

**AGENDA**  
**COMMUNITY BOARD 10 GENERAL MEETING**  
**June 20, 2024, 7:00 pm, Bay Ridge Center, 15 Bay Ridge Avenue**  
**YouTube Livestream link - <http://bit.ly/3HLO5lw>**

**HONOR OF THE PLEDGE**

**Todd Flidner, Executive Director**  
**Bay Ridge Center**

**ADOPTION OF AGENDA**

**ADOPTION OF MINUTES**

**May 20, 2024 Board Meeting**

**PUBLIC SESSION**

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

**PUBLIC HEARINGS**

**Review of adult use dispensary application**  
**submitted by RMAN Holdings LLC, 8412 3<sup>rd</sup> Ave**

**Committee Report and Recommendation**  
**Discussion and Vote**

**Review of adult use dispensary application**  
**submitted by Cannalicious LLC, 8514 3<sup>rd</sup> Ave**

**Committee Report and Recommendation**  
**Discussion and Vote**

**Review of application submitted by St. Philip's**  
**Episcopal Church to co-name the southwest**  
**Corner of 11<sup>th</sup> Avenue at 80<sup>th</sup> Street as "St.**  
**Philip's Square"**

**Committee Report and Recommendation**  
**Discussion and Vote**

**In the matter of proposed citywide text**  
**amendment, City of Yes for Housing**  
**Opportunity**

**Committee Report and Recommendation**  
**Discussion and Vote**

**CHAIR'S REPORT**

**DISTRICT MANAGER'S REPORT**

**TREASURER'S REPORT**

**COMMITTEE REPORTS**

## **TRAFFIC AND TRANSPORTATION COMMITTEE**

**Update regarding joint CB7/CB10 presentation regarding rehabilitation of the Owl's Head Viaduct over 61<sup>st</sup> Street**

**Informational Report**

**7<sup>th</sup> Avenue/Poly Place Street Safety Improvement Project**

**Committee Report and Recommendation Discussion and Vote**

**Application submitted to NYC DOT for an Open Street at PS170, which would be in effect on school days from 8:00 am to 3:15 pm, Sept. 1, 2024 through June 30, 2025, closing 71<sup>st</sup> Street between 6<sup>th</sup> and 7<sup>th</sup> Avenue to vehicular traffic**

**Committee Report and Recommendation Discussion and Vote**

**Update on finalization of the CB 10 review process for Outdoor Dining Applications**

**Committee Report and Recommendation Discussion and Vote**

## **PARKS COMMITTEE**

**Update on presentation given by TBTA/Parks Dept. representatives regarding upcoming refurbishment of remaining portion of JJ Carty Park as part of an upcoming Verrazzano Bridge construction project**

**Committee Report and Recommendation Discussion and vote**

## **NOMINATING COMMITTEE**

**Nominations for Officer positions for Fiscal Year 2025, July 1, 2024 – June 30, 2025**

**Secretary to cast one vote in affirmation of the slate brought forth by the Nominating Committee at the May 20, 2024 Board Meeting as follows: Treasurer – Stephanie Simone-Mahaney; Secretary – Shirley Chin; Vice Chair – Sandy Vallas; Chair – Jaynemie Capetanakis**

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURN**

**Community Board 10 Board Meeting Member Attendance**  
**June 20, 2024, 7:00pm, Bay Ridge Center, 15 Bay Ridge Avenue**

**Board Members Present:39**

Ibrahim Anse  
Jonathan Bova  
Teri Brennan  
Tracie Britton  
Barbara Buchalter-Pollack  
Jaynemie Capetanakis  
Ralph Carmosino  
Judith Collins  
Richard Day  
Carmelo DiBartolo  
Staley Dietrich  
Chris Elisson  
Ann Falutico  
Carmen Feliciano  
Barbara Germack  
Dianne Gounardes  
Stephen Harrison  
Konstantin Hatzis  
Daniel Hetteix  
Zhen Huang  
Stella Kokolis  
Pierre Lehu  
Joseph Loccisano  
Daniel Loud  
Stephanie Simone-Mahaney  
Essa Masoud  
Ruth Greenfield Masyr  
Francis Milea  
Danielle Mowery  
Xuhui Ni  
Dean Rasinya  
Dr. Husam Rimawi  
Lawrence Stelter  
Henry Stewart  
Julie Thum  
Lori Willis  
Yanfei Wu  
Sandy Vallas  
Jack Zhang

**Board Members Excused: 11**

Salah Altayeb  
Christopher Cesarani  
Shirley Chin  
Doris Cruz  
Elizabeth Edmonds  
Michael Festa  
Paulette Healy  
Habib Joudeh  
Lisha Luo Cai  
Nicholas Massab  
Marie Mirville-Shahzada

**Community Board 10 General Board Meeting Minutes**  
**June 20, 2024, 7:00 pm, Bay Ridge Center, 15 Bay Ridge Avenue**  
**YouTube Livestream: <https://www.youtube.com/watch?v=xFxnUusySYE>**

Chair Capetanakis called the meeting to order at 7:35 pm and introduced Todd Fliedner, the Executive Director of the Bay Ridge Center, to lead the Honor of the Pledge.

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

**All in favor. Motion carried.**

Chair Capetanakis called for the Adoption of the Minutes from the May 20, 2024 Board Meeting. Motion by BM Rasinya, seconded by BM Collins.

**All in favor. Motion carried.**

**PUBLIC SESSION**

Assemblyman Michael Tannousis:

- Stated that he has drafted a letter to the Office of Cannabis Management to oppose granting a license to RMAN Holdings LLC at its current proposed location. The letter will be sent shortly and was also endorsed by Assemblyman Alec Brook-Krasny and Congresswoman Nicole Malliotakis.

State Senator Andrew Gounardes:

- Greeted everyone and announced that legislation to put safeguards in place for youth using social media has passed. The legislation limits the algorithms that social media companies use to promote videos to young people.
- The red-light camera program has been renewed for three more years with the number of cameras expanded to 600.
- Stated that the housing crisis needs to be addressed and more housing needs to be built in the neighborhood.

Richie Barsamian representing Assemblyman Alec Brook-Krasny:

- Greeted everyone and urged the Community Board to oppose the proposed cannabis dispensaries and the City of Yes.
- Stated that a 6000 square foot dispensary should not be allowed near schools.
- Is strongly opposed to the legalization of basement and garage units which the City of Yes for Housing proposes.

Samia Aljahmi representing State Senator Iwen Chu:

- Greeted everyone and provided updates on Senator Chu's legislative efforts to strengthen felony assault laws and to provide more e-bike regulation.



Rob Aguilar representing Councilwoman Alexa Aviles:

- Stated that anyone who has or will experience power outages during summer heat waves should reach out to the Councilwoman's office for help in dealing with Con Edison.
- Stated that the Council Member requested that the deadline to provide public feedback for the city's truck network redesign be extended to July 15th

Michael Sheldon representing Councilman Justin Brannan:

- Greeted everyone and shared information about the city budget, upcoming events including a Silent Disco event, a movie night on June 28th and the summer concert series which will be every Tuesday during the summer at 79<sup>th</sup> Street and Shore Road.

Ling Xia Ye representing Congressman Dan Goldman:

- Greeted everyone and provided an update on the Congressman's legislative efforts to provide additional funding for additional mental health beds through Medicaid.
- Additionally, the Congressman is co-sponsoring legislation to provide childcare options to small businesses and to allow for small businesses to more easily transfer ownership interests.

Jessica Kallo representing Brooklyn Borough President Antonio Reynoso:

- Greeted everyone and welcomed the new Community Board Members.
- The Community Board swearing in ceremony and orientation for new and reappointed members will be held on June 24<sup>th</sup>. The event is mandatory, and members may attend virtually.

BM Dr. Husam Rimawi regarding marijuana:

- Discussed the negative impacts of marijuana usage and announced that on September 20-21 the Bay Ridge Islamic Society will hold a public session to address drug addiction

Saher Said regarding a new school opening in September:

- Greeted everyone and introduced himself as the Interim Principal of PS 413 which has now been named after former Board Member and CB 10 Chair Joanne Seminara. PS 413 is located at 6740 3<sup>rd</sup> Avenue
- The school will have a focus on law and medicine. The K-5 school will have two classes per grade and provide free dental services to all students in partnership with NYU Langone.

Pina Cutrone regarding the City of Yes:

- Expressed concern that the already taxed city infrastructure will not be able to handle the further increases in population that would occur under the City of Yes proposal.

Ria Labate regarding RMAN Holdings LLC:

- Raised the issue of the dangers of driving under the influence of marijuana and community safety. Urged that marijuana dispensaries only be allowed in industrial areas.

Susan Parla regarding community concerns:

- Asked that traffic safety measures be put in place for the new school at 86<sup>th</sup> street and 7<sup>th</sup> Avenue.

- Stressed that the city infrastructure, especially regarding the size and number of schools, cannot support the City of Yes.
- Expressed her disapproval of the proposed location for RMAN Holdings LLC marijuana dispensary.
- Asked that legislation be put in place to address e-bikes.

Chuck Otey regarding the City of Yes:

- Warned that the City of Yes will allow venture capitalists to buy even larger swaths of land and make the city more unaffordable for homeowners.
- Expressed his belief that the city should be working on legislation to make homeownership more attainable and not to normalize living in basements and garages.

John Picciano regarding RMAN Holdings LLC:

- Shared his experience in dealing with his own child with substance abuse problems and urged the Board and the community not to support the proposed cannabis dispensaries on Third Avenue.

Catherine Gearity regarding marijuana:

- Introduced herself as a nurse and discussed the impacts that marijuana use can have on mental health. Urged the Community Board to say no to the proposed licensed dispensaries.

Annette Gerage regarding the City of Yes:

- Expressed her displeasure of the City of Yes proposal.

Dino Diakoumakos regarding RMAN Holdings LLC:

- Greeted everyone and introduced himself as a lifelong resident and business owner in Bay Ridge. Does not believe that a marijuana dispensary should be located so close to churches and schools that children frequent.

Dr. Katherine Economos regarding marijuana:

- Greeted everyone and introduced herself as a practicing gynecologist. Discussed the medical effects of marijuana usage and urged the board to vote against marijuana dispensaries in the neighborhood.

Therese DeWeil regarding the City of Yes:

- Discussed the already existing problem of illegal conversion and urged the Board to vote against the City of Yes.
- Asked for the issues of e-bike safety and drag racing to be addressed.

Mary Borgognono regarding the City of Yes:

- Expressed her disapproval of the City of Yes for housing proposal and believes that Dyker Heights should remain a predominantly single-family home neighborhood.

## **PUBLIC HEARING**

In the matter of a Conditional Adult Use Retail Dispensary (CUARD) license #OCM 2022-000176 for RMAN Holdings LLC, 8412 3<sup>rd</sup> Avenue Brooklyn, NY 11209, the Committee Report and Recommendation was rendered by Police and Public Safety Committee Chair Elisson. See Attached.

Questions followed about whether there were size limits to retail dispensaries, whether dispensaries are allowed to be within 1000 feet of each other, whether there are any authorized dispensaries in the neighborhood and whether the applicants meet the legal requirements to operate. BM Elisson answered that there were no size limitations for retail dispensaries, there are currently no authorized dispensaries in CB10 and that dispensaries are not allowed within 1000 feet from each other. RMAN Holdings LLC has been awarded proximity protection so no other dispensaries would be allowed within 1000 feet unless the dispensary does not open. Both applicants meet the legal requirements to operate as the day care that they are near does not occupy the entirety of the building. Further discussion followed regarding next steps – after CB10 submits its opinion, the Office of Cannabis Management will make the final decision regarding approval. The Office of Cannabis Management may or may not follow the recommendation of CB10.

