

**Community Board 10 Board Meeting Attendance**  
**November 20, 2023, 7:00 pm, Fort Hamilton Senior Center**

**Board Members Present: 38**

Salah Altayeb  
Jonathan Bova  
Teri Brennan  
Tracie Britton  
Jaynemie Capetanakis  
Leodan Castillo  
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  
Stella Kokolis  
Nikolaos Leonardos  
Pierre Lehu  
Daniel Loud  
Elizabeth Lovejoy  
Stephanie Simone Mahaney  
Masoud, Essa  
Nicholas Massab  
Ruth Greenfield Masyr  
Danielle Mowery  
Larry Stelter  
Henry Stewart  
Jana Taoube  
Sandy Vallas  
Barbara Vellucci  
Lori Willis  
Jack Zhang

**Board Members Excused: 8**

Ibrahim Anse  
Barbara Buchalter-Pollack  
Michael Festa  
June Johnson  
Marie Mirville-Shahzada  
Dean Rasinya  
Joseph Sokoloski  
Julie Thum

**Board Members Absent: 2**

Habib Joudeh  
Husam Rimawi

**AMENDED AGENDA  
COMMUNITY BOARD 10 GENERAL MEETING  
November 20, 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**

**ADOPTION OF AGENDA**

**ADOPTION OF MINUTES**

**October 16, 2023 Board Meeting**

**PUBLIC SESSION**

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

**PUBLIC HEARINGS**

**New liquor, wine, beer, cider application at MVSO  
Restaurant & Bar Corp., d/b/a La Margaritas,  
7206 Third Avenue**

**Committee Report and Recommendation  
Discussion and Vote**

**New liquor, wine, beer, cider application at  
Parceros Restaurant USA Corp., 6824 3rd Avenue**

**Committee Report and Recommendation  
Discussion and Vote**

**New wine, beer, cider application at Caffe Sette  
Bello, 7324 13th Avenue**

**Committee Report and Recommendation  
Discussion and Vote**

**New liquor, wine, beer, cider application at  
Korner Restaurant Corp., d/b/a The Corner,  
8602 3<sup>rd</sup> Avenue**

**Committee Report and Recommendation  
Discussion and Vote**

**CHAIR'S REPORT**

**DISTRICT MANAGER'S REPORT**

**TREASURER'S REPORT**

## **COMMITTEE REPORTS**

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

**Update on formulation of a review process for cannabis license application notifications**

**Committee Report and Recommendation Discussion and Vote**

### **TRAFFIC AND TRANSPORTATION COMMITTEE**

**Update on Committee review of NYC DOT new rules for outdoor dining**

**Committee Report and Recommendation Discussion and Vote**

**Update on proposed MTA IBX (Interborough Express) Project**

**Informational Report**

### **ZONING AND LAND USE COMMITTEE**

**Update on continued Committee review of proposed Citywide text amendment, City of Yes – Economic Opportunity**

**Informational Report**

### **PARKS COMMITTEE**

**Update on Destination Greenways: Bike Path Underneath the Verrazzano and Leif Ericson Park**

**Informational Report**

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURN**

**Community Board 10 General Board Meeting Minutes**  
**November 20, 2023, 7:00 pm, Fort Hamilton Senior Center, 9941 Fort Hamilton Pkwy**  
**YouTube Livestream: <https://www.youtube.com/watch?v=ldtVKhvZU4c&t=6216s>**

Chair Capetanakis called the meeting to order at 7:03 pm and introduced Board Treasurer Jana Taoube to lead the Honor of the Pledge. BM Taoube is departing the Board to attend medical school overseas. She was presented with flowers and a plaque for her service to the Board.

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

**All in favor. Motion carried.**

Chair Capetanakis called for the Adoption of the Minutes from the October 16, 2023, Board Meeting. Motion by BM Dianne Gounardes, seconded by BM Christopher Cesarani.

**All in favor. Motion carried.**

### **PUBLIC SESSION**

Laurie Windsor representing Congresswoman Nicole Maliatokis:

- Greeted the audience and wished everyone a Happy Thanksgiving on behalf of Congresswoman Maliatokis and her office.

Nancy Lulu representing DA Eric Gonzalez's Office:

- Greeted everyone and highlighted the successful catalytic converter theft prevention event that occurred on November 4<sup>th</sup>.
- Provided the number for the Hate Crimes Bureau (718-250-4949) and urged any victims of, or anyone with knowledge of, a hate crime to report the incident.
- Concluded by wishing everyone a Happy Thanksgiving!

Maia Yedin representing State Senator Andrew Gounardes:

- Greeted everyone and announced the annual Christmas Tree Lighting Events at Dyker Park on November 28<sup>th</sup> and Cannonball Park on November 30<sup>th</sup>.
- The office will also be having an annual holiday card for seniors drive.

Richie Barsamian representing State Assembly Member Alec Brook-Krasny:

- Greeted everyone and thanked Community Board 10 for all its hard work.
- Reminded everyone to check in on needy neighbors during the holiday and winter season and wished everyone a Happy Thanksgiving.

Zunera Ahmed representing State Senator Iwen Chu:

- Greetings on behalf of Iwen Chu and provided copies of the Declaration of Independence and Constitution.
- On November 30<sup>th</sup>, Senator Chu's office will be hosting the MetroCard van from 10 AM to 2 PM

Gabrielle Woods representing Councilman Justin Brannan:

- Greeted everyone and announced that the Council Member was happy to continue to serve the neighborhood after being re-elected.
- Provided info for the tree lighting ceremony at Cannonball Park taking place November 30<sup>th</sup> at 6 PM.
- Wished everyone a Happy Thanksgiving.

Jessical Kallo representing Borough President Antonio Reynoso:

- Wished everyone a Happy Thanksgiving and announced that the applications for Community Board membership are open. Applications are online and members up for re-appointment need to reapply or they will not be reappointed. Applications are open until February 19, 2024.

Venus Scantlebury representing the NYC Civilian Complaint Review Board (CCRB):

- Greeted everyone and gave an overview of what the CCRB does.
- Announced that the CCRB is looking for members for their youth advisory council. The council is currently looking for representation from Bay Ridge. The application closes on November 30<sup>th</sup>.
- Provided information about Know Your Rights Workshops that are presented at schools and wished everyone a Happy Thanksgiving.

