

**Community Board 10 Board Meeting Attendance**  
**October 16, 2023, 7:00 pm, Fort Hamilton Senior Center**

**Board Members Present: 34**

Ibrahim Anse  
Jonathan Bova  
Teri Brennan  
Tracie Britton  
Barbara Buchalter-Pollack  
Jaynemie Capetanakis  
Christopher Cesarani  
Shirley Chin  
Judith Collins  
Doris Cruz  
Richard Day  
Carmelo DiBartolo  
Elizabeth Edmonds  
Chris Elisson  
Ann Falutico  
Carmen Feliciano  
Senja Frangipani  
Barbara Germack  
Dianne Gounardes  
Steve Harrison  
Daniel Hetteix  
June Johnson  
Pierre Lehu  
Daniel Loud  
Elizabeth Lovejoy  
Stephanie Simone Mahaney  
Nicholas Massab  
Ruth Masyr  
Marie Mirville-Shazada  
Dean Rasinya  
Husam Rimawi  
Henry Stewart  
Julie Thum  
Jack Zhang

**Board Members Excused: 13**

Leodan Castillo  
Michael Festa  
Habib Joudeh  
Stella Kokolis  
Nikolaos Leonardos  
Essa Masoud  
Danielle Mowery  
Joseph Sokoloski  
Lawrence Stelter  
Jana Taoube  
Sandy Vallas  
Barbara Vellucci  
Lori Willis

**Board Members Absent: 2**

Salah Altayeb  
Justin Hyatt

**2nd AMENDED AGENDA  
COMMUNITY BOARD 10 GENERAL MEETING  
October 16, 2023, 7:00 pm  
Fort Hamilton Senior Center, 9941 Ft. Hamilton Parkway  
YouTube Livestream: [bit.ly/3HLO5lw](https://bit.ly/3HLO5lw)**

***\*\*Please see the attached flyer for information about the Community Board 10 Annual Thanksgiving Food Drive in Memory of Former Board Member Helen Sokoloski\*\****

**PLEDGE OF ALLEGIANCE**

**Honor of the Pledge  
Captain Kristen A. Schafer,  
Commanding Officer, NYPD 68<sup>th</sup> Precinct**

**ADOPTION OF AGENDA**

**ADOPTION OF MINUTES**

**September 18, 2023 Board Meeting**

**PUBLIC SESSION**

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

**PUBLIC HEARINGS**

**Capital & Expense Budget Priorities for  
Fiscal Year 2025**

**Report and Recommendation  
Discussion and Vote**

**New SLA Wine, Beer, Cider application  
At Wonder Room Coffee Inc., 7904 3<sup>rd</sup> Avenue**

**Committee Report and Recommendation  
Discussion and Vote**

**CHAIR'S REPORT**

**DISTRICT MANAGER'S REPORT**

**TREASURER'S REPORT**

**COMMITTEE REPORTS**

**PARKS COMMITTEE**

**Update on Status of Parks Capital Projects  
within Community District 10**

**Informational Report**

**Review of New Yorkers for Parks request,  
in conjunction with the Play Fair Coalition,  
to support an initiative requesting that 1%  
of the NYC budget be allocated for parks**

**Committee Report and Recommendation  
Discussion and Vote**

**ZONING AND LAND USE COMMITTEE**

**Dept. of City Planning Text Amendment,  
City of Yes – Economic Opportunity - Committee  
Report on DCP’s presentation and request for  
Community Boards citywide to sign onto a letter  
seeking additional review time**

**Committee Report and Recommendation  
Discussion and Vote**

**SENIOR ISSUES, HOUSING, HEALTH AND WELFARE COMMITTEE**

**Update on Naloxone Training provided by  
Maimonides Health**

**Informational Report**

**POLICE & PUBLIC SAFETY COMMITTEE**

**Notification of Adult-Use Retail Dispensary License  
Application Review Process for Community Board 10**

**Informational Report**

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURN**

**Community Board 10 General Board Meeting Minutes**  
**October 16, 2023, 7:00 pm, Fort Hamilton Senior Center, 9941 Fort Hamilton Pkwy**  
**YouTube Livestream: [https://www.youtube.com/watch?v=-71RFu\\_VaSM](https://www.youtube.com/watch?v=-71RFu_VaSM)**

Chair Capetanakis called the meeting to order at 7:05 pm and introduced 68<sup>th</sup> Precinct Commanding Officer Captain Schafer to lead the Pledge of Allegiance with Girl Scout Troop 2763. Captain Schafer is the first female commander of the 68<sup>th</sup> Precinct.

Chair Capetanakis called for the Adoption of the Agenda. Motion by BM Julie Thum, seconded by BM Daniel Hetteix.

**All in favor. Motion carried.**

Chair Capetanakis called for the Adoption of the Minutes from the September 18, 2023, Board Meeting. Motion by BM Barbara Buchalter-Pollack, seconded by BM Steve Harrison.

**All in favor. Motion carried.**

## **PUBLIC SESSION**

Laurie Windsor representing Congresswoman Nicole Maliatokis:

- Greeted the audience and shared a letter from the Congresswoman in relation to the 10<sup>th</sup> Avenue Sewers. The Congresswoman wrote to the DEP about the long timeline that has been laid out for repairs.

Zunera Ahmed representing State Senator Iwen Chu:

- Greetings on behalf of Iwen Chu and shared information about the Senator's Office and offered to answer any questions.
- On Halloween, Senator Chu's office will be handing out treats from 3 PM to 6 PM

Gabrielle Woods representing Councilman Justin Brannan:

- Greeted everyone and announced that the council member procured \$6 million in funds for a new Bay Ridge Community Development Center.
- He also secured \$51 million in funding to upgrade and repair sewers in Dyker Heights.
- Announced that there will be a mammogram bus on October 25<sup>th</sup> near the Councilman's office. On October 29<sup>th</sup> there will be the annual Halloween festival at Owls Head Park. Additionally, on November 4<sup>th</sup> there will be an E-waste and Shredding event at St Anselm's parking lot.

Nancy Lulu representing DA Eric Gonzalez's Office:

- Greeted everyone and highlighted that October is Domestic Violence Awareness month.
- Announced that on November 4<sup>th</sup> there will be a catalytic converter theft prevention event at Kingsborough Community College from 10 AM to 2 PM. At the event catalytic converters will be etched with unique identification codes.

Basil Capetanakis representing Assemblyman Michael Tannousis:

- Greeted everyone and shared that the Staten Island office has a new Chief of Staff, Ian Yanda.
- Provided updates on Assemblyman Tannousis working on the closure of the migrant shelter at St John Villa on Staten Island.

Serena Chiu representing Assembly Member Lester Chang:

- Greeted everyone and announced that there will be a Town Hall meeting at New Utrecht High School at 6:30 PM on October 24th. Representatives from various NYC Agencies will be in attendance.
- Spoke about the increase of fraud in the community which the Assemblyman's office has been working on.
- The office will have an event on Halloween.

Lina Xia Ye representing Congressman Dan Goldman:

- Greeted everyone and provided an update on Senator Goldman's effort to aid Americans stranded in Israel and Gaza. Charter flights are being arranged to evacuate Americans and sign-up information is available on the State Department's website.

Maia Yedin representing State Senator Andrew Gouardes:

- Greeted everyone and provided an update on the Senator's office hours. There will be mobile office hours at the Brooklyn Heights public library from 2 PM to 5 PM on the first Wednesday of every month and on every Monday and Thursday from 9 AM to 5 PM at Justin Brennan's office. Senator Gouardes' office in Gowanus will be open every day during the week

Thomas Greene regarding Denyse Wharf:

- Announced the beach cleanup will occur on November 11th.
- Asked the board to consider the construction of an Ecolab on Parks Department property, near the wharf, for the use of public-school children.

