

**Community Board 10 Board Meeting Member Attendance**  
**March 18, 2024, 7:00pm, Bay Ridge Center, 15 Bay Ridge Avenue**

**Board Members Present:31**

Ibrahim Anse  
Jonathan Bova  
Teri Brennan  
Barbara Buchalter-Pollack  
Tracie Britton  
Jaynemie Capetanakis  
Christopher Cesarani  
Shirley Chin  
Judith Collins  
Richard Day  
Carmelo DiBartolo  
Elizabeth Edmonds  
Chris Elisson  
Carmen Feliciano  
Senja Frangipani  
Barbara Germack  
Dianne Gounardes  
Stephen Harrison  
Daniel Hetteix  
Pierre Lehu  
Daniel Loud  
Stephanie Simone-Mahaney  
Nicholas Massab  
Ruth Greenfield Masyr  
Dean Rasinya  
Dr. Husam Rimawi  
Lawrence Stelter  
Henry Stewart  
Julie Thum  
Lori Willis  
Jack Zhang

**Board Members Excused: 15**

Salah Altayeb  
Doris Cruz  
Ann Falutico  
Michael Festa  
June Johnson  
Habib Joudeh  
Stella Kokolis  
Nikolaos Leonardos  
Elizabeth Lovejoy  
Essa Masoud  
Marie Mirville-Shahzada  
Danielle Mowery  
Joseph Sokoloski  
Sandy Vallas  
Barbara Vellucci

**Board Members Absent: 1**

Leodan Castillo

**2nd AMENDED AGENDA  
COMMUNITY BOARD 10 GENERAL MEETING  
March 18, 2024, 7:00 pm  
Bay Ridge Center, 15 Bay Ridge Avenue  
YouTube Livestream: [https://youtube.com/live/auf8sNknE\\_4](https://youtube.com/live/auf8sNknE_4)**

**PLEDGE OF ALLEGIANCE**

**ADOPTION OF AGENDA**

**ADOPTION OF MINUTES**

**February 26, 2024 Board Meeting**

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

**CHAIR'S REPORT**

**DISTRICT MANAGER'S REPORT**

**TREASURER'S REPORT**

**COMMITTEE REPORTS**

**EXECUTIVE COMMITTEE**

**Update on preparing for BM term limits**

**Informational Report**

**Update on creation of a comprehensive  
Board Member guide**

**Informational Report**

**TRAFFIC AND TRANSPORTATION COMMITTEE**

**Review of 2024 Street Fair/Festival Applications:**

**5<sup>th</sup> Avenue Festival: 6/2/24, 5<sup>th</sup> Avenue between  
Bay Ridge Avenue and 85<sup>th</sup> Street, 10 am – 6 pm**

**Committee Report and Recommendation  
Discussion and Vote**

**3<sup>rd</sup> Avenue Festival: 9/29/24, 3<sup>rd</sup> Avenue between  
Bay Ridge Avenue and 94<sup>th</sup> Street, 10 am – 6 pm**

**Committee Report and Recommendation  
Discussion and Vote**

**Holy Cross Greek Cultural Festival: 9/19-22/24  
Ridge Blvd. 84<sup>th</sup> – 86<sup>th</sup> Street, 12 pm– 10 pm**

**Committee Report and Recommendation  
Discussion and Vote**

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

**Update on local senior centers programming  
and offerings presented at the Committee  
meeting**

**Informational Report**

**Update on CB 10 Local Senior Directory**

**Informational Report**

**ZONING AND LAND USE COMMITTEE**

**Update on HDC Landmarking process presentation**

**Committee Report and Recommendation  
Discussion and Vote**

**Update on City of Yes for Housing Opportunity  
initial Committee discussion**

**Informational Report**

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURN**

**Community Board 10 General Board Meeting Minutes**  
**March 18, 2024, 7:00 pm, Bay Ridge Center, 15 Bay Ridge Avenue**  
**YouTube Livestream: [https://www.youtube.com/watch?v=auf8sNknE\\_4](https://www.youtube.com/watch?v=auf8sNknE_4)**

Chair Capetanakis called the meeting to order at 7:10 pm and led the Pledge of Allegiance.

Chair Capetanakis called for the Adoption of the Agenda. Motion by BM Gounardes, seconded by BM Collins.

**All in favor. Motion carried.**

Chair Capetanakis called for the Adoption of the Minutes from the February 26, 2024, Board Meeting. Motion by BM Rasinya, seconded by BM Bova.

**All in favor. Motion carried.**

**PUBLIC SESSION**

Councilman Justin Brannan:

- Announced that all D75 students will have seats within District 20 by 2025. Additionally, there will be a NEST program at MS 407 (the former Nathan's middle school location).
- JJ Carty Park recently reopened after undergoing a yearlong renovation. The same should be happening for Vinland Playground this summer.
- This Sunday will be the annual Bay Ridge St Patrick's Day parade. The parade will begin at Marine and Third Avenue.
- His office is still providing tax prep services twice a week, by appointment.
- Revealed that PS. 413 at 68<sup>th</sup> and 3rd Avenue will be named after former Community Board Ten Chair, Joanne Seminara.

Maia Yedin representing State Senator Andrew Gounardes:

- The New York State Senate's Youth Leadership Award nomination session will be ending soon.
- The State Senate's Earth Day Poster contest is now running through April 13.
- Provided an update on the Senator's legislative efforts to protect kids on the internet.
- Announced the Spring shredding and e-waste disposal event at St. Anselm's will be on April 27.

Laura Windsor representing Congresswoman Nicole Malliotakis:

- Reminded everyone to opt in to direct deposits when possible if receiving a tax refund.
- Urged everyone who will be traveling to ensure that their passport is current and not expiring within the next six months. Passports are currently being processed quickly (within 5 weeks) and now would be a good time to renew for the summer before there is a backlog.

Nancy Lulu representing District Attorney Eric Gonzalez's Office:

- Recognized that March is Women's History and March 8 was International Women's Day.



- Highlighted the Women’s History Month Event that the office held at Medgar Evans College on March 14th.
- Urged those with a public safety matter that needs to be addressed to call the DA’s Action Center a 718-250-2340.
- Wished those who celebrate, a Happy Ramadan, Purim, and Easter!
- Congratulated Bay Ridge Center on their new location.

Rob Aguilar representing Councilwoman Alexa Aviles:

- Greeted everyone and wished a Happy Ramadan and belated Happy St. Patrick’s Day!
- Reiterated that March is Women’s History Month and acknowledged CB 10 Chair Capetanakis and District Manager Beckmann for the amazing work that they do.
- On March 19, City Hall will hold their Women’s History Month Celebration, hosted by Speaker Adrienne Adams.
- Councilwomen Aviles will be focusing on the Department of Environmental Protection’s action plan for flooding during the agency’s preliminary budget hearing on March 22.
- The Councilwoman is also committed to preventing budget cuts to education, libraries, housing, health and human services.