Karen Tadross representing Bay Ridge Cares:

- Greeted everyone and provided information on the services that Bay Ridge Cares offers.
- Announced that Bay Ridge Cares will be launching a Community Micro Grant Program in January. The initiative will provide money to small community projects and the application will be available on Bay Ridge Cares website.
- Bay Ridge Cares will also be sponsoring the Owls Head Park Tree Lighting which will be on December 6<sup>th</sup> at 6 PM.
- On November 22<sup>nd</sup>, Bay Ridge Cares will be delivering hundreds of Thanksgiving dinners to seniors and those in need.

Erica Ginger Stavrou regarding Ovington Avenue:

- Expressed concern about the possibility of a new grocery store opening at 505 Ovington Avenue (site of the former Hall of Fame Billiards) due to the current traffic issues which would already be exasperated by the proposed new high school to be built between 4<sup>th</sup> and 5<sup>th</sup> Avenue.

District Manager Josephine Beckmann stated that she will look into the proposed supermarket as she had not previously heard about its opening. She also relayed that the School Construction Authority will be providing an update on the proposed high school in the upcoming week.

Erica Zuber regarding street safety:

- Introduced herself as a friend of Annemarie Weisner, the Bay Ridge resident who was killed on November 16<sup>th</sup> in a hit and run incident on Marine Avenue.
- Paid tribute to her friend as a wonderful mother, grandmother and musician and asked that the community consider adding additional stop signs, speed bumps and other traffic measures to deter speeding and possibly prevent further tragedies.

Patricia Carroll regarding pedestrian safety:

- Addressed the speeding issues on Marine Avenue and requested a stop sign and improved roadway design on 97<sup>th</sup> street and Marine Avenue to slow down car traffic.

Christopher Leyden regarding pedestrian safety:

- Introduced himself as a member of the Bay Ridge Environmental Group and Bike South Brooklyn.
- Discussed available solutions to speeding issues given that there is a limit to the number of speed cameras that can be placed in the neighborhood.
- Asked people to reach out to the DOT and their elected officials about narrowing roads, extending sidewalks and other measures that can be taken to increase street safety.

Amy Bernstein regarding pickleball and tennis courts:

- Asked for the tennis courts in Leif Ericsson Park to be preserved and not converted to pickleball courts.
- Provided a petition, with 263 signatures, to keep the tennis courts intact and asked that additional pickleball courts be provided to the neighborhood at a different location.

Neal Balagula regarding tennis courts:

- Reiterated the need to keep tennis courts in the neighborhood as there is a demand for playing time.
- Asked that the Lucille Ferria courts on Bay 8<sup>th</sup> street be repaired.

Alan Faust regarding pickleball courts:

- Requested more pickleball courts in the neighborhood as there are only 20 courts available for the increasing number of pickleball players in the area.
- Asked that additional tennis courts at JJ Carty Park be converted to pickleball courts.

Joseph Walsh regarding pickleball courts:

- Restated the need for additional pickleball courts at Leif Ericsson Park but also requested that temporary pickleball nets be allowed on tennis courts when they are not in use for tennis.
- Asked that the Shore Road Park tennis courts be considered as a site for new pickleball courts.

District Manager Josephine Beckmann stated that she will reach out to the Parks Department to resolve the court issues for both tennis and pickleball players.

Assemblyman Lester Chang:

- Provided an update on a stabbing incident that occurred on New Utrecht Avenue. The victim is out of the hospital and doing well and the suspect has been arrested. The suspect is an emotionally disturbed individual who is being held on bail and hopefully receiving the treatment that they need.
- Wished everyone a Happy Thanksgiving!

In the matter of a new SLA liquor/wine/beer/cider application for MVSO Restaurant and Bar Corp. d/b/a as Las Margaritas, 7206 3rd 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 MVSO Restaurant and Bar Corp. d/b/a as Las Margaritas, 7206 3rd 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 Sunday to Thursday 11AM-12AM and Saturday 11AM-1AM.**
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.**

In the matter of a new SLA liquor/wine/beer/cider application for Parceros Restaurant USA Corp., 6824 3rd Avenue Brooklyn, NY 11209, the Committee Report and Recommendation was rendered by Police and Public Safety Committee Chair Elisson. See Attached. The matter was tabled for the next board session.

In the matter of a new SLA wine/beer/cider application for Caffe Sette Bello Corp., 7324 13th 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 wine/beer/cider application for Caffe Sette Bello Corp., 7324 13th Avenue Brooklyn, NY 11209, unless the applicant agrees to the following stipulations.**

1. **The premises will operate as a Cafe.**
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 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 Noise 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.**

In the matter of a new SLA liquor/wine/beer/cider application for Korner Restaurant Corporation d/b/a as The Corner, 8602 3rd 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 Korner Restaurant Corporation d/b/a as The Corner, 8602 3rd Avenue Brooklyn, NY 11209, unless the applicant agrees to the following stipulations.**

13. The premises will operate as a restaurant.
14. There will be no sale or consumption of alcohol on the premises until the appropriate license is issued by the SLA.
15. Applicant will not serve or allow BYOB until license is obtained.
16. The owner or manager will be on site during all hours of operation.
17. The hours of operation will be Sunday to Wednesday 11AM-12AM and Thursday to Saturday 11AM-1AM. The hours of operation for the sidewalk café will be 11AM to 11PM Sunday to Thursday and 11 AM to 12AM Friday to Saturday.
18. There will be no smoking permitted.
19. There will be no outdoor music.
20. Doors and windows shall remain closed with any amplified music.
21. Background or recorded music sound levels will remain below the level permitted by NYC Noise Code.
22. Once SLA license is obtained the Committee/Community Board may call upon the applicant to address any concerns that may arise.
23. There will be at least 20% visibility view into the establishment at eye level.
24. 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**

BM Lori Willis asked how one could subscribe to the Community Board newsletter. There is a link and QR code available on the Community Board website.

## **TREASURER'S REPORT – See Attached**

## **COMMITTEE REPORTS**

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

Chair Chris Elisson rendered the report. See Attached.

Discussion followed concerning potential for cannabis businesses to allow for tasting rooms, consumption/smoking on premises and the use of rear yards. Several items remain uncertain since the rules have not yet been finalized and there are certain things that may be allowed by the State, which is overseeing cannabis management, but banned by the city. Further discussion was had about the questionnaire that will be sent out to cannabis license applicants. BM Chris Elisson clarified that the questionnaire is only to aid the board in forming an opinion about applicants and that the board has no say in the actual rules concerning the businesses; he also clarified that the distances used in the questionnaire concerning where the applicants might be located are point to point measurements. Board members inquired if the Community Board could ask for floor plans and applicant's prior business experience in the questionnaire.

