

Community Board 10 Board Meeting Attendance
January 22, 2024, 7:00 pm, Knights of Columbus, 1305 86th St

Board Members Present: 33

Salah Altayeb
Jonathan Bova
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
Habib Joudeh
Nikolaos Leonardos
Pierre Lehu
Daniel Loud
Elizabeth Lovejoy
Stephanie Simone-Mahaney
Essa Masoud
Nicholas Massab
Ruth Greenfield Masyr
Marie Mirville-Shahazada
Danielle Mowery
Dean Rasinya
Larry Stelter
Sandy Vallas
Barbara Vellucci
Jack Zhang

Board Members Excused: 12

Teri Brennan
Leodan Castillo
Michael Festa
Dianne Gounardes
Steve Harrison
Daniel Hetteix
June Johnson
Stella Kokolis
Joseph Sokoloski
Henry Stewart
Julie Thum
Lori Willis

Board Members Absent: 2

Ibrahim Anse
Husam Rimawi

**AMENDED AGENDA
COMMUNITY BOARD 10 GENERAL MEETING
January 22, 2024, 7:00 pm
Knights of Columbus, 1305 86th Street
YouTube Livestream: bit.ly/3HLO5lw**

PLEDGE OF ALLEGIANCE

ADOPTION OF AGENDA

ADOPTION OF MINUTES

December 18, 2023 Board Meeting

PUBLIC SESSION

(Limited to a maximum of ten minutes in total)

PUBLIC HEARINGS

New SLA Liquor, Wine, Beer, Cider Application at Yayama Sushi Inc., d/b/a Bayridge Sushi, 6914 3rd Ave. Committee Report and Recommendation Discussion and Vote

Application for a new retail dispensary premises at 1205 86th Street, F.M. Natural Leaf Inc. Committee Report and Recommendation Discussion and Vote

**Proposed Citywide Text Amendment, City of Yes – Economic Opportunity:
ULURP No. N240010ZRY; CEQR No. 24DCP004Y
Citywide Text Amendment to support economic growth and resiliency in New York City. This text amendment would facilitate the repurposing of existing nonresidential space by providing businesses with additional zoning flexibility to locate and expand. The proposed zoning text amendment would apply to all 59 of the city’s Community Districts. Committee Report and Recommendation Discussion and Vote**

CHAIR’S REPORT

DISTRICT MANAGER’S REPORT

TREASURER’S REPORT

OLD BUSINESS

NEW BUSINESS

ADJOURN

Community Board 10 General Board Meeting Minutes
January 22, 2024, 7:00 pm, Knights of Columbus, 1305 86th Street
YouTube Livestream: <https://www.youtube.com/watch?v=EulhI06wceE>

Chair Capetanakis called the meeting to order at 7:05 pm and led the Pledge of Allegiance.

Chair Capetanakis called for the Adoption of the Agenda. Motion by BM Carmelo DiBartolo, seconded by BM Jonathan Bova.

All in favor. Motion carried.

Chair Capetanakis called for the Adoption of the Minutes from the December 22, 2023 Board Meeting. Motion by BM Ruth Greenfield Masyr, seconded by BM Judith Collins.

All in favor. Motion carried.

PUBLIC SESSION

Laura Windsor representing Congresswoman Nicole Malliotakis:

- Announced the office's annual Presidents' Day essay contest has begun for children in grades 3 to 5. The topic is "What would you do to improve your community and country as President?" and submissions will be accepted until February 23.

Maia Yedin representing State Senator Andrew Gounardes:

- Greeted everyone and announced that DOB will be at their district office on Tuesday, February 27 from 12 to 3 PM.
- The office is also having a Valentine's Day Card for seniors' drive.
- Provided information on Councilman Brannan's legislative efforts to make the internet safer for kids and teenagers.
- Announced that a speed hump has been installed at Marine Avenue and 96th street. The office is hoping for further safety improvements to be implemented on Marine Avenue.

Rob Aguilar representing Councilwoman Alexa Aviles:

- Greeted everyone and announced that the office's District Land Use Principal document has been completed. The document outlines planning needs for the district including affordable housing and green initiatives.
- The office will be having free tax prep, by appointment, on Wednesdays, Thursdays, and Saturdays.

Nancy Lulu representing District Attorney Eric Gonzalez's Office:

- Wished everyone a Happy New Year!
- Shared an update on the final 2023 crime statistics with shooting incidents and victims decreasing by 25% and homicides decreasing 10%.
- On December 16, the DA office held a gun buyback event with 50 firearms being handed over.

- Thanked CB10 for their hard work and provided the office's action center number (718-250-2340).

