



**BOARD MEMBERS PRESENT**

ALAN DUBROW  
AVI GREENSTEIN  
AVROHOM WOLFSON  
BENJAMIN THEODORE  
BETH SLEPIAN  
CHESKY BLAU  
DAVID FRIEDLANDER  
DAVID SHLOMOVICH  
ELLIE KASTEL  
JACOB ASKAL  
JEFFREY DWECK  
JOHN TALMADGE  
JOSEPH GROSS  
JUDITH OJO-DIAZ  
JULES FLEISCHER  
MAMNUNUL HAQ  
MIRIAM HERSKO  
MORRIS SENDEROVICH  
NICK BERGHALL  
PETER REBENWURZEL  
SAM STOBER  
SHARON FUCHS  
SHLOMIE RIEGER  
SOL WAHBA  
WIL FISHER  
YAAKOV KAPLAN  
YAAKOV SCHAPIRO  
YECHIEL MALIK  
YERUCHIM SILBER  
YIDEL PERLSTEIN  
YONAH MOSES

**STAFF PRESENT**

GITTEL FEKETE – COMMUNITY  
COORDINATOR  
BARRY SPITZER – DISTRICT MANAGER

**BOARD MEMBERS ABSENT**

AAMAH KHAN  
ADAM COHEN  
ALEXI SHALOM  
ANNA CALI  
BERNARD FREILICH  
DOUGLAS JABLON  
EDGAR GLUCK  
JACOB HASS  
JACQUE FRIEDMAN  
LOUIE LIE  
MARIA ARETTINES  
MORDECHAI KATZ  
NAFTALI TESSLER  
ROCHELLE ZAMI  
ROMINA FERNANDEZ  
SAHIBZADA AHMAD SHABIR  
YITZCHOK MOSKOWITS

**ELECTED OFFICIALS AND REPRESENTATIVES**

JACOB EISDORFER, REP. BP ANTONIO  
REYNOSO  
SHARON FUCHS, REP. SEN. SIMCHA FELDER  
PINNY HIKIND, REP. COMPTROLLER BRAD  
LANDER  
SOL REIGER, REP. AM. EICHENSTEIN  
JAMES NEIMEISTER, REP. CM ALEXA AVILES  
MUSARAT LAMIA, REP. CM SHAHANA HANIF  
KEN LAZAR, REP. NYS DEP. OF BUILDINGS  
NYC DEP. OF TRANSPORTATION.

**COMMUNITY RESIDENTS**

APPROXIMATELY 30 RESIDENTS  
PRESENT

## **PLEDGE OF ALLEGIANCE**

## **ATTENDANCE**

## **ADOPTION OF JUNE & SEPTEMBER MINUTES**

The minutes were adopted.

## **CHAIRMAN'S REMARKS – YIDEL PERLSTEIN & YAKOV KAPLAN**

The Chairman thanked the police for their work over the holidays.

- He handed the meeting over to First vice Chair Yaakov Kaplan.

Mr. Kaplan shared the Chairman's remarks:

- Good Evening, I hope everyone had beautiful holidays. It was wonderful seeing the holiday spirit engulf the entire community with many nice events.

We have a lot on the agenda so I will keep this very short.

- I want to call our attention to the rampant anti-Semitism that seems to have become the new normal. I am glad that elected officials are talking about it, but we need action. We don't want to worry about eggs being thrown in our faces, literally.
- This is not a political forum, so I won't talk politics. But it is reprehensible that young children, who live in the United States, and may have never even been out of the country, are being attacked and asked to weigh in on a complex conflict thousands of miles away. Maybe Anti Zionism is not always anti-Semitism, I will not weigh in on that because this is not a political forum. But when you attack Jewish boys and girls because they are Jewish, in the name of anti-Zionism, then it is definitely anti-Semitism. This anti- Semitism is not ok! It is an absolute travesty that we are not all up in arms about this. Children are allowed to be children. They should not be maligned for opinions they are too young to form.
- Elections are coming up. Remember to go vote.
- Our next board meeting will be on November 22nd.

## **PUBLIC HEARING**

### **Sheila Boch- Resident**

- Ms. Boch wanted to amplify concerns about motorized vehicles that are driven on bicycle paths and on sidewalks. Specifically, regarding the lack of enforcement of the law. She asked the board to do what it can to mitigate this problem.

