

## Zoning and Land Use Committee Report – May 18, 2020

The Committee met in quorum via Zoom on Thursday, May 14, 2020.

Also in attendance was the developer's representative, Todd Dale.

The committee met to discuss BSA (Board of Standards and Appeals) Application 2019-275-B7 for a building proposed at 9201-5<sup>th</sup> Avenue, the Kentucky Fried Chicken site.

The application is for a Special Permit pursuant to Section 73-44 of the New York City Zoning Resolution to permit the reduction of necessary parking spaces for proposed building with uses in parking requirement B1 at 9201 – 5<sup>th</sup> Avenue.

The proposal is for a 3 story mixed use building with a cellar and second and third floors to be a community facility (medical/professional) space.

The special permit is requesting 6 parking spaces, the zoning requires 50 spaces.

After a quick review of the plans, the committee chair offered some observations about the location before opening it up to committee discussion.

The observations are as follows -

4 driveways between 92&94, possibly more

Firehouse

Three no standing zones

Bus stop on southwest corner of 92&5 (opposite the location)

Bus stop on northeast corner of 92&5

PS 104 school buses pick up and drop off at the northeast corner of 92&5. Buses queue up in early afternoon for 3 pm pick up.

No parking on 92 street from 4th Avenue to Gatling Place

92 from Fort Hamilton to Fourth Avenue is highly congested during the evening rush. Gridlock and blocked intersections are common.

An 4<sup>th</sup> Avenue - on the east side of 4th between 92nd and 94th there are 4 maybe 5 driveways, thus limited parking on Fourth Avenue.

Then the application was opened for discussion.

The committee noted that this is an area ripe for development. It is near the subway and five bus lines.

There are other large developments proposed for the area. This would add additional congestion to the area.

Although there are parking concerns about this development, the committee felt that this was an acceptable proposal.

Because of the current congestion, there were concerns that the requested reduction of parking is too severe.

Some committee members commented that adding parking encourages driving and that there are many reasons to discourage driving. Others noted that many people do not use public transportation for medical appointments. There were also concerns that the doctors and their staff will use the parking spaces and there will be almost no parking, if any, for patients. Mr. Dale confirmed that the parking would likely be for doctors and staff and that patrons would need to find alternate parking

In the course of the discussion it was made clear that access for parking would be from 92<sup>nd</sup> Street. The committee saw the 92<sup>nd</sup> Street access as problematic. Members asked if the developer would consider an interior drop off, something like a circular drive in or drive thru.

Mr. Dale said he would pass on the committees concerns to the developer. He advised the committee that because of current Covid-19 conditions, the BSA is only doing virtual meetings and they are only doing meetings for items already on the calendar. Mr. Dale said that it is unlikely that there would be a hearing before August, more likely in September at the earliest.

Since Mr. Dale is willing to take the concerns back to the developer, the committee and full board can review this at a later date.

A motion was made that the meeting be adjourned to July or August after Mr. Dale gets back to DM Beckmann on availability of the developer and architect.  
(SH)

The motion was seconded. (DR).

The motion was approved. Seven approvals, two abstentions.

Following the meeting, the District Office received comments from residents who watch the meeting on video. They rightfully said that we did not discuss Access-a-Ride and how those drop offs would impact traffic in the area.

Respectfully submitted.

Doris N Cruz  
Chair

A handwritten signature in blue ink that reads "Doris N Cruz / dy". The signature is written in a cursive, flowing style.



## COMMUNITY BOARD 10 BROOKLYN

April 20, 2020

### CHAIR'S REPORT

Good evening, and welcome to Community Board 10's May 2020 Board meeting. This month, once again, our meeting is being conducted via Zoom video and audio meeting, with live stream to the public, in accordance with Executive Orders. I am happy to say that we continue to have our committee and monthly board meetings during this Covid-19 pandemic, which is a testament to the dedication of this Board's members and staff. I understand that holding the meetings through this medium is somewhat cumbersome, so I will keep this short. We have done great work in driving down the numbers indicating the damage of this virus, and staying inside as much as possible is a small sacrifice each of us can make to keep others alive. If we all do the right thing, this too, shall pass. Thank you for staying the course, and attending this meeting. Stay safe and well.

Respectfully submitted,

*/s/ Lori Willis*

Lori Willis, Chair

## DISTRICT MANAGER REPORT

May 18, 2020

Board Members,

The District Office continues to work remotely working on day to day issues as well as preparing for Committee meetings. You may have noticed our Social Media pages on Facebook and Instagram were launched this month.. The Communications Committee will be meeting and reporting to you next month, but in the interim please be sure to like our pages!

