

Community Board Ten Board Meeting Attendance
Meeting Held on Zoom Platform – Livestreamed on YouTube
Monday, January 24, 2022

Board Members Present:(36)

Jonathan Bova
Tracie Britton
Jaynemie Capetanakis
Shirley Chin
Judith M. Collins
Doris Cruz
Richard Day
Chris Elisson
Ann Falutico
Carmen Feliciano
Preston Ferraiuolo
Michael Festa
Senja Frangipani
Barbara Germack
Judith Grimaldi
Stephen Harrison
Daniel Hetteix
Jill Infantolino-Hajjar
June Johnson
Dr. Habib Joudeh
Stella Kokolis
Wai Ging Leo
Nikolaos Leonardos
Anthony Marino
Essa Masoud
Nicholas Massab
Iris Mulé
Robert Oliva
Dean Rasinya
Dr. Husam Rimawi
Stephanie Simone-Mahaney
Joseph Sokoloski
Jana Taoube
Sandy Vallas
Barbara Vellucci
Lori Willis

Excused:(7)

Dianne Gounardes
Ruth Greenfield-Masyr
John Heffernan
Justin Hyatt
Lawrence Stelter
Henry Stewart
Julie Thum

Absent:(1)

Michael Xie

**AMENDED AGENDA
COMMUNITY BOARD 10 GENERAL MEETING**

January 24, 2022; 7:00 pm

Via Zoom

YouTube Livestream: <https://www.youtube.com/channel/UCPueX4MsL5dhnFZ-wqDwvKw>

Zoom Registration link: https://us02web.zoom.us/webinar/register/WN_STELFMqPRYK-Mcjl7g0Jdw

PLEDGE OF ALLEGIANCE

ADOPTION OF AGENDA

ADOPTION OF MINUTES

December 20, 2021 Board Meeting

PUBLIC SESSION

(Limited to a maximum of ten minutes in total)

PUBLIC HEARING

**Continued hearing for SLA liquor/wine/beer/cider
application at Sexy By Nature Group Inc.,
8121 5th Avenue**

**Committee Report and Recommendation
Discussion and Vote**

CHAIR'S REPORT

DISTRICT MANAGER'S REPORT

TREASURER'S REPORT

COMMITTEE REPORTS

TRAFFIC AND TRANSPORTATION COMMITTEE

**Update on DOT Neighborhood Loading Zones
Presentation**

**Committee Report and Recommendation
Discussion and Vote**

POLICE AND PUBLIC SAFETY COMMITTEE

**New SLA wine/beer/cider application at Super Sushi
Inc., 9208 3rd Avenue**

Informational Report

JOINT YOUTH SERVICES, EDUCATION, LIBRARIES – ZONING AND LAND USE COMMITTEES

**Update on School Construction Authority Projects
Currently underway within CD 10**

Informational Report

SENIOR ISSUES, HOUSING, HEALTH AND WELFARE COMMITTEE

Update on Bay Ridge Center Programming

Informational Report

HOPE Count 2022

Informational Report

OLD BUSINESS

NEW BUSINESS

ADJOURN

COMMUNITY BOARD TEN GENERAL BOARD MEETING MINUTES

JANUARY 24, 2022 – LIVESTREAM LINK BELOW

<https://www.youtube.com/watch?v=qSZXTspyn0I>

Chair Willis called the meeting to order at 7:00 pm followed by a moment of silence for NYPD Officer Jason Rivera who was killed in the line of duty and for NYPD Officer Wilbert Mora who is in critical condition after responding to a 911 call. Chair Willis stated that she hopes that the families know that the whole city is praying for them. Chair Willis proceeded with the Pledge of Allegiance.

Chair Willis asked for a motion from the floor to adopt the Agenda. Motion by BM Sokoloski, second by BM Rasinya. All in favor. Motion carried.

Chair Willis asked for a motion from the floor to adopt the Minutes from the December 20, 2021 General Board Meeting. Motion by BM Vallas, second by BM Sokoloski. All in favor. Motion carried.

PUBLIC SESSION

Council Member Alexa Avilés introduced herself and thanked Chair Willis and District Manager Beckmann for inviting her to attend. She mentioned that the 38th Council District borders the 43rd Council District and she is glad to work in partnership with Council Member Justin Brannan. She pointed out that their office remains at the same location at 4417 4th Avenue. She noted that the office is fully staffed, and they have seen approximately 200 constituents thus far. The office number is 718-439-9012 and email address at district38@council.nyc.gov. Council Member Avilés introduced her Chief of Staff, Edward Cerna, who is also attending this meeting. She mentioned that he is knowledgeable of city issues and added that he was the Brooklyn Borough Director for Mayor de Blasio. Council Member Alexa Avilés thanked the audience and said that she looks forward to working with Community Board Ten and the Elected Officials of Community District Ten.

Brooklyn Borough President Antonio Reynoso greeted the audience. He noted that he has high expectations for Brooklyn Community Boards and resources will be provided to them in time. He spoke about professional development work that will be done in the future hoping to educate Community Board Members on things they might not necessarily be experts on. Borough President Reynoso expressed that he believes learning is a growth process and people should be a part of that process. He mentioned that currently his office is understaffed and asked the audience to please be patient as they look for new hires within the month. BP Reynoso stated that newly updated Community Board applications that include demographic information are now open through March 4, 2022 and could be found on their website.

Lastly, he announced that he is organizing a comprehensive planning effort asking the community what its needs are, where they see potential future growth, whether they see more parks or better parks, more schools or better transportation, but also housing growth and economic development growth. He believes that communities should have some level of self-determination about where they see opportunities in their own community and not necessarily be told what to do by developer driven interests. He is looking forward to that effort. Borough President Reynoso thanked the audience.

Council Member Justin Brannan stated that he remains committed to keeping our community safe. He is excited to start his second term as an Elected Official in the neighborhood he grew up in. The Council Member pointed out that along with State Senator Andrew Gounardes they were able to secure a new brick and mortar COVID-19 testing site at one of the former Century 21 storefronts on 86th Street. He voiced that there are several COVID-19 testing sites in the neighborhood, but the most trusted sites that the city has control over are the Health and Hospitals sites. Council Member Brannan announced that he was named Chair of the Council's Finance Committee adding that he will use this position to fight for the community by safeguarding the city's financial future and spending funds astutely and fortifying the city's social safety net for New Yorkers that are in the most need. Councilman Brannan provided the office number, 718-748-5200, email address, askjb@council.nyc.gov, and office address, 8203 3rd Avenue for anyone who needs assistance. He shared that he was happy to see Brooklyn Borough President Antonio Reynoso and Council Member Alexa Avilés at this meeting adding that he looks forward to working with them. He thanked the audience.