Jessica Kallo representing Brooklyn Borough President Antonio Reynoso:

- Thanked those who attended the State of the Borough Address on March 13<sup>th</sup>.
- Requested that new Community Board applicants schedule their interview to be considered for appointment.

Michael Pardo representing Councilman David Carr:

- Greeted everyone and announced the office will be having mobile office hours at the Knights of Columbus at 1305 86<sup>th</sup> Street. Upcoming hours will be posted on the Councilman’s Facebook page.

Ling Xia Ye representing Congressman Dan Goldman:

- Greeted everyone and provided a flyer with updates on the Congressman’s legislative efforts.
- Wished a Happy Ramadan and Happy St. Patrick’s Day!
- The office is holding a high school art competition through April 26.
- Announced that Congressman Goldman, Democratic leader Hakeem Jeffries and Congresswoman Nydia Velazquez were able to secure \$5.6 million towards the redesign of the BQE. The Congressman hopes this initial funding will be the catalyst for a complete revisioning of the BQE in Brooklyn.

Vito La Bella representing Assemblyman Lester Chang:

- Greeted everyone and congratulated the Bay Ridge Center on their new location.
- Announced that the Assemblyman is closely monitoring the situation of the two homeless shelters proposed in his district and will continue to support the wishes of Bay Ridge, Dyker Heights and Bensonhurst residents in terms of what they want for the spaces.
- The Assemblyman is hoping to pass an amendment to the class size reduction mandate in public schools which would allow schools more time to comply and exempt certain screened

admissions programs, honors, and AP classes from the requirement. As it stands now, schools citywide and in District 20 will not be able to comply with the mandate without eliminating seats and limiting the number of students in specialized programs.

- The Assemblyman is also looking into Governor Hochul’s initiative to allow the top 10% of all graduating highschoolers automatic admission to SUNY schools. The Assemblyman is concerned that this will exclude students from high achieving schools who fall outside of the top 10% of their school from getting admitted to colleges that they otherwise would have.

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.
- The central library will be providing tax assistance, by appointment, two days a week.
- The library is currently holding the Ned Vizzini Teen Writing Contest. Teens, in grades 6 to 12, may submit their poetry or prose through March 31<sup>st</sup>. A cash prize will be awarded to the winner.

Yong-Le Yau from the Dyker Heights Branch of the Brooklyn Public Library:

- Provided a calendar of events for the library. On March 20, there will be a Russian book discussion and on Saturday, March 23 there will be an author’s talk with Dr. Lisa Bu at 2 PM.
- On a regular basis, the library has canasta on Monday, mahjong on Tuesday, chair yoga and crocheting/knitting on Thursdays.
- The library welcomes partnerships with other organizations who are interested in collaborating.

BM Elizabeth Edmonds regarding motorcycles in public parks and playgrounds:

- Expressed concern about the number of motorcycles in city parks and playgrounds. Specified, the yard at PS 102, Russell Pedersen playground, the athletic fields at Fort Hamilton and Owl’s Head Park, and Gravesend Park, as locations where motorcycles have been congregating.

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

- Greeted everyone and gave an overview of what the CCRB does.
- Announced that the CCRB no longer has jurisdiction over complaints about discourtesy, threats and not providing shield numbers. Due to budget cuts, these complaints are now overseen by the NYPD although the CCRB hopes to restore their full funding.
- Expressed interest in partnering further with Bay Ridge organizations, such as the libraries, and wished everyone a Happy Ramadan, St. Patrick’s Day, and Women’s History Month!

## **PUBLIC HEARING**

**CHAIR’S REPORT – See Attached**

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

**TREASURER’S REPORT – See Attached**

## **COMMITTEE REPORTS**

## **EXECUTIVE COMMITTEE**

Chair Capetanakis rendered the Executive Committee report. See attached.

## **TRAFFIC AND TRANSPORTATION COMMITTEE**

Traffic and Transportation Chair Zhang rendered the T&T reports. See attached.

**Motion: CB10 to approve the application for the 5<sup>th</sup> Avenue Festival, located at 5<sup>th</sup> Avenue between Bay Ridge Avenue and 85<sup>th</sup> Street, on 6/2/2023, from 10:00 AM to 6:00 PM, (set up 8:00 am and breakdown by 8:00 pm) event #748538, with the following stipulations:**

**-NYPD amplified sound permit to end at 6PM.**

- Amplified sound permits will be issued at the discretion of the Fifth Avenue Business Improvement District and all applicants must adhere to NYC Noise Code Regulations and NYPD rules relating to Sound Permits. A list of permits must be provided to Community Board Ten.**
- DSNY must begin cleaning after event closes at 6PM.**
- All SLA licensed premises applying for one day outdoor use must submit a signed letter notifying Community Board Ten that their SLA licensed premises received the SAPO Festival Rules as well as the Stipulation Agreement with Community Board Ten and will comply with all rules during the event.**
- Violations of SAPO Rules will be subject to enforcement. In addition, the Community Board will submit complaints of rule violations with documentation to SAPO, NYPD and SLA.**
- Establishments that do not obtain a one-day SLA Permit will NOT be permitted to serve alcohol. Festival Marshalls must report any vendor or business selling alcohol to NYPD for enforcement.**
- Distribution of Festival regulations to all participating vendors and merchants.**
- The Fifth Avenue BID as sponsor will attend an interagency meeting organized by Community Board Ten with the leadership of the NYPD, DSNY, SLA, SAPO and DOT.**

BM Stelter asked where the B63 will be diverted; District Manager Beckmann responded that it would run along Fourth Avenue.

**Motion seconded by BM Bova. All in favor – one recusal, BM Day. Motion carried.**

**Motion: CB10 to approve the application for the Holy Cross Greek Cultural Festival, located at Ridge Boulevard between 84th and 86th Streets, on 9/19/24 through 9/22/2024, from 10:00 AM to**

**10:00 PM, (set up 10:00 am and breakdown by 10:00 pm) event #753572, with the following stipulations:**

- **Music will end at 10:00 PM and**
- **Remove all rides by Tuesday.**

**Motion seconded by BM Thum. All in favor – two recusal, BM Day & BM Elisson. Motion carried.**

**Motion: CB10 to approve the application for the 3<sup>rd</sup> Avenue Festival, located at 3<sup>rd</sup> Avenue between Bay Ridge Avenue and 94<sup>th</sup> Street, on 09/29/2024, from 10:00 AM to 6:00 PM, (set up 8:00 am and breakdown by 8:00 pm), with the following stipulations:**

