started and Nick Roloson was introduced, he is the Assistant Director of Government and Community Relations for the MTA He is the first point of contact for any issues anyone has in South Brooklyn regarding the MTA. He spoke about the MTA Accessibility Updates for the area. He mentioned that if there are any other community groups or programs that focus on accessibility, he would be happy to reach out to those groups as well and meet with them.

Nick, then turned it over to Yuvraj Ramasaywack, from the MTA Accessibility Team.

Yuvraj started with the **MTA Capital Plan: Investing in Accessibility**,

2020-2024 Capital Plan commits to making 70 stations accessible.

- Even with COVID-related delays, 23 projects are in construction, with 13 additional projects projected to start by the end of 2022.

- Also includes critical investments in more than 2,000 new buses, with improved seating design, digital signage and audio announcement system.

ADA remains priority, and we are seeking all possible funding, but future projects at risk due to budget concerns.

**Brooklyn ADA Station Work** – a list of all the projects complete, in progress and in the plan was provided. Highlighted ones are closest to us.

#### **Recently Completed**

- Bedford Av L
- 86 St R
- 59 St N/R
- Greenpoint Av G
- Eastern Pkwy-Brooklyn Museum 2/3
- Avenue H (Northbound) Q
- Livonia Av L
- Canarsie-Rockaway Pkwy L

#### **In Construction Process**

- 1 Lorimer St (L)
- 2 Metropolitan Av G
- 3 Grand St L
- 4 Bay Ridge-95 St R
- 5 Kings Hwy F
- 6 7 Av F/G
- 7 Sheepshead Bay B/Q
- 8 Church Ave B/Q
- 9 Junius St 3

## 10 8 Av (Southbound) N

### **In Capital Plan**

- 18 Av D
- Jefferson St L
- Nostrand Av A/C
- Broadway Junction A/C
- Broadway Junction J/Z
- Broadway Junction L
- 36 St D/N/R
- Norwood Av J/Z
- Myrtle Av J/M/Z
- Hoyt-Schermerhorn Sts A/C/G
- Avenue I F
- Neptune Av F
- Classon Av G
- New Lots Av 3
- Borough Hall 4/5

Accessible Subway Stations – What gets added to a station to make it accessible, its not just elevators.

- 140 stations, across every borough
- More than elevators and ramps
- ADA boarding area near the conductor, with minimized gaps
- Tactile warning strips
- Braille signage
- Accessible Station Agent Booths

He concluded talk about the capital plan with a statement of commitment by the MTA to increase these plans and upgrades.

MTA Commitment: 95% of Subway Stations Accessible by 2055

- Agreement reached in June 2022 between MTA and advocates to settle two lawsuits on accessibility.

MTA committed to more than 95% stations accessible, with several milestones leading to 2055 deadline.

We then moved on from the Capital plan to an Accessibility Program overview

### **Autogate Access for All**

- AutoGates help customers who cannot use a turnstile pay their fare and enter or exit subway stations independently.
- The automatic door functions with A MetroCard and OMNY.

Last year, the MTA installed OMNY validators on all AutoGates and made them available to all customers who need them, not just those with special MetroCard.

He also reminded us that the OMNY system has reduced fares! If you have a reduced fare metro card, you can get the reduced fare OMNY.

### **OMNY BENEFITS**

- Accessibility of contactless payment
- One less card, no pre-loading value
- Fare capping
- OMNY accounts

### **MAKING THE SWITCH TO OMNY**

- 24/7 Digital Assistant -get set up with OMNY anytime, from anywhere
- Setup as easy as 1, 2, 3
- Help is here if you need it
- Visit [omny info](#) to learn more

### **The last item on the docket was The Bus Open Stroller Pilot**

- Today, MTA policy is for caregivers to fold strollers before boarding, a barrier to access for many that can slow the bus for everyone.
- This spring, the MTA formed a working group with disability advocates, parent advocates, and bus operators looking for a new solution.
- We are now running a pilot on 1-2 routes in each borough where there is a dedicated "parking" space for one open stroller, separate from priority seating.