Concetta Licitra regarding pickleball courts:

- Asked for an increase in the number of pickleball courts available at John J Carty Park.

Joseph Walsh regarding pickleball courts:

- Asked for an increase in the number of pickleball courts available at Leif Ericson Park.

Angela DiCarlo regarding the Fort Hamilton Senior Recreation Center:

- Requested a crosswalk and stop sign outside of the center on 100<sup>th</sup> street. Also, asked for the possibility of a no truck sign.

Ruth Greenfield Masyr regarding the Bay Ridge Jewish Center:

- Announced that the center's flea market will be returning on November 12<sup>th</sup> from 9 AM to 4 PM.

Herbie Kalloff regarding parking spaces:

- Requested that parking spots be made available for the Fort Hamilton Recreation Center within the nearby construction site.

Brad Hennessy regarding 10<sup>th</sup> Avenue sewers in Dyker Heights:

- Requested that the sewers remain a top priority for the community and that the timeline for repairs be moved up.

## **PUBLIC HEARING**

In the matter of Fiscal Year 2025 Capital Budget Priorities:

**Motion by BM DiBartolo to dispense with reading of the Capital and Expense Budget Priority List, seconded by BM Loud. All in favor, motion carried unanimously.**

**Motion by BM Stewart to adopt fiscal year 2025 capital budget priorities compiled by the Executive Committee, seconded by BM Loud. All in favor, motion carried unanimously.**

In the matter of Fiscal Year 2025 Expense Budget Priorities, BM discussion began.

BM Steve Harrison requested numbers 8 and 9 for pest management to be moved to number 6 and 7 in the list of priorities. BM Simone Mahaney noted that the pest management priorities should be grouped together.

BM Lovejoy requested priority number 14 for increased policing of illegal dumping to be moved up to number 12.

BM Dianne Gounardes was against moving priority number 6, funding for increased home delivered meals for seniors, be moved lower on the list. She suggested priorities that were originally numbers 8 and 9 be moved to numbers 7 and 8 and that original priority number 7, funding for forestry services, be moved down to number 9.

BM Terri Brennan expressed concern about prioritizing certain quality of life requests over others pertaining to public safety.

**Motion by BM Goundardes, seconded by BM Bova to adopt fiscal year 2025 expense budget priorities submitted by the Executive Committee including the changes made as amended at the meeting. 33 in favor; 1 recusal BM Day. Motion carried.**

**Motion to close the public hearing on Capital and Expense Budget Priorities for Fiscal Year 2025 made by BM Hetteix, seconded by BM Harrison. All in favor.**

In the matter of a new SLA liquor/wine/beer/cider application for Wonder Room Coffee, 7904 3<sup>rd</sup> Avenue Brooklyn, NY 11209, the Committee Report and Recommendation was rendered by Police and Public Safety Committee Chair Elisson. See Attached.

**Motion: CB10 to deny application for an SLA liquor/wine/beer/cider application for Wonder Room Coffee, 7904 3<sup>rd</sup> Avenue Brooklyn, NY 11209, 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 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 to Sunday 7AM-11PM.**
- 6. There will be no smoking permitted.**
- 7. There will be no outdoor music.**
- 8. Doors and windows shall remain closed with any amplified music.**
- 9. Background or recorded music sound levels will remain below the level permitted by NYC Nosie Code.**
- 10. Once SLA license is obtained the Committee/Community Board may call upon the applicant to address any concerns that may arise.**
- 11. There will be at least 20% visibility view into the establishment at eye level.**
- 12. 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.**

**CHAIR'S REPORT – See Attached**

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

**TREASURER'S REPORT – See Attached**

## **COMMITTEE REPORTS**

### **PARKS COMMITTEE**

Chair Dianne Gounardes rendered the Parks Committee report. See Attached.

BM Daniel Loud expressed his support of additional funding for city parks as, in addition to their obvious benefits, they will help to soften the impact of certain extreme weather events.

**Motion: To write a letter of support for New Yorkers for Parks initiative requesting that one percent of city budget be allocated for parks. Seconded by BM Dean Rasinya. All in favor, motion carried unanimously.**

BM June Johnson asked about the timeframe for adding additional pickleball courts. District Manager Beckmann stated that the Parks Department will be informed again about the community's wishes and that the Department had previously stated that if pickleball courts can be added to existing refurbishment projects, they will be included. Pickleball courts remain on the capital list as a priority.

## **ZONING AND LAND USE COMMITTEE**

Chair Stephanie Simone-Mahaney rendered the ZALUC report. See Attached.

BM Zhang asked about the normal certification process for zoning proposals. DM Beckmann explained the timeline stating that sixty days will be given once the text amendment is certified and referred. An early November release means a January 1<sup>st</sup> deadline will be in place. Community Board 10 is requesting ninety days for review which would bring it to approximately a late January/Feb. 1 deadline.

BM Bova stated his support for indoor agriculture and commented on the committee linking urban farming to cannabis production. BM Simon-Mahaney stated that the committee was just raising all possibilities.

BM Falutico thanked ZALUC Chair Mahoney for breaking down the proposal and making it very clear for the Board Members.

**Motion: CB 10 to draft a letter to be sent to all 58 additional community boards requesting that they sign on and support a request to obtain additional time to review the text amendment once it is certified and referred to Community Boards for review. Motion seconded by BM Ann Falutico. All in favor, motion carried unanimously.**

## **SENIOR ISSUES, HOUSING, HEALTH AND WELFARE COMMITTEE**

BM DiBartolo rendered the Senior Issues, Housing, Health and Welfare Committee Informational Report in the absence of Committee Chair Taoube. See Attached.

## **POLICE AND PUBLIC SAFETY COMMITTEE**

Committee Chair Elisson rendered the Police and Public Safety Committee Report. See Attached.

Lengthy discussion followed including the license application process, concerns about current unlicensed activity and potential penalties and fines that can be levied now that an enforcement mechanism is in place. Further concerns about selling products from unlicensed manufacturers and marketing to youth were expressed.



## **OLD BUSINESS**

BM Johnson thanked the Community Board for the training on administrating Narcan. This is a very important tool that she was not familiar with before the training. She reached out to other community organizations to suggest they organize similar Narcan training events.

BM Ruth Masyr requested an update on the removal of bus stops but there has been no update.

## **NEW BUSINESS**

BM Teri Brennan provided a reminder about early voting beginning October 28<sup>th</sup> and running through November 5<sup>th</sup>. Election day is November 7<sup>th</sup>. She also reminded everyone to check their polling location because in many cases, the early voting site is not the same as the election day voting site.

BM Julie Thum complained about pounding, loud music on Shore Road in the early AM hours almost every night. She is not sure where the music is coming from but thinks it may be from the parking area under the Verrazzano-Narrows Bridge. District Manager Josephine Beckmann said that she will inform the Precinct Commander.

Assembly Member Alec Brook-Krasny announced that because of flooding, he recently hired a resiliency specialist who will be available at his 310 93<sup>rd</sup> Street office. Additionally, he highlighted his work on a bill to prevent cannabis use in public. To view current issues he is working on, go to the NYS Assembly site, and under his name you will see his legislative proposals.

With no further business Chair Capetanakis sought a motion to adjourn the meeting. Motion by BM Gounardes and seconded by BM Greenfield Masyr. Meeting adjourned at 9:05 PM.

POLICE AND PUBLIC SAFETY COMMITTEE  
COMMUNITY BOARD 10

Date/Time: October 11, 2023/7:00 PM  
Called to order: 7:00 PM  
Place: Hybrid Meeting, CB10 Office/Zoom  
Quorum: In person Quorum reached (See attached)

The Police and Public Safety Committee meeting was held on October 11, 2023, the meeting was a hybrid meeting, in person at CB10 district office and on Zoom. We met in quorum and the agenda was as follows:

1. New SLA license for wine, beer, and cider license application and temporary retail permit at Wonder Room Coffee Inc. at 7904 3<sup>rd</sup> Ave Brooklyn, NY 11209.
2. Notifications of Adult Use Retail Dispensary License Application Review Process for Community Board 10.