**NYPD amplified sound permit to end at 6pm**

- **Amplified sound permits will be issued at the discretion of the Third Avenue Merchants and all applicants MUST adhere to NYC Noise Code Regulations and NYPD rules relating to Sound Permits. A list of permits must be provided to Community Board Ten.**
- **DSNY MUST COMMENCE CLEANING AT 6PM. The starting location of the cleaning path shall be decided in consultation with Third Avenue Merchants.**
- **All SLA licensed premises applying for one day outdoor use must submit a signed letter notifying Community Board Ten that their SLA licensed premises received the SAPO Festival Rules as well as the Stipulation Agreement with Community Board Ten and will comply with all rules during both events.**
- **Violations of SAPO Rules will be subject to enforcement. In addition, the Community Board will submit complaints of rule violations with documentation to SAPO, NYPD and SLA.**
- **Establishments that do not obtain a one-day SLA Permit will NOT be permitted to serve alcohol. Festival Marshalls must report any vendor or business selling alcohol to NYPD for enforcement.**
- **Distribution of Festival regulations to all participating vendors and merchants.**
- **The Third Avenue Merchants, as sponsor, will attend an interagency meeting organized by Community Board Ten with the leadership of the NYPD, DSNY, SLA, SAPO and DOT.**

BM Stelter asked where the B37 will be diverted; District Manager Beckmann responded that it would run along Fourth Avenue.

BM Lehu inquired about cannabis shops looking to vend during the festivals. DM Beckman does not know of any illegal cannabis businesses seeking to vend this year, but she will mention it to the BIDs for the future.

**Motion seconded by BM Gounardes. All in favor – one recusal, BM Day. Motion carried.**

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

Chair Greenfield Masyr rendered the Senior Issues, Housing, Health and Welfare Committee report. See Attached.

## **ZONING AND LAND USE COMMITTEE**

Chair Simone Mahaney rendered the ZALUC report. See Attached.

**Motion: CB10 to forward a letter to the Landmarks Preservation Commission (LPC) requesting that Community Board 10 be included in any responses to Requests for Evaluation of the Visitation Academy site.**

Discussion followed about the likelihood of the entire site of Visitation (including the lake and green spaces) being preserved. ZALUC Chair Simone Mahaney stated, and DM Beckmann reiterated, that the decision is at the discretion of the Landmarks Preservation Commission and the LPC is currently only landmarking building footprints. The walls of the site do not count as part of the footprint.

BM Thum asked if a pending sale would impact the landmarking process. ZALUC Chair Simone-Mahaney answered that a pending sale or demolition would not accelerate the LPC's decision making. She did suggest that community and political support may help further the case of the Visitation site but CB10 cannot speak for what the LPC will do.

BM Cesarani mentioned that Bay Ridge is known for its Art Deco architecture which draws outside visitors to the neighborhood and that it would be worthwhile to preserve the character of the community's buildings. ZALUC Chair Simone Mahaney reiterated that since the landmarking process takes a considerable time, it is crucial to be proactive with recommending sites for preservation.

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

BM Zhang requested an update on the City of Yes for Economic Development status. The City Planning Commission voted in favor of the amendment with some minor revisions. The proposal is now before the City Council. BM Greenfield Masyr inquired as to how Councilman Brannan will be voting. DM Beckmann responded that the City Council will make its own amendments so it's not known what the final resolution will look like and how the Councilmembers will vote. CB10 did send a list of recommendations to Councilman Brannan which were submitted to the Council's Land Use division. The City Council has only sixty days to review, so a result should be forthcoming.

## **OLD BUSINESS**

None

## **NEW BUISNESS**

BM Lehu was happy to announce that PS. 413, named after his late wife – Joanne Seminara, will have a dental clinic within the building which will provide free dental services to students and allow for parents to receive training to become dental assistants.

BM Zhang asked about sending City of Yes for Economic Development to all the new Council Members that cover Board 10; DM Beckmann confirmed that it has already been sent.

BM Brennan provided information about early voting for the upcoming primaries which will be March 23<sup>rd</sup> to 31<sup>st</sup>. She urged everyone to vote as Bay Ridge tends to have low voter turnout.

BM Greenfield Masyr shared that Purim will begin on Saturday night. Purim is a joyous holiday, lasting two nights, that celebrates the survival of the Jewish people.

BM Feliciano described how wonderful the new center is and thanked those involved with making the new location possible.

With no further business Chair Capetanakis adjourned the meeting at 8:45 PM.

Good evening and Happy March! Here in Bay Ridge, we are still celebrating St. Patrick's Day and look forward to the Bay Ridge St. Patrick's Day Parade on March 24, 2024. In fact, tonight's agenda items from the Traffic and Transportation committee include votes for permits for some of our street fairs and festivals that bring our community together, support our merchants, and invite others into this beautiful neighborhood. These events contribute to making our community a vibrant and thriving place to live and work. As each event comes up, I invite you to mark your calendars and plan to attend.

We are happy to share that Zoning Chair Stephanie Simone Mahaney will be filing in for the Treasurer's position until we hold elections in June. Thank you, Stephanie.

March is also Women's History Month. The National Women's History Month's theme for 2024 celebrates "Women Who Advocate for Equity, Diversity and Inclusion." The theme recognizes women throughout the country who understand that, for a positive future, we need to eliminate bias and discrimination entirely from our lives and institutions. Here in our neighborhood, *many of our electeds are people of color* Iwen Chu serves as a member of the New York State Senate for the 17th district. She is the first Asian American woman elected to the state senate. Our local City Councilmember Alexa Aviles was born in Puerto Rico and proudly speaks of her mother as a role model for her passion working to improve issues of social justice. Councilwoman Susan Zhuang was born in Eastern China and came to the United States as an international student to pursue the American dream. Congresswoman Nicole Malliotakis brings the strong determination of her mother, a Cuban exile of the Castro dictatorship to her leadership. Assembly member Marcela Mitaynes was born in Peru and serves the community where she was raised in Sunset Park. These are just a few of the women leaders in our community. There is a quote by Marian Wright Edelman, the former president of the Children's Defense Fund, that says, "You cannot be, what you cannot see." Our young girls need visible role models to be inspired for their future and we appreciate the representation of the diverse leadership of our community.

We cannot forget that each of us has female role models in our own families who have broken down barriers in their own way. For example, every family has a woman who was the first among them to graduate college. For me, it was my mother's youngest sister Mary. My aunt had a great love of art and began her career as a teacher. From there, she became a social worker and went from working with schools to working with city agencies. Eventually, she became a probation officer and helped women coming out of prison. My aunt Mary made all of her nieces know the importance of education in shifting the course of our lives. I remember her proudly wearing her Fordham sweatshirt long after she had graduated.

Whether at home or in our community, there are examples of women leading and making the future more inclusive. I encourage you to think about the women in your family who have shattered the glass ceiling and inspired others. Women's history is our history when we take time to remember it and share it with others.

Thank you.

Respectfully submitted,

Jaynemie Capetanakis, March 17, 2024





## **DISTRICT MANAGER REPORT**

**March 18, 2024**

Dear Board Members,

A special thank you and congratulations to the Bay Ridge Center – Executive Director Todd Fliedner and Amed Alfaraji for hosting Community Board 10 tonight.