Chris McCreight representing Councilman Justin Brannan:

- Announced Councilman Brannan's inauguration event will be Sunday at Gargulio's Restaurant.
- Reminded the board and others interested in joining the board that the application period is open. The deadline is February 19th.

Ling Ye Xia representing Congressman Dan Goldman:

- Greeted everyone and provided copies of the Congressman's legislative priorities.
- The Congressman's latest effort has been to request an expansion of energy subsidies for home heating for the needy. Additionally, he has co-sponsored and introduced legislation for tighter gun control.
- Provided the office's number (717-312-7575) and said they are always available to help with immigration, passport, and other federal issues.

Jessica Kallo representing Brooklyn Borough President Antonio Reynoso:

- Invited everyone to the State of the Borough Address on February 13th at City Tech. Doors will open at 6 PM and you can RSVP in advance.
- Re-iterated that board applications are due by February 19th.

Zunera Ahmed representing Iwen Chu:

- On January 23, there will be a career fair at the JCH of Bensonhurst from 11 AM to 2 PM.
- The office will be providing free tax prep services, by appointment, every Sunday from February 4 to April 7th at 11 AM to 4 PM.
- Additionally, the office will be having a pro bono legal clinic on March 9th.
- Provided flyers for free fire alarms and installation offered by the Red Cross.

Harris Kahn representing the NYC Department of Small Business Services:

- Provided information on what the department does for small businesses which includes job services, lease assistance, and compliance consultations. The department can be contacted at 888-727-4692. There is no size requirement for the businesses that they serve.

Morris Denmark from the Fort Hamilton Branch of the Brooklyn Public Library:

- Announced that three new libraries were opened in Brooklyn during 2023, including one in the Brooklyn Children's Museum and one in Sunset Park.
- The Fort Hamilton Branch currently has two children's story times, Saturday at 10:15 AM and Monday at 11 AM.

Board Member Elizabeth Edmonds regarding P.S 413:

- P.S 413 is the new elementary school opening on Senator Street in the fall.
- Expressed frustration that the school will not have any of the programming that was discussed while the school was in the planning phase. The community had expressed interest in the school

having a pre-K, district 75 seating, experimental programming, an edible schoolyard, amongst other things, which the school will not be providing.

- Inquired if it would be possible for the board to be made aware of school programming before schools are approved.

BM Dean Rasinya added that the board is responsible for approving the locations of school and that the DOE claims programming is separate from situating buildings.

Michael Menditto regarding cannabis dispensary at 1205 86th street:

- Expressed concern about having a cannabis dispensary in a location that is primarily residential and somewhat secluded and far from law enforcement.

Victoria Hofmo regarding the City of Yes:

- Stated her opposition to the City of Yes proposal as it will not resolve the city's affordability crisis, is a one-size fits all approach and will exacerbate the city's problems with enforcement.

Jason Chen representing the NYC Department of Sanitation Community Affairs:

- Announced the new sanitation initiative to require commercial businesses to place non-recyclable garbage in containers beginning on March 1. Paper and plastic recycling may still be placed in clear bags. If the business does not have storage to keep their containers, they may be placed within three feet of the front of their building.

PUBLIC HEARING

In the matter of a new SLA liquor/wine/beer/cider application for Yayama Sushi Inc. d/b/a Bay Ridge Sushi, 6914 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 Yayama Sushi Inc. d/b/a Bay Ridge Sushi, 6914 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 Monday to Thursday 11AM-11PM, Friday-Saturday 11 AM to 2AM with the last seating for indoor dining at 12:30 AM and Sunday 12PM-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.

In the matter of a new retail cannabis dispensary F.M. Natural Leaf Inc., at 1205 86th Street, Brooklyn NY 11209, the Committee Report and Recommendation was rendered by Police and Public Safety Committee Chair Elisson. See Attached.

Motion: CB10 to request the Office of Cannabis Management deny the application for the following reasons:

- 1. Failure to give proper notice and follow procedures.**
 - **Applicant failed to properly notify CB10 on the Notice to Municipality form #OCM-06009. The notice was found outside CBI0 office on the ground in a manilla envelope with no markings on it.**
 - **Applicant failed to submit CB10 Cannabis questionnaire in a timely manner. Notice was due on January 8th, 2024, by 12 noon instead it was sent via email on January 10, 2024, one hour and 45 minutes before CB IO PPS committee meeting.**
 - **Applicant failed to properly post CB10 Public Hearing Notice on the premises, 1205 86 St. Bklyn, NY 11228.**
- 2. The location of the establishment would have an adverse effect on the community.**
 - **The location is Zoned S2 primarily a two family with one store or office.**
 - **The location is attached to a residential home.**
 - **That strip of 86th street is not a commercial conidor and is predominately made up of one- and two-family homes. There are only 3 storefronts in this area.**
 - **The corner of this location has a bus stop where a few hundred students from Dyker Heights Middle School, upon dismissal, wait for the bus to either go home or to the Subway.**
 - **The location is not in the public interest, it is close proximately to residential homes, Dyker Park, which has several youth events as well as a playground. Cunently residents have seen an increase in people smoking Marijuana near the park. It is their concern that should this dispensary open the consumption of cannabis would only increase in the park.**
 - **The location would create traffic and noise for the residents.**

