

**Community Board 10 Board Meeting Member Attendance
February 26, 2024, 7:00pm, Knights of Columbus, 1305 86th Street**

Board Members Present: 28

Jonathan Bova
Teri Brennan
Tracie Britton
Jaynemie Capetanakis
Shirley Chin
Judith Collins
Richard Day
Carmelo DiBartolo
Elizabeth Edmonds
Chris Elisson
Michael Festa
Barbara Germack
Nikolaos Leonardos
Pierre Lehu
Elizabeth Lovejoy
Stephanie Simone-Mahaney
Essa Masoud
Nicholas Massab
Ruth Greenfield Masyr
Marie Mirville-Shahzada
Danielle Mowery
Dr. Husam Rimawi
Lawrence Stelter
Henry Stewart
Julie Thum
Barbara Vellucci
Lori Willis
Jack Zhang

Board Members Excused: 18

Ibrahim Anse
Barbara Buchalter-Pollack
Leodan Castillo
Christopher Cesarani
Doris Cruz
Ann Falutico
Carmen Feliciano
Senja Frangipani
Dianne Gounardes
Stephen Harrison
Daniel Hetteix
June Johnson
Habib Joudeh
Stella Kokolis
Daniel Loud
Dean Rasinya
Joseph Sokoloski
Sandy Vallas

Board Members Absent: 1

Salah Altayeb

**AMENDED AGENDA
COMMUNITY BOARD 10 GENERAL MEETING
February 26, 2024, 7:00 pm
Knights of Columbus, 1305 86th Street
YouTube Livestream: bit.ly/3HLO5lw**

PLEDGE OF ALLEGIANCE

ADOPTION OF AGENDA

ADOPTION OF MINUTES

January 22, 2024 Board Meeting

PUBLIC SESSION

(Limited to a maximum of ten minutes in total)

PUBLIC HEARINGS

**In the matter of the adoption and support of the
Board’s Capital and Expense Priorities for
Fiscal Year 2025**

**Presentation by Chair
Discussion and Vote**

**New SLA Liquor, Wine, Beer, Cider Application at
Joseph Salimeni or Entity to be formed,
8424 3rd Avenue**

**Committee Report and Recommendation
Discussion and Vote**

**New SLA Liquor, Wine, Beer, Cider Application at
7107 Bay Ridge LLC, d/b/a Uncutt Bar &
Restaurant, 7107 3rd Avenue**

**Committee Report and Recommendation
Discussion and Vote**

**New SLA Liquor, Wine, Beer, Cider Application at
Parc Oasis, 8703 5th Avenue**

**Committee Report and Recommendation
Discussion and Vote**

**New SLA Liquor, Wine, Beer, Cider Application at
Third Avenue Laila LLC, 8530 3rd Avenue**

**Committee Report and Recommendation
Discussion and Vote**

**Application for a new retail dispensary premises
at 8610 4th Avenue, OMNI Dispensary Corp.**

**Committee Report and Recommendation
Discussion and Vote**

CHAIR’S REPORT

DISTRICT MANAGER’S REPORT

TREASURER’S REPORT

COMMITTEE REPORTS

TRAFFIC AND TRANSPORTATION COMMITTEE

**Review of recent citywide rule change
regarding T-Intersections**

Informational Report

**Update on discussion regarding pedestrian safety
issues within Community District 10**

Informational Report

**Update on DOT Presentation regarding the upcoming
Reconstruction of the 5th Avenue Bridge over the
LIRR and Sea Beach Lines**

Informational Report

JOINT ENVIRONMENTAL/ZONING AND LAND USE COMMITTEE

**Green Fast Track for Housing CEQR Type II
Proposed rule change**

**Committee Report and Recommendation
Discussion and Vote**

PARKS COMMITTEE

**Update on new Dept. of Parks Volunteer
Initiative**

Informational Report

OLD BUSINESS

NEW BUSINESS

ADJOURN

Community Board 10 General Board Meeting Minutes
February 26, 2024, 7:00 pm, Knights of Columbus, 1305 86th Street
YouTube Livestream: <https://www.youtube.com/watch?v=GjXgRWZACWU>

Chair Capetanakis called the meeting to order at 7:15 pm and led the Pledge of Allegiance.

Chair Capetanakis called for the Adoption of the Agenda. Motion by BM Rimawi, seconded by BM Thum.

All in favor. Motion carried.

Chair Capetanakis called for the Adoption of the Minutes from the January 22, 2024, Board Meeting. Motion by BM Lovejoy, seconded by BM Collins.

All in favor. Motion carried.

PUBLIC SESSION

Nancy Lulu representing District Attorney Eric Gonzalez's Office:

- Shared an update on the sentencing of Adam Thomas who murdered a romantic rival during a home invasion in Dyker Heights in December of 2021. Last week Thomas was sentenced to 18 years to life in prison.
- The DA's office will be holding a Women's History Month Event at Medgar Evans College on March 14th.
- The DA's High school internship program, running from July 8th to August 2nd, is now open for applications. The deadline to apply is March 8th.

Maia Yedin representing State Senator Andrew Gounardes:

- Greeted everyone and announced that the office is holding OATH office hours on March 7th at the Brooklyn Heights Branch of the Brooklyn Public Library.
- The office was able to deliver over 750 Valentine's Day cards to seniors following their drive.
- Announced that the office is coordinating with Councilman Brannan's office to finalize a spring shredding and e-waste disposal event. A date will be provided once it is available.

Gabrielle Woods representing Councilman Justin Brannan:

- Announced the office will be providing free tax assistance on Mondays and Thursdays throughout tax season. Property tax assistance will also be available, by appointment, on March 1 from 10 AM to 2 PM. Contact the office at 718-748-5200 for information or to schedule an appointment.

Rob Aguilar representing Councilwoman Alexa Aviles:

- Greeted everyone and provided an update on Councilmember Aviles new role as the Chair of the City Council's Immigration Committee. Her first hearing, on February 27, will be in conjunction with the Department of Aging and focus on the needs of elderly immigrants.

- The office will be having free tax prep, by appointment, on Wednesdays, Thursdays, and Saturdays.

Michael Pardo representing Councilman David Carr:

- Greeted everyone and provided the areas in Dyker Heights that Councilman Carr now represents.
- The office will be having mobile office hours for Brooklyn constituents in the near future.