**New SLA wine, beer, and cider application for Wonder Room Coffee Inc. located at 7904 3<sup>rd</sup> Avenue Bklyn, NY 11209**

This is a change of Method of Operation for wine beer and cider. The applicants, Miriam Gogeliya and Natalya Pirozhkova were present along with a representative Michael Kelly. The premises has operated as a Café since March of 2022. The hours of operation were Monday through Sunday 7 AM to 10 PM. The change is to change their method of operation by changing their hours to Monday through Sunday 7AM to 11PM. They did present signatures from the community in support of the change.

After a discussion period the committee's recommendation/motion is to deny the applicant unless the applicant agrees to the following amended stipulation:

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 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 7 AM – 11 PM.
6. There will be no smoking permitted.
7. There will be no outdoor music.
8. The doors and windows shall remain closed with any amplified music.
9. Background recorded and /or music sound levels will remain below the level permitted by NYC Noise Code.
10. Once the SLA license is obtained the Committee/Community Board may call upon the applicant to address any concerns that may arise.
11. There will be at least 20% visibility view into the establishment at eye level.
12. 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.

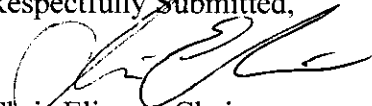
The applicant has agreed to the above stipulation. The committee meet in Quorum motion carried unanimous.

The committee investigated a review process of our roles as a Community Board on the new Cannabis Licensing process for retail sale and consumption. As of this date CB 10 has received 2 notifications which we decided would be handled administratively. The first was High of Brooklyn LLC to be located at 7102 13<sup>th</sup> Avenue Brooklyn, NY 11228. The other was notification was The Magi Tree LLC, location to be determined. The board has 30 days to render an opinion on the official letterhead and can request an additional 30-day extension should it need it.

In review of the notification for High of Brooklyn LLC the location is next door to a pre-school, Ring Around the Rosey, which violates the 500-foot rule which is in statute. The other notification for The Magi Tree does not list a location for us to render an opinion.

The committee needed more clarity on our role from the Office of Cannabis Management. (OCM). OCM will be hosting a Webex meeting on October 12<sup>th</sup> for Community Boards and members of the committee are urged to log on.

Respectfully Submitted,



Chris Elisson, Chairperson

**Attendees:**

CB 10 District Manager, Josephine Beckman

**PPS Committee:**

**In Person at CB10 Office**

Chair, Chris Elisson  
BM Barbra Vellucci  
BM Jonathan Bova  
BM Ruth Greenfield Masyr  
BM Judith Collins  
BM Michael Festa  
BM Elizabeth Lovejoy

**Zoom**

BM Elizabeth Edmonds  
BM Sandy Vallas  
BM Lori Willis  
BM Husam Rimawi

**Absent Committee members:**

BM Nikolaos Leonardes

**Applicants:**

**Representing Wonder Room Coffee Inc.**

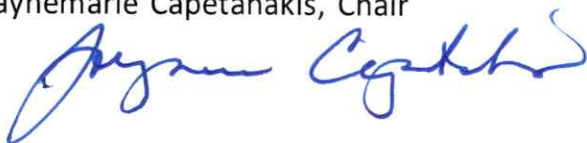
Miriam Gogeliya, Owner on Zoom  
Natalya Pirozhkova, Owner on Zoom  
Michael Kelly, Representative for Owners on Zoom

Good evening, and welcome to our October meeting. As you have heard, this is our month to review our Capital Budget Priorities and Requests. We are delighted that our first priority from the last Fiscal Year has been funded by Council Member Brannan to address the remedial action needed regarding sewer back up along 10<sup>th</sup> Avenue. This issue was raised at our community board meeting last year and the advocacy of the residents, along with the support of our community board, and council member have brought it to being addressed. We look forward to learning about the improvements this will make to our neighbors. We continue to advocate for the concerns of residents regarding the conditions of the sewers, trench restoration and street reconstruction needed to maintain their homes. We also advocate for the upkeep of parks throughout our community that add value to our quality of life in Bay Ridge. We also acknowledge that this work cannot be done without our own community board being funded. Our community also needs the safety provided by the hiring of our uniformed officers, firefighters, EMS staff and crossing guards. We value this opportunity each year to review these requests and I thank the Executive Committee for meeting to review these important points that were shared this evening. We are also indebted to Josephine for her organization and details provided for our committee.

This month, our Borough President Antonio Reynoso has released his Comprehensive Plan for Brooklyn. This plan seeks to address the Borough President's vision for a healthier and more equitable Brooklyn, with particular attention to the dual crisis of housing and public health through land use policy and budgetary recommendations. This full report is over 200 pages and includes over 100 data maps that highlight the differences we see in neighborhoods. The plan outlines four frameworks that apply to land use, policy, and budgetary recommendations across the borough. This includes, Housing Growth and Parking Demand Management, Health and Wellness Economy, Healthy Streets and Environment, and Resilient Infrastructure and Jobs. This plan discussed that "Planning, housing, and public health are deeply connected. Our communities' well-being is dictated by how we use our land, allocate our funding, and administer our programs." For example, one data map showed that the life expectancy in CB 6, which includes Carroll Gardens and Brooklyn Heights, is 82.6 years; in contrast, the life expectancy in CB 16 in Brownsville, is 76 years. When it comes to housing, the report finds that "In the last 10 years, the majority of new development has been concentrated in a handful of Brooklyn neighborhoods, while other areas of the borough have created almost no new housing." To illustrate this one data map pointed to 12,106 affordable Housing Units built or preserved in CB 5 in East New York and only 7 in CB 10. The Borough President will use this plan as a guiding document for all projects that come to his office during public review. The Borough President has committed to reviewing the plan and issuing updates on a yearly basis, as well as take on special projects and work resulting from recommendations. I encourage you to go to the the Borough Presidents' website and view the plan in its entirety to keep apprised of the information and data shared.

Respectfully Submitted,

Jaynemie Capetanakis, Chair



## **District Manager Report**

**October 16, 2023**

The District Office has been busy this month preparing for Fiscal Year 2025 budget and upcoming District Needs Statement. Over the past month I attended several budget consultation meetings with agencies of the City of New York to discuss overall budgetary needs presented and discussed at the Executive Committee meeting.

Milling and resurfacing resumed in Community District 10 this month, with portions of 5<sup>th</sup> Avenue and 65<sup>th</sup> Street completed during the evening/night hours. Resurfacing will begin, weather permitting, tomorrow night along 5<sup>th</sup> Avenue.

I want to share with members of the Board, that the District Office reached out to 3 agencies this month to set up Committee meetings – a request to tour Owls Head Wastewater Treatment facility, a request for a presentation and time to take questions from the public on the proposed rule change for added containerization and organics rollout with the Department of Sanitation as well as an update from the School Construction Authority on the status of all capital projects taking place now in Community District 10. In response, was informed that agencies did not have staff available in the pm hours to attend our meeting. I did explain that as volunteers Board Members are only available in the pm hours. I submitted questions instead to SCA and am awaiting reply. We will be working on meetings this month to formulate and review issues to communicate with agencies on behalf of Board Members.

There are two upcoming citywide text amendments – which are part of the City of Yes. The first you will hear briefly about tonight is the Zoning for Economic Opportunity which is promoted as supporting businesses and job growth by ensuring a wider range of businesses within existing commercial spaces. The proposal includes widespread changes to definitions and use group applicability within the commercial overlays located within residential districts of Community District 10. The second will be City of Yes for Housing Opportunity which will have impacts here in Community District. Her the goals are to create more housing in every neighborhood. It is important for all to fully understand the proposals impact. We will need your help in the next few months to help spread the word. As a reminder, all Board Members can attend any of our committee meetings.