BM Carmelo DiBartolo asked if there was any rule from the Office of Cannabis about distances dispensaries must be from residential areas. The Office only has rules concerning schools, places of worship and community centers.

BM Joudah expressed concern about the cars near the location that sell marijuana illegally and that a licensed and regulated dispensary would be an improvement. Further board member discussion followed in general agreement with the principal that licensed dispensaries are better, but that location still needs to be taken into consideration and that this particular location, being primarily residential and near places that attract children, is not suitable.

BM Feliciano thanked the public for coming out to the Police and Public Safety and the General Board Meeting to express their concerns on this dispensary as well as other issues impacting the neighborhood. Public inquiry followed about why the illegal cannabis businesses have not been shuttered. Unfortunately, an enforcement mechanism was not written into the original laws concerning cannabis but that has recently been amended to allow for the Office of Cannabis Management to act against illegal businesses. Further legislation and funding are being considered to allow for greater enforcement efforts by the city. The public is encouraged to reach out to OCM about problem businesses and to contact their elected officials about allowing municipalities to take action.

All in favor. Motion carried.

ZONING AND LAND USE COMMITTEE

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

BM Zhang asked about the timeline and whether the councilmembers will receive the board's final report as the city council will have the final vote on the proposal. Further discussion followed about other board's votes and any communication/coordination between boards. Suggestions were made by the board and the public to make people more away of the proposal by sending the community board reports to the press or to the local B.I.Ds.

BM Richard Day questioned why gaming cafes were singled out as being potentially problematic in regards to the proposed expansion of amusements. District Manager Beckmann explained that CB10 has some prior experiences with smaller scale gaming cafes that generated a great deal of nuisance for neighbors. The establishments attracted crowds and physical fights, sometimes serious, would occur on the premises.

Further comments from the board and public reiterated that the proposal doesn't appear to reflect what communities need commercially, doesn't consider the city's problems with enforcement and doesn't seem to aid existing small businesses.

Motion: To submit an unfavorable opinion of the City of Yes for Economic Opportunity, along with the Zoning and Land Use Committee's comments on each proposal, to the Department of City Planning.

All in favor – one recusal, BM Larry Stetler. Motion carried.

CHAIR'S REPORT – See Attached

DISTRICT MANAGER'S REPORT – See Attached

TREASURER'S REPORT – See Attached

COMMITTEE REPORTS

OLD BUSINESS

None

NEW BUISNESS

None

With no further business Chair Capetanakis adjourned the meeting at 8:50 PM.

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

Date/Time: January 10, 2024/7:00 PM

Called to order: 7:00 PM

Place: Hybrid Meeting, CB10 Office/Zoom

Quorum: In person Quorum not reached (See attached)

The Police and Public Safety Committee meeting was held on January 10, 2024, the meeting was a hybrid meeting, in person at CB10 district office and on Zoom. We met in quorum but not an in-person Quorum and the agenda was as follows:

1. New SLA license for Liquor, wine, beer, and cider license application for Yayama Sushi Inc., DBA Bay Ridge Sushi 6914 3rd Avenue Brooklyn NY 11209.
2. Application for an Adult use retail dispensary license application at FM Natural Leaf Inc., 1205 86 St. Brooklyn, NY 11228

New SLA License for Liquor, wine, beer and cider for Yayama Sushi Inc. DBA Bay Ridge Sushi located at 6914 3rd Ave. Brooklyn, NY 11209

The applicant is represented by Ellen from ABC license. Currently the establishment is owned by two sisters, one who is leaving the business. The business will be run by the other sister, Amy Lin. This is a transfer of SLA license #1289996 which expires on December 31, 2025. The premises is operating as a restaurant with no adverse history. The change is the new hours of operation which will be Monday – Thursday 11AM to 11PM. Friday and Saturday 11AM to 2AM with the last seating for indoor dining at 12:30 AM the request for this change is due to an increase request for deliveries, and on Sunday 12PM to 11PM. There is no change in Menu and occupancy, which is approximately sixty people. There will be no outdoor dining and the shed that was used for Covid will be removed within the coming month.