David Sosa representing Assembly Member Marcela Mitaynes greeted the audience and mentioned that they cover a portion of northern Bay Ridge. He provided their office address, 4907 4th Avenue and their contact information in the chat. Mr. Sosa spoke and shared a presentation including ERAP, Eviction Moratorium, Excluded Workers Fund, Homeowner Assistance Fund, Small Business Relief, Budget Timeline and Bi-Weekly Fireside Chats with Assembly Member Marcela Mitaynes which will be held on Sundays at 5:00 pm with the next one scheduled on January 30, 2022, streaming on Facebook, Instagram, and Twitter @MMitaynes.

Basil Capetanakis greeted the audience and wished all a happy and healthy new year on behalf of Assembly Member Michael Tannousis. He announced that their office recently received at home COVID-19 testing kits which will be distributed at their Brooklyn office once they have a set distribution date and time. Mr. Capetanakis provided their office contact information in the chat.

Donald DeRosa from Comptroller Brad Lander's office greeted the audience and stated that presently he has no updates.

Frank Fontana representing the Department of Buildings congratulated the new Elected Officials and wished all a happy new year. Mr. Fontana shared two links and spoke about the Homeowner Relief Program. This program will help lessen the financial burden to one to two family homeowners whenever a violation is received by the Department of Buildings. The homeowner wouldn't receive the violation instantly, but as an alternative they will be informed of the condition and the homeowner would have sixty days to rectify the issue. After the sixty days the property will be reinspected and if the issue is rectified the violation will be dismissed without any penalties. This applies to homeowners that have not received a violation within the last five years and does not include homes that were illegally converted. The second link he provided is a live Q & A session for any construction related matter which will be hosted virtually every two weeks from 2:00 pm to 3:30 pm for Staten Island and Brooklyn residents. The next two upcoming sessions will be held on February 1st and February 15th. Mr. Fontana thanked the audience. Chair Willis stated that she likes the information provided by the Department of Buildings regarding homeowners having an opportunity to correct building conditions before receiving a violation.

Nancy Lulu representing Brooklyn District Attorney Eric Gonzalez greeted the audience on behalf of herself and the District Attorney. She noted that the Brooklyn District Attorney in partnership with Elected Officials are committed to keeping Brooklyn safe. She announced that on January 15, 2022 the Brooklyn District Attorney along with the NYPD hosted a gun buyback event in Flatbush where thirty guns were obtained and taken off the streets of Brooklyn. Ms. Lulu pointed out that just having one gun off the street is a victory. Ms. Lulu noted that Brooklyn District Attorney Eric Gonzalez is appreciative to the NYPD, the Vanderveer Park United Methodist Church and the 67th Precinct Clergy Council, elected leaders and members of the community who made this event successful. She expressed her condolences to the officer that recently lost his life in the line of duty and concern for the officer currently in critical condition. She noted that the Brooklyn District Attorney's office has been employing a multi-pronged approach to decrease the level of gun violence in Brooklyn focusing on the most violent individuals and building robust community partners. Ms. Lulu encouraged the audience to educate themselves on signs of human trafficking and how to report suspected incidents as Human Trafficking Prevention month is commemorated. She noted that anyone who suspects incidents of human trafficking can contact their human trafficking hotline for help at 718-250-2770. Ms. Lulu urged the audience to navigate their website at www.brooklynnda.org for the latest press releases, all their efforts and their social media platforms. Ms. Lulu noted that the Brooklyn District Attorney's Action Center can be contacted via phone at 718-250-2340 for anyone who has an inquiry or wants to file a complaint. She acknowledged and wished the audience a Happy Lunar New Year. Ms. Lulu thanked Community Board Ten for all their outstanding efforts and congratulated the new Elected Officials.

Jessica Kallo from the Brooklyn Borough President's office greeted the audience. She reminded everyone who is up for re-appointment that currently they are accepting applications on their updated website. Application submission had been extended to March 4th at 5:00 pm. She noted that the application format had been updated but they were still accepting the old re-appointment application if already submitted. Ms. Kallo noted that she is available to answer questions.

Anastasia Yaskova Brooklyn Director for the Mayor's Community Affairs Unit greeted the audience and introduced herself. She mentioned that they have a team willing to help if needed and shared her information in the chat. Chair Willis welcomed Ms. Yaskova.

Donna Rus, Community Liaison for Assembly Member Mathylde Frontus, greeted the audience and introduced herself. She announced that tomorrow they will be giving away COVID-19 rapid home test kits in front of their office at 310 93rd Street from 3:30 pm to 4:30 pm. Ms. Rus added that future giveaways depend upon supplies of any remaining COVID-19 rapid home test kits.

PUBLIC HEARING

Regarding the continued hearing for SLA Liquor/Wine/Beer/Cider license application for Sexy By Nature Group Inc., 8121 5th Avenue, Brooklyn, New York 11209, Police and Public Safety Committee Chair Barbara Vellucci rendered the Committee report. See attached.

Motion: CB 10 to deny the application for a New SLA Liquor/Wine/Beer/Cider license for Sexy By Nature Group Inc., 8121 5th Avenue, Brooklyn, New York 11209, unless the owner agrees to the following Stipulations:

1. **The premise will operate as a restaurant.**
2. **There will be no sale or consumption of alcohol in the premise until appropriate authorization is issued by the SLA.**
3. **The hours of operation will be 3:00 PM – 11:00 PM Thursday – Tuesday (closed on Wednesdays).**
4. **The doors and windows are to remain closed when the music is turned on.**
5. **There will only be background recorded music and the sound level will remain below the level permitted by the NYC Noise Code. This is so the neighbors and/or tenants will not be able to hear the music.**
6. **There will be no outdoor use.**
7. **There will be no music amplified on the outside of the premise.**
8. **The licensee shall not use any promoter or have promoted events.**
9. **There will be no smoking (including hookah) permitted.**
10. **There will be at least a 20% visible view into the establishment at eye level.**
11. **The applicant agrees that should it change its method of operation, it will give notice and meet with the Community Board/Committee, at least 45 days in advance of any such change.**
12. **The applicant will appear for reviews to address additional concerns as needed.**

Discussion followed.