### **On a Bus Pilot**

- Goal to keep as many seats as possible while creating space to safely park a stroller
- No overlap between wheelchair/priority seating areas and designated stroller space
- Pilot includes two types of buses with two different areas for an open stroller
- Area in front of the rear door created by removing one or two seats
- An area across from the rear door created by flipping up seats

### **PILOT ROUTES**

- All buses on these routes have been retrofitted to have the designated space
- Look for the exterior decal to know if the bus has the designated area
- These routes selected due to higher ridership, dedicated bus fleets, and with geographic equity in mind

### **More info on [mta.info/stroller](https://www.mta.info/stroller)**

- The Bronx: Bx23
- Brooklyn: B1
- Manhattan: M31
- Queens: Q12 and Q50
- Staten Island: S53 and S93

## **B1**

- The B1 runs from the 86 St (R) station along 86th St and then on Avenue X until it turns south on Ocean Pkwy. It then turns east on Brighton Beach Blvd and then on Oriental Blvd to the end of Manhattan Beach

- Connects to numerous other bus and subway lines.

Serves schools, playgrounds, community institutions, and beaches.

## **S53, S93**

- Local and limited service with shared bus fleet.

- Connections between accessible R train service in Bay Ridge and Staten Island

- S93 operates to/from College of SI, S53 stops at SI Zoo.

Single row of seats removed to create stroller space, can be used for standees when not in use.

That concluded the presentation and the meeting was opened up for questions and comments.

There were some questions.

1. **Is a physical OMNY available?** The answer is YES, you can get an OMNY card with reduced card, and information is available online where to get them.
2. **What is the time table for the 95<sup>th</sup> street station?** Once the construction contract is awarded, the MTA will come back to the Community Board to discuss.
3. **Was the B1 chosen because it has an articulated Bus?** It wasn't THE reason, but it was helpful.
4. **When is OMNY going to phase out the MetroCard?** Should phase out the MetroCard by the end of 2023.

That concluded the meeting, and with a motion to adjourn we ended the meeting.

I thank the committee and the MTA for a great meeting, I would like to wish the Community Board a very Happy Thanksgiving and this report is respectfully submitted today November 21, 2022, by Anthony Marino.

*Anthony Marino/aj*

## Youth Services, Education and Libraries Committee Meeting 11/14/2022

The Youth Services, Education and Libraries Committee met, in quorum, on November 14, 2022 at 7:00 PM on Zoom. This was an informational meeting only with one item on the agenda. No vote is required.

In order to prepare for future formal reviews for new school sites, the YSEL Committee requested that the School Construction Authority present and explain data from the Enrollment Capacity and Utilization Report for CB 10 from the last 5 years and for 2022-2023.

The data from this report is compiled by the School Construction Authority (or SCA), and is used to inform the decisions about seat need and the construction of new schools.

Steve Gonzales, the representative from the School Construction Authority was present to provide information and answer questions. The Capital Plan Amendment and updated enrollment and utilization numbers were not provided at the time of the meeting. The most recent numbers are from October 31, 2021. However, Steve was able to provide the committee with the projected number of seats that are needed in School District 20. This projected number is not expected to change in the new Capital Plan Amendment.

Steve explained that the seat need is not based on the community board district but on sub-districts. Community Board 10 is located wholly inside District 20.

There are 3 sub-districts in District 20:

1. the Owl's Head/Bay Ridge sub-district, which has a need for 744 seats
2. The Dyker Heights sub-district, which has a combined need for 820 seats; and
3. The Borough Park/Kensington/Bensonhurst sub-district, which has a combined need for 1316 seats.

No schools have yet been sited to meet the aforementioned need. The former Santander bank site (8805 5th Avenue), which this community board already reviewed, was not in the Capital Plan at the time of the meeting and was not yet counted against the Owl's Head/Bay Ridge need for 744 seats.

It hasn't been designated yet as a P.S. or an I.S.

Several factors are considered by the SCA in determining seat need, or utilization rates, in district schools. These factors are birth rates, immigration influx into the district, and new housing development.

