



# Community Board Ten

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*District Manager*

## **DISTRICT NEEDS STATEMENT FISCAL YEAR 2015**

### **INTRODUCTION**

The geographic district of Community Board Ten of Brooklyn encompasses the three neighborhoods of Bay Ridge, Dyker Heights and Fort Hamilton, which are situated along the southwestern tip of Brooklyn. Defining the southern and western borders of our district are the waters of the Verrazano Narrows. To the North, the L.I.R.R./MTA railroad cut from the shoreline at 65<sup>th</sup> Street, proceeds eastward to 62<sup>nd</sup> Street, where our district merges with our eastern border at 14<sup>th</sup> Avenue. The Fort Hamilton area, which follows the southern shoreline, is comprised of historic Fort Hamilton, located near the magnificent span of the Verrazano Bridge and overlooking New York Harbor.

Numerous parksland located throughout the district further enhances these scenic vistas and provides a multitude of diversified athletic and passive recreational facilities to thousands of residents and visitors throughout the year.

Known primarily as a residential community, the stability of the district depends greatly on the viability of its commercial sectors and housing stock. Dissecting the geographic district, the commercial corridors of 3<sup>rd</sup> Avenue, 4<sup>th</sup> Avenue, 5<sup>th</sup> Avenue, Fort Hamilton Parkway, 11<sup>th</sup> Avenue, 13<sup>th</sup> Avenue and the bustling 86<sup>th</sup> Street strip, provide the goods, services and employment opportunities for the community. One and two family homes comprise the major portion of the housing composition and aging multiple dwellings together with some new structures, line Shore Road, Ridge Boulevard and 4<sup>th</sup> Avenue, while smaller clusters of four to six story structures are randomly situated in other areas of the district. Limited vacant land had inhibited active development of new housing stock and Special Zoning District implemented in 1978, has precluded high-rise construction and inconsistent development. A comprehensive zoning analysis of Bay Ridge was completed and presented to the New York City Department of City Planning in December of 2003. The Special Bay Ridge District was rezoned using lower density contextual districts on March 23, 2005. Dyker Heights and Fort Hamilton were also rezoned using the lower density contextual districts on July 25, 2007.

While our senior citizen population continues to rise, the ethnic and racial mix of the district's population continues to shift with the out-migration of earlier established ethnic groups and the influx of Middle Eastern and Asian settlers and more recently, Eastern Europeans.

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Total population in Community Board Ten as reported in the 2010 Brooklyn Community District Profile is 137,599 up from 124,491 in the 2000 Census. The greatest gains in total population are among Asian or Pacific Islander Non Hispanic Community and the Hispanic Origin Community.

Community Board Ten continues to proactively advocate preserving and strengthening our community's stability by monitoring service related complaints and discussing budgetary needs and community requests with appropriate city agencies to ensure responsiveness and effective service delivery.

## **SENIOR CITIZEN HOUSING**

We have identified the need for housing of all types for the rapidly increasing and diversified senior citizen population. High rentals are generating a mobile, transient tenancy and the lack of decent, affordable housing for our elderly population on limited income, presents a very serious problem.

## **TRANSPORTATION**

### **HIGHWAYS**

Currently, Community Board Ten's Committee on Transportation reviews the condition of local roadways and reports its findings to the New York City Department of Transportation. In recent years street resurfacing has moved to an eighteen month cycle. Only thirty percent of requested roadways in Community District Ten are expected to be paved during the next cycle.

The maintenance of street markings at our crosswalks is of paramount concern to our communities as well as the upkeep of traffic control stop signs and street signs.

The Board has called repeatedly for a comprehensive traffic study of the entire Community Board Ten area. There have been a growing number of traffic lights installed that have adversely affected traffic patterns. The New York City Department of Transportation currently uses a national standard to determine the feasibility of a traffic control devices.

A comprehensive study of the 65<sup>th</sup> Street corridor was also requested due to growing community concerns of the changing dynamic of this four lane truck route that filters off and toward the Brooklyn Queens Expressway. The 65<sup>th</sup> Street corridor has seen a change from industrial to retail use thereby increasing pedestrian traffic.

