

**Community Board Ten Board Meeting Attendance**  
**Meeting Held on Zoom Platform – Livestreamed on YouTube**  
**Monday, February 28, 2022**

**Board Members Present:(37)**

Jonathan Bova  
Tracie Britton  
Jaynemie Capetanakis  
Shirley Chin  
Judith M. Collins  
Doris Cruz  
Richard Day  
Chris Elisson  
Ann Falutico  
Carmen Feliciano  
Preston Ferraiuolo  
Senja Frangipani  
Barbara Germack  
Dianne Gounardes  
Ruth Greenfield-Masyr  
Judith Grimaldi  
Stephen Harrison  
Daniel Hetteix  
Jill Infantolino-Hajjar  
June Johnson  
Dr. Habib Joudeh  
Stella Kokolis  
Wai Ging Leo  
Nikolaos Leonardos  
Anthony Marino  
Nicholas Massab  
Iris Mulé  
Robert Oliva  
Dean Rasinya  
Stephanie Simone-Mahaney  
Joseph Sokoloski  
Lawrence Stelter  
Henry Stewart  
Jana Taube  
Julie Thum  
Sandy Vallas  
Lori Willis

**Excused:(3)**

Michael Festa  
Essa Masoud  
Barbara Vellucci

**Absent:(4)**

John Heffernan  
Justin Hyatt  
Dr. Husam Rimawi  
Michael Xie

**AMENDED AGENDA  
COMMUNITY BOARD 10 GENERAL MEETING  
February 28, 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\\_cfzI5SGUQAi-uniFMwPoOO](https://us02web.zoom.us/webinar/register/WN_cfzI5SGUQAi-uniFMwPoOO)

**PLEDGE OF ALLEGIANCE**

**ADOPTION OF AGENDA**

**ADOPTION OF MINUTES**

**January 24, 2022 Board Meeting**

**PUBLIC SESSION**

**(Limited to a maximum of ten minutes in total)**

**PUBLIC HEARING**

**In the matter of the adoption and support of  
the Capital and Expense Priorities for  
Fiscal Year 2023**

**Presentation by Chair  
Public Hearing  
Discussion and Vote**

**Continued hearing for SLA wine/beer/cider  
application at Super Sushi Inc.,  
9208 3<sup>rd</sup> Avenue**

**Committee Report and Recommendation  
Public Hearing  
Discussion and Vote**

**New SLA liquor/wine/beer/cider application  
at LLC to be formed by Vito Ruggiero,  
7912 3<sup>rd</sup> Avenue**

**Committee Report and Recommendation  
Public Hearing  
Discussion and Vote**

**New SLA liquor/wine/beer/cider application  
at 66 Club Inc., 815 66<sup>th</sup> Street**

**Committee Report and Recommendation  
Public Hearing  
Discussion and Vote**

**CHAIR'S REPORT**

**DISTRICT MANAGER'S REPORT**

**TREASURER'S REPORT**

**COMMITTEE REPORTS**

**TRAFFIC AND TRANSPORTATION COMMITTEE**

**Update on review of 2022 festival/street fair  
Applications received including:**

**3<sup>rd</sup> Avenue Festival, 10/02/22, Bay Ridge Avenue  
to 94<sup>th</sup> Street**

**Committee Report and Recommendation  
Discussion and Vote**

**5<sup>th</sup> Avenue Festival, 06/05/22, Bay Ridge Avenue to 85<sup>th</sup> Street**

**Committee Report and Recommendation Discussion and Vote**

**Holy Cross Greek Cultural Festival, 09/15-18/22 Ridge Blvd., 84<sup>th</sup> to 86<sup>th</sup> Street**

**Committee Report and Recommendation Discussion and Vote**

**Update on review of 2022 local Open Streets Applications within Community District 10**

**Informational Report**

**ENVIRONMENTAL COMMITTEE**

**Update on presentation by DEP representatives on status of Owls Head Wastewater Treatment Plant capital projects**

**Informational Report**

**ZONING AND LAND USE COMMITTEE**

**Update regarding revisions to CB 10 Zoning 101 Guide; 2022 Zoning Committee Calendar; and Introduction of new CB 10 DCP Liaison**

**Informational Report**

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURN**

## COMMUNITY BOARD TEN GENERAL BOARD MEETING MINUTES

FEBRUARY 28, 2022 – LIVESTREAM LINK BELOW

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

Chair Willis called the meeting to order at 7:00 pm followed by the Pledge of Allegiance.