CB10 will begin planning a local park clean up with the Bay Ridge Environmental Group. The Clean Up date is set for Saturday, May 4<sup>th</sup> at Shore Road Park.

The NYC Department of Transportation has rolled out its Dining Out NYC Application. Community Boards will have opportunity to provide advisory opinions on both Roadway Cafes (located in the curb lane or parking lane fronting a ground floor restaurant) and Sidewalk Cafes – located on a public sidewalk or sidewalk widening that is fronting a ground floor restaurant. Internal review will take place at NYC DOT and then forwarded to Community Boards, Borough Presidents and City Council Members for External review.

Applicants that do not apply by August 3, 2024 will need to remove their current outdoor dining setups.

All new Dining Out NYC applications will be referred to the Traffic and Transportation Committee for review. NYC DOT Dining Unit will be assisting Board Members and staff with a review and how to navigate the application portal.

Last week, Community Boards 7 and 10 held an interagency meeting with the local elected officials - MTA - LIRR – regarding request to clean the area along the right of way for the NY and Atlantic Railway (NYAR) and Sea Beach line. The area is leased by NYAR and owned by MTA/LIRR..the primary area of concern runs along 65<sup>th</sup> Street beneath the Bay Ridge Towers and the BQE overpasses. Recurring complaints from neighbors about trash along fence lines due to recurring illegal dumping.

Next steps include CB10 and CB 7 - Follow Up with MTA/LIRR to obtain the specific timeline and geographic area for immediate clean up and ongoing maintenance, schedule MTA/NYC multi-agency walkthrough with MTA and NYAR and Compile Street level recurring conditions location report to be addressed and tracked for ongoing maintenance. Special thanks to Jack Zhang, T&T Chair for attending the meeting.

Two new All Way Stop Signs were installed by NYC DOT - one at 11<sup>th</sup> Avenue and 82<sup>nd</sup> Street and one at 84<sup>th</sup> Street and Ridge Blvd. Neighbors contacted the District Office to request that the sign on 11<sup>th</sup> Avenue be offset for greater visibility. DOT did respond to our request and will install a larger, offset Stop Sign to enhance visibility. In addition, street markings were not yet



installed. Typically, DOT contractor first installs signs, and a different team installs the lane markings.

On March 6<sup>th</sup> the City Planning Commission voted on the City of Yes Economic Opportunity with some modifications that are provided on their website. Proposal now referred to the NYC Council for hearing and final vote.

### **Announcements**

### **Reminders**

The 68<sup>th</sup> Police Precinct will be meeting on Wednesday, March 20<sup>th</sup> 7pm at the Bay Ridge Towers – 260 65<sup>th</sup> Street – Meeting Room.

The Bay Ridge St. Patrick's Day Parade will take place on Sunday, March 24<sup>h</sup>. The parade forms at Marine Avenue/3rd Avenue at 1:00 pm and runs along 3rd Avenue to 67th Street. The grandstand is located on 77th Street.

I also want to remind all to please read our newsletter – eblasts as well as our Website. Please also like us on Facebook and Instagram.

Our next meeting will take place on Monday, April 15<sup>th</sup> at 7pm at the Fort Hamilton Senior Center.

Respectfully submitted,

A handwritten signature in blue ink that reads "Josephine Beckmann /dy". The signature is fluid and cursive.

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	\$10,258.97	\$10,245.94	\$15,168.91	\$10,245.94	\$10,245.94	\$10,245.94	\$10,245.94	\$10,245.94	\$10,245.94	\$10,245.94	\$10,245.94	\$10,245.94	\$87,103.52
COMMUNITY COORDINATOR	\$8,278.75	\$6,880.96	\$10,321.44	\$6,889.21	\$6,889.21	\$6,897.46	\$6,880.96	\$6,889.21	\$1,983.45	\$2,000.64	\$0.00	\$0.00	\$59,927.20
COMMUNITY ASSOCIATE													\$0.00
COMMUNITY ASSISTANT	\$510.64	\$236.38	\$531.09	\$313.88	\$310.00	\$236.38	\$232.50	\$232.50					\$1,856.35
COLLEGE AIDE													
<b>Total Personal Services</b>	<b>\$19,068.36</b>	<b>\$17,363.28</b>	<b>\$26,221.44</b>	<b>\$17,449.03</b>	<b>\$19,382.74</b>	<b>\$19,351.76</b>	<b>\$19,342.85</b>	<b>\$19,368.29</b>		<b>\$0.00</b>			<b>\$157,547.75</b>

Expense Code	Description	7/31/23	8/31/23	9/30/23	10/31/23	11/30/23	12/31/23	1/31/24	2/28/24	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	79.99					
10X	Intra-City Supplies													
40B	Intra-City Telephone													
100	Supplies & Materials		83.95		312.54			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	395.77	206.17	162.89	162.89	207.73	162.89					
417	Advertising													
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	51.42					
613	Office Equip. Maint.													
615	Data Process. Equipment													
622	Printing Supplies													
624	Temporary Services- contractual					200.00								
624	Leasing Services					200.00								
686	Professional/Computer Services						150.00							
684	Professional/Computer Services	680.40	375.00		735.00			1,205.00	805.00					
676	Infrastructure Maint/Operation													
<b>Total Other than Personal Services</b>		<b>\$942.63</b>	<b>\$1,823.56</b>	<b>\$857.98</b>	<b>\$1,405.12</b>	<b>\$2,994.30</b>	<b>\$444.30</b>	<b>\$1,648.50</b>	<b>\$1,299.30</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$11,421.69</b>
<b>TOTAL PS AND OTS EXPENSES</b>		<b>20,010.99</b>	<b>19,192.84</b>	<b>27,079.42</b>	<b>18,854.15</b>	<b>22,377.04</b>	<b>19,796.06</b>	<b>20,991.35</b>	<b>20,667.59</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>168,969.44</b>

TOTAL UNCOMMITTED BUDGET BALANCE \$107,963.56

Respectfully submitted,  
*Stephanie Simone; Mayor*



## Executive Committee Meeting

March 13, 2024

### Attendance:

Josephine Beckmann, District Manager

Jaynemie Capetanakis, Chair

Tracie Britton, Environmental Committee

Dianne Gounardes, Parks Committee

Stephanie Simone-Mahaney, Zoning and Land Use Committee

Chris Elisson, Police and Public Safety Committee

Henry Stewart, Communications Committee

Ruth Greenfield Masyr, Senior Issues, Housing, Health and Welfare Committee

Jack Zhang, Traffic and Transportation Committee

Barbara Buchalter-Pollack, Youth Services, Education & Libraries Committee

Lori Willis, Parliamentarian

On March 13, 2024, the Executive Board met in a hybrid meeting to discuss the following topics, which are presented tonight as Informational Reports to our board membership.