I just want to provide you with few quick updates. The CB10 email newsletter distribution list has grown and become a great resource in getting out day to day important COVID-19 updates. We have received positive input from the public. Our virtual meetings have also been well received. The District Office continues to mail public hearing notices inviting residents within 2 block radius to attend our meetings via Zoom and live streamed on You Tube. Notices are also email blasted via our newsletter. I am happy to report that residents are watching. Our April 2020 meeting received 107 views, our Parks Committee 37 views and our ZALUC Committee 45 views.

As you know, the New York State Department of Transportation has informed our office that the 79<sup>th</sup> Street Overpass reopened last Thursday. They will begin to dismantle the temporary bridge beginning next weekend weather permitting. National Grid and DDC work will also resume in June.

All Street Festivals and Block parties have been cancelled through June. We touched base with the Mayor's Office today and no word yet on July and August block parties. I will keep you apprised.

**Please continue to read all email blasts from the District Office. Stay safe and healthy.**

Next meeting of Community Board Ten will take place on June 15, 2020.

Respectfully submitted,

Josephine Beckmann  
District Manager

A handwritten signature in blue ink that reads "Josephine Beckmann / dg". The signature is written in a cursive, flowing style.



**COMMUNITY BOARD TEN  
TREASURER'S REPORT**

Fiscal Year: July 1, 2019 to June 30, 2020

Budget Appropriation for FY 20	\$301,184.00
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	7/31/19	8/31/19	9/30/19	10/31/19	11/30/19	12/31/19	1/31/20	2/28/20	3/31/20	4/30/20	5/31/20	6/30/20	Y - T - D
DISTRICT MANAGER	\$9,572.39	\$9,564.90	\$9,564.90	\$9,564.90	\$14,347.35	\$10,169.57	\$9,851.86	\$9,851.86	\$9,851.86	\$9,851.86			
COMMUNITY COORDINATOR	\$5,853.12	\$5,823.32	\$5,823.32	\$5,832.07	\$8,924.68	\$6,015.04	\$6,006.29	\$6,067.49	\$6,067.49	\$6,059.24			
COMMUNITY ASSOCIATE													
COMMUNITY ASSISTANT	\$1,730.59	\$1,728.00	\$1,728.00	\$1,730.59	\$2,633.59	\$1,780.00	\$1,602.00	\$1,780.00	\$1,775.55	\$1,780.00			
COLLEGE AIDE	\$787.50	\$1,791.58							\$220.50	\$730.81			
<b>Total Personal Services</b>	<b>\$17,156.10</b>	<b>\$18,907.80</b>	<b>\$17,116.22</b>	<b>\$17,127.56</b>	<b>\$25,905.62</b>	<b>\$17,964.61</b>	<b>\$17,460.15</b>	<b>\$17,638.15</b>	<b>\$17,915.40</b>	<b>\$18,421.91</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$185,613.52</b>

ExpensesCode	Description	7/31/19	8/31/19	9/30/19	10/31/19	11/30/19	12/31/19	1/31/20	2/29/20	3/31/20	4/30/20	5/31/20	6/30/20	Y - T - D
10B	Telephone	79.99	79.99	79.99	79.99	79.99	79.99	79.99	79.99	79.99	79.99			
10X	Intra-City Supplies								399.15					
40B	Intra-City Telephone													
100	Supplies & Materials		274.30		271.64	60.41	68.97	348.88						
101	Printing Supplies													
117	Postage				3,500.00				3,500.00					
170	Cleaning Supplies								59.48					
199	Data Processing Supplies													
302	Telecomm. Equipment													
314	Office furniture													
315	Office Equipment			438.78										
319	Security Equipment	75.00		75.00			75.00			325.00				
332	Data Process Equipment						3,168.45	299.08		6,760.83				
337	Books													
402	Tel./Communications													
412	Rental/Misc./Equip	45.75	47.75	47.75	552.83	120.05	165.80	211.55	120.05	165.80	165.80			
417	Advertising													
431	Leasing Misc. Equip.													
451	Local travel expenditures			675.00										
602	Telecomm. Maintenance		40.71	225.71	42.30	42.30	42.30	84.62		42.32	42.32			
613	Office Equip. Maint.													
613	Data Process Equipment													
615	Printing Supplies							185.00						
622	Temporary Services-contractual				1,304.14	794.40	383.96		1,191.60	953.28	264.80			
624	Cleaning Services	170.00	170.00	170.00	170.00	170.00	170.00	170.00	170.00		170.00			
608	Iron Security Gate Maintenance													
684	Professional/Computer Services	588.00					1,250.00				275.00			
110	Food & Forage Supplies		19.95			19.95					19.95			
<b>Total Other than Personal Services</b>		<b>\$958.74</b>	<b>\$632.70</b>	<b>\$1,712.23</b>	<b>\$5,920.90</b>	<b>\$1,287.10</b>	<b>\$5,404.47</b>	<b>\$1,379.12</b>	<b>\$5,520.27</b>	<b>\$8,327.22</b>	<b>\$1,017.86</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$32,160.61</b>