BM Masyr and BM Britton made a joint motion to amend the Committee motion to include the number of students that are located within close proximity to the dispensary. All in favor, amendment passed unanimously.

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

- 1. Proximity to a number of schools and day care centers such as Home Sweet Home Day Care, DGK School/ Holy Cross Community Center, Adelphi Academy and Steppingstones Nursery School.**
- 2. Included in the surrounding area is also Holy Cross Greek Orthodox Church, Fort Hamilton High School, PS 185, Bay Ridge Catholic Academy, St. Mary's Antiochian Church, St. Anselm's Church, the Bay Ridge Jewish Center and Masjid Al-Rahman.**
- 3. This area is primarily residential and has a high density of foot traffic and students, approximately 8000, from surrounding public and private schools.**
- 4. The size of the location encompasses three storefronts and would occupy a significant portion of this part of Third Avenue.**

**Motion seconded by BM Hetteix. All in favor, motion passed unanimously.**

In the matter of a Conditional Adult Use Retail Dispensary (CUARD) for Cannalicious LLC, 8514 3<sup>rd</sup> Avenue Brooklyn, NY 11209, the Committee Report and Recommendation was rendered by Police and Public Safety Committee Chair Elisson. See Attached.

BM Gounardes and BM Willis proposed a friendly amendment to include additional places of worship (St. Anselm's, Masjid Al-Rahman and the Bay Ridge Jewish Center) that are in close proximity to the location.

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

- 1. Proximity to a number of schools and day care centers such as Home Sweet Home Day Care, DGK School/ Holy Cross Community Center, Adelphi Academy and Steppingstones Nursery School.**
- 2. Included in the surrounding area is also Holy Cross Greek Orthodox Church, Fort Hamilton High School, PS 185, Bay Ridge Catholic Academy, St. Mary's Antiochian Church, St. Anselm's Church, the Bay Ridge Jewish Center and Masjid Al-Rahman.**
- 3. This area is primarily residential and has a high density of foot traffic and students, approximately 8000, from surrounding public and private schools.**
- 4. The size of the location encompasses three storefronts and would occupy a significant portion of this part of Third Avenue.**
- 5. The application submitted to CB10 was missing information.**

**All in favor with one recusal - BM Hatzis. Motion Passed.**

In the matter of proposed citywide Text amendment, City of Yes for Housing Opportunity.

Zoning and Land Use Committee Chair Simone-Mahaney rendered the report. See attached.

**Motion: CB10 to submit an unfavorable opinion of the City of Yes for Housing Opportunity to the Department of City Planning.**

Discussion followed about what happens after CB10 submits its comments. After Community Boards provide their comments, City Planning will hold a public hearing and vote on the proposal which will then, if passed, move to the City Council for its review and vote. During the City Council's review of City of Yes for Economic Development, the Council did make several amendments which CB10 had advocated for, and the hope is that something similar will occur for Housing Opportunity.

BM Willis highlighted that the Environmental Impact Statement for the proposal itself states that there will be unavoidable significant adverse impacts to the city which cannot be mitigated. BM Willis shared her opinion that this proposal is not the solution to the housing problem and that it is simply deregulation for the real estate industry.

BM Vallas shared his belief that the Community Board has fought hard against illegal conversions and that this plan simply legalizes said conversions. He also stated that DCP has not provided any information about how the proposal will impact real estate taxes.

BM Harrison expressed his displeasure that DCP is now essentially reversing its prior approval of the Special Bay Ridge District rezoning. BM Thum suggested that other low-density communities that previously had downzoning approved should join forces to combat this proposal.

A number of Board Members questioned why the large number of new apartments in other neighborhoods such as Gowanus and Windsor Terrace have not led to a reduction of rent in those neighborhoods.

BM Loud stated his opinion that providing a blanket no to this proposal removes Community Board Ten from the conversation and that something needs to be done to address housing as he does not believe that Bay Ridge is still affordable. ZALUC Chair Simone-Mahaney responded that none of the low-density proposals in the City of Yes mandate affordability and that CB10 remains a part of the conversation even if it votes no.

BM Mowery commented that this proposal does not touch on enforcement, deed theft and institutional investors purchasing residential properties which she believes contribute to the housing crisis.

BMs DiBartolo and Willis both stated that increasing density does not guarantee affordability and that doing so without improving city infrastructure and services is not a good idea. BMs Rasinya and Feliciano, likewise, echoed the belief that the proposal is a massive deregulation for the real estate industry and, as written, will not lead to affordability.

BM Stelter added that the removal of parking mandates is a very Manhattan centric point of view and does not address where cars in low density areas should go.

**Motion seconded by BM DiBartolo. 33 in favor, 3 opposed – BM Loud, BM Hatzis, BM Hetteix, 2 recusals – BM Zhang, BM Stelter. Motion Passed.**

**CHAIR’S REPORT – See Attached**

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

**TREASURER’S REPORT – See Attached**

**COMMITTEE REPORTS**

**TRAFFIC AND TRANSPORTATION COMMITTEE**

Chair Zhang rendered the Traffic and Transportation Committee report. See Attached.

**Motion: CB10 to send a letter to the DOT recommending the following changes to the 7th Avenue/Poly Place Safety Improvement Plan:**

- 1. Add bus shelters at the new bus islands**
- 2. Keep the Parrot Place slip lane**
- 3. Keep 88th and 90th Street directions**
- 4. Change Battery Avenue direction**
- 5. Add speed camera along 7th Avenue**
- 6. Move bus stop from 86<sup>th</sup> Street in front of Ford Dealership to outside of IS 322**
- 7. Request feasibility study to add a traffic light at the intersection of Poly Place outside of Fort Hamilton Army Base gates**

Questions followed about why the Parrot Place slip lane should be maintained. BM Zhang responded that it makes it easier for residents to access their homes and garages. BM Loccisano questioned the need for more speed cameras along 7<sup>th</sup> Avenue. The response was that when DOT went out to take their survey, 100% of

the cars along 7<sup>th</sup> Avenue were speeding. DM Beckmann also added that residents on 7<sup>th</sup> Avenue made the request for speed cameras as well.

**All in favor, motion passed unanimously.**

**Motion: CB10 to deny the application submitted for an Open Street at PS170, which would be in effect on school days from 8am to 3:15pm, September 1, 2024 through June 30, 2025 and closing 71st Street between 6th and 7th Avenue to vehicular traffic.**

**Seconded by BM Harrison. All in favor with two recusals - BM Capetanakis, BM Masyr, motion passed.**

**Motion: CB10 to approve application number 20240502030001 for Gino's Restaurant and Pizzeria for an outdoor sidewalk cafe with the following stipulations.**

- 1. Close 11PM Sunday through Thursday; 12:00 Midnight Friday & Saturday**
- 2. Only ambient lighting is to be used**
- 3. Umbrellas and/or soundproofing to be installed**
- 4. Must observe NYC Fire Department Codes (no open flame, no fire pits, no BBQ), No smoking regulations - Department of Health**
- 5. Codes and Building Department Codes ("C of O") and Public Assembly Codes; and the NYC Department of Consumer Affairs regulations regarding sidewalk cafes.**
- 6. Outdoor spaces must have seated food service**
- 7. Sidewalk café furniture must be removed (stored inside) at night**
- 8. French doors, garage door windows that open/slide, rollups and retractable roofs: if installed, these doors/windows have hours to close them (Sun-Thurs. after 10PM and Fri-Sat. after 11PM). Tables/chairs/furniture are not to be out all night**
- 9. Observe NYC Department of Health & Mental Hygiene regulations regarding smoking, including designated smoking areas in outdoor spaces.**

**Seconded by BM Mowery. All in favor with 1 opposed - BM Milea. Motion carried.**

**Motion: CB10 to update the standard stipulations for future sidewalk and roadway cafe applications and to allow the use of the standard stipulations during the summer hiatus.**

- 1. Restaurant will meet with the Community Board in case of future issues or problems with the sidewalk or roadway cafe raised by the community**
- 2. Electric wires and plugs that run across the sidewalk will be safely secured to the ground.**
- 3. Sidewalk cafe area will be kept clean overnight.**
- 4. Restaurant is aware of noise code regulations and will enforce this among patrons**
- 5. As per adopted rules of NYC Department of Transportation - A licensee must comply with the New York City Noise Control Code, Chapter 2 of Title 24 of the Administrative Code, as applicable, including all restrictions and prohibitions relating to unreasonable noise. No musical instruments or sound reproduction or amplification devices shall be operated or used within a sidewalk cafe or roadway cafe, except where authorized pursuant to a street activity permit issued pursuant to chapter 1 of Title 50 of the Rules of the City of New York. Licensee will agree that they will enforce these provisions.**

6. Sidewalk cafes, and roadway cafes may operate only during the following hours and days: Sunday, 10 a.m. to midnight; Monday, 8 a.m. to midnight; Tuesday, 8 a.m. to midnight; Wednesday, 8 a.m. to midnight; Thursday, 8 a.m. to midnight; Friday, 8 a.m. to midnight; Saturday, 8 a.m. to midnight
7. All outdoor spaces will have seated food service.
8. Alcohol Consumption shall not be served at a sidewalk or roadway café unless permitted by New York State Liquor Authority.
9. Only ambient lighting shall be used
10. There will be no smoking within the outdoor sidewalk or roadway cafes.
11. During hours when a temporary outdoor dining setup is not operating, the licensee must secure all furnishings and decorative elements of such dining setup, such as tables and chairs, using a cable or other locking system. Such secured furnishings or decorative elements shall not impede or block access to utility infrastructure or assets (e.g., utility access covers, vent poles, control cabinets, etc.). (ii) Umbrellas and coverings, if utilized, shall be secured during inclement weather, such as high wind conditions or heavy snow events. Outdoor furniture will be removed (stored inside) at night.

**Seconded by BM Britton. All in favor, motion carried unanimously.**

**PARKS COMMITTEE – Please see report attached.**

#### **NOMINATING COMMITTEE**

In the absence of Secretary Chin, Treasurer Simone-Mahaney cast one vote in favor of the proposed slate as presented at the May 20<sup>th</sup> Board meeting.

#### **OLD BUSINESS**

No old business.

#### **NEW BUSINESS**

No new business.

With no further business, Chair Capetanakis adjourned the meeting at 10:00pm.