### **Update on Preparing for Board Member Term Limits:**

When beginning our discussion on Board Member Term Limits, we looked at the revised City Council District maps. As a reminder, each community board consists of 50 members, half appointed by the Borough President and half appointed from nominees of the city council members. In the previous council map, the majority (91%) of CB 10 was under Council District 43 with Council Member Justin Brannan and only 9% was in District 38 with Council Member Alexa Aviles. With the new City Council Map and District Distribution, we have a shift of representation:

City Council District 43 Susan Zhuang with 11% of CB 10

City Council District 38 Alexa Aviles with 21% of CB 10

City Council District 47 Justin Brannan with 64% of CB 10

City Council District 50, which includes part of Staten Island, David Carr with 4% of CB 10

The number of members appointed on the nomination of each council member shall be proportional to the share of the district population represented by such council member. While we don't have the exact numbers yet, these percentages give us an indication.

According to the Term Limits Revised in the City Charter

"Members shall serve until their successors are appointed but no member may serve for more than sixty days after the expiration of his or her original term unless reappointed by the borough president, and provided further that no person shall be eligible to be appointed as a community board member if that person has previously held such appointment for four or more consecutive full terms that commenced on or after April 1, 2019, unless one full term or more has elapsed since that person last held such office; provided however, that in the case of a community board member appointed or re-appointed for a term that commenced on April 1, 2020, the borough president may appoint such member for up to five consecutive terms commencing on such date."

Looking at our data:

- Nearly 50% of the current board were appointed after June 2019
- 14 members have served only one term
- 17 members have more than ten years of service
- 2 current members are not seeking reappointment (one with more than ten years on the board and one with a single term)

- These 2 seats, along with the 3 current vacancies, mean that at least 5 new Board Member appointments will be made this year

In 2027, which is 3 years from now, it is estimated that 11 Current Board Members would be term limited. In 2030, which is 6 years from now, it is estimated that 19 Current Board Members would be term limited as members appointed or reappointed in 2020 and 2022.

This is a citywide issue and is warranting a city wide response called the COMMUNITY BOARD TERM LIMITS PROJECT: The Future of Community Boards group is hoping to partner with the Center for Urban Pedagogy (CUP) to create a roadmap to address term limits. CUP's project would include meeting with all CB district managers, reviewing existing material on board member transitions, facilitating a panel discussion with DMs and creating a final framework. CB4 - Brooklyn received discretionary funding from their council member to cover half the cost.

We also discussed ways we could begin planning within our own board to prepare for future leaders.

- Mentorship will be important next few years. We discussed that committees could informally have vice-chairs who would agree to step up if the chair is absent to run the meetings and learn the roles and responsibilities to take over the committees in the future.
- Assuring that former chairs remained as committee members to help guide the new chairs

We discussed how it is sometimes challenging to be the "new member" and that we wanted to make an effort to help our membership build relationships. This included:

- Meet and Greets in September or at the First Committee Meeting of the year
- Assigning a Buddy to a newly appointed member
- Providing new committee members with a packet of the previous year's committee reports so they have an idea of what to expect
- Making sure that everyone knows that "when in doubt, call Josephine or Dorothy" to ask any questions
- Planning future Lunch and Learns for new Board Members or any Board Member who wished to attend
- Encourage more in person meetings to allow time to talk and build relationships

#### **Update on Creation of a Comprehensive Board Member Guide:**

- CB10 currently provides a welcome booklet to all new members which goes over the basics of the board and its functions
- Other community boards, such as Brooklyn CB 7, provide a comprehensive manual for all board members
- CB10's booklet requires updates and would benefit from a complete overhaul
- Creating a comprehensive General Board Member Guide can be assigned to the Communications Committee, which is chaired by Henry Stewart, who has agreed to take this on. We look forward to this updated guide.

This was an informational report and there is no vote. Are there any questions or discussion.

Respectfully Submitted,

Jaynemie Capetanakis, Chair, CB 10





## Traffic and Transportation Committee Report

### 2024 SAPO Festival Applications

On Tuesday March 12th, 2024, the Traffic and Transportation Committee met in virtual quorum to review Street Activity Permit Office (or SAPO) applications for calendar year 2024. The Community Board has an advisory role to SAPO, providing approvals, approvals with stipulations, or denials with SAPO having the final decision. We discuss applications for the 5th Avenue Festival, Holy Cross Greek Cultural Festival and the Third Avenue Festival. We also had an application for PS 185 Cultural Fair, but there were no representatives present, so discussion will be postponed. I will be presenting three motions to approve each of the three street activities, as approved by the Committee.

#### **Motion #1 - 5th Avenue Festival**

Date: Sunday 06/02/2024

Event ID: 748538

Event time: 10 am – 6 pm (setup 8 am, breakdown 8 pm)

Location: 5th Avenue between Bay Ridge Avenue and 85th Street

Motion to approve the application for the 5th Avenue Festival, located at 5th Avenue between Bay Ridge Avenue and 85th Street, on 6/2/2024, from 10:00 AM to 6:00 PM, (set up 8:00 am and breakdown by 8:00 pm) event #748538, with the following stipulations (these stipulations are the same as the 2023 approval stipulations):

- NYPD amplified sound permit to end at 6PM.
- Amplified sound permits will be issued at the discretion of the Fifth Avenue Business Improvement District and all applicants must adhere to NYC Noise Code Regulations and NYPD rules relating to Sound Permits. A list of permits must be provided to Community Board Ten.
- DSNY must begin cleaning after the event closes at 6PM.
- All SLA licensed premises applying for one day outdoor use must submit a signed letter notifying Community Board Ten that their SLA licensed premises received the SAPO Festival Rules as well as the Stipulation Agreement with Community Board Ten and will comply with all rules during the event.
- Violations of SAPO Rules will be subject to enforcement. In addition, the Community Board will submit complaints of rule violations with documentation to SAPO, NYPD and SLA.
- Establishments that do not obtain a one-day SLA Permit will NOT be permitted to serve alcohol. Festival Marshalls must report any vendor or business selling alcohol to NYPD for enforcement.
- Distribution of Festival regulations to all participating vendors and merchants.
- The Fifth Avenue BID as sponsor will attend an interagency meeting organized by Community Board Ten with the leadership of the NYPD, DSNY, SLA, SAPO and DOT.