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

Chair Willis asked for a motion from the floor to adopt the Minutes from the January 24, 2022 General Board Meeting. Motion by BM Gounardes, second by BM Joudeh. All in favor. Motion carried.

### PUBLIC SESSION

Council Member Justin Brannan greeted the audience and acknowledged what is happening abroad as New York is home to the largest Ukrainian population in the United States and many of those families live a little bit to the south of us. He expressed his concern and sadness for all the people in Ukraine and to the Russian people who are presently protesting this invasion. He noted that this week he will attend the first oversight hearing as Chair of the City Council Finance Committee. Council Member Brannan briefly spoke about his plans on 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. He spoke about the misperception the media made regarding the open restaurant program and legalizing the current sheds outside establishments. The Council Member pointed out that based on the public hearing that was held in the beginning of February 2022 for community feedback, he and some of his colleagues want the open restaurant program to have new guidelines on the way the structures should be built. Council Member Brannan shared that I.S. 201 in Dyker Heights will officially be renamed the Madeline Brennan School after the longest serving principal in history.

Edward Cerna, Chief of Staff for Council Member Alexa Avilés, greeted the audience. He announced that Council Member Avilés joined Brooklyn Borough President Antonio Reynoso this morning with Council Member Lincoln Restler and supporters to call on the Department of City Planning to direct all developers to add a special permit to incoming zoning applications that would allow them to waive parking requirements to better utilize the space. Mr. Cerna acknowledged a letter from the Board noting the concerns that were raised about the open restaurant program. Mr. Cerna stated that District 38 has a small portion of businesses that participated in the program which Council Member Alexa Avilés voted in favor of. He agreed with Council Member Brannan that they certainly don't intend for that program to be a legalization of outdoor sheds. He said they will keep the letter they received from Community Board Ten in mind when the Department of Transportation is presenting the program plans. He announced that Council Member Alexa Avilés will her first Committee meeting on March 8, 2022 at 1:00 pm to review the budget. He wished the audience a Happy Dominican Independence Day for all who observe.

Nancy Lulu representing Brooklyn District Attorney Eric Gonzalez noted that DA Eric Gonzalez is committed to keeping Brooklyn safe. Ms. Lulu shared information on how to report the use or sale of fraudulent vaccination records and abuse of pandemic relief programs to their office through the new helpline number, 718-250-2255 or email address at [vaxfraud@brooklynda.org](mailto:vaxfraud@brooklynda.org). Ms. Lulu pointed out that calls and emails will be answered by trained specialists in the District Attorney's Action Center and reviewed by a dedicated team. She stated that currently the Brooklyn District Attorney is holding a virtual Black History Month event. 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 and thanked Community Board Ten for all their efforts.

Morris Denmark, Branch Manager for Brooklyn Public Library Fort Hamilton branch announced that the Brooklyn Public is currently distributing FREE COVID-19 rapid test kits during library hours. The Fort Hamilton branch is located at 9424 4th Avenue and is open six days a week. More information can be found on their website at <https://www.bklynlibrary.org/locations/fort-hamilton>.

### PUBLIC HEARING

**Motion: CB 10 to reaffirm the Fiscal Year 2023 Capital and Expense Budget Priorities and send letters of support to the Office of Management and Budget and the Elected Officials.**

Brief discussion followed.

BM Cruz stated that there is a need for additional school crossing guards greater than what is being asked for on the Expense Budget for Community District Ten as there are new schools opening within the district. She suggested that the Board find out how this is going to be funded, how they are staffed and to ensure school crossing guards are available to ensure the safety of all students within Community District Ten. Chair Willis noted that every year the Board requests additional school crossing guards. DM Beckmann explained that Community District Ten has an allotment of 35 school crossing guards and currently has 29 school crossing guards due to the hiring issues during the pandemic. DM Beckmann mentioned that the 68 Precinct had changed their hiring process and there might be a backlog, as the Board has heard of cases where people have tried to apply online and never gotten a response. DM Beckmann stated that

the Board requested that the number of school crossing guards be increased from 35 to 40 within Community District Ten. She noted that she will highlight the need for school crossing guards when writing the letter of support for the Expense Budget.