**Motion to compose a questionnaire to be sent to cannabis applicants in Community Board 10. All in favor, motion carried unanimously.**

### **TRAFFIC AND TRANSPORTATION COMMITTEE**

Chair Jack Zhang rendered the report. See Attached.

Discussion followed concerning the number of roadside cafes that can operate on a single block, the allowable size of the outdoor dining areas, electrical usage for the roadside cafes, license fee refundability and outreach that was made to businesses. Concerns were raised about there being no limit to the number of roadside cafes allowed on one city block, the size of the roadside cafes, as well as the length that the license is valid which, at four years, is longer than most business licenses.

**Motion to submit the Traffic and Transportation Committee's comments and questions, along with the additions from the full board to the Department of Transportation. Seconded by BM Doris Cruz. All in favor, motion carried unanimously.**

T&T Committee Member Doris Cruz gave a very brief update regarding the IBX project. See Attached.

### **ZONING AND LAND USE COMMITTEE**

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

BM Lori Willis illuminated that the City of Yes zoning proposal could possibly override the community's current zoning which several board members helped to put in place. She urged everyone to attend the public meeting about the proposal which will be held on November 29<sup>th</sup> at St. Anselm's.

BM Ruth Greenberg Masyr asked about the process for how the City of Yes zoning proposal would be finalized. The Community Board will have sixty days to review and submit comments and then the City Planning Commission will vote on the proposal in February. After the City Planning Commission votes, the measure will go to the City Council for a final vote.

## **PARKS COMMITTEE**

Parks Chair Dianne Gounardes rendered the report. See Attached.

BM Steve Harrison asked why the project stops and does not continue into the Board 11 portion of the property. Parks Chair Gounardes explained that the work will be done in phases, and this is only the first phase of the work.

## **OLD BUSINESS**

BM Stetler asked about B37 buses being rerouted and running significantly delayed and included that the B63 on 5th Avenue has not been running on schedule. DM Beckmann stated she will reach out to the MTA to inquire.

BM Ruth Masyr requested an update on the removal of bus stops proposed in the Brooklyn Bus redesign plan, but was told there has been no information yet.

BM Henry Stewart inquired about the Street Safety Sub-Committee that the Community Board previously had. The response was that the Sub-Committee stopped meeting during the pandemic, but the Board will consider reviving the group. There are also several DOT street safety studies in the neighborhood that were put on hold during the pandemic that are still pending completion.

BM Terri Brennan highlighted the importance of increasing driver awareness when discussing street safety concerns.

BM Daniel Loud pressed for improvements in street infrastructure and asked that the upcoming Traffic and Transportation committee specifically address street safety. He called attention to the recent letter that Brooklyn Community Board 6 sent to the Mayor regarding street safety and expressed his hope that Community Board 10 could do something similar.

## **NEW BUSINESS**

None.

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

Good evening, and Happy November. This is the month we celebrate Thanksgiving and Community Board 10's Annual Thanksgiving Food Drive in Memory of Former Board Member Helen Sokoloski. We are grateful to Helen's memory and her commitment to our community. We encourage everyone to remember that food insecurity is a year round problem and to consider donating regularly. *We thank our friends at St. Patrick's Food Pantry.*

This evening, I would also like to remember another community member whom I never met, but whose sudden death has impacted all of us. Last week, our neighborhood was in the news because local resident Annmarie Weisner was struck and killed by a hit and run driver. Police said the 72-year-old was pushing a shopping cart while crossing Marine Avenue between 96<sup>th</sup> and 97<sup>th</sup> Streets on Thursday when, a speeding car hit her and kept on going. She died of severe head trauma. I understand this location was just around the corner from where she lived. According to the news, Ms. Weisner moved to the United States from Switzerland in the 1980s, was a beloved grandmother and a musician. One article said that she loved her family, her German shepherd, and to play the violin.

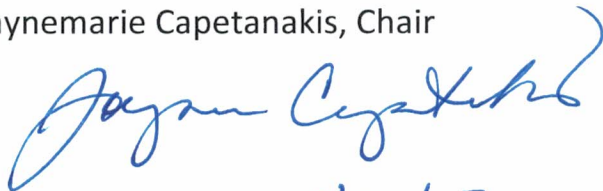
Ms. Weisner's death was the third hit-and-run in New York City in 24 hours. Now, that statistic has risen to at least five hit-and-runs across the city since last Monday. We must prioritize the safety of our community members and let the memory of AnnMarie Weisner unite us to make our streets safer. Calls, 311 complaints, and topics brought up at our monthly meetings that involve speeding are very frequent. Speed bumps, cameras, traffic lights, stop signs, improved streetlights, lower speed regulations, extending crosswalk times, and enforcement are remedies discussed at almost all of our traffic and transportation meetings. The NYC Vision Zero website listed 183 fatalities citywide as of September 2023 and we know that the numbers got higher. Families for Safe Streets cites at least 223 fatalities among New Yorkers. Yesterday, there was a rally in Queens to demand action on World Day of Remembrance for road traffic victims. They brought shoes, strollers and scooters to Astoria Park to symbolize the many people of all ages who have been traffic victims. The World Day of Remembrance for Road Traffic Victims (WDR) is commemorated on the third Sunday of November each year and it was the same week that these tragedies occurred in our city. It is a global event to remember the many millions who have

been killed and seriously injured on roads around the world and to acknowledge the suffering of all affected victims, families and communities—like ours.

As board members, we are a group of volunteers who get to offer feedback when a particular issue is brought before the board. But, we need our city agencies and elected to respond to this. We ask our NYPD to continue to investigate this tragic case and we demand that all of our elected officials, especially those who attend or have representatives attend our meetings, bring tougher legislation to hold reckless drivers accountable. We ask the Department of Transportation to investigate the location of this accident and provide concrete steps to improve safety. We thank City Council Member Brannan for including CB 10 in the walkthrough with the Department of Transportation as soon as possible. We can do something about this if we work together and we need our city to come together so that every community member can safely cross the street. As the World Day of Remembrance advocates, “We do not want more victims to remember, we want to live our lives together.”

Respectfully submitted,

Jaynemie Capetanakis, Chair



11/20/23

**District Manager Report**  
**November 20, 2023**

Good Evening Board Members,

I want to thank everyone for donating food and monetary donations for the food drive tonight in memory of our late Board Member Helen Sokoloski who was a dedicated volunteer and was passionate advocate for about the need to collect food to donate to needy families. I am also happy to share that Board Member Shirley Chin who arranged a donation from girl scout troop to be part of the collection tonight.