Laura Windsor representing Congresswoman Nicole Malliotakis:

- Greeted everyone and highlighted the Congresswoman's efforts to combat stolen checks. There are an increasing number of stolen checks, sent from the IRS and Social Security, being fraudulently cashed, and costing taxpayers their time and money. Congresswoman Malliotakis has asked the IRS to try and come up with easy solutions to the issue such as making it less obvious that envelopes contain checks.
- Urged everyone to opt into direct deposits when possible.

Ling Xia Ye representing Congressman Dan Goldman:

- Greeted everyone and provided updates on the Congressman's legislative efforts.
- The Congressman and eleven other Jewish House members led a recent petition to urge the President to use all efforts to broker a ceasefire in Gaza and allow for humanitarian aid to reach Gazan civilians.
- The Congressman is also currently working on creating additional resources to aid survivors of gun violence.

Jessica Kallo representing Brooklyn Borough President Antonio Reynoso:

- Thanked everyone for applying to the Community Board and announced that interviews for new applicants will be scheduled shortly.
- Invited everyone to the rescheduled State of the Borough Address on March 13th at NYC College of Technology, 275 Jay Street. Doors will open at 6 PM and you should RSVP in advance.

Zhana Krot representing NYPD Police Commissioner's Office:

- Greeted everyone and introduced herself as the community liaison for Staten Island as well as the Russian and Hebrew speaking communities of the city.
- Warned about phone scams targeting the elderly where criminals are using AI technology to clone voices and sound like someone the caller might know. Advised that when you receive calls from significant others asking for financial help to hang up and call the person back directly. Reiterated that you should never give out social security and financial information to anyone over the phone.

Scott Buchanan regarding the location of the proposed homeless shelter at 6530 4th Avenue:

- Expressed his reservations about the lack of communication and information about the shelter from local politicians.
- Concerned that the proposed location is poorly situated for people who may have substance abuse or mental health problems as it is right next to the Gowanus Expressway Overpass which

is heavily trafficked. Additionally, Telecommunications High School students from Sunset Park often walk by the site on their way to and from school.

Chair Capetanakis shared that the Department of Social Services will be having a meeting with Community Board 10 about the shelter in the spring. Information will be shared by the District Office once a meeting is scheduled.

Raphael Schweizer regarding small business outreach initiative:

- Announced that he will be beginning tours of the city's comic bookstores. There are over thirty stores across the five boroughs, and he hopes to support brick and mortar establishments with his new venture.

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

- Announced that the Fort Hamilton Branch will be holding knitting and crocheting classes on Tuesdays from 2PM to 3PM, beginning on March 12. All supplies will be provided.
- The Brooklyn Public Library is beginning a Browse the Branches challenge where individuals who visit all the branches of the library within the year will receive a special tote bag. Those who are one of the first hundred to complete the challenge will also receive a special edition library card.

Michael Menditto regarding the Green Fast Track:

- Expressed concern about DCP's green fast track proposal and the impact it might have on the city's already taxed infrastructure.

PUBLIC HEARING

In the matter of the adoption and support of the Capital and Expense Priorities for Fiscal Year 2025, Chair Capetanakis opened the hearing.

Motion: CB10 to reaffirm the Fiscal Year 2025 capital and Expense Budget Priorities in a statement to the Office of Management and Budget. Additionally, CB10 will send the capital and expense priority list, with the agency responses, to all elected officials representing Community District 10 to assist in obtaining funds for needed projects. Motion from the floor by BM DiBartolo, seconded by BM Festa.

All in favor with 2 recusals - BM Day and BM Stelter. Motion Carried.

In the matter of a new SLA liquor/wine/beer/cider application for Joseph Salimeni, d/b/a Terina, 8424 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 Joseph Salimeni, d/b/a Terina, 8424 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-Thursday 12PM to 10PM, Friday and Saturday 12PM to 12AM and on Sunday 11AM to 10PM.**
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.**

Motion seconded by BM Lehu. All in favor, motion carried unanimously.

In the matter of a transfer of SLA liquor/wine/beer/cider license # 1266226 to 7107 Bay Ridge LLC d/b/a Uncutt Bar and Restaurant, 7107 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 the transfer of SLA liquor/wine/beer/cider application # 1266226 to 7107 Bay Ridge LLC d/b/a Uncutt Bar and Restaurant, 7107 3rd Avenue Brooklyn, NY 11209, unless the applicant agrees to the following stipulations.

1. **The premises will operate as a Bar/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 Thursday 11AM to 12AM Friday and Saturday 11AM to 1AM and on Sunday 11AM to 12AM.**
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.**

Motion seconded by BM Mowery. All in favor, motion carried unanimously.

In the matter of a new SLA liquor/wine/beer/cider application for Parc Oasis 888 Inc. 8703 5th Ave, 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 Parc Oasis 888 Inc. 8703 5th Ave, NY 11209, unless the applicant agrees to the following stipulations.

- 1. The premises will operate as a Bar/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 Thursday 11AM to 12AM Friday and Saturday 11AM to 1AM and on Sunday 11AM to 12AM.**
- 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.**
- 13. The use of the rear yard will only be to the premises and not the adjacent rear yards.**

Motion seconded by BM Lehu. All in favor, motion carried unanimously.

In the matter of a new SLA liquor/wine/beer/cider application for Third Avenue Laila LLC, 8530 3rd Avenue Brooklyn, NY 11209, the Committee Report and Recommendation was rendered by Police and Public Safety Committee Chair Elisson. See Attached.

The Police and Public Safety Committee passed a motion at their February 13, 2024, meeting to approve the application with stipulations. The applicant's attorney Neil Visoky and the applicant, Alan Aldakhlallah, requested an amendment to the stipulations allowing for the hours of operations to be extended on the weekends. The previously agreed upon stipulations allowed for the restaurant to close at 12 AM during the entire week and Mr. Aldakhlallah requested that he be allowed to operate the restaurant until 2 AM on Fridays and Saturdays, which is in line with how he operates his existing

restaurants on Staten Island. Board inquiry followed regarding how late the kitchen will stay open and where his current establishments are located on Staten Island. The kitchen will close at midnight and his other establishments are located on commercial strips that abut residential areas.

Motion: CB10 to deny application for an SLA liquor/wine/beer/cider application for Third Avenue Laila LLC, 8530 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 through Thursday and Sunday 9 am to 12 am and Friday and Saturday 9 am to 2 am**
- 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.**
- 13. DJ's may be used only for occasional parties.**

Motion seconded by BM DiBartolo. All in favor, motion carried unanimously.

In the matter of a new retail cannabis dispensary OMNI Dispensary Corp., at 8610 4th Avenue, Brooklyn NY 11209, the Committee Report and Recommendation was rendered by Police and Public Safety Committee Chair Elisson. See Attached.