<b>TOTAL PS AND OTPS EXPENSES</b>	<b>18,114.84</b>	<b>19,540.50</b>	<b>18,828.45</b>	<b>23,048.46</b>	<b>27,192.72</b>	<b>23,369.08</b>	<b>18,839.27</b>	<b>23,158.42</b>	<b>26,242.62</b>	<b>19,439.77</b>	<b>0.00</b>	<b>0.00</b>	<b>217,774.13</b>
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<b>TOTAL UNCOMBURED BUDGET BALANCE</b>													<b>\$83,409.87</b>
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Respectfully submitted,

*Brian Kaszuba*  
Brian Kaszuba, Treasurer



## Community Board 10 – Parks Committee Meeting

Monday, May 11, 2020 via ZOOM

The Parks Committee of CB10 met via Zoom on Monday, May 11<sup>th</sup>, 2020 at 7 pm. We did not have a quorum present at this meeting. The meeting was also streamed on YouTube for those who could not access it via Zoom.

We welcomed Michael Madden, Rachel Kramer, Chris Yandoli, Terry Narajo and Chris Syrett from the New York City Parks Department. Also present at the meeting was Liam Giordano from Senator Andrew Gounardes' office.

Mike Madden presented a report regarding the proposed Shore Road Park Dog Run construction project. This dog run is located by the area between Third and Fourth Avenues between Shore Road and Shore Parkway, just to the north of the westbound entrance to the Belt Parkway. The project was funded by Councilman Justin Brannan from our 43<sup>rd</sup> City Council District to the tune of \$1 million. The area encompasses .4 acres of Shore Road Park which stretches over 58 acres of land along Shore Road. The goal of this project is to provide space to accommodate both large and small dogs; include amenities for dogs and dog walkers; provide a welcoming entrance; enhance existing lighting; provide softer surfaces with less concrete for dogs; correct drainage issues in the area; all in an ADA accessible property.

Shore Road Park, along with other parks in Bay Ridge and neighboring communities, provides many activities, including areas for baseball, handball, basketball and tennis. There are few parks within this area that also provide a dedicated space for a dog run.

The area proposed was previously used as a temporary ice skating rink, a playground, and most recently an area dedicated for construction staging. Mr. Madden presented a detailed description of this area, including the fact that it is currently covered in cracked asphalt. He proceeded to explain the construction proposal as follows:

1. There will be three pedestrian only entry areas and one maintenance entry area, the latter will be located just off the intersection of 4<sup>th</sup> Avenue and Shore Road at the double gate area.
2. There are a good number of trees in this proposed area which have been inventoried and found to be in good condition. These trees will provide a nice amount of shade along most of the area, providing an overall canopy of shade in most areas where the benches will be situated. This part of the park faces due south and will therefore get adequate sunlight as well.
3. There are planting beds which run around the outer edge of the property. Compact inkberry evergreen shrubs will enhance the edge around the dog run.
4. A new connection for a bottle-filler with a dog bowl will replace an existing inactive water fountain.
5. Sink holes which exist will be remedied by the Department of Environmental Protection (DEP)
6. There will be a trash bin and a dog bag dispenser near the entrance to the run.
7. There will also be water access; hose spigot connections; and a storage bin located on the property.
8. The dog run will be divided into two sections to accommodate different size dogs. The area dedicated for smaller dogs will be about 4,000 square feet and the area for larger dogs will be about 12,000 square feet. There will be a 4 foot fence separating the two areas.
9. A synthetic turf which is canine friendly will be used as well as dog friendly mesh fencing.
10. In an effort to comply with the "Parks Without Borders" initiative, the height of the fencing will be lowered to appropriate levels at various areas of the run. Also, so that the dogs are not distracted by the tennis court activities adjacent to this run, a fabric screen will be added to the fence along the side of the tennis courts.