The NYC Department of Transportation will be hosting workshops on the BQE South – BQE South of Atlantic Avenue to Verrazzano-Narrows Bridge at which participants can learn about effort to reimagine the corridor and contribute ideas to shape its future. In Person November 6, 2023 at 6:30pm and Virtual November 8<sup>th</sup>, 6:30pm requires registration. This was shared in our newsletter and emailed to you but can also be found on our website.

We will once again be collecting food in loving memory of our late CB10 Member Helen Sokoloski, a staunch advocate, dedicated volunteer and was passionate about the need to collect food for local families in need. This year, non-perishable food donations can be delivered directly to Saint Patrick's Rectory, 9511 4<sup>th</sup> Avenue – Monday thru Friday from 9am to 5pm. Monetary donations will be accepted to Saint Patrick's Food Pantry. Special thanks to Saint Vincent DePaul Society food pantry at St. Patrick's Church for continued distribution of Thanksgiving Food Baskets for families in need. It is hard to believe this is our 15<sup>th</sup> Annual Drive!

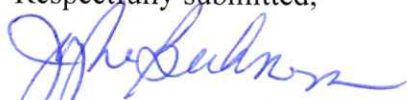
The Senior Issues, Housing Health and Welfare Committee held a well-attended Narcan Training thanks to Maimonides Health EMT for wonderful presentation and to Healthcare Choices NY Inc. for donations of Narcan kits. For those who did not receive a kit, the District Office has requested an additional 15. Please send an email.

The Brooklyn Veterans' Appreciation Parade will take place on Saturday, October 28, 2023, 11am at Rogers Avenue and Eastern Parkway.

I am pleased to announce that CB10 will be again partnering with Bay Ridge Environmental Group for another clean up of Shore Road Park. We are meeting at 79<sup>th</sup> Street at 9:30am. If you are able to join us.. we will need volunteers to help with the over 100 students who signed up to help! We are hoping for no rain!

The next General Board Meeting will be on Monday, November 20<sup>th</sup> at the Fort Hamilton Senior Center 9941 Fort Hamilton Parkway.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Josephine Beckmann".

Josephine Beckmann

District Manager

**COMMUNITY BOARD TEN  
TREASURER'S REPORT**

Fiscal Year: July 1, 2023 to June 30, 2024

inc. Council grant \$276,933.00


Budget Appropriation for FY 2024

	7/31/23	8/31/23	9/30/23	10/31/23	11/30/23	12/31/23	1/31/24	2/28/24	3/31/24	4/30/24	5/31/24	6/30/24	Y - T - D
DISTRICT MANAGER	\$10,258.97	\$10,245.94	\$15,368.91										\$35,873.82
COMMUNITY COORDINATOR	\$8,278.75	\$6,880.96	\$10,321.44										\$25,481.15
COMMUNITY ASSOCIATE													\$0.00
COMMUNITY ASSISTANT	\$530.64	\$236.38	\$531.09										\$531.09
COLLEGE AIDE													\$0.00
<b>Total Personal Services</b>	<b>\$19,068.36</b>	<b>\$17,363.28</b>	<b>\$26,221.44</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>\$0.00</b>	<b>\$62,653.08</b>

Expenses Code	Description	7/31/23	8/31/23	9/30/23	10/31/23	11/30/23	12/31/23	1/31/24	2/29/24	3/31/24	4/30/24	5/31/24	6/30/24	Y - T - D
10B	Telephone	79.99	79.99	79.99										
10X	Intra-City Supplies													
40B	Intra-City Telephone													
100	Supplies & Materials		83.95											
101	Printing Supplies													
117	Postage													
170	Cleaning Supplies													
199	Data Processing Supplies													
302	Telecomm. Equipment													
314	Office Furniture													
315	Office Equipment			130.80										
319	Security Equipment	130.80												
332	Data Process Equipment													
337	Books													
402	Tel./Communications													
412	Rental/Misc./Equip		89.68	395.77										
417	Advertising													
431	Leasing/Misc. Equip.													
451	Local travel expenditures													
602	Telecomm. Maintenance	51.44	1,200.94	51.42										
613	Office Equip. Maint.													
613	Data Process Equipment													
615	Printing Supplies													
622	Temporary Services-contractual													
624	Cleaning Services			200.00										
686	Professional/Computer Services													
684	Professional/Computer Services	680.40	375.00											
676	Infrastructure Maint/Operation													
	<b>Total Other than Personal Services</b>	<b>\$942.63</b>	<b>\$1,829.56</b>	<b>\$857.98</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>\$0.00</b>	<b>\$3,630.17</b>

<b>TOTAL PS AND OTPS EXPENSES</b>	<b>20,010.99</b>	<b>19,192.84</b>	<b>27,079.42</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>0.00</b>	<b>0.00</b>	<b>66,283.25</b>
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<b>TOTAL UNCOMBURED BUDGET BALANCE</b>														<b>\$210,649.75</b>
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Respectfully submitted,  
  
 Jana Taouke, Treasurer



**Community Board 10  
Parks Committee  
Meeting Minutes from Tuesday, September 19, 2023**

The Parks Committee met in quorum, although not so in physical attendance, on Tuesday, September 19, 2023 at the Community Board office. District Manager Josephine Beckman was also in attendance. Jim Morris and Chris Clay from the NYC Department of Parks and Carl Nelson from New Yorkers for Parks joined us. The committee heard presentations as follows:

Jim Morris delivered a status update of the capital projects within Community Board 10. I will summarize the update by individual park project.

1. **Shore Road Park Dog Run:** located at 4<sup>th</sup> Avenue, Shore Road, the Belt Parkway and by the Verrazano Bridge. This project was funded by Councilman Justin Brannan for a total of \$1m. The scope of this project was the construction of a new dog run in Shore Road Park. The project was completed in the summer of 2023 and was officially opened with a ribbon cutting ceremony on September 13<sup>th</sup> naming the area the “Frank Decolvenaere Dog Run Park” after a beloved resident who was hit by a car and killed while walking his dog in 2020.
2. **Shore Road Park Paving:** located at 4<sup>th</sup> Avenue, Shore Road, the Belt Parkway and by the Verrazano Bridge. This project was funded by the Mayor’s office for a total of \$1.27m. The scope of this project is the paving of the path in Shore Road Park. The project is expected to be completed in the Fall of 2023.
3. **Shore Road Park – Vinland Playground:** located on Shore Road at 94<sup>th</sup> Street. This project was funded by the Mayor’s office for a total of \$3.4m. The scope of this project is a complete renovation of the playground including play equipment for all ages, safety surface, drainage, water system, pavement, sidewalk, landscaping, security lighting, fencing, interactive spray shower, fences, and benches. Construction started during the summer of 2023 and is expected to be completed by the summer of 2024. All projects work on a basic 3 year cycle – Year 1 is the scope and design phase; Year 2 is the procurement phase, and Year 3 is the actual construction phase.
4. **Shore Road Park – Restroom Demolition:** located on Shore Road between Third and Fourth Avenues. This project was funded by the Mayor’s office for a total of \$3.5m and is located right below the bus shelter on Shore Road. This project is for the demolition only. There is no plan to construct anything in its place at this time. Whatever replaces it in the future needs to be safe for the community using it. In the meantime, the area will be fitted with better pathways and more greenery.
5. **John J. Carty Park, Phase 2 – Playground:** located on Fort Hamilton Parkway between 94<sup>th</sup> and 99<sup>th</sup> Streets. This project was funded by Councilman Justin Brannan for a total of \$5.4m. It includes the complete renovation of the playground, including play equipment for all ages, safety surfaces, drainage, water system, pavement, sidewalk, landscaping, fencing, spray shower, and benches. The Triboro Bridge and Tunnel Authority (TBTA) is realigning the ramp to the Verrazano

Bridge which is a 10 year project on its own. In terms of this major project, the senior center will not be affected. The playground construction started in the spring of 2023 and is expected to be completed by the spring of 2024.