Motion: CB10 to render a negative opinion and request that the Office of Cannabis Management deny the application for the following reasons:

- 1. More information was needed on the business plan.**
- 2. The Office of Cannabis management should be aware that another applicant is approximately 590 feet of this applicant, for which CB 10 rendered a positive opinion over 2 months ago. That establishment High of Brooklyn OCM RETL 2023-001658 located at 455 86th Street Brooklyn, NY 11209. This would violate the 1000 feet rule.**
- 3. This location is a transportation hub next to the subway and several bus stops. This area is frequented by several students from local elementary and high schools also is a hub to students traveling to and from Staten Island.**

BM Mirville-Shahzada inquired if there was a limit to the number of licenses granted in a community. BM Elisson answered that the limit is only in the distances between establishments and there is no cap at a community level. BM Mowery further asked if there is a way for applicants to know if other applications were already approved in the vicinity of their location – there is no current process.

Motion seconded by BM Thum. All in favor. Motion carried.

CHAIR’S REPORT – See Attached

DISTRICT MANAGER’S REPORT – See Attached

TREASURER’S REPORT – See Attached

COMMITTEE REPORTS

TRAFFIC AND TRANSPORTATION COMMITTEE

Traffic and Transportation Committee Chair Zhang rendered the T&T Report. See Attached.

BM Mowery asked for clarification about what a T-intersection is considered and what the new rule changes will allow. A T-intersection is when a street joins another street at or near a right angle and does not cross it – thus forming a T shape. DM Beckmann gave a thorough summary of the rule change which will allow for crosswalks to be added at T- intersections with pedestrian ramps even if there is not a traffic calming device in place.

BM pointed out a confusing intersection at Marine Avenue, Ridge Blvd., 95th Street and was told that this location is being studied.

BM Edmonds pointed out the T-intersection on Senator Street and Colonial Road is problematic as children often cross to get to Owls Head Park (there are no pedestrian ramps on the park side of the street). She also requested that the B37 bus schedules be reviewed to have the bus run more frequently, perhaps every 10 minutes, which could help alleviate car traffic in the neighborhood, especially for parents driving students traveling to and from school. She feels that more service on the B37 and also on the B63 would alleviate a lot of local vehicular traffic. T&T Chair Zhang responded that we have not received details of the Brooklyn Bus Network Redesign yet.

JOINT ENVIRONMENTAL AND ZONING AND LAND USE COMMITTEE

Environmental Chair Tracie Britton rendered the report. See Attached.

BM Greenfield Masyr asked for clarification on what the Green Fast Track proposal will do. DM Beckmann provided details of the proposal. The Green Fast Track Proposal will allow DCP to exempt certain residential housing developments from requiring an EAS (Environmental Assessment Statement). Under SEQRA, agencies are allowed to classify projects under their discretionary review as

Type I or Type II. Type I projects are those deemed to be likely to cause environmental impacts and always require an EAS while Type II are those considered not likely to cause significant environmental impacts and are exempt from the EAS requirement. Many projects are not classified and fall under an unlisted category which still requires an EAS although with agency discretion as to scope. The Green Fast Track proposal would allow DCP to classify certain “smaller scale” residential developments, that are currently unlisted, as Type II and not require an EAS during DCP review. DCP concluded that these developments would not cause significant environmental impacts after doing a look back study based on the EAS submissions they received. Removing the EAS requirement would speed up the DCP decision making process and save developers time and money. The joint committees were concerned that removing the EAS requirement will deprive communities of vital information about developments occurring in their neighborhoods and the impacts they may have on current infrastructure such as the Owls Head Wastewater Treatment Center.

BM Mowery questioned whether this would affect state requirements for environmental assessments and if it is part of the City of Yes. This proposal is not part of the City of Yes and only applies to discretionary projects being reviewed by DCP (i.e. rezonings) and other city/state agencies will still maintain their own requirements. State agencies will still review projects that fall under their purview although the developments this proposal encompasses would not normally be reviewed by the state.

Motion: CB10 to submit following questions and comments from the joint Environmental and Zoning and Land Use Committees to the Department of City Planning regarding the Green Fast Track for Housing Proposal.

- 1. Has the state affirmed that this proposed fast track process aligns with SEQRA?**
- 2. How would the cumulative impact of projects occurring in the same area, at the same time, be assessed if each individual project is listed as a Type II action under the new rule?**
- 3. As this proposal does not appear to relate specifically to building more green housing, Community Board 10 believes that the term “green” should be stripped from the name of the proposal and any policy statements.**
- 4. Pursuant to the above comment, this proposal also does not directly relate to “affordable housing,” as the term is widely used, and should not be advertised as such.**

Motion seconded by BM DiBartolo.

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

PARKS COMMITTEE

Acting Parks Chair Henry Stewart rendered the Parks Committee Report. See Attached.

OLD BUSINESS

None

NEW BUISNESS

BM Thum asked about the status of the Visitation Academy property given the recent news that it is going to be sold. District Manager Beckmann stated that the school on the property will definitely close at the end of the school year but there is no definitive information about the property itself as it is not yet up for sale. The property will eventually be sold but everything is very preliminary at this point in time. The sale has raised questions about landmarking and the Community Board will be given a presentation about the landmarking process at the Zoning and Land Use Committee on March 6.

BM Brennan provided information about early voting for the upcoming presidential primary which will be March 23rd to 31st. Primary Election Day is on April 2nd. She added that you should check your early voting site and your election day voting site, which will likely be different.

With no further business Chair Capetanakis called for motion to adjourn. Motioned by BM Rimawi, seconded by BM Willis. The meeting was adjourned at 8:40 PM.

PUBLIC HEARING Feb. 26, 2024

In the matter of the adoption and support of the Capital and Expense Priorities for Fiscal Year 2025, we are at the point of the budget process where we have the opportunity to reaffirm the priorities that were previously submitted by the Board. At this point we cannot change our requests but we do have the ability to reaffirm our priorities. Board Members received the agency responses we received to our Budget Priorities by email. We have copies of the Capital and Expense Budget Priorities here, the blue and yellow sheets.

The Board typically adopts a motion to affirm our priorities in a statement to the Office of Management and Budget. Further, we also send our Capital and Expense priority list and the responses to all Elected Officials representing Community District 10 – to assist in obtaining funds for these needed projects.

Is there any discussion?

Call for a motion to reaffirm Community Board Ten's Fiscal Year 2025 Capital and Expense Budget Priorities.

