



**Eric Adams**  
Borough President

**THE CITY OF NEW YORK  
COMMUNITY BOARD 12**

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**Yidel Perlstein**  
Chairperson



**Barry Spitzer**  
District Manager

**COMMUNITY BOARD 12  
MINUTES**

**HELD ON  
TUESDAY, JANUARY 26, 2021**

**VIA ZOOM**

**BOARD MEMBERS PRESENT**

ALAN DUBROW  
AVROHOM WOLFSON  
BERNARD FREILICH  
CHESKY BLAU  
DAVID SHLOMOVICH  
EDGAR GLUCK  
ELLIE KASTEL  
JACOB ASKAL  
JACOB EISDORFER  
JACOB HASS  
JACQUE FRIEDMAN  
JOHN TALMADGE  
JOSEPH GROSS  
JEFFREY DWECK  
LILY MARINELLI  
MAMNUNUL HAQ  
MIRIAM HERSKO  
MORTON PUPKO  
PETER REBENWURZEL  
ROCHELLE ZAMI  
SAHIBZADA SHABIR AHMAD  
SAM STOBER  
SHARON FUCHS  
SHLOMIE RIEGER  
SOL WAHBA  
YAAKOV KAPLAN  
YERUCHIM SILBER  
YITZCHOK ITZKOWITZ  
YONAH MOSES

**COMMUNITY RESIDENTS**

APPROXIMATELY 80 RESIDENTS PRESENT

**BOARD MEMBERS ABSENT**

ADAM COHEN  
ANNA CALI  
AVI GREENSTEIN  
DAVID FRIEDLANDER  
DOUGLAS JABLON  
JULES FLEISCHER  
LARRY JASON  
MONIQUE WALLACE  
MORRIS SENDEROVICH  
NAFTALI TESSLER  
YAAKOV SCHAPIRO  
YECHIEL MALIK  
YIDEL PERLSTEIN  
YITZCHOK MOSKOWITS

**STAFF PRESENT**

BARRY SPITZER – DISTRICT MANAGER  
GITTEL FEKETE- COMMUNITY  
COORDINATOR  
ANN MARIE HONAN- COMMUNITY  
ASSISTANT

**ELECTED OFFICIALS AND REPRESENTATIVES**

ASSEMBLYMAN ROBERT CARROLL  
COUNCILMAN KALMAN YEGER  
SOL REIGER, REP. AS. EICHENSTEIN  
TONYA CANTLO, REP. BP ERIC ADAMS  
PINNY RINGEL REP. MAYOR DE BLASIO  
PINNY HIKIND REP. COMPTROLLER  
STRINGER  
SHARON FUCHS, REP. SENATOR FELDER  
ORLANDO ROSS, REP. CONGRESSWOMAN  
YVETTE CLARKE

## **PLEDGE OF ALLEGIANCE:**

## **CHAIRMAN'S REMARKS:**

### **Yaakov Kaplan- serving as Chairman:**

- Welcome everyone to our first meeting of 2021, I hope everyone had a happy New Year.
- Mazal Tov to the District Manager Barry Spitzer on the birth of his second granddaughter.
- We send our sincere condolences to our board member Adam Cohen, and his family on the passing of his father.
- Governor Cuomo extended the suspension of the in person requirement of the open meetings law until February 22nd.- This kind of executive order must be extended every 30 days.

### **NYS numbers released January 25:**

- Total COVID hospitalizations reported were 8,730.
- Of the 219,538 tests reported yesterday, 12,003 were positive (5.47% of total).
- Sadly, there were 167 fatalities.

### **NYC numbers released January 26:**

- 230 new hospitalizations
- 4,844 new cases
- 8.40% positivity rate (7-day avg.)