11. There will be steel tree guards installed around the trees. The design of these has not been finalized but will be conducive to being able to keep the areas around the trees clean from leaves and other debris.
12. A variety of benches will be installed, including benches with arms and backs as well as backless benches.
13. A robust drainage system will be installed to collect and manage rain water in the area so as to alleviate any floods in the area.
14. The LED lighting will provide adequate lighting to accommodate the time of day or night that individuals might use the run.
15. The timeline for this project is as follows:
  - a. Design phase to end on November 12, 2020
  - b. Procurement phase usually takes 9 months
  - c. Construction phase usually takes 12 to 18 months, although it was noted that this particular project would probably be constructed in 12 months. If this is the case, the project would be complete around February 2022. If not, an additional 6 months would be added to the construction phase, bringing the project completion to August, 2022.

Following the Board Meeting a few questions from Board Members and the public were raised that were forwarded to NYC Parks and we received responses:

1. Since the Parks Dept. will be working on a drainage system, do you feel comfortable asking them to consider putting in a small sprinkler for the dogs and maybe one or two pieces of workout equipment - a bridge, a set of stairs (even just 3 steps that go up and down), something a little extra for the dogs to entertain themselves but of course have room for their owners to do frisbee throwing and have social distancing. Was a sprinkler considered? Is this possible to add at this juncture?
  - I don't know that we've ever installed a sprinkler in a dog run, but that's a very interesting idea. That might be something we can consider in future sites. We're pretty tight on budget here, so i'm not sure we can add additional elements like a sprinkler, or workout elements for dogs. However, community members will have access to a hose bib, and can connect any sprinklers they would like to bring. The sprinklers can be stored in the provided storage box when not in use.
2. I am concerned about the wrought iron guards surrounding the trees.. are there any other options to protect the trees from dogs in the park that will not harm the trees?
  - Our Designers have been working on this detail. They have opted for a steel fence that will give ample room for the trunk of the trees without needing to use a concrete footing that would impact tree roots. This is our most effective tree guard option for this condition, as the trees have such established root systems and we need to be particularly careful to not damage any structural roots.
3. Is there a friends group that will be maintaining the dog run.. or will NYC Parks provide regular maintenance.
  - There is not an existing friends group associated with this dog run. NYC Parks will provide basic maintenance of the site, for example: trash removal, perimeter cleanup, etc. However, it is important to form a friends group around the dog run. The friends group is responsible in helping to enforce the rules of the dog run, and perform cleanup and maintenance of the run. Our



Partnerships for Parks team can help to develop and sustain a friends group when the run is constructed.

**4. There were several of these children's sandboxes in the Robert Moses-era original plans for Shore Road Park, ca. 1940, and several remain: the one by Xaverian/the Narrows Botanic Garden, which has been marvelously transformed into a koi pond; another, around 82nd Street or so, that has become an overgrown box of weeds; and I think there's at least one more a little farther south.... can this one be preserved?**

Sand pit: While we appreciate, and understand the interest in preserving this element, unfortunately, the condition of the sand pit is very poor. The pit would need complete reconstruction, and conflicts with the open-run dog space that we are proposing. The sand pit is also in the critical root zone of a mature tree, so careful removal is our best option. Our other concerns are the sanitary, and maintainable aspects of a sand pit in a dog run.

**5. This playground was closed due to poor underground water/sewage infrastructure.. has this been examined?**

DEP: On all infrastructure projects in Parks we work closely with DEP to ensure that any work we conduct is safe for both the underground systems (sewer) and the longevity of the project (dog run). In addition, we have conducted multiple rounds of borings with both percolation and soil testing throughout the project area to ensure we are approaching the drainage and settlement issues with as much information as possible. We have addressed the sink hole issue with DEP, and it is currently slated to be repaired. We continue to follow up with DEP periodically to check on the repair status.

**Since we did not meet in quorum, and there being no other discussion or questions on the presentation, the chair asked for a recommendation from the committee members to proceed with the project. Justin Hyatt made the recommendation, it was seconded by Dan Hetterix, and all members in attendance agreed with the recommendation. This will be brought to the entire CB10 membership at our general meeting later in May, 2020.**

**This was the only item on our agenda. All those in attendance were thanked for their participation, and the meeting ended at 7:30 pm.**

Respectfully submitted:

Dianne Gounardes, Chair

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## Nominating Committee Report May 6, 2020

The members of the 2020 Nominating Committee are Tracie Britton, Ruth Greenfield Masyr, Susan Pulaski, Michael Festa and Judie Grimaldi, serving as Chair of the Committee.