VOTE

Jayman Cephal 2/26/24

POLICE AND PUBLIC SAFETY COMMITTEE
COMMUNITY BOARD 10

Date/Time: February 13, 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 February 13, 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 Liquor/wine/ beer/cider application Joseph Salimeni DBA Terina 8424 3rd Ave Brooklyn, NY 11209
2. New SLA Liquor/wine/ beer/cider application at 7107 Bay Ridge LLC DBA Uncut Bar and Restaurant
3. New SLA Liquor/wine/ beer/cider application at Parc Oasis 888 Inc. 8703 5th Ave Brooklyn, NY 11209.
4. New SLA Liquor/wine/ beer/cider application at 3rd Ave Laila LLC 8530 3rd Ave Brooklyn, NY 11209
5. New adult-use dispensary license application at OMNI Dispensary Corp. 8610 4th Ave Brooklyn, NY 11209

New SLA Liquor/wine/ beer/cider application Joseph Salimeni or entity to be formed 8424 3rd Ave Brooklyn, NY 11209

The applicant, Mr. Joseph Salimini was present along with his attorney Mr. Bruno Giuffre Jr. via Zoom. The location of the establishment will be 8420-8424 3rd Ave. The establishment will be a restaurant called Terina. Mr. Salimeni does have previous experience with another establishment, J's on Bay located at 1189 Bay Street, Staten Island, NY and has run this establishment for approximately 10 years. The hours of operation will be Monday-Thursday 12PM to 10PM, Friday and Saturday 12PM to 12AM and on Sunday 11AM to 10PM. The location does have a C/O with max capacity, to be used in conjunction with 8420 3rd Ave. of 107, the maximum anticipated is approximately 95 with 80 seats and 24 tables one bar with 5 seats. The establishment will have occasional parties with background music and may bring in live Jazz Bands on occasion. One person from the public was concerned about the noise from the side street windows on 85th street, which was noted from the previous establishment, BACI. Mr. Salimeni stated that in his plans these windows will be sealed permanently along with a new HVAC system.

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 12PM to 10PM, Friday and Saturday 12PM to 12AM and on Sunday 11AM to 10PM.
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.

New SLA Liquor/wine/ beer/cider application at 7107 Bay Ridge LLC DBA Uncut Bar and Restaurant

The applicant Getman Moy was present in the office. The establishment will operate as a bar/restaurant. The hours of operation will be Monday through Thursday 11AM to 12AM Friday and Saturday 11AM to 1AM and on Sunday 11AM to 12AM. Maximum persons anticipated is 40. The establishment will have recorded background music. This is a transfer of SLA Liquor license # 1266226 which expires on October 31, 2024. Changes will be made to the Menu which will be more Mediterranean style food.

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 Bar/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 Thursday 11AM to 12AM Friday and Saturday 11AM to 1AM and on Sunday 11AM to 12AM.
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.

New SLA Liquor/wine/ beer/cider application at Parc Oasis 888 Inc. 8703 5th Ave Brooklyn, NY 11209.

The applicant Simon Leung was present via Zoom. This is going to be a new location for Parc Oasis which is currently located at 6403 11th Ave Brooklyn, NY 11219 and has been in business since 2016 with no adverse history. The establishment will operate as a restaurant. The hours of operation will be Monday through Saturday 11:30AM to 12AM and on Sunday 11:30AM to 10:30PM. The establishment will have background recorded music. The rear yard will be used. It was noted that the previous establishment had numerous complaints about noise in the rear yard. The applicant is related to the landlord and is well aware of the previous history. The previous establishment also used the yards in the adjacent buildings. Mr. Leung stated he would only use the yard that this location has and not the adjacent yards. The TV's and speakers have all been removed from the rear yard. A member of the public spoke on behalf of the applicant who also represented three other establishments located within the area of 5th Avenue. They have noticed a drop-off in business with empty stores in the area and would like this establishment to go forward, which will bring back some foot traffic.

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 Bar/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 Thursday 11AM to 12AM Friday and Saturday 11AM to 1AM and on Sunday 11AM to 12AM.
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.
13. The use of the rear yard will only be to the premises and not the adjacent rear yards.

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.

New SLA Liquor/wine/ beer/cider application at 3rd Ave Laila LLC 8530 3rd Ave Brooklyn, NY 11209

The applicant Alen Aldakhllan was not present but was represented by his attorney Mr. Neil Visoky. The applicant does have previous experience in operating restaurants with two in Staten Island, Laila and Serina both on Page Ave. The premises will operate as a restaurant with the hours of operation will be Monday through Sunday 9AM to 12AM. The applicant will host occasional private parties and may use a DJ. There will be background music and may use an occasional belly dancer. Soundproofing was brought up by Mr. Visoky and his client has agreed to have someone come in and give their opinion on soundproofing the premises. Issues were brought up about the accordion front doors and it was noted that the community board had complaints in the past about noise from the previous establishment when the doors were open.

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 through Sunday 9AM to 12AM
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.
13. DJ's may be used only for occasional parties.

An issue was brought up to have more information at the general meeting for noise control by the applicant. The applicant, through his attorney, 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 for OMNI located at 8610 4th Ave Brooklyn, NY 11209 Application #OCM-Ret1-2023-004297

The applicant Nisha Vachhani will be the owner and manager of the dispensary. The applicant has no previous experience in operating a cannabis dispensary nor any other experience

in operating any business. The applicant did state she will have her husband guide her since he has experience of running a retail business in Tel-com. The applicant plans to lease the property once a license is obtained. The current tenant is renting on a month-to-month basis and the landlord Mr. Gamal Saeidi who is a partner of the premises, has furnished a letter to these facts. Public notice posting was questioned on whether it was posted, proof is needed. The applicant did not have a full security plan but verbally it was explained. The plan is to use security guards to control crowds and cameras located in various access points and inventory. The applicant gave a layout of the dispensary. The hours of operation would be Sunday through Saturday 10AM to 8PM for a total of 70 hours. The applicant did not furnish the committee with an employee manual as requested. The applicant explained the method of operation verbally. Pick up would only be in store and no delivery. The applicant plans to have 6 to 7 people working at the establishment.