After a discussion period the committee's recommendation/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 will be Monday – Thursday 11AM to 11PM. Friday and Saturday 11AM to 2AM with the last seating for indoor dining at 12:30 AM and on Sunday 12PM to 11PM.
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 met in Quorum but, not in person Quorum and the motion was unanimous in favor.

Application for an Adult use retail dispensary license application at FM Natural Leaf Inc., 1205 86 St. Brooklyn, NY 11228 Application #OCM RETL-2023-002978

The applicant, Farouq Ikhmais, was represented by his attorney Mohammad Al Sawacr. The Notice to Municipality OCM-06009 was found outside CB10 office on the ground on November 22, 2023. The applicant was on the December 2023 PPS agenda with the following recommendation of the PPS committee to request a one-time 30-day extension to review. The applicant also requested another postponement which we cannot accommodate since the Community Board is only allowed a one-time 30-day extension which was granted by OCM. It was also requested from the OCM a decision if this was a proper notification since the notification has to be made by:

1. Certified mail, return receipt requested.
2. Overnight delivery service with proof of mailing; or
3. Personal service upon the offices of the clerk or community board

On December 18, 2023, the applicant was sent CB10 Cannabis Questionnaire which was due on January 8 by 12PM and a public notice posting to be posted on 1205 86th St. The questionnaire arrived at 5:15PM on January 10th, 2024, an hour and 45 minutes before the Police and Public Safety meeting and the posting of Public Notice was not observed to be posted at 1205 86th street.

The applicant does have a lease for the premises and a security plan and will be using a Point of Sale (POS) system. The hours of operation will be Sunday and Monday 12PM to 9PM Tuesday – Thursday 11AM to 9PM Friday and Saturday 11AM to 10PM. The premises does not have a Certificate of Occupancy (CO) but is zoned as S2 which is primarily a two family with one store or office. The applicant does not have any experience but will hire people who will run the daily operation.

There were approximately fifteen residents, from the public, as well as several emails to CB10 office who voiced objection and concern of this type of establishment in their community. The concerns are as follows:

1. The corner of this location has a bus stop where a few hundred students from Dyker Heights Middle School, upon dismissal, wait for the bus to either go home or to the Subway.
2. Lack of specific security plan.
3. Inability of applicant to adhere to process.
4. The proposed location is directly next door to a residential house. The area itself is primarily residential with one- and two-family homes and not a commercial strip.
5. The location is near Dyker Park, approximately one block away.
6. The location does not meet the needs of the community.

7. Residents have also noticed an influx of people driving up and sitting on the benches by Dyker Park, which is opposite this location, smoking marijuana. The concern is, the establishment can control what happens in the store, but they cannot control what happens outside especially during dismissal of Dyker Middle School where a large influx of students would be in close proximity.
8. The establishment does not meet the needs of the community. Residents feel they will not be the customer base for this business. The base will be from outside the community.

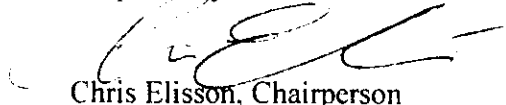
A motion was made to render a negative opinion and request the office of Cannabis Management deny the applicant FM Natural Leaf Inc. application #OCM RETL-2023-002978 for the following reasons:

1. Failure to give proper notice and follow procedures.
 - Applicant failed to properly notify CB10 on the Notice to Municipality form #OCM-06009. The notice was found outside CB10 office on the ground in a manilla envelope with no markings on it.
 - Applicant failed to submit CB10 Cannabis questionnaire in a timely manner. Notice was due on January 8th, 2024, by 12 noon instead it was sent via email on January 10, 2024, one hour and 45 minutes before CB10 PPS committee meeting.
 - Applicant failed to properly post CB10 Public Hearing Notice on the premises, 1205 86 St. Bklyn, NY 11228.
2. The location of the establishment would have an adverse effect on the community.
 - The location is Zoned S2 primarily a two family with one store or office.
 - The location is attached to a residential home.
 - That strip of 86th street is not a commercial corridor and is predominately made up of one- and two-family homes. There are only 3 storefronts in this area.
 - The corner of this location has a bus stop where a few hundred students from Dyker Heights Middle School, upon dismissal, wait for the bus to either go home or to the Subway.
 - The location is not in the public interest, it is close proximately to residential homes, Dyker Park, which has several youth events as well as a playground. Currently residents have seen an increase in people smoking Marijuana near the park. It is their concern that should this dispensary open the consumption of cannabis would only increase in the park.
 - The location would create traffic and noise for the residents.