The Gowanus Expressway reconstruction is ongoing and widening of the 6<sup>th</sup> Avenue Exit at 65<sup>th</sup> Street is currently taking place to address dangerous traffic back-ups at this location.

Another long term need we have identified requires the promulgation of regulations to improve the communications and coordination network affecting street cut activities which are conducted by utility companies, private contractors and inter-governmental agencies, as responsible work practices are central to the successful implementation of needed improvements. The District Office has strived to work with all utility companies to coordinate appropriate notification of street cut activities particularly during the resurfacing cycle.

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## **ARTERIAL HIGHWAYS**

The maintenance work conducted by the Bureau of Bridges and Arterial Highways sustains the viability of our roadways and overpasses. This Bureau is responsible for maintaining the curb area alongside the BQE that runs from on the south side of 7<sup>th</sup> Avenue from 65<sup>th</sup> Street to 86<sup>th</sup> Street and on the north side of 7<sup>th</sup> Avenue from 65<sup>th</sup> Street to 78<sup>th</sup> Street. This area is constantly filled with debris and strewn garbage. Due to budget limitations this area as well as the service roads of Dahlgren Place and Gatling Place cannot be adequately maintained. This Bureau is also responsible to maintain the Shore Road bicycle path and maintain overgrowth along the Belt Parkway and BQE within Community Board Ten area. It is necessary to provide additional funds for routine weekly maintenance with sufficient manpower and equipment needed to meet maintenance commitments.

## **VERRAZANO NARROWS BRIDGE**



Traffic on the Verrazano Bridge and its approaches has reached the saturation point, not only during the rush hour but also frequently at off-hours..

Traffic flowing from Brooklyn enters from multiple access points exceeding the capacity of the bridge. The 6 lanes on the bridge then reduce to 3 on the Staten Island Expressway, exacerbating the problem because the bridge traffic has nowhere to go.

Local elected officials continue to work together to address mounting traffic issues plaguing the communities of Bay Ridge, Dyker Heights and Fort Hamilton.

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Better traffic management is needed in Bay Ridge, Dyker Heights and Fort Hamilton, particularly during normal rush hour, as well as summer related backups. During closures to the upper or lower levels, the Bay Ridge community can quickly become gridlocked. The most common reason for complete closures includes high winds, falling ice or most recently police activity relating to rescuing/assisting persons attempting suicide from the upper level. Greater capacity is needed on the Staten Island Expressway. Moreover, other pathways in and out of New York City, particularly the Hudson River tunnels must be made accessible to all trucks to reduce the pressure on the Verrazano Bridge.

## **PARKING FAIRNESS**

During FY 2013, Community Board Ten released a Parking Fairness Initiative seeking solutions to a growing problem of lack of parking within our community. New initiatives are needed along our commercial strips to provide more off-street parking. The proliferation of both legal and illegal curb cuts in our district continues to add to the shortage of parking spaces in our community.

## **TRAFFIC CONTROL**

The provision of Traffic Control Agents is absolutely essential to the successful and timely completion of the proliferating major reconstruction projects and restoration work activity now under way throughout the city's network of roadways, throughways, bridges and highways. These agents are cost effective and productive and must be included as the indispensable element for all capital roadway programs.

The State Department of Transportation is currently in the planning phase of the total rehabilitation of the Gowanus Expressway which includes the study of a tunnel alternative. Repairs to this 4-mile stretch will take many years. We are anticipating our streets will be impacted by excessive volume. To this end, we are seriously urging the complete coordination with City and State DOT and Community Board Ten to ensure safety to all of our residents.