POLICE AND PUBLIC SAFETY COMMITTEE  
COMMUNITY BOARD 10

Date/Time: June 10, 2024 / 7:00 PM  
Called to order: 7:25 PM  
Place: DGK School Gymnasium  
Quorum: In person Quorum (See attached)

The Police and Public Safety Committee meeting was held on June 10, 2024, at 7:25PM. The meeting was an in-person meeting, at the DGK Gym the agenda was as follows:

1. Application for a new retail dispensary premises 8412 3<sup>rd</sup> Ave, RMAN holdings LLC  
OCM CAURD 2022-00176
2. Application for a new retail dispensary premises 8514 3<sup>rd</sup> Ave, Cannaliculus LLC  
OCM-RETL 2023-001394

**RMAN HOLDINGS Location at 8412 3<sup>rd</sup> Ave. Brooklyn, NY 11209, Conditional Adult Use Recreational Dispensary (CAURD) License #OCM 2022-000176**

The applicants sent a Notice to Municipalities on May 14, 2024, to CB 10 Office. CB10 office did request a 30-day extension to the Office of Cannabis Management (OCM). The applicants are Georgio Matesi 51%, Amir Carvan 30% and Edgar Kleydman 19%. None of the applicants were present but they were represented by Attorney Andrew Cooper from Falcon, Rappaport and Berckman. The Applicant does have a CAURD license issued by OCM, #2022-000176. They have also secured Proximity Protection from the OCM. Which means a dispensary cannot be on the same road and within 500ft of a building and its grounds occupied exclusively as a school. Can not be within 200ft of a building occupied and used as a house of worship. Cannot be within 1000ft of another dispensary or microbusiness retail location in areas with a population greater than 20,000.

Days prior to the meeting there was an advertising truck located in the vicinity of 3<sup>rd</sup> Ave. and 84<sup>th</sup> street advertising against the existence of a Cannabis Dispensary in the former Pilo Arts Salon (see attached photos).

The applicants submitted a security plan, employee manual, and a floor plan as requested. The floor plan was not of the dispensary but of the prior Pilo Arts Salon. They did post on the premise a copy of CB 10 public session which was originally to be held at CB 10 office but was amended to the DGK cafeteria due to an increased number of people from the community requesting to attend. The location encompasses three storefronts 8410 3<sup>rd</sup> Ave, 8412 3<sup>rd</sup> Ave and 8414 3<sup>rd</sup> Ave. The hours of operation will be Sunday 11AM to 9PM, Monday through Thursday 12PM to 9PM, Friday and Saturday 11AM to 11PM for a total of 70 hours per week.

The meeting had to be moved to the DGK Gymnasium due to over capacity in the cafeteria. An estimated over 200 people attended to voice their opinions. The acoustics in the gym were difficult for people to understand. Some of the attendees were unruly at times, shouting out questions and speaking out of turn, and not allowing speakers to finish speaking.

RMAN holdings has applied for several locations in the past year.

1. CB1 June 2023, 185 Bedford Ave, Brooklyn, no action seen only a presentation to CB1
2. CB1 January 2024, RMAN Holdings applied for 194 Kent Ave board recommended not to approve failed to appear.
3. CB 10 October 2023, High of Brooklyn 7102 13<sup>th</sup> Avenue the location was next door to a pre-School. As per his attorney Georgio Matesi is part owner of the card store that is currently there. CB 10 notified OCM that it was next door to a Pre-School and did not qualify.
4. CB 10, December 2023 455 86 St. RMAN Holdings withdrew their application, yet the location was approved by CB10 for High of Brooklyn.

Questions asked during the public session by the chair and the committee were as follows:

Who holds the CAURD license? Mr. Cooper explained that Georgio Matesi, who has 51% stake in the dispensary holds the license. He also stated Georgio Matesi was convicted of a crime when he was in High School and is currently working for NYC Department of Sanitation as a sanitation worker.

Do you currently have possession of the premises? Yes, they have an active lease.

Will they have delivery service?

They will have a delivery service with 2 people per car and will adhere to the protocols established by the management.

Will they hire security guards for the premises? Yes, two security guards.

Will they be willing to close between the hours of 2PM and 4PM when the majority of the schools in the area are dismissed? No

Approximately 26 people were given the opportunity to ask questions and speak. Each speaker was given approximately 2 minutes to speak with the majority going over the 2-minute limit and some not relinquishing the microphone. During the session we heard from Third Avenue BID against the dispensary as well as other business owners against the dispensary. The majority of the public who spoke were against the dispensary. Two people from the public spoke in favor of the dispensary.

A motion was made and seconded to render a negative opinion and request the Office of Cannabis Management deny the applicant for the following reasons:

Proximity to many schools and day care centers.

Home Sweet Home Day Care, 8306 3<sup>rd</sup> Avenue Brooklyn, NY 11209 distance 305 feet, Private Childcare Center serving the community for the past 12 years.

DGK School Pre k -8 Grade/Holy Cross Community Center Approximately 920 Feet.

Adelphi Academy 8515 Ridge Blvd. Pre School to High School. Approximately 969 Feet.

Steppingstones Nursery School 245 86 St Brooklyn, NY 11209 Approximately 776 Feet.



Included in the surrounding area is PS 185 8601 Ridge Blvd., Fort Hamilton High School. 8301 Shore Road, Bay Ridge Catholic Academy 365 83 street, St Mary's Antiochian Church 8100 Ridge Blvd and Holy Cross Greek Orthodox Church located at 8401 Ridge Blvd.

This area has a high density of students from the surrounding schools. The surrounding area is primarily residential. The size of the premises will encompass three store fronts and will take up a good portion of that part of Third Avenue.

The motion passed unanimously in favor.

### **Cannilicious LLC Proposed Location 8514 3<sup>rd</sup> Avenue Brooklyn, NY 11209**

The applicants did send a Notice of Municipalities to CB 10 office. The office did inform the applicant that RMAN Holdings does have a Proximity Protection from the Office of Cannabis Management for 8412 3<sup>rd</sup> Ave. which is within 1000 feet of another proposed dispensary. The applicant did want to continue with their application. The applicant Laighah Montaser will have 100% ownership of the dispensary along with her spouse Malick Hassen. When asked if they have a lease or possession of the premises the applicant did not. In the CB10 questionnaire under Section B. Information for Proposed Location that area was left blank. The hours of Operation Monday-Thursday 12PM - 9PM Friday- Saturday 11AM 10PM and on Sunday 11AM-9PM for a total of 68 hours, OCM requires a minimum of 70 hours per week. The applicant did not submit a floor plan, security plan, nor a copy of the employee manual.

A motion was made and seconded to render a negative opinion and request the Office of Cannabis Management deny the applicant for the following reasons:

The applicants propose location is in close proximity to many schools and day care centers. Home Sweet Home Day Care, 8306 3<sup>rd</sup> Avenue Brooklyn, NY 11209 Private Childcare Center serving the community for the past 12 years.

DGK School Pre k -8 Grade/Holy Cross Community Center 8502 Ridge Blvd.

Adelphi Academy 8515 Ridge Blvd. Pre School to High School.

Steppingstones Nursery School 245 86 St Brooklyn, NY 11209

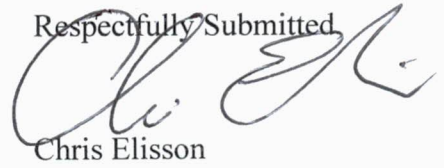
Included in the surrounding area is PS 185 8601 Ridge Blvd., Fort Hamilton High School. 8301 Shore Road, Bay Ridge Catholic Academy 365 83 street, St Mary's Antiochian Church 8100 Ridge Blvd and Holy Cross Greek Orthodox Church located at 8401 Ridge Blvd.

This area has a high density of students from the surrounding schools. The surrounding area is primarily residential. Also, the applicant's questionnaire to CB10 is incomplete.

The motion passed unanimously in favor.

The meeting ended at approximately 9:35PM.

Respectfully Submitted

A handwritten signature in black ink, appearing to read 'Chris Elisson', written in a cursive style.

Chris Elisson

**Attendees:**

CB 10 District Manager, Josephine Beckman

**PPS Committee:**

**In Person at CB10 Office**

Chair, Chris Elisson

BM Judith Collins

BM Sandy Vallas

BM Elizabeth Edmonds

BM Ruth Greenfield Masyr

BM Michael Festa

**Excused Committee members:**

BM Lori Willis

BM Husam Rimawi

BM Jonathan Bova

**Applicants:**

**RMAN Holdings LLC.**

Andrew Cooper ESQ.

**Cannilicious**

Laighah Montaser

From: Chris Elisson Chairman, PPS  
To: Community Bboard 10, Brooklyn  
Subject: Amendments to Motions  
Date: June 21, 2024

The following are amendments to the PPS committee motions for RMAN Holdings and Cannilicious LLC. as discussed at CB10 meeting on June 20, 2024.

**RMAN HOLDINGS** Location at 8412 3<sup>rd</sup> Ave. Brooklyn, NY 11209, Conditional Adult Use Retail Dispensary (CAURD) License #OCM 2022-000176 The applicants are Georgio Matesi 51%, Amir Carvan 30% and Edgar Kleydman 19%.

A motion was made and seconded to render a **negative opinion** and request the Office of Cannabis Management **deny** the applicant for the following reasons:

Proximity to many schools and day care centers.

Home Sweet Home Day Care, 8306 3<sup>rd</sup> Avenue Brooklyn, NY 11209 distance 305 feet, Private Childcare Center serving the community for the past 12 years.

DGK School Pre k -8 Grade/Holy Cross Community Center Approximately 920 Feet.

Adelphi Academy 8515 Ridge Blvd. Pre School to High School. Approximately 969 Feet.

Steppingstones Nursery School 245 86 St Brooklyn, NY 11209 Approximately 776 Feet.

Included in the surrounding area is PS 185, 8601 Ridge Blvd., Fort Hamilton High School. 8301 Shore Road, Bay Ridge Catholic Academy 365 83 street, St Mary's Antiochian Church 8100 Ridge Blvd and Holy Cross Greek Orthodox Church located at 8401 Ridge Blvd., Bay Ridge Jewish Center 405 81 St., St Anslem's Parish 356 82 St. and the Masjid Al Rahman Mosque 333-86 St.

This area has a high density of foot traffic and students from the surrounding public and private schools. It is estimated that there are approximately 8,000 students in close proximity to the proposed location. The surrounding area is primarily residential. The size of the premises will encompass three store fronts and will take up a good portion of that part of Third Avenue.

**Cannilicious LLC** Proposed Location 8514 3<sup>rd</sup> Avenue Brooklyn, NY 11209 OCM-RETL-2023-001394 Applicant Laighah Montaser will have 100% ownership of the dispensary along with her spouse Malick Hassen.

A motion was made and seconded to render a **negative opinion** and request the Office of Cannabis Management **deny** the applicant for the following reasons:

The applicants propose location is in close proximity to many schools and day care centers.

Home Sweet Home Day Care, 8306 3<sup>rd</sup> Avenue Brooklyn, NY 11209 Private Childcare Center serving the community for the past 12 years.

DGK School Pre k -8 Grade/Holy Cross Community Center 8502 Ridge Blvd.

Adelphi Academy 8515 Ridge Blvd. Pre School to High School.

Steppingstones Nursery School 245 86 St Brooklyn, NY 11209



Included in the surrounding area is PS 185 8601 Ridge Blvd., Fort Hamilton High School. 8301 Shore Road, Bay Ridge Catholic Academy 365 83 street, St Mary's Antiochian Church 8100 Ridge Blvd and Holy Cross Greek Orthodox Church located at 8401 Ridge Blvd. Bay Ridge Jewish Center 405 81 St., St Anslem's Parish 356 82 St. and the Masjid Al Rahman Mosque 333-86 St.

This area has a high density of foot traffic and students from the surrounding public and private schools. It is estimated that there are approximately 8,000 students in close proximity to the proposed location. The surrounding area is primarily residential. The size of the premises will encompass three store fronts and will take up a good portion of that part of Third Avenue.