### **Ken Lazar- representing the NYC Department of Buildings**

- Mr. Lazar announced that the Brooklyn Boro office will move from 210 Joralemon Street to 345 Adams Street pm November 23<sup>rd</sup>.

## **POINTS OF ORDER: Delivered by District Manager Barry Spitzer.**

- There were three votes scheduled for the board meeting so some points of procedure were highlighted.
  - The effect of an abstention is the same as a no vote. In order for a motion to pass, a majority of board members present have to vote in favor of the measure. So, if there are hypothetically 5 members present, and 2 vote yes, 2 vote no, and 1 person abstains, this motion would fail. Because three people is the majority count needed, the abstentions are effectively a no vote.

### **RESOLUTION ON REMOTE MEETINGS: Delivered by District Manager Barry Spitzer.**

- The resolution was distributed prior to the meeting so the District Manager opened the floor to questions.

**Board Member Beth Slepian-** asked if the board would get to vote on the procedures, specifically how to be allowed to participate via zoom in the case of extraordinary circumstances. She wanted to propose a motion for the board to vote on the procedure.

**Board Member Mr. Rebenwurz-** echoed the concerns on procedure, as he had every intention of participating in person, but opted for zoom as he wasn't feeling well.

**District Manager Barry Spitzer-** advised that the chairman will establish procedures under the guidance of the Boro President's counsel. The law calls for every public body to pass a resolution to allow for meeting on zoom and also to establish procedures. Counsel will clear up if the board needs to vote on this. The language for the resolution is determined by law. The resolution needs to be passed because regardless of whether members are remote, a physical quorum must be present. Next month there must be a physical quorum. So, if someone wants to attend remotely, in accordance with the open meeting law, that person only counts if there is a physical quorum present. So we need to know ahead of time if there will be a quorum. Ms. Slepian's request will be taken under advisement.

**Chairman Yidel Perlstein-** advised that he would not make any resolution countering the resolution of the night. But, the procedures going forward will all depend on what counsel advises. All concerns will be taken into consideration.

- Motion to adopt resolution. Adopted by majority.

### **BROOKLYN PUBLIC LIBRARY, Boro Park Library Renovations—Presented by:**

- The Brooklyn Public library presented a plan to fully renovate the Boro Park Library along the same footprint as the current library.

### **DISTRICT NEEDS: Presented by District Manager Barry Spitzer**

The district manager gave a brief rundown of the community board's role in the city budget:

- Per the city charter, Community boards must submit an annual report to highlight needs within a district. As the most local form of government that gets the everyday complaints, the community board can advise the city as to what needs attention. This is an advisory role only. The budget is put together by other city agencies, mainly by the Mayor's office, and the NYC Council has a role as well. These agencies may choose to use the recommendations we send, though more often than not, they don't. Community Boards do not have funding to allocate. We wish we did. But, this document is a way for us to point out areas of concern and have a public record that must be acknowledged by OMB. OMB works with City Planning on the process; our district needs go to agencies who submit their responses and reasoning. The usual response is that they are not going to fund, with ambiguous reasoning. Sometimes they'll say go to your elected official for funding.
- If there is anyone with an idea of something that might be a good idea to include, they should notify the office by Thursday October 27th.
- This budget will be submitted on October 31.

Some things of note in the budget this year:

- We always include in our three most pressing issues, traffic, sanitation and housing. This year we fine-tuned our housing issue. As we've seen based on all the large scale projects that come before our board, there is interest from developers in creating large scale projects. I won't go into a whole explanation of Mandatory Inclusionary Housing, but the fact is, that what is claimed to be affordable housing, isn't really. And those who need affordable housing can't even qualify for these apartments because their income is too low. Another issue we see with these projects, is that they aren't built with the residents of our district in mind. Our residents need housing. So we want to prioritize housing developments that work for our residents. The census data shows that our residents have many children which would require larger units than most developers want to build. And the families who need bigger apartments cannot always use public transportation because it does not work for the places they want to go to- you might need to take a train and a bus to get around, and bus schedules aren't reliable. We made sure to point out this detail in our needs statement so that developers cannot claim they are building affordable housing in response to the needs of the district. Again, we want affordable housing. But more importantly, we want affordable housing to ease the plight of our residents. Otherwise, this need isn't improved.