Utilization rates from 2018 through 2021--with the exception of 2020, because of Covid--were shared with the committee. The numbers reflected significant overutilization, or over 100% capacity in District 20 schools. The SCA acknowledges that enrollment has declined somewhat in recent years but attributes this decline, partially, to Covid and believes it is temporary. One committee member suggested that the Community Education Council conduct a survey to determine how many parents intend to return to public schools in the post-Covid future.

Other data in the Capital Plan, that was compiled before 2020, show projections for declining seat need over the course of 10 years, from 2020 until 2030.

Despite the decline in enrollment, the SCA says that schools located in CB 10, historically and consistently, have been extremely overutilized and this must still be addressed. It was also noted that a school with an 81% utilization rate--under 100% capacity--is not considered a low number.

The seat need that is identified in the Capital Budget is exclusive to K-5 and Middle Schools yet the community frequently raises questions about and makes requests for a high school needs assessment, as happened during the discussion about the Santander site at 8805 5th Avenue. The SCA does not see a need for high schools in Brooklyn; NYC students are able to attend any high school, anywhere in the city. Students are not restricted to their districts. However the subject of high-school need in Brooklyn, and specifically in District 20, may be a part of future Community Education Council 20 discussions.

The Committee raised a few questions regarding discrepancies between a school's target utilization rate--the desired cap on the number of students in a school--and the number of seats proposed in the design plan, or the number of seats dictated by grade and classrooms. The target cap is sometimes lower than the number of available seats in the school. Steve Gonzales referred the committee to District 20 for an answer. However one community member (Laurie Windsor, former President of the Community Education Council) explained that these discrepancies may be due to the seat allotment for District 75 seats. These are seats that are set aside for special needs students inside of District 20 schools.

The Committee ultimately focused on the overarching questions for Community Board 10: "Where is our need?" and "Are schools being built, and areas being redistricted, so as to satisfy that need?"

The data reflects that the greatest need for seats is in the northern end of the CB 10 district. However, committee members and participants in the discussion highlighted the challenges that the SCA faces in finding available and appropriate sites in the densest areas with the greatest need. The placement of schools is not always where they are most needed.

When asked if seats could be distributed more equally across all the sub-districts--especially in areas of need-- rather than saturating one sub-district, Steve Gonzales said he would need to speak with Capital Planning.

In light of the great, and growing, need in the northern part of the district, the District Manager <sup>Beckman</sup> highlighted the potential of the 65th Street corridor, a location that was, a few years ago, the focus of a CB10 report. This corridor is the site of many former large manufacturing sites which could potentially be utilized for schools. That area has the strongest need.

Since the time of our meeting, the Department of Education and the School Construction Authority released the 2024 Capital Plan Amendment.

At the conclusion of the committee discussion, the meeting was adjourned.

Respectfully submitted, Stephanie Simone-Mahaney



Have a wonderful Thanksgiving holiday



STATE LIQUOR AUTHORITY – NEW APPLICATIONS & RENEWALS

| <u>Name/Address</u>   | <u>Received at CB 10</u> | <u>Status</u>  |
|---|--------------------------|--|
| Tanoshii, 7718 5 <sup>th</sup> Avenue   | 11/29/2022               | Renewal - Wine, Beer, Cider  |
| Milagros Bistro Latino LLC<br>Blue Agave Restaurant and Taqueria<br>7215-B 3 <sup>rd</sup> Avenue   | 12/06/2022               | Renewal-Liquor, Wine, Beer, Cider                                      |
| Gregory Beverage Holdings, INC., d/b/a<br>Best Western Gregory Hotel<br>8315 4 <sup>th</sup> Avenue | 12/06/2022               | Renewal-Liquor, Wine, Beer, Cider                                      |
| DRG BKINY INC., d/b/a<br>Daddy's Bbq<br>9226 4 <sup>th</sup> Avenue                                 | 12/02/2002               | *New Application and Temporary Retail Permit; Liquor, Beer Wine, Cider |

\*Will be invited to Present Application at December 2022 PPS Committee