

BOARD MEMBERS PRESENT

AAMNAH KHAN
ALEX MUNOZ
ANNA CALI
AVROHOM WOLFSON
BENJAMIN KLEINBART
BETH SLEPIAN
CHESKY BLAU
DANIEL KERADNAM
DAVID FRIEDLANDER
DAVID SHLOMOVICH
DOUGLAS JABLON
EDGAR GLUCK
ELLIE KASTEL
GABRIEL SASSON
JACOB ASKAL
JAQUELINE JILL REINIER
JEFFREY DWECK
JOSEPH GROSS
JUDITH OJO-DIAZ
JULES FLEISCHER
MAMNUNUL HAQ
MATTHEW MELNICKE
MIRIAM HERSKO
MORDECHAI KATZ
MORDY GETZ
MORRIS SENDEROVIC
MOSHE FRIDMAN
NAFTALI TESSLER
QIWANG HUANG
ROCHELLE ZAMI
SAM STOBER
SHARON FUCHS
SHLOMIE RIEGER
SOL WAHBA
YAAKOV KAPLAN
YEHUDA ROSMAN
YERUCHIM SLIBER

YIDEL PERLSTEIN
YITZCHOK MOSKOWITZ
YONAH MOSES

MEMBERS ABSENT

ALAN DUBROW
BERNARD FREILICH
CHAIM SCHNEIDER
ELLIOTT SIDDIQUI
JACQUE FRIEDMAN
JOHN TALMADGE
LOUIE LIU
MARIA ARETTINES
PETER REBENWURZEL
SOL WAHBA
WIL FISHER

STAFF PRESENT

BARRY SPITZER – DISTRICT MANAGER
AZIZA TEMIROVA – COMMUNITY
ASSOCIATE

ELECTED OFFICIALS AND REPRESENTATIVES

JACOB EISDORFER, REP. BOROUGH
PRESIDENT
ANASTAZIA YASKOVA, REP. MAYOR'S
OFFICE
PINNY HIKIND, REP. COMP. BRAD LANDER
EMMET TERAN, REP. CM ALEXA AVILES
CHAIM SCHNEIDER, REP. AM EICHENSTEIN
SHLOIMY REIGER, REP. AM EICHENSTEIN
MIKE, REP. 66TH PRECINCT

COMMUNITY RESIDENTS

APPROXIMATELY 11 RESIDENTS PRESENT

PLEDGE OF ALLEGIANCE

ATTENDANCE

ADOPTION OF APRIL AND MAY MINUTES

Beth Slepian thanked Aziza for highlighting the minutes. Beth addressed a point in the May minutes regarding a comment made by someone who came and spoke about the boulders. However, her comments clarified that they were really about our needs for committees, and she wants to ensure that this is made clear and reflected in the record. We need committee meetings, which are not specifically about boulders.

The minutes of April & May were adopted.

CHAIRMAN'S REMARKS

Delivered by Chairman Yidel Perlstein

- Happy Eid to all who celebrated it last week.
- Last week was Juneteenth. We celebrate this day because on June 19, 1865, freedom finally came to the last slaves in the state of Texas.
- Also, I wish everyone had a lovely and joyous Shavuot celebration.
- Mazel tov to board member Naftali Tessler on the birth of his baby boy, and mazel tov to board member Benjamin Kleinbart on his daughter's upcoming wedding this week.
- This Saturday night, the oldest Rabbi in the United States, who lived in Borough Park, passed away at the age of 99. Unfortunately, he did not die of sickness. It's a great loss for the community, but at the same time, it was inspiring to see the community come together to honor this great person. The NYPD jumped into action alongside Shomrim, Chaverim and Misaskim. I'm glad to say that the funeral with thousands of people attending went off without a hitch.
- This is a testament to how well things go when the community and the police department work together. I especially want to thank Borough Chief McEvoy, Chief Taylor, the Duty Captain, Lieutenant Jablonsky, Captain Herrarte, Sergeant Chan, and Officer Jaiman. Special thanks also to all Shomrim and Chaverim who worked tirelessly in 90-degree weather to give the proper respect to a giant of the community.
- Also, I want to thank Joel Eisdorfer from the Mayor's Office and Jacob Eisdorfer from Borough Hall.
- A special shout-out to someone who was by my side from five minutes after Shabbat was over until the end, our board member Matthew Melnicke from the Port Authority.
- This is our last board meeting before the summer. There are no board meetings in July and August.
- The next Board Meeting will be on September 24. However, the office is open all summer long. If you need something, Barry is around. Let's move on to another topic we previously discussed and promised to come back with a brief presentation. I have some Q&As for City of Yes regarding housing opportunities. I have them on Zoom.