For all up to date information go to <https://coronavirus.health.ny.gov/>

- Board members must file for reappointment. Reapplying online could be done by visiting <http://www.brooklyn-usa.org/community-board-membership-application/> The deadline is February 12th

**The following members need to reapply:** Alan Dubrow, Avi Greenstein, Avraham Wolfson, Chesky Blau, David Friedlander, David Shlomovich, Rabbi Edgar Gluck, Ellie Kastel, Jacob Askal, Jacob Haas, Jacque Friedman, Jeffrey Dweck, John Talmadge, Mamnun Haq, Miriam Hersko, Morris Senderovich, Naftali Tessler, Sahibzada Shabir Ahmed, Yeruchim Silber, Yitzchok Moskowitz, and Yonah Moses

- A few things to keep in mind as the 10<sup>th</sup> month of this pandemic begins: Mental Health is important. The effects of this long term isolation and disruption of daily life is still not fully known- but it is known that it is damaging to mental health. Especially during wintertime when people spend more time alone, indoors. Help is available. Anyone who needs help should reach out. In turn, reach out to others who may need an encouraging conversation or text. Check on friends and family. Online assistance is available at [headspace.com/ny](https://headspace.com/ny) where free resources to help with mental stress are available
- The next board meeting will be Tuesday, February 23<sup>rd</sup>

## **ATTENDANCE:**

## **PUBLIC SESSION:**

### **Mr. Rottenberg- Resident**

- Mr. Rottenberg asked for assistance with a situation caused by a fire hydrant that was moved, by the city, and installed in between two semi-attached houses- one of which is his. The placement of the hydrant makes it impossible for vehicles to legally park far enough from the hydrant without blocking his driveway. This leads to his driveway being blocked many times. And though police are called and the vehicles ticketed and sometimes towed- it leads to him making enemies while trying to use what is his. He wants to know what assistance he can get. There was another place in the city where poles were placed to remove a spot.

### **Barry Spitzer- District Manager:**

- Advised that calling the police and having vehicles towed is the available recourse. Any other options can be discussed when Mr. Rottenberg calls the office.

### **Alice Ann Gentry Zaslavsky- Resident**

- Ms. Zaslavsky introduced herself as a new resident to Minna Street, though not a new resident of Community Board 12. She reported a problem Minna Street residents were having with one of the houses on the block. There were noise issues, blatantly obvious drug trade, as well as significant illegal dumping. This dumping takes place all over the street, particularly at a corner business that works hard trying to keep the area clean despite the chronic dumping. Residents have reached out to 311 as well as to the 66 precinct, and the Brooklyn South. Could the community board provide additional assistance?

### **Barry Spitzer- District Manager:**

- Mr. Spitzer advised that the board can reach out to appropriate agencies. The office would be in touch with Ms. Zaslavsky after the meeting.

### **Eddy Cullen- Resident:**

- Mr. Cullen introduced himself as a mayoral candidate who participated in the board meeting to hear issues that were important to the community. He hoped to return the following month and possibly present some solutions.

## **CONEY ISLAND HOSPITAL UPDATES – BRIDGET INGRAHAM**

- Ms. Ingraham introduced herself as the new Director for Strategic Initiatives and Public Affairs for the Coney Island Hospital. She came to let the Community Board know she is available to answer questions and would like to foster a relationship with the Community Board.
- Ms. Ingraham advised that although there are issues with the supply chain and getting appropriate amounts of the vaccine, the hospital is providing vaccines to staff and to the public. The hospital vaccinated over 2,900 employees and community members. Appointments become available on a week to week basis. She encouraged those who are eligible to get the vaccine by using the portal or the toll free phone number to get assistance with setting up an appointment.
- She advised that she can be reached to answer questions regarding the hospital.

## **HOUSING COMMITTEE REPORT:**

### **Presented by Joseph Gross- Committee Chair:**

- The Housing & Buildings Committee met the day before the board meeting for a public hearing regarding an Article XI project for 8 buildings within the district. 7 of the 8 buildings in question were previously owned by Maimonides Medical Center and were sold to the current owner in a private sale. The 6 of the 8 buildings comprising the project: 961-42nd Street, 983-46th Street, 902, 914 and 926 47th Street and 864-49th Street are within Councilman Carlos Menchaca's district. The other 2 of the 8 buildings, 1016-50th Street and 5001-10th Avenue, are located within Councilman Kalman Yeger's district.
- This Article XI exemption, if granted, would provide the property owners a tax abatement from the City of New York which would reduce or eliminate property taxes the owner would otherwise have to pay the city. In exchange for this tax abatement, the owner would guarantee the city that all 317 apartments would be affordable and that 30% of the apartments (95 apartments in total) would be reserved for formerly homeless individuals and families.
- The Housing committee heard the proposal and had concerns, including the partners the proponent chose to manage and provide services, specifically Wavecrest Management and CAMBA. Board members wanted organizations with a track record of working within the district. The proponent assured the committee that there would be a strict screening process, but there were concerns about the vetting process as well as if the management company would abide by the strict criteria they promised. There were also concerns from board members and community residents about the size of this project (317 apartments in total), which would make

