

Attendance of Community Board 11's General Meeting and Public Hearing  
held on Monday, December 14, 2021,  
Virtual Meeting

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Present: Ross Brady, Vincent Chirico, Iwen Chu, Ruben Colon, Angelo Cucuzza, Victoria Curto, Salvatore D'Alessio, Linda Dalton, John Garvey, Laura Gottlieb, William R. Guarinello, Jeffrey Harris, Roy Jung, Edward Lai, Eileen LaRuffa, Man Wai Lau, Dr. Tim Law, Lenny Salama, Briar Sambolin, Antonio Troia, Sonia Valentin, Robert Whittaker, Andrew Windsor, Laurie Windsor

Absent: Bart Allegretti, Thomas Andros, Sofia Annunziata, Msgr. David Cassato, Wai Cheung, Steven Chung, Claudio DeMeo, Paul DiSpirito, Alex Pellitteri, Janet Perry, Inga Smolyar, Sai Chuen Yeung, Linda Zhang, Nicholas Zimmitti, Daniel Zurek

Excused: Albert Campanelli, Rosa Casella, Charles Farrauto, Shirley Fineman, Nicholas J. Miraglia, Rabbi Gary Pollack

Guests: Ann Polizzi, Goliria Daniels – NYC Parks, Milissa Harman, Det. Stephen Agosta –Community Affairs 62<sup>nd</sup> Precinct , PO Vendra – 62<sup>nd</sup> Precinct Community Affairs, Barbara Williams, Frank Fontana – Department of Buildings, Assemblyman William Colton, Tambe John – Brooklyn Public Library, Ying Yuan, Denise Daniello, David Nussbaum – Department of Buildings, Evan Burr – Brooklyn Borough President's Office, Frank Kopylov, Isabella Chow, Kaitlin Yang, Kymel Yard, Sergey Churpik – NYC Comptroller's Office, Leonardo, Sharon Liu, Nancy Lulu – Brooklyn District Attorney's Office, Louis Pappas - Voi

Minutes of Community Board 11's General Meeting and Public Hearing  
held on Monday, December 14, 2021, at 7 PM,  
Virtual Meeting

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Public Hearing

I. Zoning for Coastal Flood Resiliency

A citywide text amendment to update and make permanent the temporary 2013 Flood Resilience Zoning Text Amendment to encourage long-term resilient design across the city's 1% and 0.2% annual chance floodplains, allow buildings to be adapted over time through partial resiliency strategies, and provide the zoning tools that are necessary to facilitate post future disasters.

Chairman Guarinello inquired if anyone from the public sought recognition. Hearing none, a motion was made by Sal D'Alessio to close the public hearing. Seconded by Robert Whittaker. Unanimously adopted.

Public Portion

Barbara Williams, representing NYC Health and Hospitals, spoke regarding the COVID-19 vaccine. She advised that we must remain vigilant and continue to practice the core 4: Stay home if sick, physical distancing, wear a face covering, and practice healthy hand hygiene. She further requested the board's assistance in disseminating testing information.

Gloria Daniels, representing NYC Parks, advised that she conducted a walkthrough of Bensonhurst Park, which is under reconstruction. The construction fencing should be removed shortly and re-opened to the public.

Anne Polizzi, representing IS 228 PTA, spoke regarding the reconstruction of the schoolyard to a playground/park. She stated that the school community nor the area residents support this plan.

Edward Cerna, Brooklyn Borough Director of the Mayors Community Affairs Unit, advised that Covid-19 cases are rising and urged everyone to have a holiday plan for celebrating safely. He further discussed the city's shortage of blood and urged those who can to donate; and the distribution plans for the COVID-19 vaccine, which will follow the Center for Disease Control and New York State guidelines.

Nancy Lulu, representing the Brooklyn District Attorney Gonzalez, announced that their office is holding a holiday toy drive. Donations can be mailed to 350 Jay Street, 19<sup>th</sup> floor or dropped in the building lobby.

Frank Fontana, representing the Department of Buildings, advised that effective December 10<sup>th</sup>, new legislation allows the Department of Buildings to issue “Interim Certificates of Occupancy” that don’t expire for completed portions of buildings deemed safe for occupancy.

Louis Pappas, representing Voi, advised that the city has issued a request for expressions of interest for an electric scooter pilot. Voi has submitted a bid for the operation of an electric kick type scooter for short trips. The pilot would not be in Manhattan or communities that have Citibike facilities, so the possibility exists that the pilot could be sited in our community.

Mr. Dominick D’Angelo, Principal of IS 228, spoke regarding the playground project and the lack of public review and input. He stated that the school would use the park during school hours and then be open to the community during the weekend and evenings. With the growth of the school population and lack of space and resources, he is opposed to this plan.

Tambe John, representing the Brooklyn Public Library New Utrecht branch, spoke regarding their partnership with NYC Test and Trace Corp, in providing resources to the community. She advised that there is robust online programing available to those interested.

Leonardo, an area resident, spoke regarding the IS 228 playground reconstruction. He stated that the area has a park 4 blocks away and the city should make the schoolyard available for teacher parking.

Mr. Guarinello inquired if anyone else from the public sought recognition. Hearing none, a motion was made by Jeffrey Harris to close the public portion of the meeting. Seconded by Sonia Valentin. Unanimously adopted.