**Motion by BM Sokoloski,**

**Fiscal Year 2023 Expense Budget Priorities: 34 in favor; 2 recusals – BM Day, BM Stelter. Motion carried.**

**Fiscal Year 2023 Capital Budget Priorities: 35 in favor; 1 recusal – BM Day. Motion carried.**

Regarding the continued hearing for SLA Wine/Beer/Cider license application for QSWYDXHN Inc., d/b/a Super Sushi, 9208 3rd Avenue, Brooklyn, New York 11209, Board Member Jonathan Bova rendered the Police and Public Safety Committee report in the absence of Committee Chair Barbara Vellucci. See attached.

**Motion: CB 10 to deny the application for a New SLA Wine/Beer/Cider license for QSWYDXHN Inc., d/b/a Super Sushi, 9208 3rd 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 on the premises until appropriate authorization is issued by the SLA. (BYOB is not permitted in NYS.)**
3. **The hours of operation will be Sunday, Tuesday, Wednesday & Thursday 11:00 AM – 10:00 PM. Friday & Saturday 11:00 AM – 11:00 PM. (The establishment will be closed on Mondays.)**
4. **There will only be background recorded music. The doors and windows are to remain closed when the music is playing, and the sound level will be monitored and remain below the level permitted by the NYC Noise Code.**
5. **There will be no music on the outside of the premises, and there will be no use of outdoor space.**
6. **The licensee shall not use any promoter or have promoted events.**
7. **There will be no smoking permitted.**
8. **There will be no subletting.**
9. **There will be at least a 20% visible view into the establishment at eye level.**
10. **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.**

Brief discussion followed.

BM Harrison asked for clarification on the location of this establishment. DM Beckmann responded that there was a misprint in the Committee report and the correct address is 9208 3rd Avenue.

A comment was made by BM Thum about the establishment not being clean. BM Harrison questioned if there is a way to rectify this issue. Chair Willis noted that BM Thum could reach out to the Department of Health to report this issue so that it could be investigated and if warranted the establishment owner would receive a violation.

At this point, BM Grimaldi interjected commenting that a participant of the meeting keeps writing nasty comments in the chat and it is popping up on the screen which is interrupting the meeting and is very distracting. She inquired if there is a way to ask this specific participant to stop writing in the chat. BM Infantolino-Hajjar agreed with BM Grimaldi. Chair Willis asked that the comments in the chat be directed to the topic of discussion and to please be respectful to others. BM Rasinya voiced that he knows the person who is making these comments in the chat and suggested that everyone should ignore the comments being made.

**31 in favor; 3 opposed – BM Gounardes, BM Falutico, BM Thum; 1 abstention – BM Taube. Motion carried.**

Regarding the SLA Liquor/Wine/Beer/Cider license application for LLC to be formed by Vito Ruggiero, 7912 3rd Avenue, Brooklyn, New York 11209, Board Member Jonathan Bova continued to render the Police and Public Safety Committee report. See attached.

**Motion: CB 10 to deny the application for a New SLA Liquor/Wine/Beer/Cider license for LLC to be formed by Vito Ruggiero, 7912 3rd 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 on the premises until appropriate authorization is issued by the SLA.**
3. **The hours of operation will be seven days a week 12:00 PM to 4:00 AM.**
4. **The sound level of the music will remain below the level permitted by the NYC Noise Code. Appropriate sound proofing will be installed/maintained.**
5. **There will be no music on the outside of the premises and there will be no use of outdoor space.**
6. **The doors and windows will remain closed while any music is playing.**
7. **The licensee shall not use any promoter or have promoted events.**
8. **The premise will not be sublet.**

9. **There will be no smoking permitted.**
10. **There will be 20% 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.**

Discussion followed.

BM Harrison inquired about the establishment playing live music seven days a week until 3:00 am. DM Beckmann responded that live music is part of the Method of Operation, but the owner didn't specify on the application that live music will be played every day. BM Harrison asked if there will be a device installed in the establishment to monitor the sound level permitted by the NYC Noise Code. He noted that in the past CB 10 stipulations included a requirement to have a device installed when live music was part of the Method of Operation. He suggested that moving forward all stipulation agreements for establishments with live music should be required to have an appropriate device installed or an app downloaded on the owner/manager cellular phone that measures the sound levels permitted by the NYC Noise Code. DM Beckmann pointed out that the application lists DJ, recorded music, and live music as part of the Method of Operation. Chair Willis recalled that there was a discussion about the music remaining below the level permitted by the NYC Noise Code at the Police and Public Safety Committee meeting and it was agreed upon by the owner as part of the stipulation agreement. Chair Willis stated that she believes the owner mentioned there was adequate sound proofing, and that he was renting the apartment above the establishment, which BM Bova confirmed.