District Manager Beckmann noted that moments before tonight's meeting started, she received an email from one of the managers of the establishment asking if the hours of operation could be changed back to the original hours submitted on the application which was 7-days a week from 12:00 pm to 2:00 am and included in the stipulation agreement. Committee Chair Vellucci responded that she could change the stipulation agreement if that is what everyone wants. Chair Willis pointed out that the stipulation couldn't be changed due to the Committee meeting in quorum and having voted on the current stipulations. Only a friendly amendment could be made at this time to make the change.

An extensive discussion took place in which several concerns were raised by BM Festa, BM Harrison, BM Infantolino-Hajjar, BM Joudeh, BM Leonardos, BM Falutico, BM Hetteix, BM Cruz, BM Rasinya, Committee Chair Vellucci and Chair Willis about the end time to serve food, music being played longer, the truthfulness of the chef's background, hookah and alcohol being served illegally, more days the establishment would be open and longer hours. It was decided to withdraw the suggestion of making a friendly amendment and to only vote on the current stipulations which were presented to the establishment owner during the Police and Public Safety Committee meeting held on January 10th.

BM Harrison suggested that the Board send a detailed letter to the SLA indicating that the Board was asked to change the current hours of operation in the stipulation agreement from Thursday to Tuesday from 3:00 PM – 11:00 PM to the original hours submitted on the application which was 7-days a week from 12:00 pm to 2:00 am and provide the SLA the specific information that led to the Board denying the request.

Motion made by BM Harrison, second by BM Vallas to send a detailed letter in addition to the Stipulation Agreement to the New York State Liquor Authority (SLA) stating that the Board was asked to change the current hours of operation in the stipulation agreement and why the Board decided to deny the request made by establishment owner.

30 in favor; 2 opposed – BM Vellucci, BM Masoud. Motion carried.

Chair Willis informed the Board that the office of Community Board Ten was advised that moving forward the State Liquor Authority license applications will be discussed and/or voted upon during the public hearing portion of the meeting.

CHAIR'S REPORT – See Attached

DISTRICT MANAGER'S REPORT – See Attached

TREASURER'S REPORT – See Attached

COMMITTEE REPORTS

TRAFFIC AND TRANSPORTATION COMMITTEE

Traffic and Transportation Committee Chair Anthony Marino rendered the Committee report. See attached.

Motion: CB 10 to send a letter to the NYC Department of Transportation in support of the Neighborhood Loading Zone (NLZ) program stating that the NLZ program should be rolled out incrementally to allow the community to adjust and acclimate to the program in conjunction with the criteria set by the DOT. The letter will request consideration of the following:

- **Change in hours from 7:00 AM – 7:00 PM to 8:00 AM – 6:00 PM**
- **Reduction in number of sites. One loading zone per block (there are 4 locations with 2 NLZ on same block)**
- **Consider phasing in locations over a period of several months (with 8220 Fort Hamilton Parkway as a top priority based on community feedback)**
- **Publicity outreach campaign to the community and delivery companies**
- **Improved NLZ Signage**
- **Suggest loading zone coloration painted at the curb**
- **Request data feedback report from DOT six months after installation**

Brief discussion followed.

BM Falutico thanked the Traffic and Transportation Committee for all their efforts and for providing the Board with a well-thought-out report. Committee Chair Marino thanked BM Falutico for her kind words.

BM Vellucci voiced her opinion that the delivery trucks will not actually follow the NLZ signage. She noted specifically that the well-known delivery trucks, i.e., Amazon, now also delivers using private cars.

BM Simone-Mahaney asked for clarification as to whether regular vehicles could use the NLZ for drop off and pick up or just delivery trucks. Committee Chair Marino responded that the NLZ is also for the everyday citizens. Chair Willis thanked Committee Chair Marino for the clarification.

BM Rasinya pointed out that passenger vehicles couldn't be parked for a long time even with the driver in the vehicle. Also, the vehicle shouldn't be left unattended since the loading and unloading of the vehicle had to be done quickly and if not, the driver will be subject to a violation.

32 in favor; 1 opposed – BM Leonardos. Motion carried.

POLICE AND PUBLIC SAFETY COMMITTEE

Police and Public Safety Committee Chair Barbara Vellucci rendered the Committee's informational report regarding QSWYDXHN Inc., d/b/a Super Sushi, 9208 Third Avenue. See attached.

JOINT YOUTH SERVICES, EDUCATION, LIBRARIES & ZONING AND LAND USE COMMITTEES

Acting Committee Chair Robert Oliva rendered the joint Youth Services, Education and Libraries Committee and Zoning and Land Use Committee report. See attached.

SENIOR ISSUES, HOUSING, HEALTH AND WELFARE COMMITTEE

Senior Issues, Housing, Health and Welfare Committee Acting Committee Chair Sandy Vallas rendered the Committee report. See attached.

Brief discussion followed regarding the Bay Ridge Center.

BM Cruz questioned where the food program will be located since the Bay Ridge Center serves approximately 700 meals a month. Acting Committee Chair Vallas replied that food prep will continue at the Bethlehem Church and be brought to the new location. BM Harrison asked for clarification of the location of the new Bay Ridge Center site. Acting Committee Chair Vallas confirmed the address as 15 Bay Ridge Avenue (the former Met Life building).

OLD BUSINESS

None

NEW BUSINESS

BM Joudeh informed the audience that currently the Arab American Association is giving away four COVID-19 rapid home test kits to every family.

BM Vellucci asked District Manager Beckmann for help with getting more NYPD enforcement for people driving electric scooters and not following the rules and regulations set forth. District Manager Beckmann answered that she had been in contact with PO Ingebretsen and the 68 Precinct Commander, and they stated that summonses have been issued. District Manager Beckmann assured BM Vellucci that she will follow up and inform them of locations needing more enforcement.