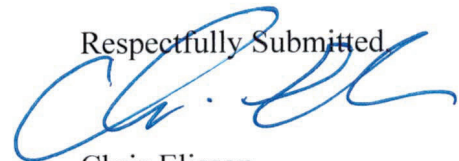
A motion was made to render a negative opinion and request the Office of Cannabis Management deny the applicant OCM Retl-2023-004297 for the following reasons:

1. More information was needed on the business plan.
2. The Office of Cannabis management should be aware that another applicant is approximately 590 feet of this applicant, which CB 10 rendered a positive opinion over 2 months ago. That establishment High of Brooklyn OCM RETL 2023-001658 located at 455 86th Street Brooklyn, NY 11209. This would violate the 1000 feet rule.
3. This location is a transportation hub next to the subway and several bus stops. This area is frequented by several students from local elementary and High Schools also is a hub to students traveling to and from Staten Island.

The committee met in quorum but not in person quorum. The motion was unanimous to render a negative opinion.

The meeting ended at approximately 8:20 PM.

Respectfully Submitted



Chris Elisson

Attendees:

CB 10 District Manager, Josephine Beckman

PPS Committee:

In Person at CB10 Office

Chair, Chris Elisson

BM Ruth Greenfield Masyr

BM Jonathan Bova

BM Michael Festa

Zoom

BM Elizabeth Lovejoy

BM Elizabeth Edmonds

BM Husam Rimawi

BM Judith Collins

BM Sandy Vallas

Excused Committee members:

BM Nikolaos Leonardes

BM Barbra Vellucci

BM Lori Willis

Applicants:

Terrina

Joseph Salemini

Bruno Guiffre

Uncut Bar

Getman Moy

Parc Oasis

Simeon Leung

Lialla

Neil Visokly

Omni

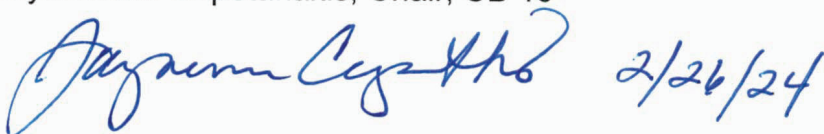
Nisha Vachhani

Good evening, and welcome to our February meeting. As you have witnessed earlier, Board Members were able to review the agency responses we received to our Budget Priorities. We have affirmed our priorities and will send it to all elected officials to assist in obtaining the funds needed for these projects. I just wanted to take note of these important items, which included the Shore Road Promenade, the sewage system repairs and trench restoration, the upgrades or reconstruction of so many of our parks, and improvements in our curb cuts, just to name a few. We appreciate the larger community input that has helped to shape this list. Whether you spoke at a public session or came to a committee meeting, you have helped shaped these priorities. We appreciate that our District Manager Josephine Beckmann and our Community Coordinator Dorothy Garuccio work to organize all of the data and information to share with our members. And, we appreciate that our elected officials take the significance of list to also affirm our community's priorities.

Tonight we have already heard about liquor licenses and a dispensary application in our community. We also have several informational reports to hear about from the Parks Committee and Traffic and Transportation, and a discussion and vote from our joint committee of Zoning and Environment ahead. On each of our committees, we have a mix of newer and experienced board members. We believe that this mix of perspectives and experiences help to enliven and inform our discussions. Recently, Borough President Antonio Reynoso sent a letter to long-serving board members and while he highlighted our commitment and the knowledge we bring to our boards, he also reminded us of the reality of term limits. Under the adoption of the ballot measure in 2018, all community board members appointed or reappointed on or after April 1, 2019, are limited to serving four consecutive two-year terms. We all appreciate the energy and enthusiasm of new members, and we appreciate the historical perspective and excellent attendance our long-standing members bring to our board. It is important to acknowledge that this will also mean that our newer members will need to take leadership roles sooner in their terms. We will need to consider our plans as a board before term limits are fully implemented in 2028. Remember, the best way to learn is to be an apprentice and learn from our experienced members, think of them as your coaches. So, if you are a newer board member, ask yourself, how can you begin to take more of a leadership role on the committees where you currently serve? This past year, we had Jack Zhang, Barbara Buchalter-Pollack, and Stephanie Simone-Mahaney stepped up to become committee chairs and we have all benefited from their leadership. Within the next four years, we may have a greater turn-over in our membership and we have to be prepared so that the priorities of our community are always affirmed, just like they were this evening. The Borough President has stressed that he wants Brooklyn community boards to enjoy "stable, knowledgeable, and continuous representation" and we are in full agreement with that sentiment. As the Borough President reminds us, I too look forward to our "continued partnership" and thank you for your service to Community Board 10.

Respectfully Submitted,

Jaynemie Capetanakis, Chair, CB 10



DISTRICT MANAGER'S REPORT
February 26, 2024

Good Evening Board Members:

This was a very busy month for the District Office setting up some important upcoming meetings. The Zoning and Land Use Committee invited the Historic District Council as well as historians and many interested in landmarking to a discussion about historic preservation in Community District 10 Brooklyn. The District Office has received many calls about the recent announcement of the sale of Visitation and historic significance to the Bay Ridge Community. As many of you have read by now in news reports, Council Member Brannan did reach out to the Landmarks Preservation Commission. The Zoning and Land Use Committee will take place on March 6th at 7pm. If you are interested please attend.. as a reminder even if you are not on a Committee you can attend/participate.

I met with Daniel Loud, in his role as President of the Bay Ridge Environmental Group and happy to share with you that we scheduled a joint CB10 BREG Spring Clean up of Shore Road Park on May 11th.. 10am to Noon.. You will receive an email with information shortly.. please let us know if you are interested in volunteering.

The 3rd Avenue Beautification Committee invited me to attend a planning meeting for their upcoming 3rd Avenue corridor clean up which is set to take place on Saturday, April 27th.. details to follow.

The District Office was visited by James Sgoupis from Holy Cross Boy Scout Troop 715 regarding his Eagle Scout project to create a Community Garden at the Fort Hamilton Senior Center in memory of Peter Lovett. Information about his project is available on our website.

Reminder to all that there is a great deal of roadwork taking place in CB10 which is always shared in our newsletter. Road closures.. **Senator Street portion off 3rd Avenue alongside Steadman Square Park** will be completely closed to through traffic (24/7) for a period of 5 to 6 weeks beginning February 21st for crane operation relating to new school construction at PS 53K.

95th Street between 3rd and 4th Avenue will be closed to through traffic from February 15th to March 13th from 7 AM to 6 PM, Monday to Friday to complete infrastructure work for the 95th Street elevator.

62nd Street between 13th and 14th Avenue will be closed to traffic intermittently from 9 am - 4 pm between February 29th and March 29th for work on the new building at 6202 14th Avenue

Announcements

DSNY is reminding all businesses that they must use bins with secure lids when setting out trash for collection starting this Friday, March 1st.