6. **John Paul Jones Park – Paths Reconstruction:** located on 4<sup>th</sup> Avenue at 101<sup>st</sup> Street. Councilman Brannan funded this project for a total of \$2m. The scope of the project is to reconstruct cracked and aging asphalt paths throughout John Paul Jones Park, fixing grading and adding seating. No new paths are likely to be done. The project will be an in-kind contract by the Parks Citywide Services crew. The timeline will be confirmed in 2024.
7. **Russell Pedersen Playground:** located on Colonial Road between 83<sup>rd</sup> and 85<sup>th</sup> Streets. Councilman Brannan funded this project for a total of \$5.4m. It includes the complete renovation of the playground including play equipment for all ages, safety surfaces, drainage, pavement, sidewalk, landscaping, security lighting, fencing, interactive spray shower, fences, and benches. The design phase was completed in 2022 and construction is scheduled to begin in the spring of 2024 and to be completed by the spring of 2025. Construction was delayed because of COVID.
8. **Russell Pedersen Playground – Courts:** located on Colonial Road between 83<sup>rd</sup> and 85<sup>th</sup> Streets. This project was funded by Councilman Brannan to the tune of \$2.5m. It includes the renovation of the remaining basketball and handball courts that were not addressed in the playground contract along with the addition of a skating area. The scope meeting for this project will be held in Fiscal Year 2024.
9. **Owl's Head Park Playground and Basketball Courts:** located on Colonial Road between 66<sup>th</sup> Street and 68<sup>th</sup> Street. This project originally had three separate funding contracts - \$4m in fiscal year 2021; \$3.4m in fiscal year 2020; and \$600K in fiscal year 2020 for a total of \$8m all funded by Councilman Justin Brannan. These three funding sources were now combined into one contract for ease of procurement. The scope includes the reconstruction of the basketball courts, elimination of redundant fencing, and the complete renovation of the playground including play equipment for all ages. The design phase was completed in the spring of 2022. Construction is estimated to start in the spring of 2024 and expected to be completed in the spring of 2025.
10. **Owl's Head Park:** located on Colonial Road and 67<sup>th</sup> Street. This project totals \$2m funded by Councilman Brannan. The scope includes the repaving of paths and replacing of benches where possible. This project is to be split into a few phases. It will be done in-house by Citywide Services of the NYC Parks Dept as an in-kind project. Construction is estimated to begin in the spring of 2024 and is expected to be completed by the spring of 2025. The bathrooms in the park are not a part of this project.
11. **Dyker Beach Park – Bay 8<sup>th</sup> – Path Reconstruction:** located on Bay 8<sup>th</sup> Street by Cropsey Avenue. This \$6m project was funded by Councilman Brannan and the Council Speaker as part of the 2023 fiscal year budget. It includes the reconstruction of paths and asphalt through the park, new benches, fixing drainage, and reconstructing tennis courts at this location. The design phase is in progress. The project is to be completed in-house by NYC Parks Citywide Services and is likely to happen in the fall of 2024.
12. **Dyker Beach Park – Bay 8<sup>th</sup> – Bleacher Demolition:** located on Bay 8<sup>th</sup> Street by Cropsey Avenue. This \$2m project was funded by Councilman Brannan in the 2024 fiscal year budget. It includes the demolition and

the replacement of the bleachers.

13. **Dyker Beach Park - Asphalt Field:** located on 86<sup>th</sup> Street and 14<sup>th</sup> Avenue. This \$925K project is considered a state of good repair and is funded by the Mayor's office. It includes the reconstruction of the multi-purpose play area within Dyker Beach Park and resurfacing of the basketball courts. This project is managed by Citywide Services who do smaller scope projects. Construction was started in the spring of 2023 and was completed in the summer of 2023.
14. **Patrick O'Rourke Playground:** located on 81<sup>st</sup> Street between 11<sup>th</sup> and 12<sup>th</sup> Avenues. This \$1.05m project was funded by the Mayor through State of Good Repair Funding. The scope includes the reconstruction of the multi-purpose play area in the Patrick O'Rourke playground with full depth asphalt, new lexan backboards, hoops, and benches. This project was completed during the 2023 summer.
15. **Shore Parkway Bike Path:** located along the Belt Parkway from the Verrazano Bridge to Bay Parkway. This \$8.16m project is made up of a combination of many funding sources including \$500K by Borough President Reynoso from 2019; \$200K from past Councilman Treyger; \$6.5m by the Mayor's office from 2019 with an additional \$500K from his office; and \$400K from Councilman Brannan in 2019. This excessively big project simply puts a fancy band aide on the issue of the deteriorating bike path and seawall along the shoreline from the Verrazano Bridge to Bay Parkway. It is currently in the design phase. Construction is expected to start in the spring of 2025 and be completed by the spring of 2026. The Parks Department is trying to figure out how to maintain the bike and pedestrian path during this construction phase.
16. **McKinley Park – Phase I :** located at 73<sup>rd</sup> Street, Fort Hamilton Parkway, and 7<sup>th</sup> Avenue. This \$5m project was funded by Councilman Brannan and includes the complete reconstruction of the playground including pavement, drainage, swings, safety surface, benches and seating, fences, and the construction of an adult fitness area. The project does not include the renovation of the bathroom building. It will eliminate the entrance to the park on 75<sup>th</sup> Street and will also eliminate the bocce courts. It will not eliminate the entrance to the park on Fort Hamilton Parkway and 73<sup>rd</sup> Street. The project is currently in the design phase which was delayed because of staff shortages as a result of the pandemic. The construction is estimated to begin in the fall of 2024 and be completed by the fall of 2025.
17. **McKinley Park – Phase 2:** located at 73<sup>rd</sup> Street, Fort Hamilton Parkway, and 7<sup>th</sup> Avenue. This \$5m project was funded by Councilman Brannan and the City Council Speaker. It includes the complete reconstruction of the tennis courts, adding seating, new amenities, water service and horticulture. It may also include the addition of pickleball courts. The scope meeting will be held in the 2024 fiscal year.
18. **Destination Greenways – Phase I:** located at Leif Ericson Park from 5<sup>th</sup> Avenue to 2<sup>nd</sup> Avenue. The Mayor's office funded this \$2.4m project and it will provide new in-park greenway segments; new and improved on-street crossings; brand new seating, lighting, and signage. Multiple community boards are affected by this project. The scope meeting will be held during the 2024 fiscal year.
19. **Destination Greenways – Focus Area 3:** located on Shore Parkway under the Verrazano Bridge. This \$4.7m project was funded by the Mayor's office and includes stepped seating on planted hillside, bike racks, drinking fountains, wider path, improved access to 4<sup>th</sup> Avenue, and new lighting and signage. The scope meeting will be held in the fall

Parks will provide signage to inform the community of the closure of certain parks and playgrounds during construction. There are many playgrounds within CB10 which might be closed at the same time. These will be rolling closures and therefore as projects are completed, there will be rolling reopening. Nothing can be done about this – it is unfortunate that the playgrounds will be closed but once the projects are completed, the children will have state of the art playgrounds to use and enjoy.

Those projects completed by Citywide Services will be the same team working on all asphalt work in all parks. Parks Department will try to stagger the closures to allow some parks open when possible.

Our discussion also included the topic of increased sightings of rats in the parks. During the summer months, there is an increase in the rat population. Our Parks Manager, Chris Clay, indicated that they were aware of this increase in Owls' Head Park, Dyker Beach Park, and Shore Road Park. They have conducted serious cleanups in the areas in the high 90's and will continue their work in these named areas. The gardeners have removed a good amount of brush from the Shore Road parks between 79<sup>th</sup> and 72<sup>nd</sup> Street. During the colder weather, the rat population decreases. Manager Clay asked that if you see any rats, please contact him to advise of these sightings.