BM Infantolino-Hajjar mentioned that she recently had a conversation with District Manager Beckmann regarding her frustration with specific city agencies i.e., NYPD, DPR, and DSNY regarding enforcement within Community District Ten. BM Infantolino-Hajjar inquired if District Manager Beckmann and Chair Willis could possibly speak with these local city agencies and request more enforcement. Chair Willis noted that District Manager Beckmann could follow up on their conversation and reach out to the local city agencies. Chair Willis pointed out that PO Ingebretsen is currently attending this meeting and is now publicly aware of the situation. BM Rasinya suggested that the Elected Officials also get involved.

BM Masoud informed the audience about vandalism taking place along 5th Avenue and shared his concerns about street peddlers setting up with no license and no valid street permits from DOT and obtaining personal information from people who are being solicited to sign up for health insurance, small gifts, etc. Chair Willis asked District Manager Beckmann to reach out about possibly getting street vendor enforcement.

BM Infantolino-Hajjar said that she also spoke to District Manager Beckmann about her concerns of a lot of establishments not having an easement or back exits and inquired if DOB could reevaluate their protocols as they are outdated. She noted that the Board votes on an establishment when applying for a liquor license. Chair Willis stated that this is a huge undertaking to reevaluate the DOB building codes and asked for guidance from BM Falutico as she is an architect. BM Falutico explained that there are several criteria that specifies the need for two exits such as the distance to the exit. She noted that the number of persons that automatically requires two exits is 75 and that establishment owners are citing 74 people on their liquor license application making it a bit difficult. Mr. Fontana representing the DOB suggested that he could follow up on this matter. Chair Willis stated that she is unfamiliar of the way the Certificate of Occupancy and a letter of no objection from DOB are issued when stating the number of people allowed in the establishment at one time and not having a second sort of egress. BM Falutico said that oftentimes the Certificate of Occupancy is required to be specifically below 75 people, but DOB also has protocols for square footage allowed per person and the floor plan. Mr. Fontana mentioned that if the DOB writes on the application the applicant must abide by the protocols and then if they exceed that number, it becomes an enforcement issue. Chair Willis thanked Mr. Fontana, BM Infantolino-Hajjar and BM Falutico.

ADJOURN

Motion to adjourn. With no further business, the meeting was adjourned at 8:51 pm.

COMMUNITY BOARD MEETING POLICE & PUBLIC SAFETY MEETING

Date/Time: January 24, 2022

Place: District Office – 8119-5th Avenue, Brooklyn, New York

Meeting: Via ZOOM – January 10, 2022

Quorum: YES

ATTORNEY NEIL VISOKY REQUESTED AN ADJOURNEMENT from the initial meeting of December 6, 2021.

- **Request for New Application for Liquor, Beer, Wine & Cider –Sexy By Nature Group, Inc. (SBN)**
- Premises: 8121 – 5th Ave. - Brooklyn, New York 11209

This is a new application for a liquor, wine, beer and cider for this Japanese/Latin Fusion Restaurant. The owner, Angel Rawel Brea, General Manager Mel Laureano and Chef Joe Cordero were present. Attorney Neil Visoky was not present. Mr. Laureano stated that this was his choice. This premise has the Certificate of Occupancy. But it does **not** note the number of persons allowed. 74 persons was written on the application. There were photos and a menu was provided with this application. There will not be outdoor dining. There will only be background recorded music. The application notes that the owner does not have any prior experience. There is no adverse history associated with this address prior to these owners.

There were 5 phone calls and an email from members of the community objecting to this establishment. (The sale of alcohol since August without a license was noted, loud music blasting music that is heard by the tenants and Ms. Beckmann - as the establishment is next door to the Community Board office.)

Considering that this is a residential – family-oriented neighborhood – we asked for an explanation to the choice of the name that has been chosen for this restaurant. (SBN is on the outside of the establishment.) Mr. Laureano explained that this was the name of his band. It was chosen to honor a member of the band who passed away.

On page 4 of the application, it was indicated that the New York Nightlife/NYPD recommendations were reviewed, - but it did **not indicate that the NYPD recommendations would be followed. As per Mr. Laureano this will be updated as this is a clerical error.**

Ms. Beckmann informed Mr. Visoky at the prior meeting that the establishment opened on August 13, 2021 – without a liquor license – but we were informed that the management was selling alcohol anyway. The tenants hear the DJ promoting \$5.00 shots through the floor and walls. Mr. Visoky stated that he was unaware of this.

*Mr. Laureano stated that this is not true, but that they do have frozen non-alcoholic drinks. The \$5.00 shot promotion was a song played through the sound system.

This loud music was heard through the walls of this establishment – right into the Community Board’s office. This is unacceptable. Mr. Laureano stated that this has been corrected and they are working with the tenants and installing different speakers. We reminded him that background recorded music was played in the prior establishment and there was never a problem. He assured us that he will continue to work to correct this issue.

We informed the applicants that we are in possession of a photograph of someone in this establishment smoking hookah and of the hookah accoutrements on display. By NYC law, new hookah lounges or the use of hookah in unauthorized establishments is now illegal. On Yelp, in December, this establishment was recommended as a good hookah lounge.

It was agreed by all three members of SBN, that all use of hookah and the accoutrements would be removed immediately.

The committee was in strong agreement that those responsible for this establishment be respectful to the spirit of Bay Ridge, for the health and well-being and the maintenance of the quality of life of the tenants and neighbors – and to adhere to all NYS and NYC laws regarding the smoking of hookah & the sale of alcohol.

After a discussion period, the committee’s decision was to deny this application unless the owner agrees to the following stipulations:

- 1. The premise will operate as a restaurant.**
- 2. There will be no sale or consumption of alcohol in the premise until appropriate authorization is issued by the SLA.**
- 3. The hours of operation will be 3PM – 11PM Thursday-Tuesday – (closed on Wednesday).**
- 4. The doors and windows are to remain closed when the music is turned on.**
- 5. There will only be background recorded music and the sound level will remain below the level permitted by the NYC Noise Code. This is so the neighbors and/or tenants will not be able to hear the music.**
- 6. There will be no outdoor use.**
- 7. There will be no music amplified on the outside of the premise.**
- 8. The licensee shall not use any promoter or have promoted events.**
- 9. There will be no smoking (including hookah) permitted.**
- 10. There will be at least a 20% visible view into the establishment at eye level.**
- 11. The applicant agrees that should it change its method of operation, it will give notice and meet with the Community Board/Committee, at least 45 days in advance of any such change.**
- 12. The applicant will appear for reviews to address additional concerns as needed.**

The applicant agreed to all of the above stipulations.