A lengthy discussion took place in which various concerns were raised by BM Harrison, BM Falutico, and BM Cruz, about the lack of experience the establishment owner has operating a restaurant/bar and the property not having an updated Certificate of Occupancy. BM Cruz supported BM Harrison and BM Falutico's comments. She noted that this is a residential area with a commercial overlay, and it didn't matter if the owner is renting the apartment above the establishment because there are adjoining neighbors.

BM Stelter questioned the reasoning for the arcade room. BM Cruz replied that it is for the pinball wizards and then inquired if there was a fireplace in the prior establishment. Plans were displayed on the computer screen which showed that there was a fireplace at the prior establishment. Further examination of the plans shows a pool table and two pinball tables in the arcade room.

An extensive discussion took place with BM Harrison, BM Falutico, BM Greenfield Masyr, BM Hetteix, BM Joudeh, BM Grimaldi, BM Rasinya, BM Cruz, and BM Simone-Mahaney regarding the establishment owner nor the attorney being present at the meeting so that questions could be clarified, giving the Board an opportunity to amend the stipulation agreement if needed. Also, discussion regarding the best way to proceed with voting on this application took place including whether to make a friendly amendment, or sending a letter of denial to the SLA indicating that the establishment owner does not have the correct Certificate of Occupancy (C of O), or to vote on the motion set forth by the Police and Public Safety Committee listing the stipulations agreed upon by the establishment owner or postpone the voting and have the applicant attend another Committee meeting for further discussion. DM Beckmann pointed out that this application is also a 500-foot hearing which takes approximately 2-3 months longer to schedule a hearing, and that the Board does have a little more time to ask the establishment owner and/or attorney to attend another Committee meeting. Chair Willis explained the voting procedure and it was agreed upon to vote on the motion on the floor.

**11 in favor; 20 opposed; 1 recusal – BM Stelter; 1 abstention – BM Britton. Motion denied.**

After voting to deny this establishment, BM Harrison commented that the Board should reach out to the establishment owner and the attorney informing them why the application was denied.

Regarding the SLA Liquor/Wine/Beer/Cider license application for 66 Club Inc, 815 66<sup>th</sup> Street, Brooklyn, New York 11220, Board Member Bova continued to render the Police and Public Safety Committee report. See attached.

**Motion: CB 10 to deny the application for a New SLA Liquor/Wine/Beer/Cider license for 66 Club Inc., 815 66th Street, Brooklyn, New York 11220, unless the owner agrees to the following Stipulations:**

1. **The premise will operate as a bar/tavern.**
2. **The owner or manager will be on site during all hours of operation.**
3. **There will be no sale or consumption of alcohol on the premise until appropriate authorization is issued by the SLA.**
4. **The hours of operation will be Sunday – Wednesday 3:00 PM – 1:00 AM and Thursday – Saturday 3:00 PM – 3:00 AM.**
5. **The doors and windows are to remain closed at all times when music is playing.**
6. **There will only be pre-recorded background music in the central room. The karaoke singing will remain in the enclosed karaoke rooms. The sound level will remain below the level permitted by the NYC Noise Code.**
7. **The visible/clear - 2 foot by 5 foot glass insert - will remain on each of the karaoke room doors.**
8. **The owner will install a window on the outside of the building.**
9. **The owner will maintain a visible/clear 20% eye-level view into the establishment through the front window.**
10. **There will be no DJ or live music permitted on the premises.**
11. **There will be no dancing.**

12. Applicant will actively patrol every twenty minutes as promised by the attorney and install video surveillance in the main room, in each of the karaoke rooms and on the outside - and monitor and keep the videos for at least 30 days.
13. Soundproofing will be maintained, monitored, and adjusted on a regular basis.
14. There will be no music on the outside of the premises, and there will be no use of outdoor space. This includes the prevention of lines to form outdoors.
15. The licensee shall not use any promoter or have promoted events.
16. There will be no subletting of any part of this establishment.
17. The signage on the exterior of the establishment shall not describe it as a music club or nightclub.
18. There will be no smoking permitted.
19. Two NYS certified security guards will be on duty during hours of operation and will admit only persons 21 years of age or older.
20. The owner will install a sound monitoring device to ensure sound levels are within the permitted levels under the NYC Noise Code.
21. 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 changes.