We also spoke about the need for increased enforcement of the electric bikes and mopeds along the bike path. We will get more information on the NYC E-Bike Pilot program which is being implemented by the Mayor.

Our second presentation was from Carl Nelson, from New Yorkers for Parks. This is an organization that advocates for an increase in the maintenance and operations funding for all parks. Mr. Nelson introduced this organization as well as the Play Fair Coalition of which New Yorkers for Parks is a co-founder of. They are advocating for 1% of the city budget be allocated for parks. Currently the funding is at 0.6% of the budget which falls short of funding that other city agencies get and also falls short of funding that other major cities provide for their parks. The Mayor supports this initiative but has not followed through on actual funding. Mr. Nelson requested that Community Board 10 offer a letter of support and adopt a resolution of support for this initiative. A motion was made by Jonathan Bova and seconded by Henry Stewart to provide a letter of support for the initiative. Motion passed. Requires a second from the general membership.

Respectfully submitted:



Dianne Gounardes  
Parks Committee Chair.

**ZONING AND LAND USE COMMITTEE**  
**City of Yes for Economic Opportunity Mtg**  
September 26, 2023  
CB #10-Brooklyn  
Committee Report

The Zoning and Land Use Committee met on Tuesday, September 26, 2023 in a hybrid session on Zoom and in the District Office. The Committee did **not** meet in quorum.

Representatives from the Department of City Planning, David Weissglass, Lucia Cappuccio and Lucia Marquez Reagan, presented the upcoming text amendment, City of Yes Economic Opportunity—the second of three Text Amendments that are part of New York City's City of Yes initiatives. This Board reviewed the previous text amendment—Carbon Neutrality—in June of this year.

The City of Yes for Economic Opportunity initiative is intended to support small businesses, create thriving commercial corridors, and bolster New York City's economic recovery by modernizing the city's zoning regulations which have barely changed since 1961.

DCP reached out to different businesses and Business Improvement Districts and confirmed that businesses struggle to understand what is allowed by zoning; to know where they can locate; to know what kind of businesses can occupy spaces and they heard a lot about different challenges that businesses face. DCP wants to update the regulations to modern day zoning standards.

This presentation was more of a skeletal overview of the city's extensive plan for Zoning change and, even according to DCP, was considerably less detailed than previous presentations given during online Public Information sessions.

**Timeline for Review:**

- September 26: Info Session for Community Board 10
- End of October: Certification/Referral
- 60 day Review
- December: Public Hearing
- January 2024: City Planning Commission Vote
- 50 day Clock
- March: City Council Vote

This text amendment has four main goals. To foster these goals, DCP is introducing 18 new zoning Proposals:

1. **Goal 1: Expand options for businesses to locate**
  - 1.1. Enable more businesses to locate in ground floor storefronts
  - 1.2. Remove arbitrary barriers to appropriate uses on commercial streets
    - 1.2.1. *This refers to the change in use groups, combining C1 and C2 districts, overlays*
  - 1.3. Expand opportunities for small-scale production
  - 1.4. Allow for upper floor commercial activity in all commercial districts
  - 1.5. Create new job intensive zoning districts for future
  
2. **Goal 2: Support growing industries**
  - 2.1. Ensure life science facilities can expand (*primarily in districts where they will aid universities and medical research facilities*)
  - 2.2. Provide bulk relief for new buildings such as film studios
  - 2.3. Create more common sense regulations for dancing, comedy and musical entertainment (*these would affect C1 and C2 overlays*)
  - 2.4. Simplify rules so amusements & experiential businesses can flourish
  - 2.5. Potentially enable state licensure of casinos
  - 2.6. Clarify rules to enable indoor uses, such as urban agriculture
  
3. **Goal 3: Foster vibrant neighborhoods**
  - 3.1. Ease pathways to reactivate vacant storefronts in Residence Districts
  - 3.2. Create process for new corner stores in residential areas
  - 3.3. Increase allowances for home occupations
  - 3.4. Introduce corridor design rules that ensure buildings contribute to surroundings
  - 3.5. Enable neighborhood scaled wholesale and micro distribution spaces.
  
4. **Goal 4: Provide clarity and predictability**
  - 4.1. Simplify and modernize use definitions, based on federal standards, to clarify where businesses can locate
  - 4.2. Modernize loading dock rules to allow buildings to adapt over time.

DCP states that although these proposals are intended for the entire city, not all of them will be implemented in all neighborhoods. Some proposals are meant for higher density districts. DCP assured us that certain proposals would not affect CB 10, however, this Community Board will, not only advocate for its own district, but it also has interest in, and concerns and visions for the city at large.

DCP said it is working on a set of 'applicability maps' that will illustrate where these proposals apply. Additionally, there will be an annotated text amendment that will identify all the changes in terms of the use groups and everything that was discussed at this meeting. DCP assured the Committee that the process would be transparent and the Community Board would be able to see everything that the DCP is planning to do. Although plans are not yet finalized, DCP said that all the information and the applicability maps would be available after 'referral' or certification.

## Committee Comments and Concerns

The Committee presented the following (but not exhaustive) comments, concerns, and questions to the Department of City Planning Representatives:

1. Not enough time has been given to review sweeping proposals; Community Boards should have ample time to review the text amendment document before certification; and Community Board input should be reflected in the text amendment.
2. Critical Details and Specificity are lacking. Many of the proposals are not fully outlined or developed. Numerous questions were left unanswered.
3. This "one-size-fits-all plan" for the city; fails to take into account the specific characteristics of and differences in each neighborhood. The implications for and impact to each community district are distinct. City Planning should provide each district with the potential impact to their respective boards before certification.
4. As-of-Right designations remove tools for oversight and enforcement.
5. Zoning regulation is intended to preserve the residential character of our neighborhoods but these Proposals will undermine and chip away at residential areas.
  - a. Priority is given to businesses at the expense of residents. Commercial overlays are intended to support the local residential community but the Proposals will, de facto, change the overlays to commercial districts
  - b. Casinos, arcades and amusements are less compatible with residential districts
6. It is unclear how Use Groups will be combined or expanded, particularly in the C1 and C2 Overlay. CB 10 is composed primarily of C1 and C2 districts. DCP stated that it's not about combining or expanding use groups but about classification of which businesses can go in which area.
7. It is unclear as to what is meant by Modern Day Zoning Standards. These have not been explained however, by identifying the existence of such standards there is the implication that all current zoning standards are outmoded and need to change. The reasons, or data, on which such expansive change is based, have not been made clear, nor available.
8. There is no evidence of Environmental Impact Reviews
9. Existing Quality of Life issues stemming from businesses that operate late at night (eg. noise complaints, disruptive behavior) will be exacerbated by an increase in nightlife activity, including dancing in establishments with up to 200 people, particularly if they are located under apartments.
10. There are questions as to whether or not the City Planning Commission and Department of Buildings can provide oversight and regulation for chemical or pharmaceutical labs in newly designated districts/locations.
11. Commercial activity on upper floors poses privacy and security issues. This proposal can potentially reduce housing stock, interfere with daily residential life, and become havens for unlicensed businesses and serious crimes. This proposal also exposes neighboring residents to unknown individuals and/or factors. DCP said that upper floor commercial space is intended primarily for higher density neighborhoods, like downtown Brooklyn, and would be subject to special regulation requiring separate entrances, lobbies, and elevators. However, in lower density neighborhoods, DCP has not yet confirmed what types of businesses would be permitted on upper floors. This assurance does not address the proposal to increase allowances for home businesses in upper floors.