For your information and to incorporate into the committee's motion as amended.

Respectfully Submitted

Chris Elisson.



**ZONING AND LAND USE COMMITTEE**  
**City of Yes for Housing Opportunity Public Hearing**  
June 20, 2024  
CB #10-Brooklyn  
Committee Report and Slide Presentation

Intro: Slide 1, "1386 Pages"

Community Board 10's Zoning and Land Use Committee hosted a Public Meeting on Tuesday, June 4th at 7PM at Fort Hamilton High School to present and discuss the City of Yes Housing Opportunity citywide proposal. Representatives from the Department of City Planning were also present in order to provide an overview of the proposal and to respond to questions and concerns from the public. Approximately 700 people were in attendance.

Following the DCP's presentation, the Zoning and Land Use Committee presented its review and analyses of the Housing Opportunity proposal. Tonight's presentation, an updated version of the Committee's June 4th presentation, focuses on those issues that are most germane to Community District 10 and its 14 residential zoning districts.

Over the course of several months and many meetings, the Committee reviewed the 1386-page proposal, the Environmental Impact Statement, additional City Planning materials, and considered the perspectives and concerns of CB 10 residents.

(Next)

Letter from Commissioner Garodnick : Slide 2

Based on its findings, the Committee will make its recommendation to the General Board this evening. As it did with the City of Yes Economic Opportunity recommendation, the Committee will include comments and concerns in its response to City Planning.

At that time, CB 10 provided an Unfavorable recommendation but outlined an extensive list of very specific concerns and suggestions for the City Planning Commission and the City Council. Many of our suggestions and modifications were incorporated into the final zoning text.

(Next)

Supply and Demand/Vancouver Quote: Slide 3

The Housing Opportunity Proposal seeks to increase the Supply of Housing in every Neighborhood in NYC in order to increase Affordability (or reduce rents)

There are many reasons for the affordable housing crisis. The Department of City Planning provided some studies (about 4) that support the claim that 'increases in housing supply slow rent growth and create greater affordability'. However, we have looked at other analogous studies that had different outcomes where average housing costs did not decrease or, in some cases, actually increased.

(Refer to quote) One of the Zoning and Land Use Committee's concerns is reflected in a Vancouver study that focuses on the results of a pro-density zoning policy. The study demonstrates that a significant increase in housing units and density led to a sharp increase in housing prices; the increase in capacity on land parcels, i.e. the ability to build more smaller units on a single lot, caused an increase in land values.

Ultimately, the Supply and Demand model depends on a competitive market which is subject to many forces. Although COYHO is intended 'to add a lot of housing overall but only a little in any given area', the market will determine the areas most advantageous for development of new housing. In areas of less market interest, little will happen.

We think that CB10, because of its attractive scale(for now), safe environment and vibrant commercial areas, will generate maximum market interest. Potentially there will not be just a little bit of new housing but a lot of development in the district.. However, this is uncertain because the proposal has not been fully analyzed and many of the market variables have not been considered in the proposal.

(Next)

## Housing Data in CB 10: Slide 4

This is a quick look at CB 10's current Housing and Community Character.

- The housing stock is very diverse. CB 10 has 1- and 2-family homes as well as mid to large size apartment buildings
- 61% of the housing units are in multi-family structures--including rent stabilized units
- The majority of the district residents are Renters
- CB 10 is among the most affordable communities in NYC
- In fact, in April 2023 the Brooklyn Paper reported that Bay Ridge had the lowest rent averages despite increasing prices

According to NYU's Furman Center Neighborhood Profile:

- The median gross rent in CB 10 falls below city and borough averages
- The overall rental vacancy rate in Bay Ridge & Dyker Heights was 4.0% in 2022
- CB 10 has a Diversity of Residents and Diversity of Income Distribution
- The residents who occupy lowest-density community districts (LDCDs) are of similar racial and ethnic diversity to residents across the city, contrary to the stereotype that low-density neighborhoods are exclusively high-income. <https://furmancenter.org/stateofthecity/view/new-york-citys-low-density-neighborhoods>

I'm happy to share the NYU Furman Center reports and other information which I have referenced.

(Next)

A Look Back at Community Based Planning - Zoning History in CB10” : Slides 5, 6 & 7

Taking a look back at CB 10’s Zoning History, the District experienced rezoning: in 1978, with the establishment of the Special Bay Ridge District; in 2005 in Bay Ridge; and in 2007 in Dyker Heights.

One of the most noteworthy and significant features of these rezonings, is that they were community-based collaborative processes. Rezonings in CB10 were widely supported, not only by local elected officials and the Borough President, but by the Community as well. (Next)

The City Planning Commission, in speaking about the Bay Ridge and Dyker Heights rezonings, stated in 2005 and 2007 respectively, that they “believe that the proposed lower density and contextual zoning districts together with the Special Bay Ridge District amendments provide the best possible protection to preserve the scale and character that are so highly valued by Bay Ridge residents” and “that the rezoning proposal for 159 blocks...of Dyker Heights and Fort Hamilton would preserve neighborhood character, scale and density by replacing existing zoning districts with lower density and contextual zoning districts, ensuring that future residential and commercial development would be more consistent with the existing built environment.” This has worked well for CB 10

These rezonings provided district wide planning to preserve residential streetscapes, prevent tear downs in mid-blocks, and prevent haphazard development while also allowing future growth and development. (Next)  
As a result of these rezonings there is still significant, as-of-right development potential in CB 10 today. The district has 1,062 parcels of land that have the potential for 50% more development. Under current zoning regulations CB 10 has the potential and capacity to create “a little less than 1 unit per acre over 15 years” as per the Department of City Planning’s estimates under the new proposal. (See FAQs)

(Next)

The Environmental Impact Statement: New Slide or Slide 20

After its review of the Environmental Impact Statement, the Zoning and Land Use Committee concluded that, contrary to DCP's claims, the EIS has not provided a comprehensive or thorough analysis of the potential impacts of the Housing Opportunity proposal. The EIS has not clarified Purpose and Need, particularly with regard to many of the technical changes. It is not clear what the purpose of several rules is; why the changes are needed; what may happen as a result of the new rules; who is expected to utilize the new provisions; under what circumstances the new provisions would be used; how these changes lead to affordable housing; where development will take place; why some areas may be developed and others not; what the impacts will be to each community in the city and where the impacts will be greatest. (Next)

Very telling is the following paragraph from Chapter 24 of the Environmental Impact Statement:

*"As such, the Proposed Action would result in the potential for unavoidable adverse impacts with respect to public elementary schools, early childhood programs, open space, shadows, archaeological resources, architectural resources, visual resources, natural resources, hazardous materials, transportation (traffic, bus, subway, and pedestrians), noise, and construction (transportation and noise)"*

(Next)

EIS Concern Summary School Seat Data, Sewer Slide 10

Ideally, there would have been an analysis of Southern Brooklyn, or more specifically, of Community Board 10. City Planning, instead, analyzed the Proposal as a “generic action” utilizing prototypical sites and representative neighborhoods. Because of the proposal’s wide applicability throughout the City, City Planning states that it is difficult to predict the specific sites where development would be facilitated.

The Zoning and Land Use Committee believes that, without specific analysis of Community District 10, City Planning cannot be familiar with the district’s unique characteristics and challenges. Of particular concern are:

(Next)

- **The School Seat Deficit**  
CB 10 is located wholly in School District 20 which is the most overcrowded district in NYC. This is not specifically addressed in the EIS (Refer to School Seat slide)
- **Yard Reduction**  
The EIS does not address the loss of permeability and resiliency that may result from a reduction in yard size. It does not consider how much storm water will be diverted as a result of loss of yard space. Nor in which areas  
The EIS does not address the impacts to the loss of parking nor consider unintended consequences like illegal front yard car ports/parking pads--which result in a de facto yard reduction.
- **Shadows**  
The EIS states that the proposed action could result in significant adverse shadow impact.
- **Possibility of Tear Downs**  
In the past, in the 1980s, the City had run out of vacant land to build small homes. Builders began tearing down homes that were an important part of neighborhood character and replaced them with buildings that were too dense and out of character with the existing context of the neighborhood. There were tremendous concerns that this practice would destabilize existing neighborhoods. Hence Contextual zoning was put in place. Bay Ridge and Dyker Heights benefitted from this type of zoning. The Committee is concerned that the possibility of tear downs has not been considered in the EIS.

(Next)

- **Sewer Infrastructure**  
Stated in the recently published COYHO FAQs *“The Department of City Planning conducted a thorough environmental impact review of this proposal and found that it would not have a “significant adverse impact” on water and sewer systems.”* (COYHO FAQs)

This belies the experience of many residents in Community Board 10 and the condition of the aged Combined Sewage Conveyance System.



Owls Head: Slide 12

The Combined Sewage Conveyance System and Combined Sewer Outfalls are old and many portions of CB10 experience sewer back ups and street flooding even during dry weather. There is no mention in the EIS of the impact of the Housing Opportunity proposal on this conveyance system.

Owls Head Waste Water Resource Recovery Facility, built in the 1950s, is one of 14 Sewage Treatment plants in NYC and services 5 Community Districts. The EIS did not study the impact of additional loads to this processing facility which would be created by an increase in housing units.

In the past CB10 requested a drainage study in the area of Colonial Road and Narrows Avenue as both locations experience frequent street flooding. Recent thunderstorms on June 13th and June 14th produced sewage backups in Dyker Heights, in the area around 10th avenue, in Bay Ridge in the 80s between 6th and 7th avenues and in the Colonial Road/Narrows Avenue portions of the district.

In the final analysis there is no information on how much the infrastructure in CB10 could be stressed. This is a basic requirement of an appropriate environmental review of a Proposal.

(Next)

## LOW DENSITY: Slide 13

Here we will address specific components of the Proposal which has been broken down into four categories. The first of these categories is Low Density. (Next)

## District Fixes : Slide 14

The main features of the proposal's District Fixes are: an increase in building height for one- and two-family homes; the reduction or elimination of side yards; the reduction of rear yards from 30 feet to 20 feet; an increase in Floor Area Ratio (FAR); a decrease in minimum lot sizes which would allow additional development of more, smaller units; and an increase in the number of units within a zoning lot, eg. 1-family house can become a 2-family house, a 2-family house can become a 3-family house, etc. It is unclear as to why City Planning has proposed these as-of-right changes in 1- and 2-family districts. It has not explained what it hopes to achieve by permitting these technical changes nor has City Planning explained what its expectations are or what the intended results are.

Community Board 10 believes that 1- and 2- family homes are integral to keeping the district stabilized. It is important to maintain the mix of housing options in CB 10. These include private market, 1- and 2- family homes, multi-family homes, condos, co-ops, and rent-stabilized apartments.

The Committee is concerned that this proposal incentivizes tear-downs; that by creating more, smaller units and subdividing houses, land values will increase thereby making homes more expensive and less accessible; and that **this component of the proposal has no tie to affordability** but it upzones every contextual district in CB 10.

(Next)

ZR 73-622: The following is intended to illustrate (as best as possible) what may result from these changes in CB 10.

(Next)

District Fixes. How will these changes impact the Streetscape?:  
Slide 16

CB 10 has seen these changes before. This slide illustrates one example of possible outcomes under the new proposal. We are looking at the white house in the center. The changes that you see here, between 2007 and 2011, are the result of a Board of Standards and Appeals Special Permit made possible by zoning resolution 73-622. (This resolution has since been eliminated from CB 10)

The provisions from that resolution are the same as the provisions in the Housing Opportunity proposal except that the new proposal will allow these provisions as-of-right, with no community review.