### Minutes

A motion was made by Sal D’Alessio to accept the minutes of the November 12, 2020 meeting. Seconded by Robert Whittaker. Unanimously adopted.

### Disposition of Public Hearing

Ross Brady, Chairman of the Planning and Zoning Committee, reported that the Department of City Planning put forward this citywide text amendment to make permanent the temporary zoning rules that were adopted in 2013, following hurricane Sandy.

Buildings in the flood zone need to be designed or retrofitted to reduce damage from future flood events and save on insurance costs. The text amendment would encourage resiliency throughout current and future floodplains, support long-term

resilient designs, allow for adaptation over-time through incremental retrofits, and facilitate future recovery by reducing regulatory obstacles.

Within Community Board 11 the proposal would expand the rules from buildings within the 1% floodplain to lots within the 1% and 0.2% floodplain. The approximate area runs from Shore Parkway to 86<sup>th</sup> Street between Bay Parkway and 26<sup>th</sup> Avenue, and Shore Parkway from 21<sup>st</sup> Avenue to 17<sup>th</sup> Avenue.

These optional zoning regulations would allow building owners to physically elevate habitable spaces and other building support features above expected flood elevations. It would be mandatory for a new building, or for major alterations to an existing building to comply if located in the 1% floodplain.

Additional flexibility would be available for special conditions that are common in older neighborhoods, so that those buildings can become resilient.

The committee recommends approval of the proposal with the recommendation that property owners who retrofit receive tax incentives.

A motion was made by Ruben Colon to approve the Zoning for Coastal Flood Resiliency text amendment and to provide tax incentives to those property owners who retrofit. Seconded by Robert Whittaker. Unanimously adopted.

#### Assemblyman Colton

The Assemblyman spoke regarding the plans for the IS 228 playground proposal. He stated his concerns regarding a 10-year-old plan for the school which had 900 students compared to the 1600 of today. He is opposed to this plan.

He further announced that the State announces the small business lease assistance program that provides commercial tenants and business landlords with free legal services to help prevent evictions.

#### Chairman's Report

Mr. Guarinello addressed the reconstruction of the IS 228 schoolyard to a playground. He advised that last month Assemblyman Colton brought to our attention community concerns regarding this plan, and this evening we heard the concerns from the school community and residents.

This project entered the design phase in 2016, procurement was completed in 2019, and construction is scheduled to begin in March 2021. This plan was not presented to the board for review, nor was it listed in the board's capital commitment plan, and from the public comments there was no meaningful community input.

A motion was made by John Garvey to call upon the Mayor and Parks Department to delay the start of this project and gather community input on this plan. Seconded by Ross Brady. Unanimously adopted.

The Chairman spoke regarding the arrival on Covid-19 vaccinations in NYC. He stated that we have a way to go until there is some semblance of normal as the vaccination program rolls out; and does not expect in person meetings until September and we will continue to follow the State's guidelines and Executive Orders.

Today restaurants and bars are limited to outdoor dining, takeout and delivery. He urged the community, if they are able, to support our local restaurants and order out.

Mr. Guarinello urged everyone to remain vigilant and practice social distancing and mask wearing.

### District Manager's Report

Marnee Elias-Pavia reported the she and Laurie Windsor, Chairperson of the Transportation Committee, attended the Destination: Greenways virtual open house.

NYC Parks is collaborating with DOT on a conceptual planning process for the Brooklyn Greenway, which begins in Bay Ridge and is proposed to end at the Coney Island boardwalk. Their goal is to create community-approved concept plans and to develop cost estimates for future capital projects that are not yet funded.

DOT's project priorities are to create convenient and safe links to the local street network to improve connectivity and access to the greenway and enhance crossings where the greenway path meets the street for pedestrians and cyclists.

Parks will be focusing on creating a better experience within the parks and creating an open space greenway system.

It was her opinion that that this planning process should have been conducted before the Greenway connector was implemented. Many of the concerns that the board expressed were shared by the public.

The public can provide feedback at <https://destinationgreenways.mysocialpinpoint.com/>

She further advised that the Department of Health advised that they performed rodent inspections on all the properties on 86th Street to Stillwell Avenue, and 25th Avenue to Stillwell location. Some locations received a 5-day commissioner order, and emergency baiting, where needed. They are monitoring the area and reaching out to owners who are getting violations. She thanked Edward Cerna for his assistance.

The District Manager advised that a meeting is scheduled with DOT regarding the traffic conditions on Bay Parkway between Cropsey Avenue and Shore Parkway since they changed signal timing.

With the possibility of heavy snow arriving on Wednesday, she reminded that property owners are responsible to clear snow from the sidewalks adjacent to their properties. .

If the snow stops falling between:

- 7:00 a.m. and 4:59 p.m. - you must clear within four hours
- 5:00 p.m. and 8:59 p.m. - you must clear within fourteen hours
- 9:00 p.m. and 6:59 a.m. - you must clear by 11:00 a.m. the next day

Do not push snow back into the street, it is dangerous and could result in a fine.

She provided an update on the toy sex shop on 86<sup>th</sup> Street and Bay 20 Street. The Department of Buildings inspected, and they state that while the products being sold do not violate the law, a violation was issued for occupancy contrary to the certificate of occupancy.

#### New Business

Sonia Valentin inquired as to the vaccination prioritization. She was advised to contact her medical provider.

A motion was made by Sal S'Alessio to adjourn. Seconded by Sonia Valentin. Unanimously adopted.