**Motion #2 - Holy Cross Greek Cultural Festival**

Date: 9/19/2024– 9/22/2024 (Thursday to Sunday)

Event ID: 753572

Event time: 10 am – 10 pm, including setup and breakdown

Expected attendance: 500 - 999

Location: Ridge Blvd, 84th – 86th Street

Motion to approve the application for the Holy Cross Greek Cultural Festival, located at Ridge Boulevard between 84th and 86th Streets, on 9/19/2024 through 9/22/2024, from 10:00 AM to 10:00 PM, (set up 10:00 am and breakdown by 10:00 pm) event #753572, with the following stipulations (these stipulations are the same as the 2023 approval stipulations):

- Music will end at 10:00 PM
- Remove all rides by Tuesday

**Motion #3 - 3rd Avenue Festival**

Date: Sunday 9/29/2024

Event ID: 752763

Event time: 10 am – 6 pm (setup 8 am, breakdown 8 pm)

Location: 3rd Avenue between Bay Ridge Avenue and 94th Street

Motion to approve the application for the 3rd Avenue Festival, located at 3rd Avenue between Bay Ridge Avenue and 94th Street, on 09/29/2024, from 10:00 AM to 6:00 PM, (set up 8:00 am and breakdown by 8:00 pm) event #752763, with the following stipulations:

NYPD amplified sound permit to end at 6pm

- Amplified sound permits will be issued at the discretion of the Third Avenue Merchants and all applicants MUST adhere to NYC Noise Code Regulations and NYPD rules relating to Sound Permits. A list of permits must be provided to Community Board Ten.
- DSNY MUST COMMENCE CLEANING AT 6 PM. The starting location of the cleaning path shall be decided in consultation with Third Avenue Merchants

- All SLA licensed premises applying for one day outdoor use must submit a signed letter notifying Community Board Ten that their SLA licensed premises received the SAPO Festival Rules as well as the Stipulation Agreement with Community Board Ten and will comply with all rules during both events.
- Violations of SAPO Rules will be subject to enforcement. In addition, the Community Board will submit complaints of rule violations with documentation to SAPO, NYPD and SLA.
- Establishments that do not obtain a one-day SLA Permit will NOT be permitted to serve alcohol. Festival Marshalls must report any vendor or business selling alcohol to the NYPD for enforcement.
- Distribution of Festival regulations to all participating vendors and merchants.
- The Third Avenue Merchants as sponsor will attend an interagency meeting organized by Community Board Ten with the leadership of the NYPD, DSNY, SLA, SAPO and DOT.

Respectfully submitted,

Jack Zhang

Chair

A handwritten signature in blue ink, appearing to read 'Jack Zhang', written in a cursive style.



Report of Senior Issues, Housing, Health, and Welfare Committee Meeting  
March 7, 2024 at 7:00pm

A meeting of the Senior Issues, Housing, Health, and Welfare Committee was held on March 7, 2024 at 7:00pm as a hybrid meeting. It was attended by committee members, members of the community, and invited speakers. Representatives from each Senior Center serving Community Board 10 were invited to speak about the programming offered at their center.

Present via zoom were the following invited speakers:

- Paul Mak, from Brooklyn Chinese American Association
- Amed Alfaraji, from Bay Ridge Center
- Dr. Joan Pastore, Executive Director of AMICO
- Valery Vislocky, Recreational Director at Fort Hamilton Senior Center
- Mary Bocchino, President of the local AARP Chapter
- Chairise Lawrence, CB10's liaison to the NYC Department of Aging

**Paul Mak of the Brooklyn Chinese American Association** spoke about their new premises at 7201-8<sup>th</sup> Avenue. This was the former location of New Corners Restaurant and the Senior Center has occupied the space since June 2023. They service 105 seniors at this location and 200 seniors at their Sunset Park location. In addition to breakfast and lunch, they offer many educational and recreational classes like art, language, fitness, computer, health and nutrition classes, free medical screenings, monthly birthday parties, and holiday celebrations. They are located across from the park which they often utilize for outdoor programming. People of all ethnicities and backgrounds are welcome. Hours are Monday-Friday 8:30-4:30.

**Amed Alfaraji of Bay Ridge Center** announced the long-awaited opening of Bay Ridge Center will be on Monday, March 11. Their new location is at 15 Bay Ridge Avenue, Brooklyn, 11209. It houses dedicated rooms for music, art, computers, health, and a state-of-the-art fitness room. Seniors can receive art therapy, social services, hot lunches, and much more. Hours of the center are Monday-Friday 8:30-4:30. An offshoot of the Center, Bay Ridge Connects at 7609 - 3rd Avenue, is open 9:00 am to 5:00 pm for benefits assistance, borrowing books, sharing ideas, and a variety of fitness, and wellness classes. There is a bus route that makes 12 stops throughout Bay Ridge and stops at both the Center and Bay Ridge Connects. In addition, they also have a Meals on Wheels program for homebound people in the neighborhood.

**Dr. Joan Pastore, Executive Director of AMICO**, American-Italian of Organizations Inc. was founded in 1979 as a non-profit, non-sectarian Older Adult Center. Though it is located a block outside of CB 10, at 5901-13<sup>th</sup> Avenue, Brooklyn, 11219, it provides services to residents of CB 10 along with many other areas. AMICO offers a wide range of educational and recreational programs including: dance, Tai Chi, yoga, music, ping pong, art, bingo, computer, and language classes. They also offer hot lunches and day trips. AMICO provides services to over 6,000 seniors over the age of 60 years old each year and requires proof of age. All services are free.

**Valerie Vislocky, Recreational Director at Fort Hamilton Senior Center**, located at 9941 Fort. Hamilton Parkway, described the wide range of programs at the center. These include art, quilting, and fitness classes. On March 12, they will be taking a trip to a NYC museum, on March 26, they will have a guest speaker on lowering the cost of prescriptions, and on Saint Patrick's Day there will be a special event. Hours are Monday-Friday 9am-5pm. There is an annual cost of



\$25 which entitles senior members, beginning at age 62, to use all NYC recreation centers, including those with pool facilities. Four members of the center attended this meeting in-person to tell us how much they enjoy going to fitness classes and other activities at this center.

**Mary Boccino, President of the local AARP Chapter** described their very large and active AARP Chapter which has over 250 members. Their activities include monthly lunches at Bay Ridge Manor and a large variety of bus trips as well as an upcoming cruise. Unfortunately, they are at capacity and are not accepting new members.

**Chairise Lawrence, Brooklyn Government Affairs Officer of the NYC Department of Aging** had much information to share with us.

- NYC Department of Aging is starting a "Join Us Campaign." It will be advertised on NY One TV to spread the word about the robust and diverse programing that exists at Senior Centers in NYC.
- The department of Aging anticipates extending home delivery of meals to weekends and holidays.
- They can offer respite and support to caregivers.
- Also, NYC Department of Aging is beginning an **Aging Connect Call Center**. Seniors and those caring for seniors can call **212-244-6499, Monday- Friday, 8:30-4:30** for help with resources, case management, and any other senior related concerns.

**Additional Topic:**

Another topic discussed at the meeting was the Committee's plan to update the CB 10 Local Senior Directory. This was well received by all participants.