## **MTA- PUBLIC TRANSPORTATION**

Improving public transportation is a top priority within Community District 10. The district is served by the R and N lines. From 2007 through 2011, the R line that runs along 4<sup>th</sup> Avenue has seen ridership increases from Bay Ridge Avenue (4.1%); 77<sup>th</sup> Street (5.1%); 86<sup>th</sup> Street (6.8%) and 95<sup>th</sup> Street (5.3%). Expanding service on both the R and N lines is a top priority. The modernization and rehabilitation of the 86<sup>th</sup> Street Station including handicapped accessibility on the R Line is needed. The remaining stations on the R-Line at 95<sup>th</sup> Street, 77<sup>th</sup> Street, Bay Ridge Avenue are also in need of modernization. The N line at both 8<sup>th</sup> Avenue and Fort Hamilton Parkway had service reductions affecting service and no longer provide express service into Manhattan. Local residents continue to advocate for the restoration of N Express service in Manhattan. Both N stations located within Community District 10 at 8<sup>th</sup> Avenue and Fort Hamilton Parkway are in dire need of rehabilitation.

In July 2010, Express Bus Service X27/28 and X37/38 was eliminated as part of the MTA deficit. A partial restoration of weekend service to the X37 and X38 was recently announced to assist weekend commuters. Express Bus Weekend Service, specifically the X-27 and X-28 remains a valuable form of transportation to

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scores of commuters including the disabled, seniors, students and local residents. Efforts are in place to extend a Bay Ridge Stop to the Staten Island X17 bus on the weekend; however a full restoration is warranted.

Express Bus Service needs to be expanded throughout Community District Ten. Current service is at capacity and surveys to extend service into portions of Dyker Heights, Bay Ridge and Fort Hamilton should be reviewed.

Growing demand to the College of Staten Island, Staten Island Mall and Staten Island commuters affected by rising toll costs has resulted in the expansion of Staten Island bus service on the S53, S79 and S93 lines. The expansion of bus stops at the intermodal connection point along 4<sup>th</sup> Avenue at 86<sup>th</sup> to 88<sup>th</sup> Streets is affecting both pedestrian and traffic impacts along this area located within the busy 86<sup>th</sup> Street Business Improvement District.

## PARKS



A significant amenity for our community's urban environment is provided by the quality and viability of our district's parklands. The parks within our district have an advantageous geographic proximity to magnificent natural vistas and offer the availability of numerous athletic and recreational facilities, which provide thousands of our municipality's citizens with a variety of recreational opportunities.

As these parklands are among the most highly utilized in our city, the ever-increasing demand for the use of these facilities is commensurate to the increasing need for their expeditious restoration.

Our concerns for the restoration and preservation of our parks are annually emphasized through the high capital improvement priorities we award to Park Projects. These indicators of our concerns have initiated funding for major restoration of several playgrounds and athletic facilities. However, restoration projects to many of our playgrounds and parklands have been deferred because of funding constraints.

There has also been unanimity of concern expressed by all of our city's Community Boards regarding the severe reduction of maintenance personnel, especially in the area of newly rehabilitated park sites. While the citizens of our community have endeavored to address the need for improvements in our parks through their

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commendable efforts to organize volunteer clean-up programs and ambitious fund raising campaigns, these initiatives cannot replace the urgent need to enhance the ongoing maintenance services in our parks on a daily basis. The provision of the needed resources will improve the maintenance operations and productivity levels to restore the parks to their former viability. \*Maintenance operations is critical to preserving refurbished parks in the Community District 10 area.

Recreational programs expansion is needed and recreational staffing levels as well as security staffing levels must be increased to provide for the needs of youngsters, adults and senior citizens. The provision of security personnel for the Parks Enforcement Patrols is needed to deter vandalism and criminal activity so that our capital investments are protected.

## **69<sup>TH</sup> STREET PIER**



The most precious jewel in our community's crown is the 69<sup>th</sup> Street Pier. The Pier was refurbished and continues to be enjoyed. The reconstruction of the Pier is viewed as a great opportunity for our district. The new Pier is one of the most attractive passive recreational facilities in our district. The pier also serves as the impetus to economically revitalizing of the entire commercial strip along 69<sup>th</sup> Street. However, we still await a very important function of this Pier...the creation of an additional and alternative form of commuter transportation, especially during the time of the Gowanus Expressway reconstruction, by way of Ferry Service.

Funding for an Eco Dock off the 69<sup>th</sup> Street Pier for use by recreational kayaking was secured by local elected officials and should be available in Fall of 2013.