Discussion followed.

Mr. Howard Levine, attorney for the establishment, clarified that he, establishment owner Ms. Yan Chen, an interpreter, the president of the security company, and the manager Vane Chan were all present at the Police and Public Safety Committee meeting that was held on February 22, 2022 via Zoom.

BM Harrison suggested that a sound monitoring device be installed to ensure sound levels are within the permitted levels under the NYC Noise Code be added as part of the stipulation agreement. Mr. Levine agreed to this requirement. Chair Willis asked DM Beckmann to note the wording of this stipulation which Mr. Levine agreed to.

BM Sokoloski asked for clarification about how many exits the establishment has. BM Bova responded that there is only one entrance or exit through the front main door and one exit located through a 50-foot-long by 4-foot-wide hallway. Chair Willis noted that from her understanding at the Committee meeting this is a permitted layout according to the Department of Buildings and that the Committee was concerned about this topic. BM Falutico explained that in order to create two remote exits, a fire rated enclosure is created which digs deep into the floor plan and as soon as you go through a fire door into that fire safe corridor that constitutes the second exit, because you're in a separate enclosed fire rated space as soon as you go through that fire door.

Chair Willis explained that it seems according to the plans, there is a fire rated corridor which is the 51-foot corridor. She noted that there is a door that goes to that corridor and that corridor leads to the front of the building all the way to the back. Chair Willis stated that she does not believe the establishment owner had an option for an exit door at the back of the establishment, because there was a structure immediately behind it and the main entrance door does not open onto that corridor but opens onto a separate room that you walk into.

Mr. Levine added that there is a complete state-of-the-art fire suppression system as well which is hardwired and is not only for smoke detecting. There are over a dozen electronic sprinkler heads that will come down showering water which is also hardwired to a service station so if there are any afterhours issues that will be addressed as well. Chair Willis thanked Mr. Levine.

**26 in favor; 3 opposed – BM Infantolino-Hajjar, BM Johnson, BM Feliciano; 1 abstention – BM Taoube. Motion carried.**

**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: CB10 to approve the application for the 3rd Avenue Festival, located at 3rd Avenue between Bay Ridge Avenue and 94th Streets, on 10/02/2022, from 10:00 AM to 6:00 PM, (set up 8:00 am and breakdown by 8:00 pm) event #612678, with the following stipulations:**

- **NYPD AMPLIFIED SOUND PERMIT TO END AT 6PM.**
- **Amplified sound permits will be issued at the discretion of the Third Avenue Merchants and all applicants MUST adhere to NYC Noise Code Regulations and NYPD rules relating to Sound Permits. A list of permits must be provided to Community Board Ten.**
- **DSNY MUST BEGIN CLEANING AT 6PM and CLEANING MUST COMMENCE AT Bay Ridge Avenue and alternate each year.**
- **All SLA licensed premises applying for one day outdoor use must submit a signed letter notifying Community Board Ten that their SLA licensed premises received the SAPO Festival Rules as well as the Stipulation Agreement with Community Board Ten and will comply with all rules during both events.**
- **Violations of SAPO Rules will be subject to enforcement by SAPO, NYPD and SLA. In addition, the Community Board will submit complaints of rule violations with documentation to SAPO, NYPD and SLA.**
- **Establishments that do not obtain a one-day SLA Permit will NOT be permitted to serve alcohol. Festival Marshalls must report any vendor or business selling alcohol to NYPD for enforcement.**
- **Distribution of Festival regulations to all participating vendors and merchants.**
- **The Third Avenue Merchants as sponsor will attend an interagency meeting organized by Community Board Ten with the leadership of the NYPD, DSNY, SLA, SAPO and DOT.**

**32 in favor; 1 recusal – BM Day. Motion carried.**

**Motion: CB10 to approve the application for the 5th Avenue Festival, located at 5th Avenue between Bay Ridge Avenue and 85th Streets, on 6/5/2022, from 10:00 AM to 6:00 PM, (set up 8:00 am and breakdown by 8:00 pm) event #610259, with the following stipulations:**

