

BOARD MEMBERS PRESENT

ALAN DUBROW
AVROHOM WOLFSON
BERNARD FREILICH
BETH SLEPIAN
CHESKY BLAU
DAVID FRIEDLANDER
DAVID SHLOMOVICH
DOUGLAS JABLON
EDGAR GLUCK
ELLIE KASTEL
JACOB ASKAL
JACQUE FRIEDMAN
JEFFREY DWECK
JOSEPH GROSS
JUDITH OJO-DIAZ
JULES FLEISCHER
MAMNUNUL HAQ
MARIA ARETTINES
MIRIAM HERSKO
MORDECHAI KATZ
MORRIS SENDEROVICH
NICK BERGHALL
PETER REBENWURZEL
SAM STOBBER
SHARON FUCHS
SHLOMIE RIEGER
SOL WAHBA
YAAKOV KAPLAN
YERUCHIM SILBER
YIDEL PERLSTEIN
YONAH MOSES

STAFF PRESENT

BARRY SPITZER – DISTRICT MANAGER
GITTEL FEKETE – COMMUNITY
COORDINATOR

BOARD MEMBERS ABSENT

AAMAH KHAN
ADAM COHEN
ALEXI SHALOM
ANNA CALI
AVI GREENSTEIN
BENJAMIN THEODORE
JACOB HASS
JOHN TALMADGE
LOUIE LIE
NAFTALI TESSLER
ROCHELLE ZAMI
ROMINA FERNANDEZ
SAHIBZADA AHMAD SHABIR
WIL FISHER
YAAKOV SCHAPIRO
YECHIEL MALIK
YITZCHOK MOSKOWITS

ELECTED OFFICIALS AND REPRESENTATIVES

JACOB EISDORFER, REP. BP ANTONIO
REYNOSO
ASSEMBLYMEMBER SIMCHA EICHENSTEIN
SOL REIGER, REP. AM. EICHENSTEIN
MUS LAMIA, REP. CM SHAHANA HANIF
SHARON FUCHS, REP. SEN. SIMCHA FELDER
KEN LAZAR, REP. NYS DEP. OF BUILDINGS

COMMUNITY RESIDENTS

APPROXIMATELY 20 RESIDENTS PRESENT

PLEDGE OF ALLEGIANCE

ATTENDANCE

ADOPTION OF NOVEMBER MINUTES

The November minutes were adopted.

CHAIRMAN'S REMARKS –YIDEL PERLSTEIN

- The Chairman told the board about some Chanuka celebrations that were held:
 - Met Council, together with Community Board 12 and Senator Kirsten Gillibrand, held a Day of Service, on Sunday at our Community Board Office. Senator Gillibrand attended and helped pack up food packages for Holocaust survivors. She reaffirmed her commitment to fighting rising antisemitism. Met Council CEO, Councilmember Yeger's predecessor was of course there as well along with Chairman Yidel Perlstein, District Manager Barry Spitzer, and many local elected officials as well as many of our board members. We are always proud to participate in doing good for our community.
 - There was also a candle lighting ceremony hosted by Brooklyn Boro President Antonio Reynoso at the Boro Park JCC. It was a beautiful well attended event.
 - Of course, there was the annual Mayoral Chanuka reception at Gracie Mansion. Leaders from around the city joined to celebrate.
 - We thank district Attorney Eric Gonzalez for the pre-Chanuka Jewish Heritage Celebration he held. The DA spoke of the special place the Jewish community holds in Brooklyn's History. And he spoke of his office's commitment to fighting Hate Crime especially in light of growing antisemitic hate crimes.
 - The Chairman also had the privilege to join the White House Chanukah party with Assemblymember Eichenstein. It was beautiful event.
- Our next board meeting will be Tuesday, January 24.
- Happy New Year, we look forward to seeing you all in 2023!

PUBLIC HEARING

There were no speakers.

Zoning and Variance Committee Report- delivered by David Shlomovich

A. 4910 14th Ave. (Bobov 45) Variance Application

- The Zoning and Variance Committee held a committee meeting and public hearing on December 13th to discuss the variance application submitted by Bobov 45.
- The application is for the entire block of 14th Avenue between 49th Street and 50th Street. The development will be a community facility and a house of worship in an R6 zoning.
- The variance application is to limit the backyard, the height exposure and to allow a 10-foot parapet wall, which is typically not allowed. There were no oppositions at the meeting.
- The committee voted in favor of the application and recommended a motion for approval to the board.

Committee Chairman David Shlomovich opened the floor to questions.

Beth Slepian, Board Member- wanted to know when the construction phase would begin. She also wanted more information on the construction for the new Y and a timeline so she could put the timing for the two projects together.

Chairman David Shlomovich advised that Bobov 45 will be building for the Y.

Ellie Kastel, Board Member, and CEO of the Boro Park Y expanded on the deal: She advised there is a contract between Bobov 45 and the Boro Park Y. The Kehilla will build a building for the Y on 52nd Street and New Utrecht Avenue, when the building will be ready, there will be a transfer of deeds. Until then, the Y will remain open and continue all services.

The variance application is for when Bobov 45 will build their new building, which they can't build until they finish building for the Y.

- The motion to approve carried.
- Ellie Kastel- as CEO of Y and Alan Dubrow- former president of Y, recused themselves from the vote

B. 1465 38th St. (Paperific) Rezoning Application

- The rezoning application is for a few buildings included in a block that has been grandfathered in a residential zone.