Store bins inside or outside

Bins should be stored inside or in a rear yard if possible. If space is not available, bins can be stored within three (3) feet of the building line when not set out for collection. Bins must be maintained in a neat and orderly manner and always allow for a clear path of pedestrian travel on the sidewalk.

Recycling

- Bins with secure lids can be set out at the curb 1 hour before closing
- Clear bags can only be used after 8:00pm

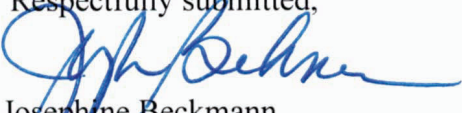
SYEP Applications are now open – deadline to apply is March 1, 2024

On March 9th , The Center for Justice and Peace will be hosting a Welcome Ramadan Parade on 5th Avenue between 67th and 86th Street.

Bay Ridge Saint Patrick's Parade will take place Sunday March 24th from 1 to 4pm. Formation is on Marine Avenue at 4th Avenue and will travel down 3rd Avenue ending at Senator Street.

Finally, the CB10 newsletter is a great way to communicate with residents. Please take time to read. If you are not subscribed, please send an email and let us know..

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	2/28/24	3/31/24	4/30/24	5/31/24	6/30/24	Y - T - D
DISTRICT MANAGER	\$10,238.97	\$10,245.94	\$15,368.91	\$10,245.94	\$10,245.94	\$10,245.94	\$10,245.94						\$76,857.58
COMMUNITY COORDINATOR	\$8,278.75	\$6,880.96	\$10,521.44	\$6,889.21	\$6,889.21	\$6,897.46	\$6,880.96						\$53,037.99
COMMUNITY ASSOCIATE					\$1,977.59	\$1,971.98	\$1,983.45						\$0.00
COMMUNITY ASSISTANT													\$0.00
COLLEGE AIDE	\$530.64	\$236.38	\$531.09	\$313.88	\$310.00	\$236.38	\$232.50						\$1,622.85
Total Personal Services	\$19,068.36	\$17,363.28	\$28,221.44	\$17,448.03	\$19,382.74	\$19,351.76	\$19,342.85	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$138,179.46

ExpenseCode	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	79.99	79.99	79.99	79.99	79.99	79.99	79.99						
10X	Infra-City Supplies													
40B	Infra-City Telephone													
100	Supplies & Materials		83.95		332.54								104.36	
101	Printing Supplies													
117	Postage					2,500.00								
170	Cleaning Supplies													
199	Data Processing Supplies													
302	Telecomm. Equipment													
314	Office Furniture													
315	Office Equipment													
319	Security Equipment		130.80											
332	Data Process Equipment													
337	Books													
402	Tel./Communications													
412	Rental/Misc/Equip		89.68		206.17	162.89	162.89	207.73						
417	Advertising				395.77									
431	Leasing Misc. Equip.													
451	Local travel expenditures													
602	Telecomm. Maintenance	51.44	1,200.94	51.42	51.42	51.42	51.42	51.42						
613	Office Equip. Maint.													
613	Data Process Equipment													
613	Printing Supplies													
622	Temporary Services-contractual					200.00								
624	Cleaning Services													
686	Professional/Computer Services	680.40	375.00											
684	Professional/Computer Services				735.00									
676	Infrastructure Maint/Operation													
	Total Other than Personal Services	\$942.83	\$1,829.56	\$857.98	\$1,405.12	\$2,994.30	\$444.30	\$1,648.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,122.39
	TOTAL PS AND OTTS EXPENSES	20,010.99	19,192.84	27,079.42	18,854.15	22,377.04	19,796.06	20,991.35	0.00	0.00	0.00	0.00	0.00	148,301.85
	TOTAL UNCOMMITTED BUDGET BALANCE													\$128,631.15

Respectfully submitted,


Informational Report on T-Intersections Rule Changes

The Traffic and Transportation committee met in a hybrid meeting on January 25th, 2024 to discuss a rule change proposal. The Department of Transportation was not present. DM Beckmann introduced the topic and reviewed details of the rule change, including the definition of unmarked crosswalk.

The proposed rule would amend sections 4-01, 4-04, and 4-08 of Chapter 4 of Title 34 in the Rules of the City of New York. They would:

- Prohibit vehicles from blocking pedestrian crossing points where a pedestrian ramp exists at unmarked crosswalks
- The definition of unmarked crosswalk would be expanded to include T-intersections where there is an existing pedestrian ramp
- In addition, the DOT has changed a previous policy that disallowed painted crosswalk where there are no traffic control devices (such as stop signs or traffic lights)

There are many T-intersections that could be positively impacted by the rule change through the possibility of adding crosswalks to unmarked T-intersections to allow better pedestrian access and visibility. The Department of Transportation is currently working on about 50 pending studies in Community District 10. DOT is also currently performing a safety study along the 4th Avenue corridor. I encourage the community to identify unmarked T-intersections that DOT should review for additional traffic control devices through 311 or the district office.

Respectfully submitted,



Jack Zhang

Chair, Traffic and Transportation Committee

###

Informational Report on Pedestrian Safety

The Traffic and Transportation Committee met in quorum on January 25, 2024 over a hybrid meeting to conduct a discussion around recent pedestrian fatalities and action items for the committee and broader board to take. Members of the public including Assemblyman Lester Chang were present. The meeting was prompted by two recent pedestrian fatalities in Community Board 10. The first was on November 16th at Marine and 97th Street of Annemarie Weisner and the second was of Xiaohong Chen on January 16th at Bay Ridge and 13th Avenues.

We reviewed stats compiled between December 2018 to December 2023 (a 5 year period) across the 494 intersections in Community District 10. We identified 4th Avenue and 65th Street as important corridors to review. The stats regarding 494 intersections were shared with committee members after the meeting alongside the 2011 report. This will be the subject of future T&T meetings.