Respectfully submitted,



Ruth Greenfield Masyr

Chair, Senior Issues, Housing, Health, and Welfare Committee

## ZONING AND LAND USE COMMITTEE

Landmarking 101

March 6, 2024

Community Board 10 Brooklyn

The Zoning and Land Use Committee met on Wednesday, March 6 in a hybrid meeting on Zoom and in the CB 10 District Office. The Committee did not have an in-person quorum. There were two items on the agenda. The first topic was a Landmarks 101 presentation given by Frampton Tolbert, Executive Director of the Historic Districts Council (HDC) on Zoom. In attendance at the District Office were Kelly Carrol, a local Bay Ridge preservationist, and Victoria Hofmo, President of the Bay Ridge Conservancy, both of whom serve on the HDC Board of Advisors.

The Historic Districts Council supports preservation city-wide and offers support for the Landmarks Designation and the National Register processes.

In his presentation, Frampton Tolbert outlined the steps for both the New York City landmarking process, which is through the NYC Landmarks Preservation Committee (LPC) and the National Register Process which is administered by the National Park Service through the New York State Historic Preservation Office.

### The Landmarking Process:

A site that is identified for landmark is: an individual building, interior, district, or scenic area that is at least 30 years old; has special cultural, historical, or aesthetic value for the City of New York, state or nation and ;must receive the approval of the Landmarks Preservation Commission (LPC) in advance before any alteration, reconstruction, demolition, or new construction.

A Landmark designation does not control use; does not prevent new construction, does not increase rent; does not discourage affordable housing; does not require restoration; does require that the owner maintain specific business.



### The Process:

1. The first step in the landmarking process is to request an evaluation to determine whether a property meets the basic criteria for designation. This is an RFE or Request for Evaluation. During this step, photos, a statement of significance and an RFE form are submitted. The RFE form is available online at the NYC Landmarks Preservation website.
2. Calendaring: If the Commission decides that the site merits consideration it will make official its intent to consider a site for landmark status by voting to add a public hearing date to its public meeting calendar.
3. Public hearing: The public can provide testimony as to the merits of the site and whether or not it should be landmarked.--any member of the public can testify; not just elected officials not just the property owner
4. Designation: The Commissioners vote on Designation at a future date which can be months or years after the public hearing(s). A majority vote (6) is required for Landmark Designation to carry; and Landmark protection begins immediately.
5. There are additional steps in which the City Planning Commission and the City Council have to ratify the landmark designation after 60 and 120 days, respectively. The Mayor then approves or vetos the Council's vote within 5 days. However, it is very rare for City Council to overturn a Landmark Designation.

There is no specific timeline that LPC is required to follow. When you submit an RFE, you will receive an acknowledgement from the LPC but they may calendar it after one month, or after 5 years (as per Frampton Tolbert).

### The Regulation Process for Landmarks:

1. All LPC rules and regulations can be found online.
2. The LPC cannot force you to do any work on your building and only reviews work when changes are proposed.
3. Permits are needed for any restoration, alteration, reconstruction, demolition, or new construction that affects the Exterior of a landmark or a building in a historic district, even for parts of a building that are not visible from the street.
4. Permits are only needed for interior work if the work affects the exterior of a building, such as HVAC work.
5. Permits for interior spaces are required **only** if the space has been designated as an interior landmark. There are very few interior landmarks and they must be publicly accessible spaces.
6. A permit is not needed for minor repairs or regular maintenance.
7. Permits are generally issued within 20-90 days, and often in much less time.
8. Applications are submitted online. If assistance is needed, you can consult a LPC staff member.

9. If your project cannot be approved at staff level, your assigned staff preservationsit will guide you through a Public Hearing process where the full Commission reviews and decides if your project is appropriate.

#### The National Register Process:

A State and National Register Landmark is a district, site, building, structure, or object that is at least 50 years old and possesses integrity of location, design, setting, materials, workmanship, feeling, and association.

1. In order for an individual site or district to be considered for the National Register of Historic Places, a property owner must submit an application to the New York State Historic Preservation Office (SHPO). The information required is very extensive, detailed and in-depth. The research and documentation must be completed by the individual or by a hired consultant. This is in contrast to the city landmarking process in which the LPC dedicates staff to complete the necessary research to determine if a site merits landmarking.
2. Before a packet is submitted to the NY State Historic Preservation Office, a representative from NY state will visit the site to help the applicant prepare the final nomination.
3. Upon receipt of the nomination, a public comment period and a review by the New York State Board for Historic Preservation are scheduled.
4. If recommended, the nomination form is finalized and forwarded to the State Historic Preservation Office for review and signature.
5. Once signed, the nomination is entered on the New York State Register of Historic Places and the site/district is nominated to the National Register of Historic Places. If approved by the Keeper of the Register, the nomination is singed and listed on the National Register.

#### New York City Landmarks vs. The National Register of Historic Places:

The National Register differs in several ways from NYC Landmarks. The LPC has binding authority on a landmarks decision so that once a property, or district, receives a landmarks designation, it **cannot** be demolished nor inappropriately **altered**. The National Register has only advisory authority; if an individual owner chooses to demolish or change their property, even though it is on the National Register of Historic Places, they may do so as of right unless public money is being used. The National Register also requires owner consent for individual sites and majority consent for historic districts whereas the NYC LPC landmark designation does **not** require consent from the property owner or owners.



The benefit of being placed on the National Register is the tax credits, both state and federal, that are provided to commercial and residential property owners within certain census tracts for restorative work on the property. Kelly Carrol confirmed that significant portions of CB 10 fall within eligible census tracts so both residential and commercial property owners may benefit from being on the National Register.

Owners of income producing real property listed on the National Register may be eligible for both a 20% federal income tax credit and a state tax credit. These owners can receive an additional state credit of 20% or 30% of a qualified expenditure of up to \$5 million.

The Homeowner tax credit offers a state income tax credit equal to 20% of the expenses related to repair, maintenance and upgrade of the historic home, up to a \$50,000.

Financial Assistance:

The New York Landmarks Conservancy, a non-profit organization, provides several funding programs that can assist organizations and property owners in the repair and preservation of their historic sites and neighborhoods. Among these programs are the Sacred Sites & Properties Fund, the Emergency Loan Program, The City Ventures Fund, the E-Z grant program of the Upper Manhattan Historic Preservation Fund and the Historic Properties Fund. Some of these funds may be available to owners even if the property does not have a landmarks designation but is historic.

Setting Priorities:

During this meeting, the Zoning and Land Use Committee discussed how CB 10 could set priorities for identifying and landmarking sites within its district. Proactive, rather than reactive, measures will better enable communities to preserve sites and districts before they become endangered. The Historic Districts Council recognizes that, in order to accomplish this, it is critical to work with local community boards. The HDC suggested that CB 10, in order to create a comprehensive list of priorities, conduct a community survey to engage the public in identifying sites in the district that may merit landmarking. This was successfully executed in Manhattan CB12 and through the Bronx Borough President's Office.