There are various zonings included. The proposal is to rezone the area to an R6B-C-44A zoning. There is also a proposed text amendment to create an MIH area that would allow them to build on areas previously used by railroads- but that is still legally a railroad zoning district. This rezoning would affect many lots.

The development is for an office building with 148k feet of commercial space, including 20k feet on the ground floor for a supermarket; 84k feet of office space; a cellar with 63 parking spaces and parking ramp that is accessible from 37th Street; 528 feet of parking on the first floor for 35 bicycles parking; and 790 feet for loading with access from 37th Street.

- The committee had questions that were answered at the committee meeting. They subsequently approved the application unanimously and recommended the motion to the board for approval.
- The Chairman opened the floor for questions.

Mamnun Haq- wanted to know if the application would cover only this property, or if there are separate applications.

Chairman David Shlomovich clarified that the attorney hired by Paperific was asked by the city to expand the rezoning area to some areas on 15th Avenue and areas on 37th Street. In total around a quarter block would be rezoned by this application.

Yonah Moses- clarified that there would be 63 parking spaces.

- The motion proposed by the committee carried. There were some abstentions by members saying they didn't have enough information about the project.
- David Friedlander recused himself because he is involved with the project.
- **The chairman noted** that notifications for public hearings along with all documentation on proposed projects are sent out to board members way in advance of the public hearings and board meetings. Board members have ample time to review and familiarize themselves on projects by reading the materials and/or attending the public hearings (where the applicant always gives a detailed presentation and all the relevant questions are usually answered). Additionally, the video of all the actual public hearings are also available on our website for the same reason. It is the responsibility of Board Members to take advantage of all these tools to familiarize themselves with projects and review the information, so they are fully informed prior to the board meeting.

Ken Lazar from Department of Buildings Office of Community Engagement.

- Mr. Lazar advised of the Building Departments "Buildings After Hour" program. The Building Department is open every Tuesday afternoon from 4-7pm Homeowners can discuss any questions with a plan examiner or an inspector. No appointment is needed.
- Community Board 12 falls in the geographic areas that need to comply with Local Law 152 in 2023. All buildings other than 1 and 2 family houses and other buildings classified in occupancy

group R3, need to have their gas piping inspected once every 4 years, as set out by the Rules of the City of NY. Buildings are required to do this inspection in 2023.

DISTRICT MANAGER'S REPORT:

Delivered by District Manager Barry Spitzer

- The District Manager thanked Ken Lazar from the Department of Buildings for talking about the implementation of Local Law 152.
- The board very proud to partner with local Community Based organizations to provide a space for computer classes. These classes have really helped many who are trying to improve skills for the workforce. BPJCC has an ongoing class for computer skills every Sunday night learn computer skills. And the Met Council Chess Center is starting a class on QuickBooks for men, tomorrow night. In January. Will have 20 courses twice a week. Our office is never closed, and we are very proud of the work we are doing.
- Effective January 1, all recipients of Social Security will receive an 8.7% COLA increase to their benefits.
- Con Edison and National Grid are increasing their rates- for those who receive benefits, there is the Energy Affordability Program that should automatically be applied to your Con Edison bill. If you don't see it on your bill- please reach out to our office so we can help you apply.
- I mentioned this last month, but it bears repeating: Please look at your property taxes to see if there are any exemptions you may qualify for but aren't taking advantage of. The deadline is March 15.
- The deadline to apply for a security grant for nonprofit and community-based organizations at risk of hate crimes or attacks because of their ideology, beliefs, or mission is Tuesday, January 31, 2023.
Visit the grants page on the Division of Criminal Justice for eligibility requirements, instructions, guidelines and additional information.
- Effective December 11, HEAP will increase the regular benefit for households that incur a direct heating expense.
- New York State of Health Open enrollment for this year is open until January 15th. Please make sure to apply for health insurance as needed.
- There are Alternate Side Parking suspension calendars here for anyone who needs.

ELECTED OFFICIALS AND REPRESENTATIVES:

Assemblymember Simcha Eisenstein, representing the 48th Assembly District.

- The Assemblyman advised that his office is also providing ASP suspension calendars via mail.
- The assemblyman highlighted 2 pieces of legislation he recently passed into law:
 - Legislation lowering the owner threshold for condo conversions to 15% from 51%. This will allow for more conversions. This applies to both condos and coops, but only for buildings with 5 units or less.
 - Legislation that restricts insurance companies from raising premiums based on damage caused by hate crime.
- He emphasized that the best ideas for legislation come from people who vent their frustrations. Such as, the idea to provide 2 EBT cards for 2 heads households was the result of a frustrated midnight shopper who did not have the card because their spouse had it.
- The assemblymember recognized Sol Rieger and introduced Chaim Schneider the member of the Eisenstein team.

Jacob Eisdorfer, representing Boro President Antonio Reynoso.

- He reminded Board Members whose terms are expiring that they must apply, by February 14, to be considered for reappointment. You can apply through the Boro president's website.
- He wished all a happy and healthy New Year.

The chairman thanked Jacob Eisdorfer for the Boro president's annual Chanukah event.

Mus Lamia, representing Councilmember Shahana Hanif.

- She wished all Happy holidays.
- She said the councilmember will be sending a year in review mailer shortly.
- The councilmember's office is closed for the week and will reopen on January 3rd.

Sharon Fuchs, representing Senator Simcha Felder.

Sol Reiger, representing Assemblyman Simcha Eichenstein.

Ken Lazar, representing Department of Buildings.

OLD BUSINESS / NEW BUSINESS:

Old Business: No old business.

New Business: No new business.

MEETING ADJOURNED

Respectfully submitted by: Gittel Fekete