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At this general meeting of the Community Board, a lengthy discussion was held regarding this establishment. Ms. Beckmann informed me, and the total board that the owner contacted her this afternoon and asked that their operating hours be changed to 12PM to 2AM seven days a week. - This would be the **fourth** change discussed ... 11AM to 2AM seven days a week, then 3PM to 11PM Thursday – Sunday, then 3PM to 11PM Thursdays to Tuesdays (closed Wednesday).

***A motion was made, seconded and approved that the hours of operation remain as discussed and approved by the committee and the establishment on January 10, 2022 - as reflected in this report above.**

***In addition, the Community Board will send a letter to the NYS Liquor Authority expressing our concerns regarding the sale of alcohol without a license and the use of hookah.**

Respectfully submitted,



Barbara Vellucci
Chairperson

COMMUNITY BOARD 10 BROOKLYN
CHAIR'S REPORT
January 24, 2022 General Board Meeting

Good evening, and welcome to Community Board 10's January 24, 2022 General Board meeting via Zoom.

Happy New Year, everyone. Governor Hochul signed an extension of the remote meeting law through the end of the pandemic state of emergency, so we will continue to meet remotely for the foreseeable future. I have been speaking with Josephine to discuss possibilities to provide opportunities for Board members to exchange ideas, be educated and socialize remotely, because we greatly benefit from an expanded exchange of ideas and camaraderie, especially our newer Board members. Governor Hochul also announced support and plans for the Interborough Express, a passenger railway from Bay Ridge to Queens, using our District's existing railways, so I am sure that we will be hearing a lot more about that in the year ahead.

Coming into this New Year, and thinking about future goals, I took time to reflect on my Chairpersonship thus far. I have to admit, that it has not at all been what I had expected when I took on this role, and I have not accomplished what I had initially conceived for this Board. While most of my reports are more outward looking, I wanted to give you a glimpse into my reflections on my role as Chair thus far. If you know me, you know that I would not take on a task such as Chair lightly. I studied the laws and rules, I thought about goals and direction for the Board. Just as I felt that I had gained purchase in my role as Chair, our City went into lockdown and into a crisis from which we have not yet fully emerged. I could never have conceived when I was sworn in that I would be chairing this Board during a global pandemic. Who knew this was coming? All of my goals for my Chairpersonship had to pivot to triage – to navigation of the ever-changing landscape of a pandemic, while sharing in and enduring the grief of the many harms this pandemic has leveled. Most of my effort as Chair was suddenly usurped by trying to figure out how this Board could continue to operate – logistically, legally and effectively in a manner to be impactful in a pandemic and lockdown, and how to ensure that the voice of the community would be heard above the din of a pandemic – the din that was muffling the sound of the sweeping changes that are being made with unprecedented haste. A whole host of pressing issues emerged: governmental shutdowns; riots; protests; strings of emergency orders; school closures; greater joblessness, homelessness, hunger and hate crimes; mopeds; drag racing cars; vaccine availability and requirements; changes in streetscapes; 4 new Zoning Text Amendments; feral cat colonies; and rats! At times it didn't feel like the 4 horsemen of the apocalypse; it felt like the whole apocalyptic cavalry, plus lions, tigers, and bears! Oh, my, Dorothy, we were all suddenly a long, long way from home. And I feel that we are really just now awakening from that strange land after that huge bump on the head. Coming back from that strange land, I enter this New Year with renewed optimism and energy. While Covid really threw a boomerang into my plans as Chair, it has also been a catalyst, if not a catapult, of change in so many areas, and I am looking to move from the defensive stance of merely holding the line, to moving the line ahead for the betterment of our community. (That metaphor is my nod to the upcoming Superbowl.)

I am very optimistic and excited to work with our new Borough President, Antonio Reynoso. This month, at his first Borough Board meeting as BP, he shared his goal to engage with Community Boards regarding comprehensive city planning, better technology, more professional development and training for Board chairs and managers, education about zoning and land use, lowering infant mortality rates, satellite offices for covid supply distribution, board membership representative of community demographics, and strong partnerships between the BP and Council members and their CB's.

And, speaking of those partnerships, I am happy to say that we continue to enjoy a strong partnership with Councilman Brannan, with whom our District Manager and I recently discussed our street renaming protocols to ensure a uniform and streamlined process. To this end, the Councilman's office and the Board will both continue to follow the City Council's street renaming guidelines, with the Councilman's office handling the intake of street renaming applications, which will then be forwarded to the Board so it can continue to hold public hearings, votes and recommendations on the renamings.

I am excited for the year to come, and I hope I can get all of you excited about it, as well.

Respectfully submitted,

/s/ Lori Willis

Lori Willis, Chair

Brooklyn Community Board 10

DISTRICT MANAGER'S REPORT

January 24, 2022

Good Evening Board Members:

Happy New Year! A warm welcome to all our new elected officials and staff. I was delighted to attend a meeting with Brooklyn District Managers and our new CAU Commissioner Fred Kreizman. Fred was the Brooklyn Director of CAU during the Bloomberg Administration. I look forward to working with Commissioner Kreizman, and his team.

I want to begin my report with a quick update regarding Dyker Lights. We are planning to participate in an interagency de-brief meeting this week. We received many calls the week leading up to Christmas Eve and New Year's Day. I participated in two interagency calls with the Mayor's Citywide Event Coordination Management Office and Council Member Brannan's office with NYPD, DOT and Department of Consumer Worker Protection (DCWP) Department of Environmental Protection (DEP) and Department of Health.

NYPD provided additional resources to the area and DSNY added additional corner baskets along 11th and 12th Avenue from 81 to 86 Street and 10th Avenue at 86th Street. These baskets were serviced daily.

We heard from several neighbors about traffic control and vending. Council Member Brannan introduced a bill which became law creating a vendor-free zone in the Dyker Lights prime viewing area from 81 to 86 Streets and 10th to 13th Avenue. Enforcement has shifted from NYPD to Department of Consumer Worker Protection. Because New York City, disabled veterans are exempt from vendor restricted areas – some of the companies who own the food trucks can hire a disabled veteran to sit in truck to evade enforcement. Last year, DEP issued nearly \$10,000 in violations for the loud noise and fumes from 2 ice cream trucks.