I along with several Board Members attended the opening of the new state of the art Bay Ridge Center at 15 Bay Ridge Avenue. Please spread the word to your neighbors and friends that the center is operational and Board Members will be able to get a firsthand look during the March and June Meetings. Thank you to the Bay Ridge Center for opening your doors to us!

Community Board 10 was notified by the Department of Social Services of that a homeless shelter will be constructed at 6530 Fourth Avenue. We will be inviting DSS and service provider to discuss plans next month.

I want to share that an interagency meeting to prepare for Dyker Lights was held and an onsite interagency meeting is scheduled for the first week of December. 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 includes representatives from NYPD, DSNY, DEP, DOT, CECM in advance of the start of the season which will begin this Friday..

The District Office has been distributing leaf bags that can be placed out on recycling bag. CB10 is home to tree lined streets that produce a great many leaves. This time of year I remind all that our Department of Sanitation is not equipped with vacuum trucks.. we can all pitch in by sweeping 18 inches from curb.. and recycling leaves. We have handed out over 900 bags.. please spread the word.. they are available at the District Office we received 2,500 bags from DSNY for distribution.

We were disappointed that our fall clean up was cancelled due to rain.. but we will be planning one this Spring as we had over 100 students sign up.

The District Office staff has been preparing for upcoming public meeting on Wednesday, November 29<sup>th</sup> at Saint Anselm about sweeping citywide zoning proposal that will have far reaching impacts to Community District 10. It will be reported tonight by Zoning Chair Stephanie Mahaney. Please attend if you are able. The Zoning and Land Use Committee has been working diligently to review this 664 page amendment to the Zoning text. We brought flyers here tonight .. if you want to take some to give to your neighbors.. we would appreciate your help.

Also, next week, Tuesday, November 28<sup>th</sup> the Environmental Committee will host the Department of Sanitation in person at the District Office to learn about the expansion of the Organics Program.. and work on ways of getting the word out to the district about the importance of organics collection.

At the request of several Board members we have received additional Narcan kits .. available up front for anyone who seeks one.

**.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 23<sup>rd</sup>.

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 18, 2023, 7pm at the Norwegian Christian Home.

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, 2023 to June 30, 2024

Budget Appropriation for FY 2024

Inc. Council grant \$276,933.00

	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
DISTRICT MANAGER													
COMMUNITY COORDINATOR	\$10,258.97	\$10,245.94	\$15,368.91	\$10,245.94									\$46,119.76
COMMUNITY ASSOCIATE	\$8,278.75	\$6,880.96	\$10,371.44	\$6,889.21									\$32,370.56
COMMUNITY ASSISTANT													\$0.00
COLLEGE AIDE	\$530.64	\$236.38	\$531.09	\$313.86									\$844.97
<b>Total Personal Services</b>	<b>\$19,068.36</b>	<b>\$17,363.28</b>	<b>\$26,221.44</b>	<b>\$17,449.03</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>\$80,102.11</b>

Expense 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	
10B	Telephone													
10X	Intra-City Supplies	79.98	79.99	79.99	79.99									
40B	Inter-City Telephone													
100	Supplies & Materials		83.95		332.54									
101	Printing Supplies													
117	Postage													
170	Cleaning Supplies													
199	Data Processing Supplies													
302	Telecomm. Equipment													
314	Office furniture													
315	Office Equipment													
319	Security Equipment													
332	Data Process. Equipment	1,30.80		1,30.80										
337	Books													
402	Tel./Communications													
412	Rental/Misc. Equip		89.68	395.77	206.17									
417	Advertising													
431	Leasing Misc. Equip.													
451	Local travel expenditures													
602	Telecomm. Maintenance													
613	Office Equip. Maint.	51.44	1,300.94	51.42	51.42									
615	Data Process. Equipment													
622	Printing Supplies													
624	Temporary Services-contractual			200.00										
686	Cleaning Services													
684	Professional/Computer Services	680.40	375.00		735.00									
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>\$1,405.12</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>\$5,035.29</b>
<b>TOTAL PS AND OTFR EXPENSES</b>	<b>20,010.99</b>	<b>19,192.84</b>	<b>27,079.42</b>	<b>18,854.15</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>85,137.40</b>	

TOTAL UNCOMMITTED BUDGET BALANCE

\$191,795.60

Respectfully submitted,  
Janet Tronick, Treasurer

POLICE AND PUBLIC SAFETY COMMITTEE  
COMMUNITY BOARD 10

Date/Time: November 15, 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 November 15, 2023, the meeting was a hybrid meeting, in person at CB10 district office and on Zoom. The committee met in quorum and the agenda was as follows:

1. New SLA liquor, wine, beer, and cider license for MVSO Restaurant and Bar Corporation, DBA Las Margaritas located at 7206 3<sup>rd</sup> Avenue Brooklyn, NY 11209
2. New SLA liquor, wine, beer and cider license at Parceros Restaurant USA Corp., 6824 3<sup>rd</sup> Avenue Brooklyn, NY 11220
3. New SLA beer, wine, and cider license at Café Sette Bello Corporation, 7324 13<sup>th</sup> avenue, Brooklyn, NY 11228
4. Mew SLA liquor wine, beer and cider license for Korner Restaurant Corporation, DBA The Corner, 8603 3<sup>rd</sup> Avenue, Brooklyn, NY 11209
5. Develop a review process for cannabis license applications notifications.

**New SLA liquor, wine, beer, and cider application for MVSO Restaurant and Bar Corp., DBA Las Margaritas located at 7206 3<sup>rd</sup> Avenue Brooklyn, NY 11209**

This is a transfer of ownership of Las Margaritas Restaurant. Representing MVSO Restaurant and Bar Corp. was Mr. Andrew Hahn from ABC Licensing and the applicant, Mr. Manuel Vasquez Naxi was also present via Zoom. The premises will operate as a restaurant and there will be no change in their method of operation. The hours of operation are Sunday through Thursday 11AM – 12AM Friday and Saturday 11AM – 1AM. The restaurant currently does have an SLA License #1281752 which expires on February 28, 2025.

After a discussion period the committee's motion is to deny the applicant unless the applicant agrees to the following 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 are Sunday through Thursday 11AM – 12AM Friday and Saturday 11AM – 1AM.
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.