- Horizontal and vertical enlargements in side yards and in significant portions of rear yards for single- and two-family detached and semi-detached residences. You see the significant expansion in that side yard
- An attic space that is no longer required to be set back from the building wall. You see the flat roof versus the pitched roof which adds bulk and takes up light and air

Like the Housing Opportunity proposal, it was designed to allow for only modest expansion. However, it did not produce new units of housing, there were no ties to affordability and it resulted in negative impacts to open space, streetscapes and neighboring properties.

Because a specific study of the district has not been made, we have no way of knowing, at scale, what the impacts will be if these district fixes are implemented.

(Next)

## ADUs: Slides 17

NYC began a pilot program last year to test allowing ADUs but at this time there is no information available about this pilot. This is an intriguing idea, but as proposed, it leaves CB 10 with many questions and concerns particularly since there are no rules.

This City Planning drawing is not an accurate depiction of CB 10's environment. It does not take into consideration:

- the safety of residents
- the built out environment of the District's garages or blocks;
- the possibility of multiple ADUs on one block (all around--on 3 exposures);
- the encroachment of ADUs on the light and air of neighboring properties;
- encroachments in backyards
- doors opening on to alleyways and shared driveways with cars (refer to photo slides)
- hookups for sewer, water, and electric
- the possibility of less permeable space and resiliency as a result of a reduction in or paving of side and rear yards

(Next)

We do not know if these ADUs will be used for multigenerational families, for rentals, or even for home occupations. It is unclear if building codes, safety codes, fire codes, or occupancy levels would be enforced.

CB 10 has requested assurance from City Planning that the Department of Environmental Protection, the NYPD, and the FDNY are in support of this proposal but no response has been given.

CB 10 has also requested specific technical information from City Planning in order to conduct its own analysis of the district and determine potential impacts from the creation of ADUs. We continue to wait for this information.

(Next)

Unlike in other cities, which City Planning often cites as examples, there is no plan to oversee the growth of these ADUs. The rules and requirements are not based on different jurisdictions, nor, on housing type, location or specific zoning districts. It is a one-size-fits-all plan. ADUs will be as-of-right. There will be no need for special permits or variances. Neighbors will not have a say in what happens on adjoining properties.

**Additionally, this component of the proposal has no tie to affordability.**

(Next)

## TRANSIT ORIENTED DEVELOPMENT : Slide 20

These properties/lots in the photo meet the criteria for Transit Oriented Development. They are:

- In one of the Zoning Districts R1 through R5
- Half a mile (10 blocks) from transit (subway)
- On lots of 5000 square feet (or more)and
- On wide streets or at the short end of a block

Under this proposal, areas not usually considered to be in a transit area---like sections of Colonial Road, Marine Avenue, 86<sup>th</sup> Street, Bay Ridge Parkway, Ridge Blvd-- would have sites eligible to become 3- to 5- story apartment buildings.

There is no clear understanding of what can happen if these changes are implemented; CB 10 could see tremendous change in R1 and R2 districts if apartment buildings replace single family homes. This proposal incentivizes tear-downs. Buildings can be destroyed unless landmarked.

The Committee believes that the transit zone radius should be reduced. The areas that would be included in the transit oriented development are areas that do not have adequate transportation infrastructure and must be reevaluated.

(Next)

TOWN CENTER ZONING: New slide 21

This proposal reintroduces new housing above businesses on commercial streets in low-density areas. The Committee is generally supportive of this proposal. It allows flexibility and potential for growth without an increased need for parking in these areas. However, additional development rights are permitted if commercial use is included. Therefore, the Committee thinks that buildings should be capped at 3-stories.

(Next)

## Medium & High Density Slide: the next category

### Slide 22 (Next)

#### Universal Affordability Preference: 86th Street and 4th Avenue: Slide

The Universal Affordability Proposal would allow buildings to add at least 20% more housing if the additional homes are permanently affordable. This proposal extends an existing rule for affordable senior housing to all forms of affordable and supportive housing.

The Committee is reasonably supportive of this proposal for affordable and market rate housing in the medium and higher density districts. However, there is great potential for change on 86th Street between 4th Avenue and Fort Hamilton Parkway. (Next)

Under current zoning, 7-story buildings can be developed. Potentially, under the new proposal with affordable housing, lots could be developed to 9-story residential buildings, possibly, with commercial ground floor. Prominent vacancies like Modell's can become All Affordable or Partial Affordable. The UAP at 60% of AMI would provide a family with a 2-bedroom apartment at \$2097. **So additional density is being created for market-rate housing.** (Next)

The implications of this type of development would be the loss of retail, or retail as an afterthought, in what has been for many years a very important commercial corridor in CB 10. Since Commercial development of more than 10,000 square feet of retail triggers parking, developers may create smaller commercial spaces or perhaps none at all. This raises several questions: what should the city do to maintain 86th street as a commercial corridor? Is commercial still viable in this area?

The Committee thinks that this area of the district needs further study and suggests the following:

City Planning should do a separate study of 86th Street; the community should plan for the future of 86th Street and not let short term market forces determine development; this corridor should not be developed piece-meal; and parking mandates should be maintained. (Next)

Under current zoning regulations there is significant potential for development in this area. With UAP under the new proposal, 9-story



residential buildings can be developed along 3rd and 4th Avenues along these streets. (Next)

CITYWIDE Slide: the third category (Next)

Removing Parking Mandates--Unintended Consequences: Slide 27

The Environmental Impact Statement did not provide any analysis as to what will happen without parking mandates; it does not address what will happen to all the cars, those belonging to current residents and those belonging to new residents. The proposal's nudge is to make cars go away but the EIS does not directly address how this can be accomplished. Parking impacts will be created by eliminating the parking mandate.

There have been long standing issues with illegal parking that will be exacerbated by the removal of parking mandates. Illegal parking has consistently been the leading 311 complaint for CB10 followed by "Blocked Driveways" in 3rd place

The Transportation network is not sufficient. The removal of these mandates is not done in conjunction with a substantial increase in quantity and quality of public transportation options. There will be more cars on the street, making streets less pedestrian-friendly. (Next)

Unintended consequences of parking removal --including conversion of front yard facing garages-- have been problematic. These include the removal of front yards for illegal front yard parking; an increase in double parking; parking on hydrants; and parking in front of private driveways, etc

The city can explore the removal of parking mandates but the implications of the parking proposal have not been studied and are not in the Environmental Impact Study

(Next)

Elimination of Special Permit**Reduction of Spaces for Parking Lots Developed to Affordable Housing:  
Slide 30**

Under current zoning regulations, an Affordable Housing Development requires a Special Permit to eliminate existing parking spaces if the property is not in the Transit Zone. The new proposal eliminates this special permit which requires community review. Parking lots that meet the criteria to be developed into Affordable Housing would be as-of-right. Parking that is currently available can be removed.

Examples: Shore Hill @ 9000 Shore Road & Bay Ridge Towers

(Next)

## Small and Shared Housing : Slide 31

- I. The City Planning Commission has stated that this proposal affects only new builds and does not have much applicability in Community Board 10. However, there is no specific study that identifies where small and shared housing can be built in CB 10 therefore the Committee is unable to fully determine its applicability in the district. The Committee expressed the following additional concerns regarding this proposal:
  1. Small and shared housing units are similar to tenements and Single Room Occupancy housing or SRO's. In the past, in the district, there were problems with SROs.
  2. There are Health, safety, and security concerns
  3. There are Over-occupancy concerns
  4. There is not a strong commitment to enforcing rules

(Next)

Conversion of Buildings: Slide 32

Under the new proposal, Schools, Houses of Worship, and Office Buildings would be permitted to convert as-of-right to Residential use. This is currently not allowed. Although there is a great deal of potential here for Adaptive Reuse, the Committee has many concerns.

This component of the proposal would be applicable to community facilities on, potentially, very large land lots allowing developers to gain added floor area (bonus FAR) with no parking requirements and **with no promise of affordable housing.**

(Next Slide)

Houses of Worship or Faith Based Organizations: Slide 33

**Community District 10 has 70 such sites (as you can see from the map)**

The Housing Opportunity proposal would enable Faith Based Organizations across the city to convert old convents, school buildings, and other (types of) properties into residential units

This proposal would also permit 3- to 5-story buildings as-of-right on Faith Based Organization sites in low density areas that are near transit or on main streets

Next Slide

CB10 has seen several examples in the district where community facility rules were exploited for the development of condos/market rate housing **without any affordable housing provision.**

The Committee believes that these conversions should not be as-of-right and that Community Board should have the ability to review any such developments

*63rd Street Development--Built under guise of community facility--63rd street*

*At Angel Guardian Home there should be a community facility and affordable housing. Now there are condos for sale.*

Miscellaneous Slide: Final Category--Slide 35  
(Next)

Railroad Right-of-Way: 1 slide

Under current zoning, a special permit is needed to build over a railway or railyard. The Housing Opportunity proposal would eliminate this mandatory special permit thereby removing public review of development on railroad rights-of-way.

These types of developments involve large swaths of land with many environmental issues. The Committee is concerned that this component of the Housing Opportunity proposal is **not tied to affordability** and removes all public review of environmental issues, streetscape impacts and affordability requirements. Therefore, the Special Permit requirement should be maintained.

Example: 6200 8th Avenue -which is not yet built (Slide 36)

The previous two developers, as per City Planning requirements, needed a special permit but that mandate was waived for the third and current developer (based on a recent new legal interpretation). The result is this 28-story building, out of context, in a very dense environment

(Next)

### Recap of Community Input (Slide 37)

Over the last several weeks, the Committee and CB 10 have heard from many district residents. During the public meeting on June 4, of the 700 attendees, approximately 42 people had the opportunity to speak. All but 2 were against the proposal. The district office received 25 emails, 10 walk-in visits, 20 phone calls, and 10 surveys that were against the proposal. Two other emails were in favor of the proposal. Additionally, of the 4 CB 10 council members, one said that they would vote against the proposal in its current draft form.

### CONCLUSION

As I said earlier, the Zoning and Land Use Committee (with the assistance of Planning Consultant Barry Dinerstein) has spent considerable time reviewing this citywide proposal and understanding its applicability to CB 10. Given the breadth and the length of the zoning text amendment and, once again, the significant time restrictions, we have only been able to delve into a portion of this document. We have not been able to analyze how the Housing Opportunity component will interact with the other recently adopted Carbon Neutrality and Economic Opportunity components. Although the Committee requested an analysis of the implementation and interaction of these three components, we did not receive an answer.

In summary, the Committee believes that the City of Yes Housing Opportunity proposal will not create more affordable housing and that it will make homes more expensive and of lesser quality. The Committee is concerned that the proposal will lead to more speculative purchases of homes and neighborhood institutions for the purposes of subdivision and demolition. It may also undermine existing neighborhood businesses by inducing the sale and redevelopment of existing stores.

The Committee suggests that City Planning look at each individual neighborhood and district and carefully consider the opportunities for new housing, the condition of neighborhood infrastructure and balance that with the preservation of the neighborhood's housing stock, businesses and institutions. City of Yes does not do this. As a generic, City wide plan it has the potential to forever damage CD10 as well as other neighborhoods across the City.