12. Expanding commercial activity into residential space--like apartments-- is inconsistent with overall goals to increase the city's housing stock.
13. There will be a tremendous impact on residential communities if commercial stores are permitted on corners in residential districts.
14. The Business Streetscape will change significantly. Although the City of Yes plan is intended to energize commercial districts and restore economic vibrancy to communities, many of the proposals will undermine this intent. There will be impacts on local businesses and commercial corridors, particularly if new use groups are permitted in the existing overlay or if some businesses expand their Production or Distribution capabilities.. For example, increased truck traffic and the loss of curb access for other businesses and customers.
15. Overall, the new proposed streetscape rules are very ambiguous.
16. The potential for cannabis production in commercial overlays or in residential districts as part of indoor agriculture uses is of concern.

### Committee Recommendations

In light of these significant concerns and many unanswered questions, District Manager Beckmann requested that the DCP send a copy of the draft Text Amendment to the Community Boards prior to certification and the Committee decided to prepare a letter to the Chair of the New York City Planning Commission, Daniel Garodnick, requesting more time to review the expansive zoning proposals. The Zoning and Land Use Committee convened twice more as a Working Group to discuss and provide input for this letter, as well as plan future working group sessions to review the 664-page draft zoning text.

Based on the Committee's discussion and input, District Manager Beckmann drafted a letter to Chair Garodnick, which will be shared with the General Board this evening. The Committee recommends that Community Board 10 share this letter with all of New York City's Community Boards (59 total) and request their support and signatures.

Insert: Draft Letter to Community Boards  
Re City of Yes: Economic Opportunity Text Amendment, Community Board Request for  
Additional Review Prior to Certification

Respectfully submitted,

*Stephanie Simone-Mahaney*

Stephanie Simone-Mahaney  
Chair, Zoning and Land Use Committee  
16 October 2023



In Attendance at ZALUC Meeting, September 26, 2023:

Josephine Beckmann

Jaynemie Capetanakis

Leodan Castillo

Doris Cruz

Carmelo DiBartolo

Ann Falutico

Steve Harrison

Pierre Lehu

Stephanie Simone-Mahaney

## **DRAFT LETTER TO COMMUNITY BOARDS**

Dan Garodnick, Chair  
City Planning Commission  
120 Broadway – 31st Floor  
New York, NY 10271

Re: City of Yes: Economic Opportunity Text Amendment  
Community Board Request for Additional Review Prior to Certification

Dear Chair Garodnick:

We are writing today to request that you provide Community Boards additional time to review the sweeping changes to the Zoning Resolution proposed in the City of Yes: Economic Opportunity text amendment.

Why are we making this request? The information presented to Community Boards thus far has lacked specificity, delivered limited anecdotal data supporting justification for the need to recategorize use groups, and staff were unable to answer many questions posed by Board Members. Additionally, some Community Boards have been unable to schedule preliminary briefings with your team until well after the planned certification goal of late October/early November.

It is important to get this right. While we support economic opportunity in our great City and agree that some change is needed to update terminology as well as remove outdated terms and add new industries that were not in existence in 1961, the lack of detail provided, specifically with modifications to use groups and expanded as-of-right designations, has raised many unanswered questions. The recently shared annotated text is well over 600 pages and requires a detailed review.

The three major articles of the Zoning Resolution distinguish residential, commercial, and manufacturing uses and by and large have served our neighborhoods well in the context of providing oversight and enforcement over the last 60 years.

The impacts to residential communities resulting from this proposal appear to be significant. During the online presentations, those in attendance made it clear that the voices of residents are not being heard. Further, many businesses may not fully understand impacts they may face with changes to the zoning text.

The new proposals include removal of residential space to add commercial uses, expand definitions to home occupation businesses within residential buildings, change

use groups in the commercial overlays within residential districts and expand As-Of-Right designations that will permanently remove tools for community review, as well as agency oversight and enforcement.

The bottom line is we want to do our due diligence **and ask that you provide Community Boards with 90 days upon certification so that we can work together to closely review the changes to the text and their impacts to our respective Community Districts.**

In your own words from the Public Info Session, City of Yes for Housing Opportunity on September 27<sup>th</sup>: “These are important issues; they are complicated, and we want to take our time.”

Thank you in advance for your consideration and we look forward to your reply.

Sincerely,

**Community Board 10**  
**Brooklyn, NY**  
**Senior Issues, Housing, Health, and Welfare Committee**

The Senior Issues, Housing, Health, and Welfare Committee of CB10 met in quorum for a meeting via Zoom on Thursday, October 5th, 2023 at 6:30 PM. The meeting was held in person at the District Office and live-streamed on YouTube for those who could not access it via Zoom.

At this meeting, a member of the Maimonides Health EMS Staff provided naloxone training for CB10 board members. Naloxone is a safe medication that can reverse the effects of an opioid overdose. It only works on opioids (such as heroin, fentanyl, and prescription painkillers), but it is safe to use even if opioids are not present. In other words, if you find yourself in a position of confusion on whether or not the person in front of you is experiencing an overdose, it is safe to give them this medication, as it will not harm them, even if it ends up not being an overdose.

Given the importance of understanding how to recognize if someone is experiencing an overdose and the increase in fentanyl use in our communities, this report will include specifics on how to deal with such a situation. Signs of an opioid overdose include unresponsiveness or unconsciousness, slow or stopped breathing, blue, gray, or white lips or fingertips, and snoring or gurgling sounds. Before administering naloxone, shout loudly to see if the person responds; if there is no response, grind your knuckles into their breastbone and if there is still no response, it is an emergency. The absolute first step is to call 911 for medical help and assistance. Tell them someone is not breathing, inform them of having the naloxone spray, and allow them to guide you if you forget the next steps. You may administer the naloxone at this time. Be aware that you cannot test the device, as it can be used once; spray the naloxone in one nostril by pushing the plunger. If there is no response in two minutes, you can give a second dose. You may commence rescue breaths or CPR as soon as possible. When not giving naloxone or rescue breaths, put the person on their side to prevent choking and then stay with the person until medical help arrives. Naloxone kits typically have an expiration date of around two years, but they might still be effective beyond that date. So, it might be better to use an expired spray than nothing at all in such a situation.

For emphasis, it is vital that if you find yourself in such a situation, you call 911 first as Naloxone only works for 30 to 90 minutes and may cause withdrawal symptoms until it wears off. Also, do not put yourself at harm if the individual does respond to the Naloxone treatment and does not want to remain seated for medical care to arrive.

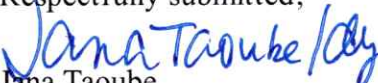
It is very important to understand that individuals suffering from substance abuse disorders are often stigmatized and in increasing the number of community members receiving such training, individuals are more understanding that opioid overdoses can happen to anyone, including relatives, friends, and colleagues. Opioid overdoses can result from various sources, including prescription medications and accidental double dosing. The conversation emphasizes the importance of making naloxone readily available to the public to help save lives in overdose

situations. Board members stressed increasing the number of naloxone training and approaching various groups including seniors, community organizations, schools, and religious institutions. Board members also discussed the importance of making naloxone kits available in restaurants, bars, and other public spaces, as aforementioned, in order to increase accessibility to anyone who might be encountering an overdose situation.

Naloxone is distributed by the New York City Department of Health and is also available at some pharmacies, often without a prescription. With all this being said, contact NYC Well 24/7 to find naloxone or support with substance use or mental health at (888-692-9355), chat online at [nyc.gov/nycwell](https://nyc.gov/nycwell), or text "WELL" to 65173.

Overall, this conversation is part of an ongoing effort to increase education and knowledge to empower individuals to respond effectively to opioid overdoses, drug abuse, and underage use of highly-addictive substances like vaping. The more people engage in such important conversations, the more people are aware of potentially life-saving steps such as naloxone administration, and the better the chances of saving lives and decreasing the overall improper use of such substances.