The committee discussed numerous potential initiatives:

- Meeting with precinct safety officers with PPS committee
- Meeting with DOT on 4th Avenue traffic study and on BQE changes
- Additional neckdown/curb extension and increasing daylighting across 4th Avenue
- Expansion of protected bike line down 4th Ave from Sunset Park
- Helping DOT prioritize traffic studies in the district
- Hosting public safety events with the public to speak about personal safety measures "National Night Out"
- Legislation to require bike shops to sell helmets

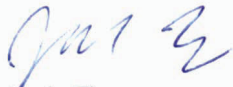
The committee also met in virtual quorum on February 15th 2024 to further discuss next steps. Department of Transportation representative Leroy Branch was present. DM Beckmann shared the top 10 locations with the highest pedestrian injuries:

- 65th Street and 4th Avenue
- Bay Ridge Avenue and 5th Avenue
- 92nd Street and Fort Hamilton Parkway
- 86th Street and 5th Avenue
- 86th Street and Fort Hamilton Parkway
- 68th Street and 4th Avenue
- Bay Ridge Avenue and 3rd Avenue

- Ovington Avenue and 7th (Southbound) Avenue
- 65th Street and Fort Hamilton Parkway
- 65th Street and 7th Avenue
- Bay Ridge Parkway and 14th Avenue

The 68th Precinct has done outreach at 92nd Street & Fort Hamilton Parkway, 86th Street and 4th Avenue and at the Senior Center at 9000 Shore Road. The precinct will be using the list of highest pedestrian injuries for more outreach initiatives. The committee is considering writing an updated report as the most recent report was in 2011 to guide the next decade of transportation and pedestrian priorities, including during the yearly community needs statements.

Respectfully submitted,



Jack Zhang

Chair, Traffic and Transportation Committee

###

Informational Report on 5th Avenue Bridge

The Traffic and Transportation committee met in quorum with the T&T committee of Community Board 7 on February 15th, 2024. DOT representatives and project team members were present and provided the core presentation.

This report provides an update on the planned reconstruction of the Fifth Avenue Bridge, located in Brooklyn, New York, bordering Community Boards 7 and 10. The aging bridge requires significant repairs and seismic retrofitting, prompting the Department of Transportation (DOT) to move forward with a complete replacement project.

Project Overview

- **Scope:** The existing bridge will be demolished and replaced with a modern, single-span structure measuring 172 feet long. The new design incorporates improved pedestrian walkways and bridge deck.
- **Timeline:** Construction staging will begin in Summer 2024 and conclude by Fall 2026, with a total duration of approximately two years.
- **Cost:** The estimated project cost is \$65 million.

Construction Phasing

The project will be divided into four distinct stages, ensuring continued access and minimizing disruptions:

- **Stage 1 (3 months):** Utility relocation and preparation work on the southeast side of the bridge.
- **Stage 2 (12 months):** Demolition of the existing structure on one half of the bridge, followed by construction of the new structure, sidewalks, and bridge deck. Traffic will be maintained on the remaining half.
- **Stage 3 (2 months):** Utility relocation and preparation work on the southwest side of the bridge.
- **Stage 4 (7 months):** Demolition of the remaining half of the old bridge and construction of the new structure. Two lanes of traffic will be continuously available throughout this stage.

Transportation and Access

- **Traffic:** Two lanes of traffic will be maintained throughout construction, minimizing disruptions for motorists. However, parking on the bridge will be eliminated during the project.

- **Traffic Flow and Safety:** Collaboration with the NYPD will ensure smooth traffic flow and address safety concerns during construction.
- **Public Transit:** The project will take advantage of scheduled N train service interruptions and work will be scheduled in coordination with the MTA. The B63 bus route will not be affected.
- **Pedestrian Access:** A designated pedestrian walkway will be available throughout construction, ensuring safe passage for pedestrians.
- **Cyclist:** DOT is considering adding a separate bike lane if there is room. As it currently stands, there is no separate bike lane and cyclists are expected to merge.

Community Outreach

Niel Patel is the community liaison and DOT will have a project office at 745 64th Street, 3rd Floor, Brooklyn, NY 11220. The office can be contacted at (917) 200-2671.

- **One-on-one meetings:** Project representatives will hold meetings with local businesses and residents to address concerns and answer questions. This will include the Sunset Park and 5th Avenue BIDs
- **Informational flyers and website:** Multi-lingual (English, Spanish, Arabic and Chinese) flyers with project details will be distributed in March and April, and a dedicated website will provide comprehensive information and updates.

Additional Considerations

- **Illegal dumping:** An inter-agency meeting will be held across LIRR, MTA, DOT and DSNY to address the current issue. The future bridge will have standard 8 foot fence with an 18 inch curve
- **Project Parking:** The crew will not be using street parking and will have an off-street parking lot.
- **Lighting:** The project team is exploring the possibility of adding additional lighting to the bridge after construction for improved visibility and safety.

Respectfully submitted,



Jack Zhang, Traffic and Transportation Committee

Chair

###

JOINT ENVIRONMENTAL AND ZONING AND LAND USE COMMITTEE COMMUNITY BOARD 10

Date/Time: January 31, 2024/7:00 PM
Place: Hybrid Meeting, CB10 Office/Zoom
Quorum: In person Quorum reached

On January 31, 2024, a joint Environmental and Zoning and Land Use Committee meeting was held in person at CB10 district office and on Zoom. The committees met in quorum to discuss DCPS's proposed Green Fast Track for Housing. Prior to the meeting, the committee members were invited to attend a Public Info Session, held via zoom by the DCP, on January 29, 2024. DCP accepted written public comments and questions until February 17, 2024.

The Green Fast Track for Housing proposal would designate projects of up to 250 housing units in R5 to R10 districts and projects of up to 175 housing units in R1 to R4 districts as Type II actions under CEQR and thus exempt them from requiring an Environmental Assessment Statement (EAS). The projects would also need to meet certain criteria related to height, non-residential use square footage, location, and construction time to be listed as Type II. The proposal also adds additional provisions so that hazardous materials, noise, and air quality are addressed outside of the EAS process.

The committees discussed whether this proposal meets New York State's criteria for environmental review (SEQRA). Several members expressed their opinion that the proposal was not truly green, as advertised by its name, given that the "green" requirements under this rule are limited to 1) the buildings be all electric which is already a NYC law (although certain buildings do not have to comply until 2027) and 2) that they not be in limited Special Coastal Risk Districts. The issues of whether this rule addresses affordable housing and whether it would meaningfully increase housing were also discussed. Concerns about the impacts of multiple projects in the same area not being properly assessed without the EAS requirements were also raised - particularly in relation to sewer loads and the Owls Head wastewater treatment facility in BK10. Other members expressed their apprehension that a lack of an EAS, and the information it provides, would hinder the ability of the public and community boards to form a meaningful opinion on a project.

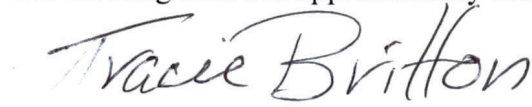
Motion: To submit the following comments and questions to DCP:

- 1. Has the state affirmed that this proposed fast track process aligns with SEQRA?**
- 2. How would the cumulative impacts of projects occurring in the same area, at the same time, be assessed if each individual project is listed as a Type II action under the new rules?**

3. **As this proposal does not appear to relate specifically to building more green housing, BK10 believes that the term “green” should be stripped from the name of the proposal and any policy statements.**
4. **Pursuant to the above comment, this proposal also does not directly relate to “affordable housing”, as the term is widely used, and should not be advertised as such.**

All in favor. Motion carried.