- **NYPD amplified sound permit to end at 6PM.**
- **Amplified sound permits will be issued at the discretion of the Fifth Avenue Business Improvement District and all applicants must adhere to NYC Noise Code Regulations and NYPD rules relating to Sound Permits. A list of permits must be provided to Community Board Ten.**
- **DSNY must begin cleaning after event closes at 6PM.**
- **All SLA licensed premises applying for one day outdoor use must submit a signed letter notifying Community Board Ten that their SLA licensed premises received the SAPO Festival Rules as well as the Stipulation Agreement with Community Board Ten and will comply with all rules during the event.**
- **Violations of SAPO Rules will be subject to enforcement by SAPO, NYPD and SLA. In addition, the Community Board will submit complaints of rule violations with documentation to SAPO, NYPD and SLA.**
- **Establishments that do not obtain a one-day SLA Permit will NOT be permitted to serve alcohol. Festival Marshalls must report any vendor or business selling alcohol to NYPD for enforcement.**
- **Distribution of Festival regulations to all participating vendors and merchants.**
- **The Fifth Avenue BID as sponsor will attend an interagency meeting organized by Community Board Ten with the leadership of the NYPD, DSNY, SLA, SAPO and DOT.**

**34 in favor; 1 recusal – BM Day. Motion carried.**

**Motion: CB10 to approve the application for the Holy Cross Greek-Cultural Festival, located at Ridge Boulevard between 84th and 86th Streets, on 9/15/2022 through 9/18/2022, from 12:00 PM to 9:00 PM, (set up 10:00 am and breakdown by 9:30 pm) event #617079, with the following stipulations:**

- **The music will end at 10:00 PM.**
- **Remove all rides by Tuesday, requesting that “all rides be removed no later than Monday morning” be included in the contract with the third-party vendor.**

Brief discussion followed.

BM Rasinya and BM Gounardes disclosed that they are members of the Holy Cross Greek Orthodox Church, and that they will be voting on this application. Chair Willis mentioned that being members would not preclude them from voting and thanked BM Rasinya and BM Gounardes for their transparency.

**30 in favor; 1 recusal – BM Elisson. Motion carried.**

#### **ENVIRONMENTAL COMMITTEE**

Environmental Committee Chair Tracie Britton rendered the Committee report. See attached.



## **ZONING AND LAND USE COMMITTEE**

Zoning and Land Use Committee Chair Doris Cruz rendered the Committee report. See attached.

### **OLD BUSINESS**

BM Joudeh raised concerns about some of the outdoor dining structures not being used, the appearance of the structures, the trash surrounding the structures and the hazardous conditions of the structures. He suggested that the Board write a letter to the appropriate agencies for removal of these structures. Chair Willis agreed with BM Joudeh that a letter should be written to the appropriate agencies for removal of these specific structures. She added that there were structures that blocked fire hydrants which were removed. DM Beckmann pointed out that the office of Community Board Ten has reported several structures that were unstable including photos to the appropriate agencies for action, and one our two structures have been removed. A comprehensive district wide report with photos is being compiled and will be forwarded to the appropriate agencies shortly.

BM Bova asked for clarification on the next steps for the New SLA Liquor/Wine/Beer/Cider license for LLC to be formed by Vito Ruggiero, 7912 3rd Avenue, Brooklyn, New York 11209, since the establishment owner did not have a correct Certificate of Occupancy and the Board voted against their application. Chair Willis explained that the applicant would be advised that the Board voted against the issuance of a liquor license and if the establishment owner wanted to discuss the reasoning of why the Board voted against, the establishment owner can willingly say that they won't submit their application to the SLA and come back to the Board to address the concerns raised by Board Members. BM Bova thanked Chair Willis for the clarification and mentioned that he believes since the establishment owner was cooperative, they would rectify the issues.

### **NEW BUSINESS**

None

### **ADJOURN**

Motion to adjourn. With no further business, the meeting was adjourned at 8:42 pm.

**COMMUNITY BOARD #10  
POLICE & PUBLIC SAFETY MEETING**

Date/Time: February 28, 2022 – 7:00 P.M.

Place: District Office, 8119 – 5<sup>th</sup> Ave., Brooklyn, New York 11209

Meeting Via ZOOM on February 22, 2022 – 7:00 P.M.