The committee met in Quorum but, not in person Quorum and the motion was unanimous in favor.

The meeting ended at approximately 8:05 PM.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'C. Elisson', written over the printed name below.

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 Jonathan Bova

Zoom

BM Elizabeth Lovejoy
BM Michael Festa
BM Lori Willis
BM Elizabeth Edmonds
BM Husam Rimawi

Excused Committee members:

BM Sandy Vallas
BM Nikolaos Leonardes

Applicants:

Bay Ridge Sushi

Ellen for Sam Park ABC Licensing

FM Natural Leaf Inc.

Mohammad Al Sawaeer Esq.



PHOTO TAKEN 1FO 1205 86ST BKLYN, NY 11222

JAN. 9, 2024 15:31 HRS.

TAKEN BY CHRIS ELISSON

City of Yes for Economic Opportunity
Zoning and Land Use Committee Report
CB #10-Brooklyn General Board Meeting, January 22, 2024
Zoning and Land Use Committee Meeting, January 9, 2024
Business Roundtable, January 17, 2024

The Zoning and Land Use Committee met on January 9, 2024 in a hybrid meeting, on Zoom and in the CB 10 District Office. The Committee did not have an in-person quorum.

The Committee discussion centered on the City of Yes Economic Opportunity citywide zoning text amendment and the motion that the Zoning and Land Use Committee will submit ahead of the February City Planning Commission vote on this amendment.

The City Planning Commission has instructed Community Boards to submit their resolutions and any accompanying statement through the CPC Zoning Application Portal or ZAP. Community Boards must select only one of four options: Favorable; Favorable with Conditions; Unfavorable or; Unfavorable with Conditions

The Zoning and Land Use Committee views the proposed citywide zoning text amendment unfavorably and made a motion to vote accordingly. (See attached motion)

On January 17, 2024 District Manager Beckmann, with members of the Zoning and Land Use Committee, hosted a Business Roundtable at the CB 10 District Office and met with representatives from the local business community: the Merchants of 3rd Avenue; the 5th Avenue Business Improvement District; and the 86th Street Business Improvement District. The Roundtable was an opportunity to provide information to and discuss concerns with local merchants and commercial property owners about the citywide text amendment. Discussion points included the potential impacts on local retail corridors and residence districts and the possibility of requesting an exemption for the Special Bay Ridge District from the zoning text amendment.

**City of Yes Economic Opportunity – Citywide Text Amendment DRAFT
Recommendation**

Zoning and Land Use Committee – January 9, 2024

While Brooklyn Community Board 10 supports economic opportunity in our great City and agrees 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, it views the proposed Zoning Text Amendment Unfavorably.

The extensive changes outlined in the text's 18 proposals raise many significant concerns. These include: prescribing a one-size-fits-all zoning resolution that ignores the realities and experiences of communities and their residents; allowing extensive and unfettered commercial development in residential neighborhoods throughout the city; expanding definitions of and removing prohibitions to home occupation businesses within residential buildings; expanding and reassigning use groups in the commercial overlays within residential districts; preventing community boards from addressing changes of use in their own community districts and; expanding as-of-right designations that will permanently remove tools for community review as well as agency oversight and enforcement.

Additionally, local merchants and commercial property owners expressed concern that changing permitted uses, previously assigned to higher C Districts, was not thoroughly analyzed, and may result in negative financial impacts to property values/commercial taxes as well as unintended conflicts along the retail corridors.

This proposal will have a disproportionate effect on Community Board 10 where 155 blocks are designated as a C1 district, the highest number among Brooklyn community boards.

Given the enormity of the text and the limited time granted to analyze its impact on our community district, CB 10 is not able to provide specific changes or edits to the text but would like the Department of City Planning to consider the following recommendations on the City of Yes for Economic Opportunity Text Amendment.

Therefore, the Zoning and Land Use Committee of Community Board 10 motioned to submit an unfavorable opinion and offer the following comments on each proposal.

Proposal 1: Reactivate storefronts

Non-conforming vacant storefronts in residence districts should not be permitted as-of-right to re-tenant their space in R1-R4 districts. This should be reviewed on a case-by-case basis.

Proposal 2: Simplify district types

Although we support some of the modernization of uses in the C1-C2 districts, we believe that the change of uses from the higher C districts to the lower C districts will amount to a rezoning.

The text must clarify that commercial overlays are NOT first considered a commercial district.

Proposal 3: Expand opportunities for small scale clean production

We do not support uses that would be permitted as of right in the C1 C2 districts which are Residence districts. Small scale production like woodworking, clay, glass, machinery manufacturing, small electrical manufacturing, clothing production, furniture and related manufacturing should remain in C4 districts or above.