The meeting ended at approximately 8:05PM.



Attendees:

CB 10 District Manager, Josephine Beckman
Chairperson, Jaynemie Capatanakis (zoom)

In Person at CB10 Office

BM Daniel Hetteix

Zoom

Chair, Tracie Britton
BM Ibrahim Anse
BM Richad Day
BM Elizabeth Edmonds
BM Ann Falutico
BM Nicholas Leonardos
BM Essa Masoud
BM Larry Stetler
Chair, Stephani Simone-Mahaney
BM Leodan Castillo
BM Carmelo DiBartolo
BM Barbara Germack
BM Steve Harrison
BM Pierre Lehu
BM Dean Rasinya

Excused Committee members:

BM Daniel Loud
BM Doris Cruz

Parks Committee Report

The Parks Committee met on January 30, 2024, at 7pm. In person at the district office were District Manager Josephine Beckmann, BM Dan Hetteix and BM Jonathan Bova. Attending remotely were acting chair Henry Stewart, chair Dianne Gounardes and BMs Terri Brennan, Barbara Buchalter-Pollack, Richard Day, Chris Ellison and Jack Zhang. Also in attendance were Christopher Clay from the parks department and members of the public Stephanie Giovinco and Patricia Carroll.

Clay presented a parks department volunteer initiative called Let's Green NYC, a new website that acts as a clearinghouse for opportunities to volunteer in parks around the city, to make it easier to find events and increase turnout and engagement. During COVID, parks become an important resource for people, as did volunteering, and parks is trying to tap back into that spirit now that the worst of the pandemic is behind us.

The initiative will involve tracking the number of volunteers and their impact; expanding equity, by measuring which parks have sufficient volunteers and which don't; and enhancing engagement, by offering people who might be interested in volunteering an overview of what's available and allowing existing groups to recruit new members. It will also celebrate existing volunteer groups, such as with a "Group of the Month."

Volunteering has always been a part of the parks department's mission, to get people active and healthy, and to help them meet new people. Clay himself met his wife at a parks event. There are hundreds of opportunities around the city, and the department just wants to get people involved in their parks. Parks with volunteer communities have fewer problems: they are better maintained, safer and experience fewer issues. If something goes wrong, there are more people to report it.

Christopher Clay displayed a mockup of the website. Opportunities are grouped by categories—kid-friendly, senior-focused, LGBT-focused and many more. They are also grouped by date and keyword, and they are mapped. You can match with existing volunteer groups, and parks is hoping those groups will make the most of this system as an advertising tool. These groups also appear on the website, listed by borough.

The initiative will be community driven, and parks is encouraging the community to get involved and increase volunteerism.

You can visit at nyc.gov/parks/volunteer. There will be a flyer.

BM Day asked about the scope of the site, and Clay said it's an advertising and recruitment tool for volunteer activities in parks, which don't necessarily have to be scheduled through the parks department. BM Brennan asked if a digital flyer would be available, and there will be, with a QR code that links to the site. DM Beckmann asked if parks had a list of groups that would be invited to participate, and Clay said a lot of this was being coordinated by Partnership for Parks, which has a list, but parks also hopes the Board will get the word out locally. Clay hoped CB10 would especially involve kids and seniors. DM Beckmann expressed pleasant surprise at the high number of high

school students looking for community-service opportunities in the area and believed this site could be a great tool for them, especially if there were a calendar feature. Clay said there would be many ways to filter events on the site, including a calendar.

BM Hetteix asked when the site would be live. Clay said he wasn't sure if it were live yet and that it is being slowly rolled out. (The site since appears to have gone live, though may still be experiencing growing pains.) BM Zhang recommended instituting a newsletter that would alert subscribers to events in their communities. Clay said parks is looking for that kind of interactivity.

BM Brennan said Bay Ridge is tricky because it has so many parks. Clay said there are many organizations taking ownership of specific sites, such as the Narrows Botanic Garden, the Parent-Child Relationship Association, the Owl's Head Park Volunteers and others. This tool can be useful for connecting people to organizations already working in parks they are passionate about, or to inspire people to find underserved parks and make them their own.

The committee generally expressed enthusiasm for this project.

DM Beckmann announced that the board was planning a spring cleanup event with the Bay Ridge Environmental Group and BM Daniel Loud—with a rain date this time.

Clay announced that J.J. Carty should be completed very soon. Chair Gounardes asked when Owl's Head would be closed down, and Clay said there was no firm date yet but he believed it would be in the first half of this year, and he would share the exact date when it was set. Chair Gounardes said she was concerned about organizations planning events there under the assumption the park would be available. Clay said the way the closures will be structured, in phases, would allow groups to hold events, just possibly not in their usual spot. BM Brennan said the Pride event is very well attended, and Clay also added the Viking Festival and Halloween.

BM Zhang asked if there were plans to increase the number of pickleball courts, and Clay said when parks redoes the pavement at Dyker Beach-Bay 8th, some of the tennis courts there would be converted, adding probably four to six pickleball courts.

With no more questions, the meeting was adjourned.

Respectfully submitted,
Henry Stewart



STATE LIQUOR AUTHORITY-NEW APPLICATIONS AND RENEWALS

Gennaro's Catering Hall Inc. 6602 13 th Avenue	Renewal 02/05/2024	liquor, wine, beer, cider
Tereus Café Inc. d/b/a Omonia Cafe 7612 3 rd Avenue	Renewal 02/08/2024	liquor, wine, beer, cider
Third Avenue Laila LLC 8530 3 rd Avenue	New 02/14/2024	liquor, wine, beer, cider
Parc Oasis Inc 6403 11 th Avenue	Renewal 02/13/2024	liquor, wine, beer, cider
Parkville Corp d/b/a Park Asia 6521 8 th Avenue	Renewal 02/14/2024	liquor, wine, beer, cider
Ciamaltha Inc. d/b/a Kelly's Tavern 9259 4 th Avenue	Renewal 02/22/2024	liquor, wine, beer, cider
Cebu Brooklyn Hospitality Group Inc. d/b/a Cebu Bar & Bistro 8801 3 rd Avenue	Renewal 02/27/2024	liquor, wine, beer, cider