## ZALUC MOTION

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

Based on all of the aforementioned information and concerns, the Zoning and Land Use Committee motioned to submit an **Unfavorable** opinion regarding the proposed citywide zoning text amendment City of Yes for Housing Opportunity. All were in favor and the motion carried unanimously.

Because the Committee sees the individual components of this proposal as inextricably linked, we have viewed this proposal as a whole and made our recommendation accordingly.

As we did with the Economic Opportunity component, the Committee will include comments and concerns in our response to City Planning.

(A second is needed from the floor.)

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I would like to review what happens after this evening's vote. Our recommendation and concerns will be submitted to City Planning.

The City Planning Commission will have a public hearing at the end of July. Once the Commission votes on the City of Yes proposal, the City Council will have 50 days to make modifications.

Respectfully submitted,

*Stephanie Simone-Mahaney*

Stephanie Simone-Mahaney

(The Committee Report was accompanied by a Slide Presentation)



Good evening and welcome to our June meeting. Community Boards are New York City Charter-mandated advisory boards made up of community members. We have 50 volunteer members and we make important recommendations about land use, zoning, and other local issues. Often we submit recommendations to a wide array of City agencies and advise on local decisions. We are often the first to hear about pending projects in our neighborhood. We can also vote to make recommendations in support of or against projects or citywide initiatives brought to this board. Our endorsement of a project is not required for a project to go through, but our response is the only opportunity we have to offer feedback.

Recently, we have found ourselves beginning with rules of conduct at the start of our meetings. We invite civil discourse; it is a vital part of civic engagement. We are delighted that so many residents are now receiving our emails, watching our meetings on YouTube and becoming more civically engaged. Nevertheless, you cannot have civic engagement without being civil to one another. At all times, all Board members and members of the public must conduct themselves in a respectful, courteous, professional and orderly manner. Shouting and threatening behavior detracts from the issues at hand and endangers the safety of everyone present.

One of the issues that has sparked many residents interest is the City of Yes. This is an initiative by Mayor Adams that was brought to the board's attention in June 2023. At that time, we shared that there were three proposed zoning text amendments which are Zoning for Carbon Neutrality, Zoning for Economic Opportunity, and Zoning for Housing Opportunity. Each of these proposals has been staggered to allow time for feedback and this board has spent countless hours trying to offer thoughtful responses to meet the 60 day windows for review. When it came to Carbon Neutrality, it got barely any response from the public. The piece about Economic Opportunity began to get people's attention back in November and now we have had our largest turnout of over 700 people coming to our meeting about the City of Yes Housing Opportunity. But, there is also a lot of misinformation. The meeting was set up to share information. We are not the organizers of this proposal; it is a citywide proposal from the Adams administration and not exclusively for our neighborhood. Some of the residents who came misdirected their anger and energy at board volunteers who are your neighbors. We are the ones trying to make sure our neighbors know about this, we are your messengers. It is NOT a Community Board 10 initiative. It comes from the Mayor's Office and the Department of City Planning; it is shared with us and then we engage the public to offer feedback. As a board, the Zoning Committee makes a recommendation for feedback that our full board ~~will~~ votes on tonight if they are in agreement with the recommendation, we do not vote on the actual measure. After this window for feedback, it goes back to City Planning, who ideally will be taking our feedback and that of the other community boards in the city and make changes to the proposal before it goes to City Council for an actual vote. This is what happened with the last pillar of the City of Yes Economic Opportunity and we are grateful that Councilmember Brannan helped get our voices heard in what was ultimately approved.

*We want our feedback to make changes in the proposal and be heard,*

We have also spoken at our Community Board meetings about the fact that there are now four city council members representing our board. They are Justin Brannan, Alexa Aviles, Susan Zhuang, and Ben Car. Depending on where you live, that would determine the council member you can contact.

As adults, all of us are called upon to be role models for our children and the children are watching. In fact, there were several children in the audience for our May zoning meeting. Let them see the adults in their lives and all of the adults in the room come together to speak with respect and collaboration to offer constructive feedback on issues that will affect our children for a long time to come. We owe it to our children to be respectful and let them see civil civic engagement and this community at its best.

As we have noted, board members are volunteers and we acknowledge and appreciate the gift of everyone's time and dedication to our community. Thank you to our board members and members of the public for joining us. We wish everyone a happy, healthy and enjoyable summer.

Respectfully submitted,

Jaynemie Capetanakis, Chair

June 20, 2024

A handwritten signature in blue ink, reading "Jaynemie Capetanakis". The signature is written in a cursive style with a large, sweeping initial "J".



## DISTRICT MANAGER REPORT

June 20, 2024

Dear Board Members,

Thank you Jaynemie Capetanakis for your wonderful report and for your leadership this past year as Chair of the Board and congratulations to our officers.

I would like to take a moment to thank the Bay Ridge Center for their hospitality and for their efforts in assisting us tonight.

Due to the long agenda, I will keep my report brief. This summer, Community Board 10 will be a worksite for the DYCD Summer Youth Employment Program – Ladders for Leaders. We have three students who will be joining us in the District Office this summer working on updating data for our District Needs Statement, Pedestrian Safety Report and Landmarking project. I have often said it is my favorite part of the work year as every summer I enjoy introducing the operation of local government to interested students and look forward to learning from their insights! If you are around you are welcome to stop by the District Office to meet and welcome to Thaddea, Edwin and Mariya.

As we are in a building where seniors in our community gather, I want to take a moment to speak about 2 local seniors, pedestrians who were killed this month (Dahlgren and 92<sup>nd</sup> Street and neighboring precinct) and an additional one was badly injured – also hit by a truck on . Reckless driving is unacceptable and as our Council Member Justin Brannan Senator Gournardes recently publicly stated has no place in our community reaching out to 68 precinct for increased enforcement. Today a reckless driver was arrested after a crash into a residential property following donuts and reckless driving on 86<sup>th</sup> Street at Narrows Avenue.. also several people were taken away to the hospital. Several residents attended the 68 Precinct Council Meeting last night to share their concern and advocacy for greater enforcement.. Captain Schafer also urges all to call 911 directly when these incidents are taking place and provide if possible as much information including a license plate number.

On June 18<sup>th</sup> I attended a briefing from the Office of Cannabis Management regarding updates on the NYS Illicit Cannabis Enforcement Task Force. Through coordinated efforts between State Police and local law enforcement, the state will be equipped to tackle unlicensed establishments. The Task Force has visited locations and closed several in Community District 10.

**Reminder – Board Members the Borough President will be hosting Community Board Member Swearing In and Orientation Ceremony in person at 5:30pm and virtually at 6:30pm.**

NYC Board of Elections reminder:

**Saturday, June 15, 2024- Sunday, June 23, 2024**

### Early Voting Period

- Vote early in person before Election Day! You can find your early vote site and their hours here: <https://findmypollsite.vote.nyc/>

### **Monday, June 24, 2024**

#### Deadline for Absentee Ballot Request (in-person)

- You can request an absentee ballot in person up to a day before the election. The Brooklyn Board of Elections Office is at **345 Adams Street, 4 Fl, Brooklyn, NY 11201**. Their telephone number is **1-718-797-8800**.

### **Tuesday, June 25, 2024**

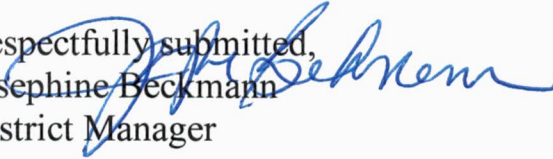
#### Primary Election Day

- Polls are open **6 AM-9 PM**. Find your poll site here: <https://findmypollsite.vote.nyc/>

Our next General Meeting of Community Board Ten is scheduled to take place on Monday, September 16, 2024 locations to be determined...

Happy and safe summer. We look forward to seeing you back in September!

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

In-c 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	\$15,368.91	\$10,245.94	\$10,245.94	\$10,245.94	\$10,245.94	\$10,245.94	\$15,368.91	\$13,245.94	\$10,720.68	\$126,439.05	
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	\$6,889.21	\$6,889.21	\$6,889.21	\$84,035.31	
COMMUNITY ASSOCIATE					\$1,997.59	\$1,971.98	\$1,983.45	\$2,000.64	\$3,026.78	\$1,989.18	\$2,017.84	\$14,927.46	
COMMUNITY ASSISTANT	\$330.64	\$236.38	\$531.09	\$313.88	\$310.00	\$236.38	\$232.50	\$387.50	\$313.88	\$321.64	\$0.00	\$3,646.39	
COLLEGE AIDE													
<b>Total Personal Services</b>	<b>\$19,068.36</b>	<b>\$17,263.28</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>\$29,112.88</b>	<b>\$22,438.21</b>	<b>\$19,949.37</b>		<b>\$229,048.21</b>

Expenses Code	Description	7/31/23	8/31/23	9/30/23	10/31/23	11/30/23	12/31/23	1/31/24	2/28/24	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	79.99	79.99	79.99	79.99	
10X	Infra-Civ. Supplies													
40B	Infra-Civ. Telephone													
100	Supplies & Materials		83.95		332.54			104.36		263.45		511.33		
101	Printing Supplies					2,500.00						1,900.00	298.14	
117	Postage													
170	Cleaning Supplies													
199	Data Processing Supplies													
302	Telecomm. Equipment													
314	Office Furniture									261.78				
315	Office Equipment				130.80									
319	Security Equipment													
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	162.89	162.89	162.89	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	55.99	111.71			
613	Office Equip. Maint.													
613	Data Process Equipment													
615	Printing Supplies													
622	Temporary Services-contractual													
624	Cleaning Services			200.00			150.00		200.00	200.00	200.00	200.00	200.00	
686	Professional/Computer Services	680.40	375.00				735.00	1,205.00	805.00			700.00		
684	Infrastructure Maint/Operation													
676	Infrastructure Maint/Operation	\$942.63	\$1,829.56	\$857.98	\$1,405.12	\$2,994.30	\$444.30	\$1,548.50	\$1,289.30	\$1,024.10	\$354.59	\$3,852.35	\$0.00	\$16,652.73
<b>Total Other than Personal Services</b>														<b>0.00</b>
<b>TOTAL PS AND OTHERS EXPENSES</b>														<b>245,700.94</b>

TOTAL UNCOMMITTED BUDGET BALANCE 20,010.99 19,192.84 27,079.42 18,854.15 22,377.04 19,796.06 20,991.35 20,667.59 30,136.98 22,792.80 23,801.72 0.00 \$31,232.06

Respectfully submitted,

Stephanie Simone-Mahoney, Treasurer

Community Board 10 Treasurer's Report as of

5/31/24

Total Personal Services

\$229,048.21

Total Other Than Personal

Services

\$16,652.73

Leaving an Unencumbered

Budget Balance of

\$31,232.06

## **Traffic and Transportation June 2024 Report**

The Traffic and Transportation Committee met three times in June 2024. The first on Wednesday, June 5th in a virtual quorum in conjunction with the Community Board 7 T&T Committee to review the rehabilitation Owl's Head Viaduct over 61st St. The second on Wednesday, June 12th in a physical quorum to commence review of renaming 11th Avenue and 80th Street as "St. Philip's Square" and to hold a public forum for the 7th Avenue/Poly Place Street Safety Project. The third on Tuesday, June 18th in a virtual quorum to review the application for PS170 Open Street, the application for a sidewalk cafe at Gino's Restaurant and to review standard stipulations in preparations for summer applications for sidewalk and roadway cafes.