Respectfully submitted,

  
Jana Taoube

## POLICE AND PUBLIC SAFETY COMMITTEE COMMUNITY BOARD 10

On October 12, 2023, a Webex was conducted by the Office of Cannabis Management (OCM) for Community Boards and their roles. As of October 4, 2023, adult use applications have opened and will run through December 4, 2023. These are some of the highlights of the meeting.

### **BACKGROUND:**

In March 2021 the Marijuana Regulations and Taxation Act (MRTA) was signed by the Governor.

- MRTA made it legal for adults 21 and older to possess and use cannabis.
- Expanded the existing medical cannabis and cannabinoid hemp programs.
- Created licenses for adult-use cannabis businesses:
- Established the Cannabis Control Board and Office of Cannabis Management to oversee the cannabis and hemp industries: and
- Set requirements to create a more equitable adult use cannabis market.

### **ROLES OF COMMUNITY BOARDS:**

- An applicant for a retail dispensary or microbusiness license needs to submit a notification that their proposed retail location (premise) is within the boundary of the Community Boards prior to filing their application.
- Filing an application is not when an applicant fills out the application and sends it to the office.

Filing an application is when OCM can confirm completion of the following:

- All requirements relating to format, signature, oath, or affirmation have been properly submitted, and all copies of documents provided, as the office may require.
- All requested and required disclosures have been properly submitted.
- All required consents, waivers, fingerprint responses, and photographs have been properly submitted.
- All information, documentation, attestations and assurances and other materials required have been submitted with the application; and
- All fees have been paid.

Notifications to Community Boards are done on a specific form, Notification to Municipality form OCM-06009 and must be sent by.

1. Sent by Certified mail return receipt requested.
2. Overnight delivery service with proof of mailing
3. Personal Service upon the clerk or community board.

Once a notification is received the board has 30 days to respond and render an opinion it can also request an additional 30-day extension. A total of 60 days will be given if an extension is requested.

Pursuant to Section 76 of the Cannabis Law, not less than thirty days nor more than two hundred seventy days before filing an application for licensure as an adult-use retail dispensary or registered organization adult-use cultivator processor distributor retail dispensary or an on-site consumption licensee, an applicant shall notify the municipality in which the premises is located of such applicant's intent to file such an application. Applicants for a microbusiness authorized to conduct retail sales of cannabis products to consumers must also complete this notification in the same manner as an applicant for an adult-use retail dispensary license.

An applicant must notify the Community Board 30 days prior to their application being filed with the Office. The Office does not consider an applicant for a retail dispensary or microbusiness (with retail authorization) filed with the office until:

1. The applicant provides proof of control over the proposed retail location.
2. The applicant provides proof of notification to the municipality; and
3. The applicant receives a location determination from the office as to whether the retail location meets the proximity requirements in the Cannabis Law and corresponding regulations.

If the OCM receives an application with a proposed retail location and no proof of notification to municipality then OCM will not be able to move forward processing the application.

Laws or regulations where cannabis dispensaries can be located:

1. A dispensary cannot be on the same road and within 500ft of a building and its grounds occupied exclusively as a school.
2. Cannot be within 200ft of a building occupied and used as a house of worship.
3. Cannot be within 1000ft of another dispensary or microbusiness retail location in areas with a population greater than 20,000.
4. Cannot be within 2000ft of another dispensary or microbusiness retail location in areas with a population less than 20,000.

Laws or regulations which limit where cannabis dispensaries can be located:

Public youth facility means a location or structure owned by a government or government subdivision or agency, that is accessible to the public, where the primary purpose is to provide recreational opportunities or services to children or adolescents of whom primary population is reasonably expected to be seventeen (17) years of age or younger.

Proximity to Public Youth Facilities:

- Measurement will be taken from the nearest entrance of the premises licensed and operating as a retail dispensary, on-site consumption, microbusiness, or Registered Organization Dispensary (ROD).
- The center of the nearest entrance of the nearest building of such public youth facility.
- If no entrance exists, the nearest structure of that public youth facility.
- If no structure exists, the nearest point of the grounds of the public youth facility's legally defined property boundary as registered in the county clerk's office.

- If no clear delineation of grounds exists, the nearest point of equipment, the primary purpose of which is reasonably expected to be used by children seventeen (17) years of age or younger.

Enforcement Activities:

- OCM's Enforcement Division has been conducting investigations (Locations, owners products sold etc.) on all illicit cannabis operations since January of 2022.
- The Enforcement Division routinely confers with local DA's and law enforcement across the state about strategies in cannabis enforcement.
- OCM investigators work on multi-agency task forces to shut down illicit store fronts.
- The Enforcement Division continues to staff up and engage in enforcement actions across the state:

The Enforcement Division visits illicit stores, issues cease-and-desist letters to stores conducting themselves contrary to existing laws and assists local law enforcement in their investigations involving illicit stores.

An overview of enforcement activities:

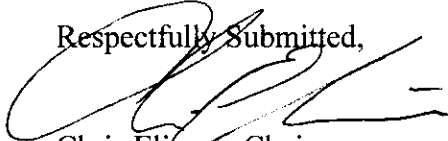
Revisions to the Cannabis Law and Tax Law were included in State Fiscal Year (SFY) 23-24 budget to establish a comprehensive framework to address the spread of unlicensed cannabis shops statewide. The law empowers the OCM to take enforcement action against businesses selling cannabis without a license. Bolsters the enforcement authority of the OCM to conduct regulatory inspections of all businesses selling and giving away cannabis. Allow for the inspection of these businesses by using a court order if these businesses do not allow the OCM to conduct an inspection. Empowers OCM to seize cannabis found in unlicensed cannabis businesses. Empowers OCM to assess civil penalties (Tax and OCM fines and penalties) against unlicensed cannabis businesses.

Information about activities that may be in violation of the Cannabis law can be sent to OCM via email or through their website at [cannabis.ny.gov/report-an-incident](https://cannabis.ny.gov/report-an-incident). When submitting a complaint, they would like you to include the following:

- The name of the Business
- Time of alleged illicit activity
- Location of alleged illicit activity
- Pictures of alleged illicit activity
- Indicate if there have been previous police contact.
- Proximity to sensitive use locations such as schools or houses of worship.
- Contact information of the person reporting the alleged illicit activity for any follow up questions investigators may have.

The above excerpts are submitted for your information.

Respectfully Submitted,



Chris Elisson, Chairperson



## STATE LIQUOR AUTHORITY-NEW APPLICATIONS AND RENEWALS

<b>Name/Address</b>	<b>Received at CB10</b>	<b>Status</b>
MVSO Restaurant & Bar, d/b/a Las Margaritas* 7206 3 <sup>rd</sup> Avenue	09/28/2023	New Application liquor, wine, beer, cider
PRX Inc. d/b/a Johnny Pumps Cafe 7518 5 <sup>th</sup> Avenue	09/28/2023	Renewal liquor, wine, beer, cider
Caffe Sette Bello Corp* 7324 13 <sup>th</sup> Avenue	10/02/2023	New Application wine, beer, cider
Saje Business Corp d/b/a Matter 7604 3 <sup>rd</sup> Avenue	10/05/2023	Renewal liquor,wine, beer, cider
Bay Ridge Pizza 7704 5 <sup>th</sup> Avenue	10/10/2023	Renewal wine, beer, cider
Parceros Restaurant USA Corp* 6824 3 <sup>rd</sup> Avenue	10/23/2023	New Application liquor, wine, beer, cider
86 Noodles 8608 4 <sup>th</sup> Avenue	10/25/2023	Renewal wine, beer, cider
Northern House LLC d/b/a The Harp Bar 7710 3rd Avenue	10/30/2023	Renewal liquor, wine, beer, cider
Korner Restaurant Corp d/b/a The Corner* 8602 3 <sup>rd</sup> Avenue	10/23/2023	New Application liquor, wine, beer, cider

\*Has been invited to present their application at the November 15<sup>th</sup> Police and Public Safety Committee meeting