this applicant one of the largest landlords in the district. Along with the size, board members and community residents were concerned about the close proximity of these buildings to each other, including three buildings that are located on the same block. The Board received many messages from neighborhood residents, via phone calls, emails, petitions and electronic submission against this project. Over 100 individuals attended the public hearing, and over 20 neighbors in the immediate vicinity of the buildings testified in opposition. Other than the proponent, there was no testimony in support of this application.

- Following the public hearing, the Chair of the Housing Committee reached out to all the committee members who were present at the public hearing. The general consensus is that, given the concerns outlined, and in light of the strong community opposition, it would be irresponsible for the Community Board to support this proposal. The committee welcomes the proponent to try and address the concerns raised by the committee and the community. The committee remains open to reviewing this application in the future, if the proponent is able to satisfy the concerns of the neighborhood residents. But at this time, given the information that the Community Board received at the public hearing, the consensus of the members present was that this was not something we could support.
- The Chair opened the floor to questions.

#### **Alan Dubrow- Board Member and Chair Emeritus**

- Mr. Dubrow asked if this motion could be tabled to give more time for the developers to try to come back to the board with concessions.

#### **Barry Spitzer- District Manager:**

- The board can table anything they want, but this project is one where HPD is waiting for the councilmembers to either support or not support the project. And the councilmembers asked the community board to express an opinion.
- There were no more board member question

#### **Mr. Joseph Gross- Committee Chair:**

- The chair introduced a motion that the Community Board recommend that the City of New York not grant an Article XI tax exemption to this proposal.
- Councilmember Kalman Yeger- Ex Officio Board Member seconded the motion.

#### **Roll call:**

22 yea

2 abstentions.

The Motion carried

#### **Councilmember Kalman Yeger comments on the application**

- The councilman commented briefly on the application.
- Typically, the councilman does not take a public position on matters until after the community board does its work. As a former board member for 18 years, he recognizes that there would be no reason for the community board to do work if an elected official were to tell members how to vote. This application is no different.
- The councilman seconded the motion because of what was seen at the public hearing the day before. By the time the hearing was over, the consensus was to ask the proponents not proceed in the manner they were intent on. Mr. Hass made an important point that should be addressed, though not necessarily at this meeting; these properties were sold by Maimonides, for profit, without first seeing if a community facility would want to purchase the property.
- The applicants attended via zoom and their lawyers spoke. They all seemed to be honest people who want to do the right thing but are limited with what can do by the article XI requirements by HPD. There are not a lot of options left for the Community Board.
- It is important that the community know that the community board doesn't have a role in this process. They can't strike down, change it or make this application go away. The Community Board's only role was to bring the proponents into the community so they could understand

concern of the community. The question of tabling this application isn't necessarily an option because there isn't a role for the community board to reject or approve this application, only to simply state the opinion of the community, as spoken through the public hearing and board members. If the applicants, who were told there were concerns about the partners they have, would see if HPD allows them to find new partners, perhaps the community will be more comfortable. And perhaps they can then make their case again.

- The councilman thanked all the community members who called his office to let their position be known. And the over 20 neighbors who testified at the public hearing.

### **DISTRICT MANAGER REPORT:**

#### **Barry Spitzer- District Manager:**

The District Manager provided a few quick updates on things of note affecting the district:

- The board office was receiving calls from seniors and residents frustrated with the COVID-19 vaccine appointment process.