Agency Announcements

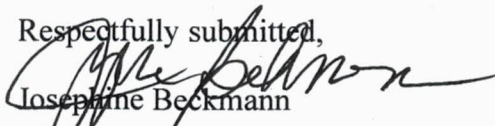
DOT Art invites artists and designers to propose mural designs as part of the 2022 Barrier Beautification initiative. Up to five sites may be selected as priority Barrier Beautification locations in 2022. A commission of up to \$10,000 (site and design dependent) will be awarded to selected artists to cover all direct project costs. Artists should submit an application, design proposal and samples of past work by Sunday, February 13, 2022 for consideration.

DOT – City Clean Up Corps, is seeking trainees for its Greener Roadways Training. The Greener Roadway program starts in March 2022 to June and will train on all aspects of plant care. The roadway plantings will take place across Brooklyn and the Bronx. There will be 3 location in Community Board 10 including the 76th Street step Street, 84th Street at Fort Hamilton Parkway and Dahlgren Place and 92nd Street.

The Office of Cannabis Management sent an invitation and requested we help spread word about it upcoming Cannabis Conversations, a series of 11 regional discussions across the state about cannabis legalization. This is their first public outreach. The New York City Regional Conversation will take place on Wednesday, February 2, 2022 at 6pm. Links were posted in our recent newsletter and is available on our Website.

Our next Community Board Ten Meeting --Monday, February 28, 2022 right here on Zoom.

Respectfully submitted,



Josephine Beckmann
District Manager

COMMUNITY BOARD TEN
TREASURER'S REPORT

Fiscal Year: July 1, 2021 to June 30, 2022

Budget Appropriation for FY 2022												\$261,219.00	
	7/31/21	8/31/21	9/30/21	10/31/21	11/30/21	12/31/21	1/31/22	2/28/22	3/31/22	4/30/22	5/31/22	6/30/22	Y - T - D
DISTRICT MANAGER	\$9,878.86	\$9,878.86	\$9,878.86	\$14,818.29	\$9,878.86	\$9,878.86	\$9,878.86						\$64,212.59
COMMUNITY COORDINATOR	\$6,091.03	\$6,082.28	\$6,082.28	\$9,140.92	\$6,090.53	\$6,090.53							\$39,577.18
COMMUNITY ASSOCIATE	\$1,944.65	\$2,047.00	\$2,047.00	\$2,865.81	\$1,842.33	\$1,842.33							\$12,589.12
COLLEGE AIDE													
Total Personal Services	\$17,914.54	\$18,008.14	\$18,008.14	\$26,825.02	\$17,811.33	\$17,811.72							\$116,378.89

ExpensesCode	Description	7/31/21	8/31/21	9/30/21	10/31/21	11/30/21	12/31/21	1/31/22	2/28/2022	3/31/22	4/30/22	5/31/22	6/30/22	Y - T - D
10B	Telephone	79.99	79.99	79.99	79.99	79.99	79.99							
10X	Intra-City Supplies													
40B	Intra-City Telephone													
100	Supplies & Materials				142.06									
101	Printing Supplies													
117	Postage													
170	Cleaning Supplies													
199	Data Processing Supplies													
302	Telecomm. Equipment													
314	Office Furniture													
315	Office Equipment	120.00		5,450.00			120.00							
319	Security Equipment			120.00										
332	Data Process Equipment													
337	Books													
402	Tel./Communications	91.50		399.90	207.73	118.05	162.89							
412	Rental/Misc./Equip													
417	Advertising													
431	Leasing Misc. Equip.													
451	Local travel expenditures													
602	Telecomm. Maintenance	43.21	44.38	1,194.42	44.52	44.52	44.52							
613	Office Equip. Maint.													
613	Data Process Equipment													
615	Printing Supplies				230.00									
622	Temporary Services-contractual													
624	Cleaning Services													
686	Professional/Computer Services			325.00										
684	Professional/Computer Services	588.00												
110	Food & Forage Supplies	\$922.70	\$124.37	\$7,569.31	\$704.30	\$242.56	\$407.40	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$9,970.64	
Total Other than Personal Services														
TOTAL PS AND OTPS EXPENSES		18,837.24	18,132.51	25,577.45	27,529.32	18,063.89	18,219.12	0.00	0.00	0.00	0.00	0.00	0.00	126,349.53

TOTAL UNCOMBURED BUDGET BALANCE														\$134,869.47
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Respectfully submitted,
Shirley Chung
Shirley Chung, Treasurer

The Traffic and Transportation Committee met on January 11th. The meeting had just one major discussion. The Department of Transportation was there to present. Leroy Branch as there and Matthew Roosa gave a presentation – which I'll summarize as briefly as I can.

Neighborhood Loading Zone information

The goals of the Neighborhood Loading Zone is to reduce the amount of delay and safety issues that stem from double parking by providing dedicated space for vehicles to load and unload goods and passengers especially on residential streets.

Target users - personal vehicles for quick pick up and drop off of passengers, groceries, etc.
Commercial delivery vehicles for residential and commercial delivery
Taxis and FHV(For Hire Vehicles) for passenger/pick up and drop off

The Current locations 146 throughout the city continuing to expand in 5 boroughs

Signage and Regulation - No Parking M-F 7am to 7pm standard with slight adjustments depending on location with pedestrian level blue informational sign with program overview.

Following June 2021 meeting at CB10 - DOT launched a Suggestion Map portal on website. They received 85 total suggestions on the NLZ portal with most suggestion from west of 5th Avenue

Both narrow corridors and busier/wider corridors with some activity

The DOT submitted 31 Final Locations in total. The placements based on community suggestion as well as DOT assessment. Focus on narrow streets as well as streets with bike lanes (2 way streets that the NLZ will improve conditions of

DOT may alter the locations based on community feedback in future

Background – The NYC Council introduced legislation which was voted upon in November 2021 requiring NYC DOT to install 500 Neighborhood Loading Zones

Here are some follow-up materials that were requested by the board. Also, for next steps, Matthew will double check the 2 way street locations and see if NLZs are feasible on both sides

No Parking regulations: NYC DOT's Parking Regulation page ([Link](#)) provides a quick overview of the difference between the signage restrictions. Additionally the No Parking signage description is codified within New York City Traffic Rules Section 4-08(a)(4) as follows:

"4-08 (a)(4) Parking prohibited. When parking is prohibited by signs or rules, no person shall stop a vehicle, attended or unattended, except temporarily for the purpose of and while expeditiously

receiving or discharging passengers or loading or unloading property to or from the curb.”