Proposal 4: Loading docks

No objections

Proposal 5: Enable Upper Floor Commercial Activity

We do not support as- of-right commercial uses above the ground floor in the C1/C2 Residence districts. We believe this constitutes a rezoning and reduces the amount of residential units which are generally more affordable. Without further study on the potential loss of housing units, we cannot support this goal.

Proposal 6: Simplify and modernize how businesses are defined

Combining 18 use groups into 10 amounts to a rezoning. This changes as-of-right uses within CB 10 without any oversight or review by the Community Board.

Proposal 7: Clarify rules to permit indoor urban agriculture

We oppose as-of-right indoor agriculture in C1, C2 /Residence districts that would be included in ground floor use, second story use and home occupation use. The proposal includes cannabis cultivation if licensed by the state.

Proposal 8: Give Life Science companies more certainty to grow

We do not support research or high-containment labs in the C1/C2 districts. We do not support permitting research or high-containment labs as community facilities in a residence district.

Proposal 9: Support nightlife for dancing and live entertainment

We do not support as-of-right designation for nightclubs in the C1/C2 district. Nightclubs contribute to traffic, parking, law enforcement and quality of life issues.

Proposal 10: Create more opportunities for amusements to locate

The new use definition of Amusements or Recreation facilities is broad. While we do not object to inclusion of allowing amusement uses like children's entertainment areas, virtual reality, we are concerned that allowing as-of-right arcades/gaming cafes specifically in the C1/C2 districts will create noise, traffic and other quality of life issues.

Proposal 11: Home Occupations

We are opposed to expanding commercial uses within residence districts. City Planning has removed all prohibitions on commercial uses (as long as they conform to the definition of home occupations in 12-10) which leads to so many concerns:

- Illegal businesses would be easier to establish without a regulatory framework or strong enforcement mechanism in place
- There is no mandate to file home occupations with the Department of Buildings; this may complicate or thwart DOB inspections or FDNY fire response
- Fire regulations may be violated. Office machinery or equipment may overload circuits and cause fires
- Safety and security issues due to strangers, including customers and employees, in hallways and elevators of a residential building
- Increased foot traffic due to deliveries
- It will be easier to run an illegal business

- Because a greater percentage of a dwelling will be permitted for home occupations, the tax incentives will lower the cost of doing business in a home vs in a commercial space creating greater competition for available housing
- Noise issues
- Enforcement issues
- The lack of maximum capacity limitations for customers
- Those wishing to conduct a business will seek larger apartments, thus competing with families and making these apartments less affordable
- There is currently 100 million square feet of empty office space; why expand commercial uses into residence districts?
- The erosion of the residential nature of a residential building
- The de facto creation of a loft use or live-work situations
- The underlying assumption that many of the newly drafted rules will never be used to their fullest extent

Proposal 12: Streetscape designs

No objections were discussed

Proposal 13: Reduce conflicts between auto repair and pedestrians

Auto repair or auto leasing facilities expanded to the C1 districts (not currently allowed) will not reduce conflicts with pedestrians. The light auto repair shops, including tire repair, would be allowed in C1/C2 districts with BSA permit. Enforcement has been problematic in the past to address parked vehicles on sidewalks, cones blocking curb space, equipment blocking sidewalk access for pedestrians, and noise pollution. In the past small business owners and residents have expressed opposition to tire repair shops in the C1 District.

Proposal 14: Micro-distribution

The text amendment to allow warehousing usage broadly permits storage and warehousing goods with limited exceptions. The conversion of retail space to warehouses potentially transforms the character of neighborhood business districts and runs counter to the stated objectives of City of Yes to "revitalize" business districts.

Proposal 15: Campus commercial

We have not reviewed this as we do not have NYCHA developments and would yield to those Community Boards that do have NYCHA developments.

Proposal 16: Corner Stores

We do not support discretionary action without full public review. CPC does not hold public hearings on authorizations. Adding commercial uses to a residence district currently requires a rezoning generating a full ULURP application. This proposal would allow Use Group 6 and Use Group 7 commercial uses in lower density R1 and R2 districts. This would change the face of our communities and would allow retail and office development on any residential property within 100 ft of a corner.

Proposal 17: Rationalize the Waiver Process

Allowing expansion and bulk relief for commercial developments by BSA and CPC sign-offs removes the ability of communities to assess whether those businesses are still appropriate for their locations done through a typical ULURP action.