An appointment is needed to obtain a vaccine. Anyone 65 years or older can now schedule an appointment. To do so, you can go to <https://vaccinefinder.nyc.gov> to find a location near you and schedule your appointment for vaccination online. You can also call 1-877-VAX-4-NYC to make an appointment by phone. You must make an appointment to receive the vaccine.

Appointments fluctuate based on vaccine availability. It will take some time until production and distribution are increased enough to have the supply of vaccines catch up with the demand.

- Unfortunately, scammers are promising New Yorkers they will be placed on a reservation list in exchange for a fee or a deposit. This is not true. Do not share any bank account, Social Security or credit card information with anyone promising easy access to the vaccine in exchange for this information. To report suspected vaccine fraud, call 1-833-VAX- SCAM
- CB12 had a successful food distribution on December 28th. Thank you to the CEO of Met Council, David Greenfield, for providing for the food. And thank you Chairman Yidel Perlstein for immediately volunteering his lot for this distribution. When he gives his lot he has to move things around and practically shut his business for a day. And when the distribution is done, there is a mess left behind. A lot of people were able to get food. When people call and say they need food it points to a deficiency in the city that not enough is being done to solve the food crisis. Thank you David and Judah and all who helped with this distribution, including Chaveirim and Shomrim. The board put out a call for help and immediately it was heeded.
- The board is always working hard to bring needed services to residents and considers itself lucky to amazing partners in the elected officials. Thanks to a joint letter by Senator Felder, Assemblyman Eichenstein, Councilman Yeger, and Councilman Deutsch, DEP cleaned out some corner catch basins as requested by the community board. They did so 11 days after the letter was sent, which is an incredible response time for such an agency. While we are happy they cleared out the old list, there is already a new one. We hope to have more effective communication with DEP to more efficiently go through this proves. If any resident sees a flooding catch basin, they are encouraged to call the board with the location so it can be shared with DEP.
- NYC is still very short on blood- anyone who is able to is encouraged to donate. Appointments can be scheduled by going to [nybc.org](http://nybc.org).

### **ELECTED OFFICIALS AND REPRESENTATIVES**

- **Assembly member Carroll**
  - The Assemblyman wished everyone a Happy New Year and Holiday Season. He hoped that in person meetings might resume sooner rather than later as vaccinating starts.
  - The legislative session is set to begin soon, with budget negotiations at the start of the session. The State, the city and the MTA are under extreme financial distress. Hopefully, under leader Schumer and President Biden aid will come through. This will be tough year to

see to get services to the community and essential services will continue to be discussed and addressed through a host of legislations.

- The assemblyman advised Alice from 36<sup>th</sup> Street and Minna Street who brought up an issue of illegal dumping should feel free to reach out to the assemblyman's office as her address is in the assemblyman's district. Any concerns in Kensington or Borough Park can be brought to the assemblyman's office.
- **Boro President Eric Adams was represented by Tonya Cantlo.**
  - Ms. Cantlo reminded board members that the application deadline would be February 12. There will be no extensions. The link for the application was put into the mailbox
  - She wished a Happy New Year to everyone.
- **Mayor Bill de Blasio was represented by Pinny Ringel.**
- **Comptroller Scott Stringer was represented by Pinny Hikind.**
  - Mr. Hikind complimented 1<sup>st</sup> Vice Chair Yaakov Kaplan on his great job as acting chairman.
- **Councilman Yeger representing the 44<sup>th</sup> Council District.**
  - The councilman followed up on what the district manager said about the catch basins; it is important to not only call the community board, but also call 311. It's important to do that so the city- which likes to deny service- can see and quantify complaints. The councilman thanked Senator Felder who took the lead on this effort.
  - He followed up on Ms. Cantlo's comments, any board member who wishes to continue serving must reapply on time. The Boro President has 18 community boards, and half of all members (roughly 25 per board) need to reapply every year. That is 450 members. Late applications are not fair because of all the extra work it puts on the Borough President's office. The process is much simpler than it used to be when the forms needed to be notarized.
  - If anyone who is not a board member wants to serve, they can also send in an application. There might be a seat available. But regardless, all applications need to be submitted before February 12<sup>th</sup>.
- **Assemblyman Simcha Eichenstein was represented by Sol Reiger.**
- **Senator Simcha Felder was represented by Sharon Fuchs.**
- **Congresswoman Yvette Clarke was represented by Orlando Ross.**
  - Mr. Ross wished everyone A Happy New Year on the first meeting of 2021, on behalf of the congresswoman.  
Mr. Ross shared some information that could be important to know.
  - The new administration is placing a strong emphasis on revitalizing small business. There's a new round of PPP loans- which are really grants and EIDL loans. This round is an attempt to reach mom and pop organizations and minority, women and veteran owned business EIDL is funded through community based lenders and is intended to serve the smallest businesses. Restaurants are encouraged to apply.
  - \$15 billion was allocated for cultural and artistic institutions.
  - \$82 billion in funding was allocated for children and education. This includes an historic expansion in Pell Grants, which is now available to the incarcerated population.
  - Mr. Ross said anyone requiring further information regarding vaccination or anything else can reach out to him.