Placement Criteria: Quick criteria was described in our first presentation, here's a bit more details of our siting criteria:

Neighborhood Loading Zones are recommended on corridors such as:

- Blocks consisting of large residential buildings (15 units or above)
- Narrow streets such as one-way streets with less than 40 ft in length with bike lane or bus route, two way streets that are commonly double parked and not wide enough for vehicles to pass double parked vehicles without entering the opposite lane.
- Blocks consisting of mostly Alternate Side Parking regulations.
- NLZs should be placed near existing commercial retailers, near entrance of the block, and in front entrances of large residential buildings.

The meeting ended with the committee agreeing to meet back up for additional discussion. The Traffic and Transportation committee met again on January 20th to discuss its response to the NLZ.

After robust discourse, with many questions, the committee recommendation is as follows:

A letter be written to the NYC Department of Transportation providing comments on the Neighborhood Loading Zone Program (NLZ).

The letter will contain a list of recommendations of how the NLZ program should be rolled out in Community District 10. Specifically, NLZ should be rolled out in an incremental way to allow the community to adjust and acclimate to the program in conjunction with the criteria set by the DOT.

The letter will request consideration of the following:

- Change in hours from 7am to 7pm to 8am to 6pm
- Reduction in number of sites.. One loading zone per block (there are 4 locations with 2 NLZ on same block)
- Consider phasing in locations over a period of several months (with 8220 Fort Hamilton Parkway as a top priority based on community feedback)
- Publicity outreach campaign to the community and delivery companies
- Improved NLZ Signage
- Suggest loading zone coloration painted at the curb
- Request data feedback report from DOT six months after installation

Respectfully submitted with thanks to Josephine, Doris and everyone in the committee. January 24, 2022. Anthony Marino Chair.



Joint Youth Services, Education, Libraries & Zoning and Land Use Committees Report

Meeting held on Wednesday, January 19, 2022 at 7pm over Zoom and livestreamed to YouTube.

The meeting was called to order around 7pm and we met in quorum. The purpose of this informational meeting was to receive an update from the School Construction Authority regarding projects currently underway within Community District 10, including, but not limited to:

- The former Angel Guardian Property located at 6301 12th Avenue (the future PS 676)
- The former Nathan's location located at 650 86th Street (the future IS 322)
- 6740 3rd Avenue (the future PS 53)
- The former Santander Bank property located at 8808 5th Avenue

Steve Gonzalez, representative from the School Construction Authority, reported on the following projects:

- PS 127 Addition, a capacity project at 922 78th Street. The SCA is finishing up remaining items, preparing for an additional 364 seats.
- The future PS 53, located at 6740 3rd Avenue, between 68th and Senator Streets
 - o Scheduled to open in September 2024
 - o 307 Seat, Small Public School
 - o Design of the main building is close to being finalized
 - o Bidding for the Demo package of the old doctor's office has begun
 - o Early Demo package should be complete in the next 6-8 weeks
- The future IS 322, located at the old Nathan's site, 650 86th Street
 - o Scheduled to open in September 2024
 - o 475 seat Middle School, with 72 District 75 seats
 - o Contract has been awarded
 - o Plan to mobilize in the early spring (March/April)
- SCA Leased Building at the former Our Lady of Guadalupe School, 1514 72nd Street
 - o Leased from Diocese of Brooklyn (as was the PS 112 annex at Our Lady of Guadalupe)
 - o 132 seats (all District 75 seats)
 - o Scheduled to open in September 2024
- The future PS 676, located at the former Angel Guardian Home
 - o Address is 6312 13th Avenue (not the 12th Avenue address)
 - o Scheduled to open in September 2024
 - o 547 seat Public School (96 District 75 seats)
 - o Contractor will be mobilized in the near future
- The former Santander Bank property located at 8808 5th Avenue
 - o SCA has purchased property
 - o No design rendering as of yet; SCA hopes to begin design soon
 - o No occupancy or seating capacity yet

The floor was opened to committee members for questions, comments and discussion.

Doris Cruz: What are District 75 seats?

Steve Gonzalez: District 75 seats are seats set aside for students with special needs. There was a large request and push from many stakeholders for additional District 75 seats in CB 10.

Ann Falutico: Does the SCA use the concept of saturation, taking into consideration the geographic proximity between schools, when opening schools?

Steve Gonzalez: Steve could not answer the question, but would follow-up, and return to the joint committee with an answer.

Josephine Beckmann: Indicated that CB 10 traditionally receives a utilization report. Steve said that an updated utilization report has not yet been released, but when it is released, Josephine requested that the utilization report is reviewed with the joint committees in the future.

Barbara Germack: The Santander Bank location is dreadful. It's right by the Post Office, there is constant double parking, and it is very close to schools on 4th Avenue and 88th street and 5th Avenue and 92nd Street. Were these factors taken into consideration when selecting this site?

Steve Gonzalez: District 20 is very difficult to find property and capacity for schools. The location on 89th street is vacant, and also includes the bank, and additional building. It is a nice chunk of property. The real estate division is constantly looking for property and they decided to purchase this location because of its availability. He understands Barbara's concerns, but also highlighted that there is a need for over 2,000 additional seats in District 20.

Preston Ferraiuolo: Asked a question in relation to the IS 322 school at the former Nathan's location. With 4 middle schools in the district, with at least 1,000 seats, why does this location only have 475 seats?

Steve Gonzalez: The property is tight and it is restricted to 475 seats. It is so tight that basketball courts are on the side of the school and in the backyard. The SCA is using every portion of the property to maximize space for the middle school.

Doris Cruz: In all of discussions, we acknowledge that that is no perfect space for a school, but this joint committee is concerned regarding traffic and safety for students, not just for drop-off/pick-up, but for those students and families who are walking to school. Traffic and safety is a tremendous concern, and she requested a discussion, as soon as possible, with DOT School Safety representatives to review these concerns.