Proposal 18: New loft-style district

This proposal is specifically designed to lift the current 12 FAR Statewide to 15 FAR in order to allow more density and development that is inappropriate in scale. "No parking inside the expanded transit zone" creates more traffic. Changing zoning districts and increasing FAR requires much more study than is possible within the 90 days granted for review of this proposal.

Thank you for your continued service as we begin this New Year 2024 and coming up on February 10th, we will begin the Lunar New Year celebration as we welcome the Year of the Dragon. The dragon is a symbol for good luck and strength and as with all New Year greetings; we wish you a year filled with good health, prosperity and happiness.

As previously mentioned, Brooklyn Community Board Application Season has begun and will remain open until February 19th, 2024. We take pride in our work and invite you to encourage your friends and neighbors to volunteer and apply to the community board so we can continue having the vibrant voices of Bay Ridge, Dyker Heights and Fort Hamilton be heard. If residents watching this evening want input on zoning, bus route redesign, traffic, bike lanes, housing developments, liquor licenses at restaurants and bars, cannabis and smoke shops, trash concerns, or other matters that affect our community, then you need to be a part of our community board. Just this evening, we heard about a business who wanted a liquor license and another that wanted to open a cannabis dispensary.

Applications like these come to us each month. We have also had an extremely thorough presentation regarding our Zoning committee's recommendation for the City of Yes Economic Opportunity. I would like to point out that the Zoning and Land Use committee had numerous meetings on this topic. We commend all of our committee chairs and members for the time and effort they have devoted to these issues.

It is also with great sadness that we mourn the loss of another traffic fatality. On January 16, a woman, Xiaohong Chen, was fatally struck by a pickup truck as she crossed the intersection of Bay Ridge and 13th Avenues. NYPD said the driver did remain at the scene. We send our deepest condolences to her family and recommit our efforts as a community board to fight for safer streets.

If these issues are important to you, we hope that you will consider applying to be a board member and have an impact on our community's future. Thank you,

Respectfully submitted,

Jaynemie Capetanakis, Chair, CB 10

January 22, 2024



DISTRICT MANAGER'S REPORT

January 22, 2024

Good Evening Board Members:

Happy New Year and Happy upcoming Lunar New Year! I want to begin my report with a quick update regarding Dyker Lights. The District Office has requested a post interagency meeting to review this year's event and concerns raised to our office to address many areas of concern next year.

With the return of snow.. gratefully only few inches.. we extend our appreciation to the department of Sanitation who works to keep our streets safe. The trash collection is delayed during any snow event..and the collection schedule was impacted quickly caught up. I am also happy to share that the District Office distributed leaf bags through December and handed out 2400 leaf bags to residents of CB10.

I am excited to report that Community Board 10 will once again be partnering with the Bay Ridge Center, Bay Ridge Connects and local businesses on the launch of its new Bay Ridge Age Friendly Action Committee. The goal of the Action Committee will be to work with local residents, businesses, on Age Friendly NYC Goals to create a more age inclusive environment within the local community. Over the last 10 years Community Board 10 has worked with the Age Friendly project and identified many initiatives to help seniors Age in Place. The Senior Issues, Housing, Health and Welfare Committee will receive an update on the project and if anyone would like more information about the Action Committee, please let me know.

The Schedule of upcoming Community Board Committee meetings was emailed to you last week and posted to our website and email to our newsletter – we also included upcoming public hearings by DCP regarding the City of Yes Economic Opportunity on January 24th and on January 29th City Planning Green Fast Track for Housing rule change. This will be followed by joint meeting of the Environmental Committee and the Zoning and Land Use Committee on January 31st.

Agency Announcement

The Department of Youth and Community Development has opened its Summer Youth Employment Program.. for young people ages 14 to 24 who are residents of one of the five boroughs of NYC.. Deadline to apply is March 1st 2024.

New York City Department of Homeless Services will conduct its annual Homeless Outreach Population Estimate (HOPE) During the annual Homeless Outreach Population Estimate (HOPE), teams of volunteers canvass select areas of the City and count the number of individuals sleeping on the street and in other public spaces, including the subway. HOPE 2023 take place tomorrow on Tuesday, January 23rd from 10pm until 4am. You can volunteer to

survey homeless individuals if you are 16 or older (those under 18 must be accompanied by a guardian). Willing to work from 10pm to 4am. Please continue to call 311 if you see a homeless person in need. Homeless outreach staff will arrive within 2 hours of a call to reach out to offer assistance.

Partnership for Parks will be hosting a Webinar on the Power of Native Plants on Wednesday, February 28, 2024 from 6pm to 7:30. Information will be posted on our website and emailed to you.