Additionally, the Reconnaissance Survey of Historic Resources, a 2014 consultant's report prepared for the HDC, may be used as a guide when formulating landmark priorities. The extensive survey, roughly 170 pages, makes recommendations for 6 potential historic districts and 19 potential individual nominations in Bay Ridge.

Frampton Tolbert recommended that CB 10 gather information from the Historic Districts Council, the Bay Ridge Conservancy, the Bay Ridge Historical District, and the 2014 Historic Resources Reconnaissance Report and compile a list of RFE's that have already been submitted to the Landmarks Preservation Commission (LPC). CB 10 should then request updates for these RFEs and for those for which there has been no response or no formal decline. In some cases, re-evaluation may be requested.

Kelly Carroll recommended that several properties in CD 10 be considered for RFEs. These include: individual homes-some of which are Civil War era, schools, libraries, firehouses, civic buildings, churches, beautiful blocks, etc. Currently the LPC is interested in landmarking city-owned buildings, particularly libraries.

Bay Ridge is severely underrepresented with regard to landmark designations. It has only 3 individual landmarks and one historical district: the Bennett-Farrell House, Fort Hamilton Army Garrison, the Gingerbread House, and Doctor's Row or 75th Street/Bay Ridge Parkway between 4th and 5th Avenues. Dyker Heights has at least one house on the National Register (Saitta House).

#### Committee Comments and Questions:

- One Committee member remarked that they knew of people who live in landmarked houses who have had very positive experiences with the Landmarks Preservation Commission; when they had to do renovations, the LPC was cooperative and made the process very easy. 99% of the applications that go to LPC are approved and LPC endeavors to work with property owners.
- Concerns were raised that a landmarks designation will negatively affect property values. Frampton Tolbert commented that he has not seen a correlation between rising property taxes and landmarked properties, nor has he seen a negative impact on property values when the property is landmarked. Kelly Carroll remarked that an NYU Furhman Center report found that landmarking increased property values in all boroughs except Manhattan
- A question was raised about the ability to landmark streets (the physical street) like cobblestone streets. Although there are some cobblestone streets that are protected, like some in DUMBO, the majority of landmarking is of buildings and historic districts.
- HDC was asked if Landmarks is the only basis for the preservation of green space and breathing space in dense areas. Frampton Tolbert remarked that the LPC rarely designates scenic landmarks or small parks and playgrounds. However, the City can create new parks outside of the landmarks process.



This is usually initiated by communities which work with the Parks Department and their local elected officials.

Regarding Visitation Academy:

The initial impetus for scheduling this Committee meeting was the significant community response to the recent announcement by Visitation Academy that it plans to close its doors permanently at the end of the 2024 school year.

Although it is not too late to landmark Visitation Academy, the LPC will not accelerate its timeline in response to a potential sale or demolition.

DM Beckmann stated that Council Member Brannan had contacted the NYC LPC and requested an immediate review of Visitation Academy. As with all RFEs, the LPC should provide a response to the Council Member but CB 10 will not be included in this response. Frampton Tolbert recommended that the Community Board submit its own Request For Evaluation of Visitation Academy and ask that the entire site be considered for landmarking. Ideally the whole site--the landscape as well as the buildings--would be considered for landmarks designation although it is possible to landmark only a portion of the site as was done at the Angel Guardian Home.

Kelly Carroll commented that Landmarking is not the pathway to preserve open space. Increasingly, the Landmarks Preservation Commission is only landmarking building footprints, not the whole tax lot.

In support of preservation efforts, Victoria Hofmo of the Bay Ridge Conservancy is establishing an organization, the Visitation Coalition, to encourage local residents to become involved in the effort to preserve the historic, cultural, and architectural beauty of the Visitation Academy site which includes the Inebriates Home, the Convent, the school building, and the garden.

Update: Frampton Tolbert, Executive Director of the Historic Districts Council, will submit an Request For Evaluation, therefore:

**Motion**

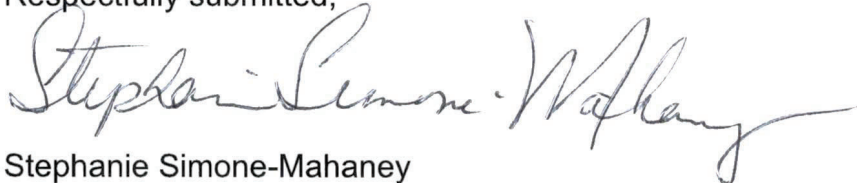
The Zoning and Land Use Committee makes a motion that Community Board 10 forward a letter to the Landmarks Preservation Commission (LPC) requesting that Community Board 10 be included in Any response to Requests for Evaluation of the Visitation Academy site. It is our understanding that there have already been, or there will be, requests for preliminary RFEs and we would like to be included in all responses from the Landmarks Preservation Committee. (A second is needed.)

Second Agenda Item:

The Zoning and Land Use Committee will begin reviewing the third zoning reform proposal of the City of Yes initiative--Housing Opportunity. This proposal, which enters public review this Spring (2024), has seven components: Universal Affordability Preference (UAP), Residential Conversions, Town Center Zoning, Removing Parking Mandates, Accessory Dwelling Units, Transit Oriented Development, and Campuses. At this time, there are some opportunities for the public to participate in different online information sessions. All of these sessions are available on the Department of City Planning's nyc.gov website (google: City of Yes Housing Opportunity) You can view the past three videos and register for the next two which are scheduled for March 27 and April 17. Certification is expected at the end of April which means the Housing Opportunity proposal and text would be referred to Community Boards at the end of April. Community Boards would then have 60 days (June 2024) to review and comment on the proposal. The Zoning and Land Use Committee will schedule its first meeting with the Department of City Planning in early April to begin discussion about the City of Yes Housing Opportunity.

[The City of Yes Economic Opportunity text amendment was adopted by the department of City Planning with some minor changes. The amendment is now on its way to the City Council for a vote.]

Respectfully submitted,



Stephanie Simone-Mahaney

This meeting can be found on YouTube under the title "CB 10 Zoning and Land Use Committee March 6, 2024"

In Attendance:

*Josephine Beckmann*

*Jaynemie Capetanakis*

*Stephanie Simone-Mahaney*

*Leodan Castillo*

*Doris Cruz*

*Carmelo DiBartolo*

*Ann Falutico*

*Steve Harrison*

*Pierre Lehu*



## STATE LIQUOR AUTHORITY-NEW APPLICATIONS AND RENEWALS

Parceros Restaurant USA Corp.* 6824 3 <sup>rd</sup> Avenue	New 03/08/2024	liquor, wine, beer, cider
Omakase Sushi 93 Inc.* 9208 3 <sup>rd</sup> Avenue	New 02/08/2024	wine, beer, cider
Los Cantaros Mexican Restaurant Corp.* 8612 4th Avenue	New 03/21/2024	liquor, wine, beer, cider

\*Has been invited to present their application at the April 11<sup>th</sup> Police and Public Safety Committee meeting