Steve Gonzalez: Steve began discussing at the Nathan's site, there were no drop-offs, on 86th Street, but scheduled for 7th Avenue; and for the Angel Guardian site, drop-offs would be on 13th Avenue, and District 75 drop-off on 64th Street.

Doris Cruz: Doris reinforced that it's not only about dropping kids off. She reiterated that most of our families are walking to school. Take for instance the school scheduled for 67th and 3rd, very close to the highway, a major thoroughfare, with

much speeding. There is a major concern at the Santander Bank site given how narrow the avenue is. Our students and families must be safe, and we'd like an update on a safety plan ASAP.

Ann Falutico: Asked Steve Gonzalez for the opportunity to provide input for projects that are in preliminary design with respect to points such as safety. She also asked for a follow-up regarding the SCA's use of the concept of saturation in school site selection.

Steve Gonzalez: Said he would follow-up on involvement in design and regarding a response to the saturation questions.

Dean Rasinya: Suggested that the joint committee schedule a meeting with the local precinct given the number of schools that are set to open in the next few years in our district, thinking ahead for them to prepare and budget for additional school crossing guards and safety agents, and ensuring they are collaborating with the DOE. We shouldn't be waiting for the opening of these schools to have this conversation.

Laurie Windsor: Is the Our Lady of Guadalupe site in design and what grades will it serve?

Steve Gonzalez: Yes, Our Lady of Guadalupe site is in design; and it will be a K-5 school. He did not know the number of seats.

June Johnson: It seems as though there are only 400 seats scheduled for middle school students. Middle schools continue to be overcrowded, but elementary schools continue to be designed. Why aren't more middle schools being opened?

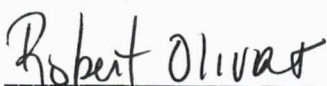
Steve Gonzalez: Acknowledged it was a good question. The plan for the elementary schools was set forward by the previous superintendent of District 20. He will mention a request for more middle school seats in the district.

Josephine Beckmann: Requested the utilization report to be sent when an updated version comes out.

Steve Gonzalez: Steve will provide.

That ended Committee and Community Q/A, and the meeting was adjourned. The meeting ended with a better understanding of the work being done in our district. This meeting was informational, and there was no vote. We look forward to hearing from SCA again.

This joint committee report is respectfully submitted to Community Board 10, by Committee Member and Acting Chair, Robert Oliva, on behalf of Chair, Stephanie Simone-Mahaney, Youth Services, Education, Libraries Committee and Doris Cruz, Chair of the Zoning and Land Use Committee, on Monday, January 24, 2022.



Robert Oliva, Acting Chair, Youth Services, Education, Libraries Committee

CB10 Senior Issues, Housing, Health and Welfare Committee held a meeting and met in quorum on January 5, 2022 via Zoom at 7:00 pm.

Item #1

An informational report was given regarding the Bay Ridge Center. In attendance from the Bay Ridge Center were:

Todd Fliedner, The Executive Director of the Bay Ridge Center
David Dring, The Director of Innovative Programs
Cathy King, The Director of Senior Services

Mr. Fliedner, Mr. Dring and Mrs. King were pleased to share good news with the committee that the Bay Ridge Center presently located at 7609 3rd Avenue and at the Bethlehem Lutheran Church were awarded a DFTA contract by the Department of the Aging allowing them to expand to a new state-of-the-art center serving Bay Ridge older adults.

The new additional site will be located at 15 Bay Ridge Avenue (the old Met Life building) for a lease period of 15 years, with two floors at 20,000 sq. ft. Some of the rooms shall include a large multipurpose/dining room, a large exercise studio and 8 classrooms, including a tech/computer lab. The new space is currently gutted to the concrete walls. A sum of One Million Dollars has been raised with the help from Elected Officials.

The Bay Ridge Center is seeking to raise the balance of funds from foundations, local corporations, and Bay Ridge residents. The funds raised will be used for general construction and to outfit the space e.g. Exercise equipment for the exercise studio. The new location can be used by community groups when not in use by the Senior Center. The target date for opening is this coming Summer.

Item #2

An informational report was given regarding HOPE count 2022.

During the annual Homeless Outreach population estimate (HOPE), teams of volunteer's cavass select areas of the city and count the number of individuals sleeping on the street and other public spaces, including the subway.

Due to the COVID-19 pandemic, HOPE 2022 will not be using volunteers this year. It will only be conducted by City staff and outreach teams. All those who have registered to volunteer will be notified via email.

Respectfully submitted,


Sandy Vallas

STATE LIQUOR AUTHORITY – NEW APPLICATIONS & RENEWALS

<u>Name/Address</u>	<u>Received at CB 10</u>	<u>Status</u>
QSWYDXHN Inc. d/b/a Super Sushi 9208 3 rd Avenue	12/16/2021 certified mail	**New Application Wine, Beer & Cider
Bombay Tasty Bite Inc. d/b/a Bombay Grill 8716 3 rd Avenue	1/18/2022 certified mail	Renewal Wine, Beer & Cider
Annabell's Pastaria Inc. 717 86 th Street	1/19/2022 in-person	Renewal Wine, Beer & Cider
Parc Oasis Inc. d/b/a Parc Oasis 6403 11 th Avenue	1/20/2022 USPS	Renewal Liquor, Wine, Beer & Cider
7525 Wild Rover Corp. d/b/a Bean Post Pub 7525 5 th Avenue	1/20/2022 in-person	Renewal Liquor, Wine, Beer & Cider
Siricos Catering 8015-8017-8023 13 th Avenue	1/28/2022 in-person	Renewal Liquor, Wine, Beer & Cider
LLC to be formed by Vito Ruggiero 7912 3 rd Avenue	1/28/2022 certified mail	**New Application Liquor, Wine, Beer & Cider
Encore 4 th Avenue Inc. 10005-09 4 th Avenue	1/31/2022 certified mail	Renewal Liquor, Wine, Beer & Cider
Gennaro's Catering Hall Inc. 6602 13 th Avenue	1/31/2022 certified mail	Renewal Liquor, Wine, Beer & Cider
Parkville Corp., d/b/a Park Asia 801 66 th Street	2/4/2022 FedEx	Renewal Liquor, Wine, Beer & Cider

* Will be invited to present application at Police & Public Safety Committee Meeting in March 2022.

** Will appear before the Police & Public Safety Committee on February 22, 2022.