The pier needs to be placed on a regular schedule for cleaning for odor control, as it lies adjacent to the Owl's Heat Pollution Plant.

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## **PARKS – FORESTRY**

The Department of Parks Tree Planting Program has historically been affected by budget constraints. The demand for new tree planting increases as the public's awareness and appreciation is aroused for the urban aesthetics that are provided by the beauty, shade, air pollution and noise buffers our street trees offer.

We are still noticing problems created by deferred tree maintenance. Tree pruning is currently on a ten year cycle, and stump removal services are at about a two to three year waiting time. Trees need to be continually maintained; otherwise the trees will suffer from neglect and foster public hazards. The new Million Trees program is part of the Mayor's 2030 sustainability plan and hundreds of trees are being planted in Community Board Ten area. Many in the community have raised concern regarding the program and added tree maintenance costs.

## **ENVIRONMENTAL PROTECTION**

In calendar year 2012, two sewer collapses in Bay Ridge at 92<sup>nd</sup> Street at 3<sup>rd</sup> Avenue and 79<sup>th</sup> Street between 4<sup>th</sup> and 5<sup>th</sup> Avenue renewed calls for ongoing, cyclical preventive maintenance programs for our aging infrastructure including catch basins, water and combined sewer lines.

A top capital priority continues to be modernization efforts at the Owls Head Sewage Treatment Plant to eliminate odors emanating from the facility. Recently completed additions designed to aid in odor control such as the Residuals Building and covers to processing tanks have assisted but funding to maintain such improvements needs to be maintained.

Support is also needed to provide resource gains to the Department of Environment Protection to enhance the agency's capabilities to protect the quality of our drinking water, to continue water conservation initiatives, fulfill major capital improvement program commitments, and improve the maintenance of the complex infrastructures that protect our environmental concerns.

## **POLICE**

We continue to support new initiatives; however we want reassurance that the 68<sup>th</sup> Precinct will receive its fair share of Police Officers. Specific Police Department initiatives to address the quality of life problems such as community policing and other strategies are commendable, yet their implementation can only be effective through the augmentation of the Police Department's Personnel resources.

It is essential that additional police and civilian work force including school crossing guards be assigned to the 68<sup>th</sup> Precinct to maximize the safety of our residents. Equally important is the need for modernization upgrades to our Police Stationhouse located at 330 65<sup>th</sup> Street. Capital improvements to make sure precincts are fully computerized are a top priority.

## **EDUCATION**

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The quality of our educational facilities has a direct bearing on the stability of our community. Much needed capital improvements need to be addressed. Overcrowding at Fort Hamilton High School continues to be problematic and it is in need of modernization especially electrical upgrades to meet the challenges of the increased capacity and to keep up with technological equipment necessary for proper learning.

Early childhood center space is critically needed throughout Community District Ten. We will continue our commitment to support the school's capital improvement programs for our district and to advocate for equitable funding for our schools

## **LIBRARIES**

Our libraries provide a multitude of services within the community. In addition to special programs geared toward special groups, these facilities furnish a myriad of educational, cultural, recreational, business and social needs for countless citizens. It is therefore imperative that our library system be supported and enhanced by maintaining the staffing levels for operational efficiency and providing continuous book and other inventory materials, expansion of computerization and programming restoration to assure that the Brooklyn Public Library receives its fair share of the citywide allocated funds. The six day service will be maintained.

## **SANITATION**

Essential to the viability of any community are the capability of the sanitation services, which are provided. In our district, we have focused our efforts to support timely cyclical equipment replacement with special emphasis on mechanical brooms, which must withstand the rigors of extensive use. We are in critical need of enhanced manpower allocations to restore clean team forces and we encourage innovative scheduling and planning to maximize the effectiveness of available manpower and equipment resources.

Some of these efforts have favorably impacted in our residential neighborhoods but, in contrast, the cleanliness problems on our commercial streets and the adjacent residential areas, pose detriments, which negatively affect our community. Although we have worked with community groups to identify the sources of these problems while also examining street cleanliness strategies, the basic component, which is really needed, is the enhancement of our Sanitation District's manpower and equipment resources.