CITY OF YES FOR HOUSING OPPORTUNITY TEXT AMENDMENT PROPOSAL

The Department of City Planning delivered a presentation on the City of Yes for Housing Opportunity which was followed by questions from the public and members of the Board. (For the entire presentation, please review the video located on our website.)

CITY OF YES Q&A SESSION

BM - Beth Slepian: Thank you so much for the presentation. There is a lot in here that sounds promising and exciting. I did ask this question last time, but I just wanted to hear a few more specifics about the environmental implications of this proposal. I'm thinking about provisions for the loss of trees due to the expansion of housing. I see it in the illustrations but is there anything in writing to ensure the replacement of green spaces that might be lost.

Another concern that comes to mind when we talk about using underutilized spaces is whether that includes previously industrialized spaces. What kind of environmental review might be needed to have people housed in those. I would like to hear more about the environmental review process and what's actually in writing to protect the environment.

DCP - Inna Guzenfeld: The environmental review process for this zoning text amendment had a unique design. It shows a number of representative neighborhoods across the city and modeled the projected impacts of the zoning project text amendments in those areas. That's how we arrived at the idea of adding a little more housing in every neighborhood. I am also going to defer to my colleague David, who has a little bit more familiarity with the environmental review process.

DCP - David Weissglass: I would say this is not one of, but the largest environmental review processes we are undertaking in the city, because it covers the entire city. When it comes to impacts, it really aligns with what Inna said about adding a little more housing everywhere. The fact that we are proposing a little bit in every neighborhood rather than concentrating a lot in one or two neighborhoods means that the environmental review found that no neighborhood in particular would have a change from the existing infrastructure capacity and existing infrastructure issues and would not have significant unavoidable impacts worse than what they are currently. We understand that in CB12 and many other neighborhoods in the city, there are ongoing issues with existing infrastructure, and we are continuing to work on those. However, with this proposal, we are spreading out the housing additions.

If one or two neighborhoods were to take on a significant amount of housing, it would likely show a big environmental impact in those areas. Because we are spreading out the housing, these proposals need to be taken up in many cases by private property owners. Our assumptions and reviews show that in most situations, regarding stormwater, traffic capacity, and other factors, the difference between existing conditions—whether good or bad, depending on the neighborhood—and the impact if this were to pass would likely be manageable or negligible.

So, we would be happy to share the environmental review. It's a long and detailed document, but we are willing to share it.

BM - Jackqueline Jill Reinder: By voting yes, I think we really don't know what impact it would have on our city because we are bypassing many of our current opportunities to check projects as they are being introduced into the neighborhood. If required to pass because of their size, is it possible to consider a new definition of affordability? The current definition seems to be linked to market rent rates, which are so high that people are leaving the city. It seems as though a wide range of projects, already with high rates, will simply create a situation where we may make decisions we do not want.

DCP - Inna Guzenfeld: The affordability programs we have so far, like the Voluntary Inclusionary Housing which was made possible through 421A, resulted in many units being built at essentially market rates, set to 130% of Area Median Income (AMI) and units built through MIH, for example, which were also deemed inadequately affordable. One of the major criticisms was that

we need to allow income averaging. That is key to unlocking deeper affordability and more units at different AMIs.