### **Josephine Vasquez- Resident:**

Although the public session had already ended, the acting chair gave exception to Ms. Vasquez as she was already on screen.

- Ms. Vasquez wanted assistance with a rat problem on 39<sup>th</sup> Street and 40<sup>th</sup> Street between 10<sup>th</sup> Avenue and Ft. Hamilton Parkway. There are rats all over the place and it's disgusting. This issue has never been so bad in the 37 years she's living in the area.

### **Barry Spitzer- District Manager:**

The District Manager asked Ms. Vasquez to reach out to the community board the next day to provide details so the office can reach out to the proper agencies that could help with this matter. The rat proliferation is an increasing problem in the city.

**OLD BUSINESS:** No old business

**NEW BUSINESS**

**David Shlomovich- Board Member and Zoning Committee Chair:**

- He hoped everyone was well and healthy.
- He was informed earlier by the District Manager that the applicants of the rezoning the project at 58<sup>th</sup> Street and 16<sup>th</sup> Avenue that reached out to the community board. They requested a second chance to explain to the community that this project is beneficial, including a plan to increase parking to 50 spots. In order to have the board vote again there would need to be another public hearing. The neighbors should come and listen to the developer's proposal and see if the additional the 50 spots will affect the community's opinion.
- Mr. Shlomovich will speak to the District Manager to find a date for the public hearing and then will ask committee members to attend

**Yaakov Kaplan acting as Chairman:**

- Advised that the matter is referred to the Zoning Committee for review.

**Councilman Kalman Yeger:**

- The councilman said this matter came before the City Council Sub Committee on Zoning and Franchises, chaired by Councilman Francisco Moya. The applicants, who were at the meeting, referenced their intention to go back to community board for a 2<sup>nd</sup> opinion. The timeline for when City Council must vote on this is quickly approaching. Both the community board and the borough president said no to this application. The councilman usually goes according to the recommendations of the board. If the Community Board and committee is willing to hold another hearing to listen to the community and hold another vote, then it can be reconsidered. It's not obligatory for the community board to hold another hearing. It's up to the zoning committee to do another hearing. The vote in City Council is scheduled for February 23<sup>rd</sup>, and the councilman will not go against the opinion of the board.

**David Shlomovich- Chair of the Zoning Committee:**

- The zoning committee can't rush through an action without going through the full protocol. So far the community only expressed opposition. If the City Council needs to vote on this before the board has an opportunity to do a hearing and full board vote, then they will vote with the information available now, which is a no vote from the board. The first time the board can meet is the 23<sup>rd</sup> and it would require a public hearing before that with notices sent to affected parties.

**Barry Spitzer- District Manager:**

- Advised that he notified that applicant that the earliest the Board can take a vote is on February 23<sup>rd</sup>.

**Yeruchim Silber- Board Member:**

- Wanted to know where this application went through ULURP.

**Councilman Yeger**

- City planning certifies the application, which starts the clock. This application was disapproved by the community board and by the borough president. The application is now in front of the City Council as it moves along the process. But when City Council looks at this application they will see there were 2 negative votes already.

**MEETING ADJOURNED**

Respectfully submitted by: Gittel Fekete