Our next Community Board Ten Meeting --Monday, February 26th here at the Knights of Columbus.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Josephine Beckmann". The signature is fluid and cursive, with a long horizontal stroke at the end.

Josephine Beckmann
District Manager

**COMMUNITY BOARD TEN
TREASURER'S REPORT**

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

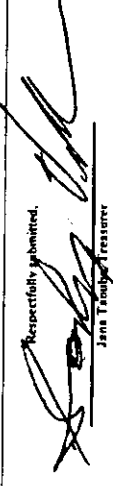
Budget Appropriation for FY 2024	Inc. Council Grant	1276,933.00
----------------------------------	--------------------	-------------

	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	\$11,368.91	\$10,245.94	\$10,245.94	\$10,245.94	\$10,245.94	\$6,889.21	\$6,889.21	\$6,889.21	\$6,889.21	\$6,889.21	\$66,611.64
COMMUNITY COORDINATOR	\$8,278.75	\$6,880.96	\$10,321.44	\$6,889.21	\$6,889.21	\$6,889.21	\$6,889.21	\$1,917.59	\$1,917.59	\$1,917.59	\$1,917.59	\$1,917.59	\$46,157.01
COMMUNITY ASSOCIATE													\$0.00
COMMUNITY ASSISTANT	\$530.64	\$316.38	\$511.09	\$313.88	\$310.00	\$226.38							\$1,791.35
COLLEGE AIDE													
Total Personal Services	\$19,068.36	\$17,363.28	\$28,221.44	\$17,448.03	\$19,282.74	\$19,351.76	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$118,838.81

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
108	Telephone	79.98	79.99	79.99	79.99	79.99	79.99	79.99					
10X	Intra-City Supplies												
408	Intra-City Telephone												
100	Supplies & Materials	83.95			332.54								
101	Printing Supplies												
117	Postage					2,500.00							
176	Cleaning Supplies												
309	Data Processing Supplies												
302	Telephone Equipment												
314	Office Furniture												
315	Office Equipment												
319	Security Equipment	130.80		130.80									
332	Data Process Equipment												
337	Books												
402	Tel Communications												
412	Local Travel Expenditures												
417	Real/Multic. Equip		49.68	395.77	206.17	162.89	162.89						
431	Advertising												
451	Leasing Misc Equip												
602	Local Travel Expenditures												
613	Telephone Maintenance	51.44	1,200.94	51.42	51.42	51.42	51.42						
613	Office Equip Maint												
615	Data Process Equipment												
622	Printing Supplies												
624	Temporary Services-Contractual												
646	Cleaning Services			200.00									150.00
646	Professional/Computer Services												
644	Professional/Computer Services	680.40	375.00		735.00								
676	Infrastructure Maint/Operation												
	Total Other than Personal Services	\$942.63	\$1,829.86	\$857.86	\$1,405.12	\$2,934.30	\$444.30	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,473.09

TOTAL PS AND OTTS EXPENSES	20,010.99	19,193.14	27,079.30	18,853.15	22,217.04	19,796.06	0.00	0.00	0.00	0.00	0.00	0.00	127,310.90
-----------------------------------	------------------	------------------	------------------	------------------	------------------	------------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------------

TOTAL UNCOMMITTED BUDGET BALANCE													\$149,622.50
---	--	--	--	--	--	--	--	--	--	--	--	--	---------------------

Respectfully Submitted,

Janae Thompson, Treasurer

STATE LIQUOR AUTHORITY-NEW APPLICATIONS AND RENEWALS

Name/Address	Received at CB10	Status
Joseph Salimeni d/b/a Terina* 8424 3 rd Avenue	12/18/2023	New liquor, wine, beer, cider
Bombay Tasty Bite Inc. d/b/a Bombay Grill 8716 3rd Avenue	01/17/2024	Renewal wine, beer, cider
Dyker Pizza Company Inc. d/b/a Apizza 8424 13th Avenue	01/22/2024	Renewal wine, beer, cider
Annabells Pastaria Inc. 717 86 th Street	01/23/2024	Renewal wine, beer, cider
Bean Post Pub 6914 3 rd Avenue	01/25/2024	Renewal liquor, wine, beer, cider
Sirico's Catering 8015 13 th Avenue	01/26/2024	Renewal liquor, wine, beer, cider
Cavan Garden Inc d/b/a Three Jolly Pigeons 7302 3rd Avenue	01/31/2024	Renewal liquor, wine, beer, cider
7107 Bay Ridge LLC d/b/a Uncutt Bar & Restaurant* 7107 3 rd Avenue	02/02/2024	New liquor, wine, beer, cider

*Has been invited to present their application at the February 13th Police and Public Safety Committee meeting