As a matter of policy, we no longer use the term "affordable housing"; instead, we refer to it as income-restricted housing. What we hope to achieve by modeling the Universal Affordable Housing Program (UAP) after the city's successful Affordable Independent Residences for Seniors (AIRS) program is to actually help keep people who can't afford much of what has been built to date in the city today by actually meeting them at their income level.

BM - Mammunul Haq: People are living in high-density neighborhoods like Borough Park. We know that it's really crowded in Kensington and Borough Park. Few houses have backyards where people can breathe in the summertime and at other times enjoy their backyards. Part of the proposal seems to me like putting New Yorkers in a cage. Second would be the basement. People have been trapped and lost their lives in the basements before. I don't think it's a nice idea, and I don't know if city planning can come up with something effective that can be utilized.

DCP - David Weissglass: When it comes to basement apartments and ADUs, we already see this in the city, as you've identified. We've seen a number of unsafe units. People are already illegally converting a lot of their units, turning their basements into apartments. This is something we see in CB12 and elsewhere throughout the city, which speaks to the need for additional housing supply. What we've found in researching existing apartments, both illegal and legal, within the city, as well as researching ADU legalization programs in other places, is that not providing a pathway for ADUs to be constructed does not mean they will go away. For instance, they are not legal in many situations now, but they are still being constructed. By providing a legal avenue for these to be built, we are requiring that somebody who wants to build an ADU has to go through the city's review process, which requires extensive review from the Department of Buildings for health and safety codes; reviewed to ensure it's not in a flood zone. No basement apartments under this proposal will be permitted in flood zones, and no ADUs will be permitted in some coastal areas either, exactly for those reasons.

If we continue to disallow ADUs, they will continue to be built, often by homeowners picking up a hammer and nails and constructing them themselves without going through any review process. Sometimes they may be safe, but many times they lack proper training and protections for tenants. Therefore, we want to create a pathway for these to be legalized and ensure they are safe. When it comes to backyard ADUs, there will be quite a few restrictions on their size, height, and square footage. I'm happy to show an image in a minute. Just to summarize, none of these ADUs will be permitted to be larger than 800 square feet, and they must be at least 5 feet from any property line—whether side yard or backyard. They won't be permitted to encroach on neighboring yards. They must also be at least 10 feet from any existing building on the property. If located in a rear yard, they cannot occupy more than 50% of the rear yard. These measures are in place to ensure they do not eliminate all the open space on the property. Of course, this all depends on the owner who wants to engage in this. We've spoken to many homeowners who would like to add an ADU, which is why we're offering this option. However, some homeowners have no interest in providing one, which is perfectly fine. We understand your concerns, and we look forward to elaborating on these points in the recommendations so we bring it back to city planning.

Mark Weinberger - Resident: I am a registered architect, and my office is local and I do a lot of work around this area. I was reviewing the zoning text. We had previously specific optional provisions which were for borough park specifically. There were different zoning allowances for

FAR, lot coverage, etc. Now, in the proposal it has been removed and the section where they relocated it, which is section 23 to 43, they have not made any provisions for these additional allowances. For example, an R5 property in Borough Park which until now would be able to get 1.8 FAR now will be reduced to 1.5. There are some additional provisions that would also be affected, so I am curious to know if this was reviewed and what the full process was like eliminating this without replacing those additional allowances.

DCP - David Weissglass: The provisions were identified, and David said that he'll have to look into it some more and get back with a response.