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In FY 2014, and added second garbage collection of public receptacles in certain areas along our commercial strips funded by City Council funding. Funding for additional pick up needs to be continued as overflowing baskets are unsightly and detract from the beauty of our businesses. The misuse of public corner baskets with household and commercial garbage is an ongoing problem and enforcement is difficult. Maintaining collection of trash from public corner baskets is a direly needed service that must be enhanced.

## **DEPARTMENT OF BUILDINGS**

The multifaceted functions of the Department of Buildings provide essential services, which are seriously constrained by limited staffing levels and ineffective enforcement mechanisms. The need for expeditious service as it relates to code enforcement, construction monitoring, structural safety inspections and zoning compliance, poses a major concern for our community. Augmentation of the agency's inspection levels, the expansion of the computerization program and the reorganization of the existing enforcement systems, must be addressed expeditiously to keep pace with the multitude of demands for that agency's services. During FY 2013 complaints were received about the increased response time to complaints relating specifically to zoning violations categorized as either B or C complaints. In one instance it took eight calendar months before and initial inspection of a C complaint – an establishment operating contrary to zoning and his certificate of occupancy. This response time is not acceptable. Funding for more inspectors within Community Board Ten has been a top expense priority for Community District Ten.

## **ZONING**

Within the past few years Community Board Ten surveyed the entire district to determine the effectiveness of its zoning, particularly the Special District Zoning in Bay Ridge, and determined that there were serious deficiencies. Many older homes located on larger lots were purchased by developers and demolished. These one/two family frame houses essentially defined this community's character. Sadly, many were replaced with uninspired six family units. The growing developments quickly increased the density of the community and put unacceptable pressure on our municipal services.

The Board worked together with community leaders, local elected officials and the New York City Department of City Planning to rezone the Special Bay Ridge District which was completed in March of 2005 and the contextual rezoning of Dyker Heights was finalized July 25, 2007.

## **HOUSING**

Our Community Board has worked closely with the Department of Housing Preservation and Development to identify and address the need for improvement of deteriorated buildings in our district. The housing survey our Board had initiated over a decade ago, provided a mechanism to facilitate the upgrading of targeted problem buildings through that agency's network of resources. These procedures were effective but also very slow moving, since monitoring activities by Code Enforcement had been limited and litigation systems are very complex and time consuming.

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## **YOUTH SERVICES**

Community Board Ten fully supports activities for youth that includes recreational, tutorial and community based counseling. It is unfortunate that we are unable to provide the services we need. We encourage the development of sponsored youth activities within our community and have worked with these youth organizations to address several quality of life issues brought to the attention of our agency.

## **HUMAN SERVICES**

There is a broad range of human needs service providers located within our district. These services are available through government agencies, not-for-profit or volunteer groups and the private sector, that offers their assistance to fulfill the needs of the community. As public awareness of the availability of these services is limited, the agencies involved must expand their outreach and communications network to arouse public awareness from the affected population groups that include the frail elderly, the home bound, the handicapped, youth, single parents and the economically disadvantaged.

## **COMMUNITY BOARDS**

It has become apparent that the Community Board's role has broadened. Community Boards have greater responsibilities and serve as an essential component of city government. Combined with their charter-mandated responsibilities, they act as a catalyst between agencies and the community.

Community Board budgets have not increased. Adequate funding should be made available for Community Boards so that they can fulfill their charter-mandated responsibilities.

## **SUMMARY**

Community Board Ten of Brooklyn has steadfastly directed its ongoing efforts to preserve and enhance the quality and character of our district. We work closely with the people of our district to respond to their needs and to encourage them to reinvest their trust in the future stability of our community. To fulfill this commitment, we urge that our needs be acknowledged and addressed affirmatively through the enhancement of our municipal resources.

**Respectfully submitted,**

*Brian Kieran*  
Brian Kieran  
Chairperson

*Josephine Beckmann*  
Josephine Beckmann  
District Manager