#### Some notable Capital Requests:

- Like every year, we asked for a traffic light at Ocean Parkway and Ave K. to help with speeding and drag racing. There is no cross street, so there is a large stretch where cars don't have to stop and there is a lot of speeding there.
- We asked PARKS to pay closer attention to Ocean Parkway. It is the oldest bike path in NY and many of our residents use it and complain that it isn't safe.

#### Some notable Expense Requests:

- We fine-tuned a request we made last year. We have a problem with illegal garbage dumping in specific hotspots, along 61<sup>st</sup> Street and along Washington Cemetery. DSNY has a program where they put cameras to catch offenders. We put a request for such cameras in our district needs, and discussed with the new Deputy Chief of Brooklyn South, Chief Best, to have a few cameras strategically placed. Violators will have their vehicles towed and get a violation with a fee of a few thousand dollars. Up until now, the rule was that DSNY had to catch offenders in the act. Now, it is enough for DSNY to catch offenders on camera, they investigate and can take the vehicles and issue fines based on the camera evidence. You can see this on DSNY's Twitter feed.
- We also asked NYPD for increased resources to remove vehicles that don't belong on our streets. We have too many trucks along Washington Cemetery. And abandoned cars with invalid out of state plates. Parking is hard enough as is and these vehicles take up spots we need. It also creates a danger along the cemetery where it is not lit very well. The cars, trucks, and trailers create an environment where people hang out and do drugs. This is a dangerous place for the people who need to pass by the area. We have heard horror stories.

There are a lot of other really necessary items in the needs statement, I hope you read it.

- In the past, we have added some items to the district needs in response to last minute requests. So this year, once again, we will include a stipulation in the motion that items may be added from feedback we get from residents and from board members.

The District Manager asked for a motion to approve the district needs.

Motion was proposed and passed with majority consent.

## **ZONING COMMITTEE REPORT 1880-1888 Coney Island Avenue: Delivered by Zoning Committee Chair David Shlomovich.**

- Zoning Chair David Shlomovich thanked the district Manager for preparing the room for the zoning committee meeting and public hearing. A lot of people came to the hearing. He also thanked Councilmember Yeger for attending the meeting.
- On the agenda was 1880-1888 Coney Island Avenue: a proposed project development where there is currently Staples and Esti's. The property has 450 foot frontage and about 100-150 foot depth.
- Eric Palatnik who is the attorney representing the builders presented the plans at the public hearing. Developers proposed building an 8 story mixed use building, around 90 feet high.
- They want to build 231 dwelling units of which around 60-70 will be permanently affordable. They intend to add 242 parking spaces. 36,456 sq ft of the project would be commercial space. The project would be divided into 2 buildings.
- The zoning amendment they are asking for is to change it from the current c8-2 to a c4-5a in order to would allow them to build a residential or mixed use project on a is now a commercial lot.
- There was a room full of people at the hearing, at least 50 people were present. There were 47 online responses. Only one person was in favor of the project, the rest were against in. Around 20 people spoke. Their concerns were: the height would block sunlight; the nature of the neighborhood is all 1-2 family homes and this would be out of line with what homeowners expected; the infrastructure is meant for a commercial unit and a residential unit of this magnitude would overwhelm the infrastructure; they were concerned in general on the impact this would have on their quality of life; the units planned are too small to fit the families who live in the district. 1 person who lives very far, on Church Ave. was in support.
- Based on the feedback from the community, the Committee voted unanimously to reject the application. And so the committee proposed a resolution to reject the zoning amendment. The chair opened the floor to questions.

**Mamnun Haq- Board Member-** asked if the people who were against the proposal were from the neighborhood. The Chair confirmed.

**Peter Rebenwurz Board Member-** confirmed the location of the project is between Avenues O and P.

**Wil Fisher Board Member-** Said that there were some legitimate concerns with the application. But given that the board is continuously prioritizing affordable housing in its district needs, he is perplexed at the unanimous opposition to the project. The proximity to the B and Q line makes this location close to transportation.

He wanted to bring to the board's attention to disparaging comments that were made about the people that would be coming into the building. Affordable housing is a citywide concern and we need to consider that affordable housing has to go somewhere. So while it is not a perfect project, it is a good project so he will vote no to the resolution.