Yidel Perlstein- Chairman

- Matthew Melnicke made a motion to deny COY for Housing Opportunity
- Avrohom Wolfson seconded the motion
- Motion was approved 37 - 4

ZONING & VARIANCE COMMITTEE REPORT

Delivered by David Shlomovich

- Last Tuesday, the zoning committee held a meeting and a public hearing regarding the Brooklyn Yards development. They are proposing to build housing from 14th Avenue to 16th Avenue. They are proposing to build 14 buildings: 335,000 square feet in total, with 272,000 sf residential and 64,000 sf of commercial space, totaling 267 units. Again, this development is planned between 59th and 61st Street, and from 14th Avenue to 16th Avenue. They were proposing to provide 40 to 45 parking spots, but I have been informed that they changed the proposal to provide about 80 spots.
- During the public hearing, we had people testifying both for and against the proposal. At the end, the committee voted to approve the proposal unanimously. If anybody from the board has a question, please go ahead. We have the attorney here as well to assist.

First Vice Chair Yakov Kaplan: Community Board 12 represents 250,000 people in Borough Park. We oversee the entire Borough Park area. The Avenue Plaza and Park House hotels are filled with newlyweds. There are no available apartments in Borough Park. So, when proposals arise to build an 8-story building on 57th Street, we said no. When they wanted to build an 11-story building above the spa on McDonald Avenue, we said no. The Staples 8-story building on Coney Island Avenue, we said no. We don't say no to housing; we say no to bad housing projects and proposals that would ruin our neighborhoods. We want developers to build housing for our community in our community not build housing in our community for people outside our community to have housing. This project presents a unique opportunity, offering 3–4-bedroom apartments, which rarely appear in proposals for housing in our neighborhood. These larger apartments align perfectly with our community's needs. Therefore, I believe this project is exactly what our community needs, as it directly addresses our requests. I fully support this project and encourage everyone to do the same.

Chairman David Shlomovich: He asked if any members had any questions. There were no questions. He called for a vote on the committee's motion to approve.

The motion passed.

37 in favor

3 against

1 recusal

PUBLIC HEARING

Deborah Herdan

- Works for a Jewish organization on 56th Street and New Utrecht. She cycles to work because it's less than 2 miles from her home. She was asked by her colleagues to tell us that they regularly suffer from noise pollution due to drivers honking outside the workplace. Borough Park is a community full of mothers and children. We also see children happily riding bicycles outside. Many working people ride bikes from place to place in the city because in some cases they can't afford a car, which decreases traffic congestion, especially when they have secure places to ride. We don't have any safe east or west routes through Community Board 12. She already describes that when we walk across the street or ride bicycles in the street, we have to navigate school buses, heavy cars, and traffic. Large vehicles like SUVs dominate, and the drivers are unable to see small children. Unfortunately, many drivers are parking their vehicles on the crosswalks. These drivers should be ticketed. She would like to ask how the Board is working with the 66th Precinct and DOT to provide safer crossings and safer cycling on the congested streets. Other Brooklyn neighborhoods show that decreasing street congestion saves lives. She also asks for economic changes that the city is going through and how to adapt.

Hattie Hill:

- Calling in for traffic issue. She is here today to speak out in frustration and real feeling of helplessness. Lives on Beverly Road between East 4th and East 5th. There is a restaurant around the corner on Church Ave and East 4th called Asia Harbor. They have their own delivery drivers — about four mopeds — and they drive on the sidewalks right around Hattie's house and her building very quickly to avoid the nearby stop lights. They often speed by at about 15 to 20 miles per hour. Hattie has seen them hit an elderly woman using a walker once, and she herself has almost been hit twice by them: once when she was carrying her then 5-month-old son in a carrier, and another time while pushing her now 12-month-old in a stroller — that was yesterday. The driver yesterday was driving his moped on the sidewalk while texting and came within a foot of hitting Hattie's son. Hattie yelled at him, and he swore at Hattie and sped off.
- She has gone into this establishment, Asia Harbor, twice to talk to them. The first time she was calm, and the second time was less calm. Both times she was rebuffed. She called 311 after the first incident and filed a complaint, but they closed the case because there was no proof. She spoke to a representative from Councilmember Shanana Hanif's office two or three months ago during their walk-in hours and never heard back. She called their office yesterday and spoke to someone again. They could flag it to the local precinct, but that's all they could do. Hattie flagged down a passing NYPD patrol car once and explained the situation, but they told her they can't ticket them unless they witness it. Hattie is on the side of small businesses but is really at a loss on what to do. She shouldn't have to avoid her own block to stay safe. She's really at a loss on what to do to keep her family and her neighborhood safe.