**New SLA liquor, wine, beer and cider license at Parceros Restaurant USA Corp.,  
6824 3<sup>rd</sup> Avenue Brooklyn, NY 11220**

The applicant was represented by Sandra Hung and the owner Anderson F Gonzalez was also at the meeting via Zoom. The hours of operation will be Tues.- Sat. 6AM – 3:30AM and Sunday and Monday 6AM – 1AM. The committee had multiple questions about the hours of operation, soundproofing of the premises and backyard use. The premises is currently under renovation. The applicant has agreed to delay his application to SLA to a future date. The application was tabled.

**New SLA wine, beer and cider license at Cafe Sette Bello Corp. located at 7324 13<sup>th</sup>  
Avenue Brooklyn, NY 11228**

This is new ownership of the Cafe. The owner Angelo Spata was present via zoom. The premises will operate as a caffe, and the hours of operation will be Monday – Sunday 6AM to 11PM. The caffe will have background music and will not have any outdoor dining. After a discussion period the committee motioned to deny the applicant unless the applicant agrees to the following stipulation.

1. The premises will operate as a Cafe.
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 agreed to the above stipulation. The committee met in quorum and the motion was unanimous.

**New SLA liquor, wine, beer, and cider application for Korner Restaurant Corporation  
DBA The Corner located at 8602 3<sup>rd</sup> Avenue Brooklyn, NY 11209**

Present was Joseph DeCrescenzo and the Manager David Casatelli. The premises will operate as a restaurant. The hours of operation will be Sunday – Wednesday 11AM – 12AM, Thursday – Saturday 11AM – 1AM. The location will have background music, the premises already has soundproofing installed. There will be a sidewalk café along the side of the premises on 86<sup>th</sup> Street.

After a discussion period the committee motioned to deny the applicant unless they agree to the following 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 applicants agreed to the above stipulation. The committee met in quorum and the motion was carried unanimous.

**The committee formulated a review process for cannabis license applications.**

Cannabis Dispensaries within the confines of Community Board 10. Once an applicant is reviewed an opinion will be formulated and presented to the CB10 Board for approval. Once an opinion is approved by the Community Board it will be sent to the Cannabis Control Board which will become part of the applicant's record.

**Procedure:**

1. When CB 10 receives Notification to Municipality on form OCM-06009 it must be stamped as to the date received.

2. The applicant will be sent a questionnaire and requested to complete and return it to CB 10 office. CB 10 has 30 days to formulate an opinion and can request an additional 30-day extension, if needed, to the Office of Cannabis Management. If the applicant does not complete the Questionnaire, then a negative opinion from the PPS Committee will be presented to the board for failure to cooperate.
3. The applicant will be invited to the next PPS Committee meeting. Members of the public will also be allowed to speak.
4. After review of the applicant the committee will formulate an opinion and present it to the Board at the next CB 10 meeting for a vote.

Questionnaire for Adult use Retail Dispensary License:

1. Name of Applicant?
2. Contact number?
3. Email?
4. Name of Business?
5. Type of license applying for?
6. Address of proposed dispensary? Is the dispensary within 1000 feet of another dispensary? Is dispensary within 200 feet of a house of worship? Is dispensary within 500 feet of a school?
7. Have you taken possession of the proposed premises? Do you have a lease, ownership? Do you have another business operating at the proposed location? If so, what is the nature of the business.
8. Days and hours of operation?
9. How will you manage sidewalk space to ensure customers do not smoke in front of premises?
10. Will you provide delivery services? If you provide delivery service, what is the method of your delivery service?
11. Who will oversee daily business? Provide contact information.
12. Are you planning any organized events?
13. Will the premise have any amplified music? If so what type?
14. Will you be advertising the proposed dispensary? If you are advertising, please explain the method of advertising and steps taken to prevent the attraction of customers under the age of 21 and/ or children:
15. Please describe the security system for the proposed premises.
16. Will you be willing to have the local precinct crime prevention officer conduct a commercial safety survey of the premises?
17. Will you have control of the rear yard? If yes, please explain your plans to minimize impacts to surrounding neighbors.
18. Are you applying for multiple licenses/locations? If yes, please provide additional locations.
19. Please provide a copy of the employee manual with the questionnaire.
20. Do you have any previous experience in the retail of cannabis? If yes, please provide the location.

The meeting ended at approximately 8:45 PM.

Respectfully Submitted,

Chris Elisson  
Chris Elisson, Chairperson

**Attendees:**

CB 10 District Manager, Josephine Beckman

**PPS Committee:**

**In Person at CB10 Office**

Chair, Chris Elisson

BM Barbra Vellucci  
BM Ruth Greenfield Masyr  
BM Judith Collins  
BM Michael Festa  
BM Elizabeth Edmonds  
BM Lori Willis

**Zoom**

BM Sandy Vallas  
BM Nikolaos Leonardes

**Excused Committee members:**

BM Husam Rimawi  
BM Elizabeth Lovejoy  
BM Jonathan Bova

**Applicants:**

**Representing MVS0 Restaurant and Bar Corp.**

Mr. Adnrew Hahn from ABC Licensing via Zoom  
Mr. Manuel Vasquez Naxi via Zoom

**Parceros Restaurant USA Corp.**

Sandra Hung via Zoom  
Anderson F Gonzalez owner via Zoom

**Caffe Sette Bello Corp.**

Owner Angelo Spata via Zoom

**Korner Restaurant Corporation**

Joseph DeCrescenzo owner, present at CB10 Office  
David Casatelli Manager, present at CB 10 Office

## Proposed Procedure for Review of Cannabis License

The Police and Public Safety Committee will be tasked for reviewing applications for Cannabis Dispensaries within the confines of Community Board 10. Once an applicant is reviewed an opinion will be formulated and presented to the CB10 Board for approval. Once an opinion is approved by the Community Board it will be sent to the Cannabis Control Board which will become part of the applicant's record.

### Procedure:

1. When CB 10 receives Notification to Municipality on form OCM-06009 it must be stamped as to the date received.
2. The applicant will be sent a questionnaire and requested to complete and return it to CB 10 office. CB 10 has 30 days to formulate an opinion and can request an additional 30-day extension, if needed, to the Office of Cannabis Management. If the applicant does not complete the Questionnaire, then a negative opinion from the PPS Committee will be presented to the board for failure to cooperate.
3. The applicant will be invited to the next PPS Committee meeting. Members of the public will also be allowed to speak.
4. After review of the applicant the committee will formulate an opinion and present it to the Board at the next CB 10 meeting for a vote.