The Nominating Committee met on Tuesday, April 28<sup>th</sup> at 6:15 pm in quorum over Zoom teleconferencing. The purpose of the meeting was to establish the procedure for notifying Board members that the Nominating Committee was accepting nominations for officer positions for fiscal year 2020 which runs from July 1, 2020 through June 30, 2021.

The Committee decided that the District Office staff would email Board Members stating that the Nominating Committee would accept submissions from Board Members interested in being nominated for Community Board Officer Positions until noon on Tuesday, May 5, 2020. A copy of the email is attached to this report.

The Nominating Committee met for a second time on Wednesday, May 6, 2020 at 7:00 pm again via Zoom. Logging into the meeting were Tracie Britton, Ruth Greenfield Masyr, Susan Pulaski, and Michael Festa. Judie Grimaldi was unable to attend and Susan Pulaski conducted the meeting in her absence. The meeting was hosted by Community Coordinator Dorothy Garuccio.

All of the current officers had contacted the Committee indicating that they agreed to run for a second term in the office they currently hold. As no other Board Members expressed a desire to be nominated for an officer position, the Committee unanimously voted to present the slate of officers for fiscal year 2021 as follows:

Chair	-	Lori Willis
Vice Chair	-	Jaynemarie Capetanakis
Secretary	-	Sandy Vallas
Treasurer	-	Brian Kaszuba

I would like to thank the Members of the Nominating Committee for serving and especially to Susan Pulaski who graciously stepped up to assist in leading the committee meeting.

Respectfully submitted,

*Judie Grimaldi*



Att.

Judie Grimaldi  
Nominating Committee Chair

BK10 (CB)

Tue 4/28/2020 9:23 PM

Dear Board Member:

The Nominating Committee has met and I am contacting you to determine if you have any interest in running for an Officer position for Fiscal Year 2021. If you would like to be considered, please respond in writing stating the position you would like to be considered for to the attention of the Nominating Committee via e-mail to [bk10@cb.nyc.gov](mailto:bk10@cb.nyc.gov) with "Att. Nominating Committee" in the subject line no later than by noon on Tuesday, May 5th. Please include a brief summary of your qualifications, both past and present, and what you feel you can bring to the position you are applying for.

Each of our current officers has completed their first term in their current position and are eligible to run for two more consecutive one-year terms if they so choose. We are reaching out to our current officers also, to see if they are interested in continuing in their current position. If you are a current CB 10 Officer and would like to be nominated for a second term in your current position, a simple email stating so sent to [bk10@cb.nyc.gov](mailto:bk10@cb.nyc.gov) with "Att. Nominating Committee" in the subject line no later than noon on Tuesday, May 5th will suffice.

Thank you for your attention.

Sincerely,  
Judith Grimaldi  
Chair, Nominating Committee  
c/o [bk10@cb.nyc.gov](mailto:bk10@cb.nyc.gov)

## STATE LIQUOR AUTHORITY – NEW APPLICATIONS & RENEWALS

<u>Name/Address</u>	<u>Received at CB10</u>	<u>Status</u>
O'Sullivan Pub & Grub LTD 8902 3 <sup>rd</sup> Avenue	03/02/2020	*Alteration Liquor, Wine, Beer & Cider
Luan's Coffee Bar 7405 3 <sup>rd</sup> Avenue	03/16/2020	*New Application Wine, Beer & Cider
Gourmet Fit, LLC d/b/a Gourmet Fit 6819 3 <sup>rd</sup> Avenue	05/01/2020	Renewal Wine, Beer & Cider
Bhatti Brothers Corp. 6752 4 <sup>th</sup> Avenue	05/15/2020	*New Application Beer & Cider
City 9316 Inc. d/b/a Fushimi at Bay Ridge 9316 4 <sup>th</sup> Avenue	05/15/2020	Corporate Change Wine, Beer & Cider
Great Harvest Inc. 6324 Fort Hamilton Parkway	05/15/2020	Renewal Wine, Beer & Cider
Candela Restaurant Corp. d/b/a Red Oak 8305 3 <sup>rd</sup> Avenue	05/31/2020	Renewal Liquor, Wine, Beer & Cider
Tom Tom Fortune Inc. d/b/a Chopstix 8405 5 <sup>th</sup> Avenue	05/26/2020	Renewal Wine, Beer & Cider

\*Will be invited to present application at the Police & Public Safety Committee Meeting in June 2020.



Elected Officials would like to share the following:

Comptroller Scott Stringer update: May Newsletter

<file:///C:/Users/Home/Downloads/Comptroller's%20May%20COVID%20Response%20Newsletter.pdf>