Anthony Loum -Branch Manager of the Mapleton Library

- Brooklyn Public Library stands to lose nearly 15% of its budget starting July 1.
- There's still time for you to add your voice: visit investinlibraries.org to advocate for funding for libraries.
- In last month's meeting, I mentioned that we are still searching for a relatively small site that can serve as a satellite location for Library Patrons to pick up their materials placed

on hold from Mapleton and Ryder Branches. If anyone, including elected public officials, knows of any place that can accommodate such a request, please let me know. You can always find my contact information from the Community Board.

DISTRICT MANAGER'S REPORT:

Delivered by District Manager Barry Spitzer

The District Manager had a few items to mention:

- The Chairman mentioned that he went to sleep late and got up early. In fact, he didn't sleep at all this Saturday night. He took the entire thing upon himself to ensure the funeral goes according to plan, everyone remained safe, and nothing happens. There were thousands of people, and he got everyone from NYPD, Shomrim, Chaveirim and Misaskim to work as one team. The community owns him a big thank you.
- Speaking of thank yous, our board member John Talmadge deserves one. It was two weeks ago, in the middle of the night at 11 o'clock on Sunday, when someone reached out to me that they dropped their teffilin in the garbage. They tracked down the video and located the truck. However, the Department of Sanitation was preparing to take the truck to the dump. I reached out to John late at night, and he immediately got on the phone with the supervisor, managed to keep the truck until the next day, and then Chaveirim went to search the landfill and they were able to recover it. Thank you, John Talmadge and the Department of Sanitation. That was a very good effort.
- The office remains open throughout the entire summer. We will begin working on the FY 2026 budget over the summer. After the summer, we start putting together district needs and talk to the agencies to see what we need.
- Hoped everyone has a safe summer.

REPORTS FROM ELECTED OFFICIALS, REPRESENTATIVES & AGENCIES

- **Jacob Eisdorfer representing Borough President**
- **Anastazia Yaskova representing Mayor's Office**
- **Pinny Hikind representing Comptroller Brad Lander**
 - Wished everyone happy and healthy summer. Looking forward to be back in September.
 - Thanked Yidel and Barry.
- **Emmett Teran representing Councilmember Alexa Aviles**
- **Chaim Schneider and Shloimy Reiger representing Assemblyman Eichenstein**
 - We had very successful event in Borough Park with the Boro Park JCC giving out car seats. So, we like to thank the Department of Transportation for helping us out with that.
 - Hope everyone has a great summer.
- **Det. Mike Rioma, representing the 66th Precinct**
 - If anyone has concerns about anything call the police department.

Old Business: No Old Business

New Business:

Beth Slepian-Board Member:

- During the public hearing process, we heard about transportation issues. I attended the orientation for new board members as well as current community board members at Borough Hall yesterday. One of the things that was mentioned was the requirement for board members to serve on committees. It would be wonderful to start with the transportation committee. There are lots of issues clearly, and it would be great to see us working together as a community to address these things.
- The other thing Beth really wants to address is the district needs, and she is hearing that's something that's going to be worked on over the summer. I would love to learn more about how we can be involved in that process. She has mentioned this over the last few years, but she would love to see the community board involved in the process as many boards do formal surveys or something similar to ensure the entire district is heard from. So, Beth would love to know more about how us board members can be involved and bring the community back into the community board.

MEETING ADJOURNED

Respectfully submitted by: Aziza Temirova