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### **Update on joint CB7/CB10 Presentation regarding rehabilitation of the Owl's Head Viaduct over 61st Street**

On June 5th, the New York State Department of Transportation (NYSDOT) presented a plan to the committee for the rehabilitation of the Owls Head Viaduct over 61st Street. The project aims to improve the overall condition of the bridge, extend its service life, and enhance safety standards. Repairs will address the concrete deck, corroded steel superstructure, substructure, bearings, and drainage system. Construction is estimated to begin in Fall 2026 and be completed by 2030.

During construction, NYSDOT will minimize disruptions by maintaining at least one lane of traffic open at all times and coordinating lane closures with emergency services. Parking under the viaduct will be unavailable, and the agency will work with the MTA to ensure minimal impact on bus routes. John Allen Pay Playground and Tom Joyce Soccer Field may experience partial or full closures. NYSDOT will also coordinate with the owners of Bay Ridge Apartments to minimize any impact on their parking access.

An inter-agency meeting will be held to discuss construction across different projects and minimize overall disruptions to the public. NYSDOT will provide a project update with the final design details in Spring 2026.

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### **Review of application submitted by St. Philip's Episcopal Church to co-name the southwest Corner of 11th Avenue at 80th Street as "St. Philip's Square"**

The T&T Committee is responsible for review of street renaming applications and considers street renaming applications in two cycles a year, consistent with the City Council calendar as the City Council approval is required. The process is as follows, first the committee meets with the applicant, and then committee meets again to discuss the application and then the committee presents a motion to the Board to approve or deny the application. In the June 12th meeting, the committee reviewed the application for St. Philip's Episcopal Church to co-name the southwest corner of 11th Avenue and 80th Street as "St. Philip's Square." The applicant provided an overview of their statement and highlighted the following reasons for the renaming:

1. Church has been serving the community for 124 years
2. Support for local Boys Scout and Cub Scout Troops
3. Support for Alcoholics Anonymous, Narcotics Anonymous, Gambler's Anonymous, and Dyker Heights Civic Association
4. Food drives and free lunch/dinners such as for NYC Marathon runners and during Thanksgiving
5. Tampon trunks for free feminine hygiene products to low-income families
6. Annual Christmas tree lighting and caroling
7. Community garden boxes
8. Establishment of 9/11 Memorial and Garden

The Committee will further review this application at a meeting to be scheduled in August or September and provide a recommendation to the Board. All board members and public are invited to provide comments and to attend the upcoming meeting.

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### **Review of 7th Avenue/Poly Place Street Safety Improvement Project**

As reported to the Board in the May 2024 general meeting, on June 12th, the committee held a public hearing at Poly Prep with the local community on the 7th Avenue/Poly Place Street Safety plan. The DOT provided the same presentation as in the May 9th committee meeting.

As reported in the May 2024 general meeting, their plan includes:

1. Eliminating slip lanes: Converting the current slip lanes into regular intersections would reduce speeding and create more predictable traffic flow.
2. Switching traffic direction: 88th St will be westbound and 90th St will be eastbound
3. Installing bus boarding islands: Dedicated bus islands would improve accessibility for riders and minimize disruptions to traffic flow caused by stopping buses.
4. Creating a protected two-way bike lane: This would involve narrowing the roadway, reducing speeding traffic, and shortening pedestrian crossing distances. This type of design has proven successful in other areas.
5. Ban left turn at 86th St at 7<sup>th</sup> Avenue: Removal of left turn to improve traffic flow and add protected left turn at 10th Avenue to compensate

The committee heard a variety of comments from the public as well as received comments before and after the committee meeting, generally summarized as follows:

1. Concern on the street directional flip due to traffic flow for individual residences
2. Concern for school bus flow into local street, which may not have clearance for turning
3. Concern for truck traffic and continued parking along 7th Avenue, even in light of the plan
4. Concern in the general area on continued traffic backup due to proximity to BQE exit at 92nd street
5. Otherwise, the public were in aggregate neutral or supportive of other parts of the plan.

Based on the public comments and on the public's specific suggested changes to the plan, the committee passed the following motion.

### **Motion #1 (no second required): 7th Avenue/Poly Place Street Safety Improvement Project**

Motion to send a letter to the DOT recommending the following changes to the 7th Avenue/Poly Place plan:

1. Add bus shelters at the new bus islands
  2. Keep the Parrot Place slip lane
  3. Keep 88th and 90th Street directions
  4. Change Battery Avenue direction
  5. Add speed camera along 7th Avenue
  6. Move bus stop from 86<sup>th</sup> Street in front of Ford Dealership to outside of IS 322
  7. Request feasibility study to add a traffic light at the intersection of Poly Place outside of Fort Hamilton Army Base gates
-



### **Application submitted to NYC DOT for an Open Street at PS170**

On June 18th, the committee met in virtual quorum to hear a PS170's application for an Open Street which would be in effect on school days from 8:00 am to 3:15 pm, Sept. 1, 2024 through June 30, 2025, closing 71st Street between 6th and 7th Avenue to vehicular traffic.

The PS170 applicant presented an update to the application whereby the time period requested is for 2:40 pm to 3:00 pm, a period of 20 minutes and not the full school day and that the closure would only be from 6th Avenue to Stewart Avenue, which is a street that intersects 71<sup>st</sup> Street between 6<sup>th</sup> and 7<sup>th</sup> Avenue, is undesignated and therefore not maintained by the city. The provided reasoning is that during school dismissal, students as well as parents cross the street haphazardly and not only at the crosswalks and that the school already has two crossing guards posted at the main entrances and have requested for more but is unlikely to receive more due to shortage of crossing guards.

The committee received public comments before and during the meeting. The public were generally concerned about resident access to driveways, emergency vehicle access and traffic backups (especially onto 6th Avenue, 7th Avenue, and 72nd Street) due to parents picking up children. There were some public comments that the school shouldn't be responsible for students' and parents' behavior after dismissal as well as other comments that the school is responsible for educating students and especially parents on crossing behavior. There were also concerns about Access-a-Ride access, staffing during the 20-minute period and package delivery. There were public suggestions to require dismissal through the main entrance (at 6th Avenue) and a suggestion around a trial period, if possible.

PS170 provided clarification to the public comments. During the street closure period, there will be a building response team staffed and emergency vehicles will be let through. The school has not experienced any fatalities or injuries thus far but is worried about safety and noted that the parents are the primary problem. The school has sent multiple memos, spoken at PTA meetings and brought in youth officers to address street crossing behavior.

In light of the changes to the application and the confusion about Stewart Avenue, the committee voted to deny the application for the following reasons:

1. PS 170 should submit an amended application to the DOT with clarity on the exact timing and street closures, specifically on the extent on 71st Street to Stewart Avenue
2. Concerns about traffic ramifications on surrounding streets and potential backup, especially since this is during the pickup period
3. PS 170 should discuss and talk to the neighbors affected to gather buy-in prior to amending the application

### **Motion #2 (second required): PS170 Open Street Application**

Motion to deny the application submitted for an Open Street at PS170, which would be in effect on school days from 8am to 3:15pm, September 1, 2024 through June 30, 2025 and closing 71st Street between 6th and 7th Avenue to vehicular traffic.

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### **Review of Open Dining sidewalk application from Gino's Restaurant**

The T&T Committee received an application from Gino's Restaurant at 7414 5th Avenue. The applicant is seeking a sidewalk cafe for 6 tables and 24 seats and configurable to be 2 long tables for 20 seats. Gino's Restaurant has previously applied and been approved for sidewalk cafe through the temporary sidewalk cafe program during the pandemic but not from the Department of Consumer Affairs program prior to the pandemic. The application meets current requirements as set by the DOT. The applicant has an SLA

license that includes outdoor premises (license number 1109034). The district office reported no prior complaints for the premises. The sidewalk cafe is planned to be open on the following days and times:

- Monday: Closed
- Tuesday through Thursday: 11 am to 10:30 pm
- Friday and Saturday: 11am to 11pm
- Sunday: 11am to 9:30pm

**Motion #3 (second required): Gino’s Restaurant Sidewalk Cafe Application**

Motion to approve application number 20240502030001 for Gino’s Restaurant and Pizzeria for an outdoor sidewalk cafe with the following stipulations.

1. Close 11PM Sunday through Thursday; 12:00 Midnight Friday & Saturday
2. Only ambient lighting is to be used
3. Umbrellas and/or soundproofing to be installed
4. Must observe NYC Fire Department Codes (no open flame, no fire pits, no BBQ); No smoking regulations. Department of Health
5. Codes and Building Department Codes (“C of O”) and Public Assembly Codes; and the NYC Department of Consumer Affairs regulations regarding sidewalk cafes.
6. Outdoor spaces must have seated food service
7. Sidewalk café furniture must be removed (stored inside) at night
8. French doors, garage door windows that open/slide, rollups and retractable roofs: if installed, these doors/windows have hours to close them (Sun-Thurs. after 10PM and Fri-Sat. after 11PM). Tables/chairs/furniture are not to be out all night
9. Observe NYC Department of Health & Mental Hygiene regulations regarding smoking, including designated smoking areas in outdoor spaces.

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**Update on finalization of the CB 10 review process for Outdoor Dining Applications**

The T&T committee discussed the standard stipulations and suggested updates to standard stipulations. The standard stipulations will be used on upcoming outdoor dining applications. As previously reported for the new program, the DOT requires an application to be submitted by August 3rd in order to continue use of existing structures through November 1st and the Community Board has 30 days to respond. As the district office expects to receive applications for which there may not be time for a committee and board review in the summer hiatus, the motion as approved by the committee allows use of the stipulation during the summer for application approvals.

**Motion #4 (second required): Outdoor Dining Application Review Process**

Motion to update the standard stipulations for future sidewalk and roadway cafe applications and to allow the use of the standard stipulations during the summer hiatus.

1. Restaurant will meet with the Community Board in case of future issues or problems with the sidewalk or roadway cafe raised by the community
2. Electric wires and plugs that run across the sidewalk will be safely secured to the ground.
3. Sidewalk cafe area will be kept clean overnight.
4. Restaurant is aware of noise code regulations and will enforce this among patrons

5. As per adopted rules of NYC Department of Transportation - A licensee must comply with the New York City Noise Control Code, Chapter 2 of Title 24 of the Administrative Code, as applicable, including all restrictions and prohibitions relating to unreasonable noise. No musical instruments or sound reproduction or amplification devices shall be operated or used within a sidewalk cafe or roadway cafe, except where authorized pursuant to a street activity permit issued pursuant to chapter 1 of Title 50 of the Rules of the City of New York. Licensee will agree that they will enforce these provisions.
6. Sidewalk cafes, and roadway cafes may operate only during the following hours and days: Sunday, 10 a.m. to midnight Monday, 8 a.m. to midnight Tuesday, 8 a.m. to midnight Wednesday, 8 a.m. to midnight Thursday, 8 a.m. to midnight Friday, 8 a.m. to midnight Saturday, 8 a.m. to midnight
7. All outdoor spaces will have seated food service.
8. Alcohol Consumption shall not be served at a sidewalk or roadway café unless permitted by New York State Liquor Authority.
9. Only ambient lighting shall be used
10. There will be no smoking within the outdoor sidewalk or roadway cafes.
11. During hours when a temporary outdoor dining setup is not operating, the licensee must secure all furnishing and decorative elements of such dining setup, such as tables and chairs, using a cable or other locking system. Such secured furnishings or decorative elements shall not impede or block access to utility infrastructure or assets (e.g., utility access covers, vent poles, control cabinets, etc.).
  - (ii) Umbrellas and coverings, if utilized, shall be secured during inclement weather, such as high wind conditions or heavy snow events. Outdoor furniture will be removed (stored inside) at night.