### Questionnaire for Adult use Retail Dispensary License:

1. Name of Applicant?
2. Contact number?
3. Email?
4. Name of Business?
5. Type of license applying for?
6. Address of proposed dispensary? Is the dispensary within 1000 feet of another dispensary? Is dispensary within 200 feet of a house of worship? Is dispensary within 500 feet of a school?
7. Have you taken possession of the proposed premises? Do you have a lease, ownership? Do you have another business operating at the proposed location? If so, what is the nature of the business.
8. Days and hours of operation?
9. How will you manage sidewalk space to ensure customers do not smoke in front of premises?
10. Will you provide delivery services? If you provide delivery service, what is the method of your delivery service?
11. Who will oversee daily business? Provide contact information.
12. Are you planning any organized events?
13. Will the premise have any amplified music? If so what type?
14. Will you be advertising the proposed dispensary? If you are advertising, please explain the method of advertising and steps taken to prevent the attraction of customers under the age of 21 and/ or children:
15. Please describe the security system for the proposed premises.

16. Will you be willing to have the local precinct crime prevention officer conduct a commercial safety survey of the premises?
17. Will you have control of the rear yard? If yes, please explain your plans to minimize impacts to surrounding neighbors.
18. Are you applying for multiple licenses/locations? If yes, please provide additional locations.



Map data ©2023 Google 50 ft

Measure distance  
 Total distance: 344.60 ft (105.03 m)

455 86 St - 8501 5th Ave  
 DIST 20 PRE K



**Traffic and Transportation  
Committee Report November 9, 2023**

The Traffic and Transportation Committee met in a hybrid meeting on November 9th, 2023 at 7pm, with a virtual quorum, to discuss the proposed Department of Transportation Outdoor dining rules. Department of Transportation Representative Leroy Branch was present.

Josephine first acknowledged the amendment of the meeting agenda to postpone the 5th avenue bridge reconstruction presentation due to a death in the presenter's family. This will be rescheduled and a notice will be provided.

**Presentation Summary**

Josephine then reviewed the presentation that summarizes the proposed rule changes which are summarized as follows:

1. Starting in 2024, DOT will implement rules regulating sidewalk cafes and roadway cafes. Sidewalk cafes are open-air sites which are next to the restaurant on sidewalks and roadway cafes are open-air sites on the road itself.
2. Restaurants will be able to apply for a 4 year renewable, revocable license granted by the DOT commissioner
3. Restaurants are required to submit a petition form, including site plans and drawings, photographs, consent from the property owner, a pest control plan, proof of insurance, and any supporting material requested by the DOT. When sidewalk and roadway is shared, the first restaurant to submit a complete and accurate petition shall have priority.
4. The DOT will implement a series of the siting rules - please turn to pages 7 and 8 for sample pictures and the list.
5. The siting rules for sidewalk cafes are as follows
  - a. Sidewalk cafes are allowed year round
  - b. Cafes must be open and unenclosed
  - c. There must be a clear 8 feet of sidewalk pathway
  - d. Barriers around the sitting area are required
  - e. No flooring is permitted
  - f. The sidewalk cafe must follow minimum required space rules for city features such as subways, mailboxes, trees, and hydrants.
6. The siting rules for roadway cafes are as follows
  - a. Roadway dining allowed 8 months a year. Roadway dining is not allowed November 30 - March 31st inclusive.
  - b. Outside of allowed season, the structure must be removed and stored
  - c. The structure must be open and not enclosed
  - d. The maximum size of the structure is 40 feet long and 8 feet wide.
  - e. The structure must have rat-resistant waterfilled barriers with reflective strip on outward facing sides
  - f. The structure must be ADA accessible.
  - g. The roadway cafe must follow minimum required space rules for city features such as subways, mailboxes, trees, and hydrants.
7. The minimum space rules are listed on page 9 of the attached presentation.
8. Community board will have a role in the approval process.
  - a. For sidewalk cafes DOT will have 5 days to forward completed petitions and the Community Board will have 40 days to review the sidewalk cafe petitions.
    - i. The DOT will hold a public hearing if the Community Board recommends denial or approval with significant modifications or if it would be beneficial to address concerns about the effect of sidewalk cafes in a certain location.
  - b. For roadway cafes, the DOT will have 10 days to forward completed petitions to the Community Board and the Community Board will have 30 days to review and comment on roadway cafes.

- i. The DOT will hold a public hearing unless the DOT denies a petition outright. The DOT will also hold a public hearing for renewal and modification of a petition and if the roadway cafe increases by more than 10 percent.
9. When appropriate, approval by the Landmark Preservation Commission is required, such as if the location is within a historic district or if located on or attached to a landmark.
10. There will be an application fee of \$1050 and renewal fee every four years of \$1050
  - a. In addition, there are four levels of sectors, with differentiated fees or square feet. CB10 has sectors 1 and 2.
  - b. Sector 1 is \$6 per square foot for sidewalk cafes and \$5 per square foot for roadway cafes. Sector 2 is \$10 per square foot for sidewalk cafes and \$5 per square foot for roadway cafes.
  - c. Sectors 3 and 4 are primarily in Manhattan and are between \$14 and \$31 dollars per square foot.
  - d. DOT Rep Branch mentioned to the community board that the price for the license is less than previous requirements for sidewalk cafes as it's down from 10-15k to now 1k + an amount per square footage.
11. The allowable hours of operation are:
  - a. Monday to Thursday: 8am to midnight
  - b. Friday and Saturday: 8am to 1am following day
  - c. Sunday: 10am to midnight
12. Other rules of conduct for sidewalk and roadway cafes
  - a. No alcohol unless permitted by the New York State Liquor Authority. A restaurant may apply to include the outdoor dining area into an existing liquor license.
  - b. No smoking or e-cigarettes are permitted
  - c. No advertising is permitted, including signs, pictures, flags, banners or curtains, except the name, logo menu, restaurant services and the name and logo of any sponsors of the restaurants amenities, subject to the following rules:
    - i. Names and logos are limited to 10 percent of the surface area
    - ii. Names and logos may be painted or affixed, if no more than 1 inch in depth
    - iii. Menu and hours may not be printed on or physically affixed to the barriers
    - iv. On umbrellas, coverings and awnings, names and logos must be physically adhered to the fabric
    - v. Any signs, pictures, flags, banners, curtains, or other devices must not be illuminated, flashing or moving.
  - d. In terms of noise, the cafe must follow NYC noise code.
    - i. The cafe may not emanate loud or unnecessary noises, and no musical instruments, amplification or sound reproduction devices may be operated or used within the site, except where street activity permit is issued
    - ii. DOT may refer community noise disputes to Mediating Establishment and Neighbor Disputes NYC program or MEND or a successor program
13. Removal of current temporary outdoor structures
  - a. Current setups are required to be removed when not in use for 30 consecutive days. There may be a fine of \$500 for failure to adequately maintain a structure.
  - b. All existing temporary outdoor dining structures that do not meet during siting requirements or do not have an approved petition must be removed by November 1, 2024