Motion to reject the proposed zoning amendment was made.

Motion carried.

## **DISTRICT MANAGER'S REPORT:**

### **Delivered by District Manager Barry Spitzer**

- The District Manager thanked all the city agencies for helping us celebrate the holiday season: NYPD, for keeping us safe; DSNY, for their extra work cleaning up the district; and all other agencies.
- He also noted that the community board website went live, though it doesn't have full functionality yet. The website is: [nyc.gov/bkcb12](http://nyc.gov/bkcb12).

## **ELECTED OFFICIALS AND REPRESENTATIVES:**

**Jacob Eisdorfer, representing Boro President Antonio Reynoso**

**Pinny Hikind, representing Comptroller Brad Lander**

**Alex Gurvich, representing District Attorney Eric Gonzales**

**Mus Lamia, representing Councilmember Shahana Hanif**

- Councilmember Hanif sent her regards and relayed a couple of announcements.
- The Councilmember's office is collecting ideas for participatory budgeting. They would love for folks to propose ideas. This year's theme is justice oriented. Ideas collection ends on Halloween.
- The Councilmember is having a flu shot drive in conjunction with Assembly Member Robert Carroll, on Thursday October 27 from 10-2.

**Beth Slepian- Board Member-** asked if the neighborhood assembly at PS 130 that is scheduled for October 26 is happening.

**Mus Lamia-** took her information and would follow up with her.

**James Neimeister, representing Councilmember Alexa Aviles**

- He thanked the board and staff and had a few announcements on behalf of Councilmember Aviles.
- They are collecting supplies for asylum seekers who are in shelter in their district. They welcome any winter wear, coats, boots, shoes, etc., that are in new or in good condition.
- CM Aviles will be doing a resource fair on Friday, October 28 to distribute the collected items.
- They were informed by utilities companies that energy prices are going up, by as much as 20%. In response, the Councilmember is hosting a forum on November 2<sup>nd</sup> at PS 94. They will discuss how to push back against rising utility bills. They will also publicize affordable energy programs. A lot of people who are on benefits programs are automatically enrolled, but some people are not, and can enroll manually.
- Additionally, on the topic of utilities, utility companies may forgive arrears for anyone who received government assistance programs. You may be able to sign up to have arrears erased.
- The councilmember's office number was shared for anyone who wanted to follow up on these items, or to ask for assistance: 718-439-9012.

**Sharon Fuchs, representing Senator Simcha Felder**

**Sol Reiger, representing Assemblyman Simcha Eichenstein.**

**Ken Lazar, representing Department of Buildings**

**Josh Vogel, representing Department of City Planning**

## **OLD BUSINESS / NEW BUSINESS:**

**Old Business.** No old business.

**New Business.**

### **Beth Slepian, Board Member:**

- She invited all board members to an event that will be held via zoom on October 27<sup>th</sup> at 6:30. It will be hosted by BSWAB (Brooklyn Solid Waste Advisory Board). They will discuss a lot of concerns about sanitation. This event is specifically for board members across Brooklyn to learn from other board members across Brooklyn. The event is called Let's Talk about Trash; Waste Some Time With Us. The Borough President will be there and she would love to see other members there because different people have different needs. At the last event this group held, CB13 had a huge turnout, and she would love to up the numbers of CB12 participation. Anyone who is interested in attending should contact her for a link

### **Joe Gross, Board Member:**

- DSNY did a great job over the holiday. They need to be reminded not to collect garbage in the morning. This morning DSNY was picking up garbage while buses were out. They need to collect in a way that doesn't interfere with the morning traffic.

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

- Said that he spoke to the new deputy chief who is a proponent of increasing nighttime pickups, so we will see more of that moving forward.

### **Avi Greenstein, Board Member and CEO of BPJCC:**

Provided an update on social services assistance available at the JCC and invited all to visit the JCC.

- BPJCC has highly trained staff and offers assistance with all manner of entitlements and benefits. They can help with food stamps, the healthcare marketplace, senior services, immigration services and more. Anyone is welcome to walk in or make an appointment.
- Starting November 1, HEAP applications will open. The BPJCC is the only official center in the area. You can get your application done at the center and HEAP will pick it up the same day.

## **MEETING ADJOURNED**

Respectfully submitted by: Gittel Fekete