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Lastly I would like to say a quick thanks to the committee for reviewing with thorough questions and comments throughout and making every meeting with a quorum and thanks also to the public who came out to speak on each important issue.

Respectfully submitted,  
/s/ Jack Zhang  
Chair

**Community Board 10  
Parks Committee Meeting  
Thursday, June 13, 2024**

A hybrid Parks Committee meeting was held on Thursday June 13, 2024 to hear a presentation by TBTA and the Parks Department regarding upcoming refurbishment of the remaining portion of J J Carty Park that was not recently renovated as part of an upcoming Verrazzano Bridge construction project. Although we met in quorum, all members did not attend in person but rather participated via zoom. In attendance were Jim Morris, Department of Capital Projects for NYC Parks; Aris Stephonopoulos, Design Engineer for TBTA; Randy I, project manager; Joyce Mulvaney, TBTA Community Liaison; Christopher Clay, CB10 Parks Manager; and Brendan Shera, DRP Interagency Division.

The scope of the TBTA project is the reconstruction of the original ramps off the Brooklyn side of the Verrazzano Bridge going eastbound connecting to the BQE as well as the access to the Belt Parkway from the bridge. These ramps were originally constructed in the 1960's and were designed to deal with automobile traffic from that time. Some additional upgrades have been completed such as the added lane exiting to Fort Hamilton Parkway and the ongoing project of adding a lane to widen the Belt Parkway. All these projects are intended to lessen congestion off the bridge and reduce collisions.

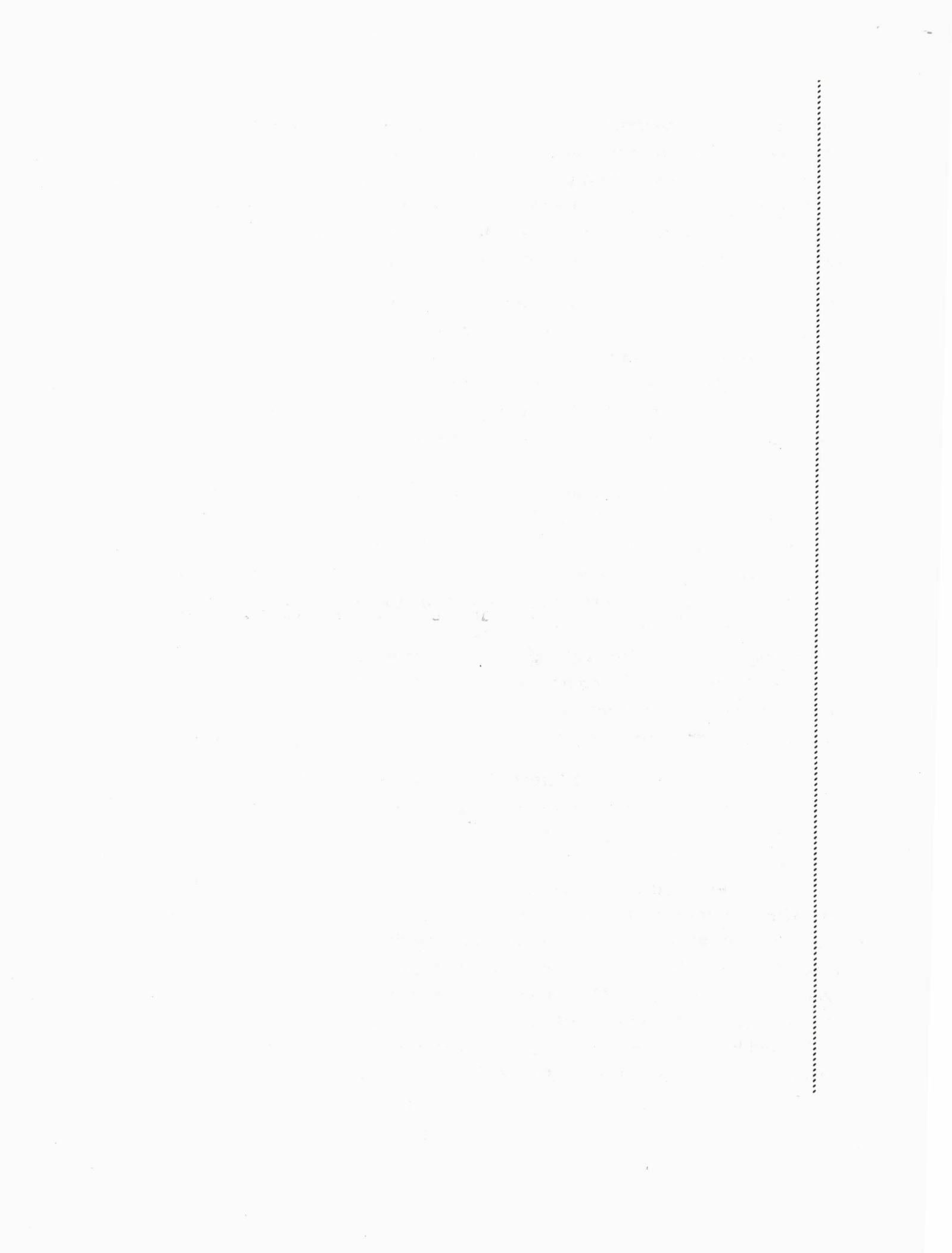
TBTA will be taking over the areas under the ramps in J J Carty Park during construction. They will then rebuild the park below. Only the southern portion of the park will be closed. The senior center will remain in service for the majority of the duration of the project. There will be certain times it must be closed for short durations as a safety measure. TBTA is hiring a consultant to come up with a strategy to keep the center open as much as possible. The overall estimated duration of this project is about three years. TBTA is using a selection criterion from prospective subcontractors to include not only cost of project but their strategy to reduce impact to the community. The plan is to turn over parts of the park as soon as that area's construction has been completed. The eastern portion of the tennis courts may be taken out for periods of time. Once the agency receives the design proposals, they will have a better idea on timing. Mr. Stephonopoulos advised the committee that one of the State's requirements to operate and maintain the facility, in this case the ramps, is that it must be inspected every two years. Therefore, TBTA must have complete access to the area during these inspections. With the bridge ramps completely



reconstructed, these structures will also be repainted. The intent is to maintain the parking adjacent to the Senior Center, however during certain periods of time that area will need to be closed for safety. They will accommodate parking for the Senior Center at an alternate location during these times. There will be temporary fencing to close off areas under the construction area for safety reasons. The bathroom will stay open as will the playground.

Jim Morris from Parks then described the total renovation project for the remaining section of the park. This project will cost approximately \$20 million and will deliver incredible value to the community. It will address the tennis courts, pickleball courts, and Senior Center area to augment the brand new playground delivered earlier this year. This project is being funded as part of the Verrazzano Bridge reconstruction project and the total funding is much more than would usually be allocated if it were a standard Parks renovation. Some of the additions will include a performance area just north of the Senior Center; shuffleboard courts; 3 basketball courts featuring asphalt and backboards; walking track; handball courts; turf field; skateboarding area and adult fitness area. There will be more lighting including accent lighting throughout this area. Parks used feedback from the community from the original scoping meeting for the playground to include these features. There will be a lot more green space and trees in the park. The walking tracks will have three different distances and will be painted to highlight each. The green track will be the least rigorous, the blue, and the red which will be the most rigorous. The open turf field space can be used as a picnic area or for throwing a football or kicking a soccer ball.

At this time questions were addressed from the participants. One question dealt with air quality and if there have been environmental studies of the air once this park attracts more people. The response was that people are already utilizing these activities in the area so there should not be any concern. Since this project is to significantly reduce congestion on the bridge exits to the Belt Parkway and the BQE, it is anticipated that the air quality will be better because of the decreased congestion. The question of making the exit at Dahlgren safer was brought up and the response was that this project does not include reconfiguring the exit at 92<sup>nd</sup> Street. A question dealing with the width of the sidewalk on Fort Hamilton Parkway was raised and we were informed that the width will be the same as it is now. A question arose about the size of the handball courts being small and located in a remote area of the park. That area is not visible from the street and will present security issues. It was





recommended that the handball courts be placed in an area that is visible from the street and readily accessible by the NYPD. The agency representatives said they would take a look at the location. We learned that they will use a synthetic turf which provides drainage. A sample of this will be sent to the Community Board office. We also were informed that the skateboard area will not be locked. There was significant concern about installing this skateboard area. Although the idea of having a skateboard area seems like including a popular and healthy activity, installing one in J J Carty Park is the wrong location. Neighbors expressed concern about the noise that will result from it's location. The skateboard area from the Senior Center to the playground is well used. Seniors walk there, toddlers play there, walkers and joggers use the area. It is an area that families use to teach their children how to ride a bike because it is flat and safe. The extra activity that a skateboard park will bring will disrupt the historic use of the park. There is a request to consider a different location for this installation meaning a different park altogether. In response to a question about the environmental concerns during the project, TBTA said they have a very robust and strict procedure for safety during their projects. The areas under construction will be fully contained. There will be constant air monitoring. And they will use large vacuums to collect any debris. When asked about the commencement of this project we were told they are in the procurement stage and that the construction will probably begin in the middle of 2025. Since the project has not yet been awarded, it is difficult to specify anything regarding timing. But the agencies will come back and report more specific details once they have chosen the subcontractor.

Josephine also gave a shout out to Michelle Del Pin who has been an awesome volunteer and has worked tirelessly to clear and keep the 76<sup>th</sup> Street steps clean and beautifully landscaped with native plants. Michelle attended tonight's meeting.

The chair entertained a motion from Dan Hetteix to adjourn the meeting at 8:19 pm.

Respectfully submitted:

  
Dianne Gounardes  
Parks Committee Chair

## STATE LIQUOR AUTHORITY-NEW APPLICATIONS AND RENEWALS

9715 Kildare Inc. d/b/a Kitty Kiernan's 9715 3rd Avenue	Renewal 07/10/2024	liquor, wine, beer, cider
Fort Hamilton Parkway Corp. d/b/a Indigo Murphy's 7102 Fort Hamilton Parkway	Renewal 07/11/2024	liquor, wine, beer, cider
Gourmet Fit, LLC d/b/a Sarava Bistro 6819 3 <sup>rd</sup> Avenue	Renewal 07/15/2024	wine, beer, cider
First Oasis Inc 9218 4th Avenue	Renewal 07/15/2024	liquor, wine, beer, cider
Bartoli's Pizzeria & Restaurant Inc. d/b/a Gino's Restaurant & Pizzeria 7414 5th Avenue	Renewal 07/16/2024	liquor, wine, beer, cider
Mama Rao's Pizzeria Restaurant Corp 6408 11th Avenue	Renewal 07/29/2024	liquor, wine, beer, cider
WM 11 Inc. d/b/a Wicked Monk 9508 3rd Avenue	Renewal 08/07/2024	liquor, wine, beer, cider