### **Committee Comments and Questions**

The committee had the following comments and questions about the proposed rules

1. The committee complimented the DOT on providing clear rules and guidelines so that outdoor dining structures are consistent with public health priorities such as with water-full barriers and requirements for seasonal breakdown
2. The committee raised the following questions to DOT Representative Leroy Branch
  - a. How do these sidewalk cafe approvals differ from previous sidewalk cafe approvals?
    - i. Answer: existing enclosed and unenclosed sidewalk cafe approvals not done through the emergency measure will be grandfathered in
  - b. How will the DOT be able to see whether there are maintenance issues?

- i. Answer: the public can submit complaints to DOT, through 311, elected officials and the community board.
  - c. Has there been an increase or decrease in roadway cafes?
    - i. Answer: both city-wide and local there has been a decrease as DOT is currently actively taking down temporary structures and has not approved any additional permits under current rules
  - d. How will abandoned structures be handled?
    - i. Answer: previously DOT and Department of Sanitation worked together to handle the disassembly of abandoned structures. Moving forward, the DOT will be fully responsible
  - e. Do open space requirements still exist for sidewalk cafes?
    - i. Answer: 8 feet of space is still required
  - f. Will there be a future opportunity to opine and what is the deadline?
    - i. Answer: Yes, and there's a hard deadline of November 1, 2024 but no timeline yet prior
3. The committee submitted the following questions to DOT Rep Branch to provide the following week:
  - a. Why is there a difference in the number of days to respond?
  - b. Will the community board be able to negotiate hours of operation?
  - c. Why are the sidewalk cafes allowed to be year-round?
  - d. For corner properties, is the 40 feet size limit applicable to the property in total or per side?
4. The committee recommended that there be a consistent review period for both sidewalk cafes and roadway cafes and that this period should be 45 days.
5. There were no comments or questions from the general public.

### **Committee Recommendation**

The committee recommendation is to submit the comments and questions as provided by the committee to the Department of Transportation.

Respectfully submitted,

Jack Zhang  
Chair



Traffic and Transportation Committee Report – IBX

IBX is an interboro light rail project to connect southern Brooklyn with Queens. It will use existing freight rail line rights of way in Brooklyn and Queens.

The meeting was hosted by IBX Outreach. They are an <sup>advocacy</sup>~~advisory~~ group and are not involved in planning or policies.

There are proposed stops at 4<sup>th</sup> Avenue, 8<sup>th</sup> Avenue, Fort Hamilton Parkway and New Utrecht Avenue, Mc Donald Avenue. There will be a connection to the LIRR at Atlantic Avenue (not Atlantic Terminal). They anticipate 115,000 weekday riders. The light rail/IBX will not share tracks with the freight trains.

Fares have not been determined and there is no information yet if the connections to the subway will be free or if there will be a charge.

There will be another meeting

November 30, 2023

6:30 – 8:30 PM

Widdi Catering Hall

5602 6<sup>th</sup> Avenue. Brooklyn

Since this meeting, MTA announced that this is a 5 billion dollar project and is not expected to begin construction for 5 years.

Respectfully Submitted

Doris Cruz



Committee Member

**ZONING AND LAND USE COMMITTEE**  
**City of Yes for Economic Opportunity Mtg**  
\*November 6, 2023 \*November 8, 2023 \*November 14, 2023  
CB #10-Brooklyn  
Committee Report-Working Group Meetings

The Zoning and Land Use Committee met three times, as a Working Group, on November 6, November 8, and November 14 in order to continue its discussion and analysis of the 664-page Zoning Text Amendment that proposes sweeping changes to New York City's Zoning Resolution as part of the City of Yes: Economic Opportunity initiative.

During the first of these meetings, the Committee reviewed a recorded meeting of a presentation given by a consultant who was hired by Manhattan CB3 to explain and clarify the City of Yes: Economic Opportunity presentations given by the Department of City Planning prior to the release of the Text Amendment. Although the consultant focused primarily on CB3 in Manhattan, his analysis echoed the same issues and concerns as those raised by Community Board 10.

In early October, a preliminary draft of the Zoning Text Amendment was made available to community boards. On November 8, the Text Amendment was officially transmitted to all 59 NYC Community Boards to begin the 60-day timeline for comment and recommendations. The contents of this 600+-page document corroborate the Zoning and Land Use Committee's concerns which were enumerated in front of the General Board Members during the October meeting. The Committee continues to distill out the most egregious issues and those that would directly affect Community Board 10. These issues are as follows:

1. The Elimination of the Commercial Overlay and the Collapsing of Commercial Districts and Use Groups
  - a. C1 and C2 districts are considered Commercial Overlays. A Commercial Overlay is a commercial area that is mapped within, or over, a Residence district. It is intended to serve local retail needs. The majority of commercial corridors in Community Board 10 are Commercial Overlays(eg. 3rd Avenue, 5th Avenue, 11th Avenue, 13th Avenue). This zoning proposal would eliminate Commercial Overlays and consider these districts as strictly Commercial Districts. Additionally, the C1 and C2 districts would be combined; the C4, C5, and C6 districts would be combined and the existing 18 use groups would be collapsed into 10 use groups. All these proposals would, effectively, remove geographic limitations on many businesses and permit a broader range of retail and service uses in C1/C2 districts and in C4/C5/C6/C7 districts.

2. Home Occupations
  - a. A list of prohibited home occupations would be removed including Veterinary Medicine, Pharmacy, Kennels, Beauty Parlors, and Barbers among others
  - b. Up to 3 outside employees would be able to work in a home.
3. City Planning Commission (CPC) would be able to authorize businesses/retail stores in Residence districts without Community Board or community input.
4. Micro Distribution Facilities / aka Dark Stores or Warehouses and Distribution Centers that are not open to the public would be permitted in C1/C2 districts if they are less than 2,500 sf or in C4-C7 districts if they are up to 5K sf on the ground floor or 10K sf on upper floors.
5. Night Clubs, Dancing, "Eating & Drinking with Entertainment"
  - a. In C1-C3 districts entertainment and cover charges would be permitted as long as the capacity is less than 200 people.
6. Amusements
  - a. The proposed text amendment would allow amusements that are currently limited to C7 districts (COney Island) to be located in C1/C2 districts (indoor, small scale) and in C4-C8 districts (indoor, large scale).
7. Research Laboratories
  - a. The proposed text amendment would allow laboratories, which were previously only allowed in Manufacturing Districts, to be located in all Commercial Districts C1-C8 except in C3 Districts. By special permit, Research Labs could also be located in Residential Districts.
8. Light Motor Vehicle Repair and Maintenance Shops
  - a. The proposed text amendment would allow Automotive service stations, Light motor vehicle repair and maintenance shops in C1 and C2 Districts, and C4 through C7 Districts by special permit of the Board of Standards and Appeals
9. .Manufacturing Uses
  - a. The Manufacturing of food, textiles, clothing, shoes, computers, machinery, pharmaceuticals, medicine, clay, furniture, medical equipment, lighting, computers, etc. would be permitted in most Commercial districts.

Concerns regarding the aforementioned proposals were outlined in a letter, prepared by Chair Beckmann and the Zoning and Land Use Committee, to the Chair of NYC's Planning Commission, Daniel Garodnick. The letter requested additional time (90 days instead of 60) for all Community Boards to give appropriate and careful consideration to the 600+-page Zoning Text Amendment. Thirty-two (32) of NYC's 59 Community Boards signed this letter.

On November 15, Chair Garodnick responded to this letter stating that Community Boards would have the opportunity to hold votes and to submit feedback, beyond the 60 day timeline, until at least the beginning of February, ahead of the City Planning vote scheduled for February 7, 2024. Accompanying this letter was a Worksheet for Proposal Feedback that may facilitate and streamline Community Board input on recommendations and modifications. Irrespective of the time extension, the Zoning and Land Use Committee will prepare recommendations for the CB 10 General Board vote by the December 18th meeting.

In light of the imminent deadline for the City Planning vote and the lack of public awareness about the proposed zoning changes, the Zoning and Land Use Committee will host a Public Hearing on Wednesday, November 29 at 7:00 PM at St. Anselm, 365 83rd St. to present the Zoning Text Amendment and to discuss its potential impact on Community Board 10. In furtherance of the Public Hearing, Chair Beckmann and the Zoning and Land Use Committee created a postcard flyer which was mailed on November 20, 2023 through an Every Door Direct Mail campaign. Additional flyers were produced and are available (in the back/on the side) for you to share with your family, friends, neighbors, local businesses, etc.

After the Public Hearing, a Roundtable will be scheduled with Community Organizations and Merchant Groups to continue the conversation about the City of Yes Economic Opportunity Zoning Text Amendment.

TBC

Respectfully submitted,

A handwritten signature in black ink that reads "Stephanie Simone-Mahaney". The signature is written in a cursive, flowing style.

Stephanie Simone-Mahaney

**Park's Committee**  
**Informational Report on the Presentation by NYC Parks**  
**The Leif Erickson and the Shore Road Park Greenways**

The NYC Parks Department hosted two meetings where they presented preliminary ideas for the Leif Erickson Greenway and the Shore Road Park Bike Path Greenway. This informational report is a summary of their presentation.

On October 26<sup>th</sup>, 2023 Davey Ives from NYC Parks hosted a zoom presentation to explain the thoughts behind the Project Greenway for Leif Erickson Park. Mr. Ives is the Chief of Staff for Operations of Brooklyn Parks. I was unable to attend this presentation, however Mr. Ives sent me a summary statement of the meeting. Basically, the community paths that run through Leif Erickson Park on the north side will be renovated in a way to accommodate biking, rather than just putting up a few random Greenway signs. Parks is also discussing with the Department of Transportation about how to clarify road crossings so people are aware of bikers and so that cars do not block the entrance.

A subsequent zoom meeting was held on November 2<sup>nd</sup>, 2023 to talk about Destination: Greenway, Shore Road Park and Verrazano bike path plans. Mr. Ives hosted this meeting but the presentation was conducted by Ryan Castro from Star Whitehouse Consultants. Also in attendance at this meeting was CB10 District Manager Josephine Beckman, and members Dean Rasinya and Doris Cruz. The scope of this project runs from the 69<sup>th</sup> Street Veterans Memorial Pier to the Verrazzano Bridge. The purpose of Project Greenways is to enhance our parks; promoting the Shore Park promenade; provide green pedestrian friendly spaces, deal with flood zones; planting trees which can thrive; use asphalt because it is a cooler substance; provide spaces for gathering groups of people; provide maintenance; be cognizant of vehicular traffic; provide adequate lighting; and the solidifying of the retaining walls along the path (sea wall will be reconstructed from the bridge to the pier) This particular project will happen before the Greenway project begins. Participants noted the importance of providing water fountains and sewer lines along this area. Also noted the need to provide ADA accessibility at the 4<sup>th</sup> Avenue entrance and at the pedestrian overpass by 79<sup>th</sup> Street. We were advised that these two areas are under the jurisdiction of the Department of Transportation and they would have to be responsible for this.



Another comment made was the glare going north during twilight becomes a safety issue. A suggestion to address this is to look at tree design.

Any questions, concerns, or suggestions can be emailed to Ryan Castro at [rcastro@starrwhitehouse.com](mailto:rcastro@starrwhitehouse.com). Parks will come back to the Community Board and present their preliminary plans to us for approval.

Respectfully submitted:



Dianne Gounardes

Parks Committee Chair

## STATE LIQUOR AUTHORITY-NEW APPLICATIONS AND RENEWALS

<b>Name/Address</b>	<b>Received at CB10</b>	<b>Status</b>
Bay Ridge Japanese Cuisine Inc, d/b/a Bay Ridge Sushi, 6914 3rd Avenue	11/13/2023	Renewal wine, beer, cider
Captiva Enterprises Inc., d/b/a Cappuccino Cafe, 7721 3 <sup>rd</sup> Avenue	12/01/2023	Renewal liquor, wine, beer, cider
Marestclau Inc, d/b/a Piccante 8620 Third Avenue	12/04/2023	Renewal liquor, wine, beer, cider