Quorum: **Yes**

**This is a continuation of the meeting held on January 24, 2022.**

- **New Application for Restaurant Wine for QSWYDXHN, Inc. D/B/A Super Sushi**
- Premise: 9208 – 3<sup>rd</sup> Avenue, Brooklyn, New York 11209

This is a new application for a restaurant named Super Sushi (All You Can Eat). The attorney, Zhen Liang Li was present.

There is a Certificate of Occupancy. The questionnaire was complete, the menu, premise photos were provided. There will only be background recorded amplified inside the establishment and there will be backyard outdoor use. It is anticipated that there will be 45 people occupying the premise. This includes the 1 bar with 6 seats and the backyard of 8 tables and 16 seats.

Mr. Chen has no experience in operating or owning a restaurant. It is a dream of his and his girlfriend. At our first meeting, we informed Mr. Chen that on January 9, 2022, a screenshot was taken of a patron speaking positively of the food. But, since there is no liquor license – you have to bring your own alcohol. Mr. Chen did not know about this. His works in the kitchen. He was not aware of NYS SLA regulations and does not involve himself with the front end of the restaurant. The committee stated that he is not prepared and is not knowledgeable of the responsibility of this endeavor. He agreed to postpone his submission and return once he has become informed and has an attorney to advise him.

At this meeting on February 22<sup>nd</sup>, the attorney has verified that Mr. Chen and his staff have been educated about the NY State Liquor Authority rules and requirements and will be more involved in the front end of the restaurant.

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

1. The premise will operate as a restaurant.
2. There will be no sale or consumption of alcohol on the premises until appropriate authorization is issued by the SLA. (BYOB is not permitted in NYS.)
3. The hours of operation will be Sunday, Tuesday, Wednesday & Thursday 11AM – 10PM. Friday & Saturday 11AM – 11PM. (The establishment will be closed on Mondays.)

4. There will only be background recorded music. The doors and windows are to remain closed when the music is playing, and the sound level will be monitored and remain below the level permitted by the NYC Noise Code.
5. There will be no music on the outside of the premises, and there will be no use of outdoor space.
6. The licensee shall not use any promoter or have promoted events.
7. There will be no smoking permitted.
8. There will be no subletting.
9. There will be at least a 20% visible view into the establishment at eye level.
10. 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.

**The applicant has agreed to the above stipulations.**

**Committee Approved**

Respectfully submitted,

*Barbara Vellucci*

Barbara Vellucci  
Chairperson

**COMMUNITY BOARD #10**  
**POLICE & PUBLIC SAFETY MEETING**

Date/Time: February 28, 2022 – 7:00 P.M.

Place: District Office, 8119 – 5<sup>th</sup> Ave., Brooklyn, New York 11209

Meeting Via ZOOM – February 22, 2022

Quorum: Yes

- **New Application for Liquor, Wine, Beer & Cider for LLC to be formed by Vito Ruggiero**
- Premise: 7912– 3<sup>rd</sup> Avenue, Brooklyn, New York 11209

This is a new application for a restaurant - not yet named - by owner Vito Ruggiero who was present. The attorney, Frank Palillo, was also present. There is a Certificate of Occupancy as this was the site of J.J. Bubbles. The questionnaire was complete. The menu was typed with eight appetizers, bread, and pizza. The premise photos and floor plan were provided. The application indicates that there will be live music, a DJ, and recorded music. The application indicates an “N/A” to the question on page 6 item #1 – will you do everything in your power to provide sound-control to the establishment. This will be corrected as soundproofing is there and will be further evaluated during the renovation.

- There will be NYS certified security.
- The applicant states that there will be 74 people in the premise.
- There will be occasional private parties.

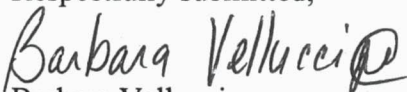
**After a discussion period, the committee’s decision was to move to deny this application unless the owner agreed to the following stipulations:**

1. The premise will operate as a restaurant.
2. There will be no sale or consumption of alcohol on the premises until appropriate authorization is issued by the SLA.
3. The hours of operation will be seven days a week 12PM to 4AM.
4. The sound level of the music will remain below the level permitted by the NYC Noise Code. Appropriate sound-proofing will be installed/maintained.
5. There will be no music on the outside of the premises and there will be no use of outdoor space.
6. The doors and windows will remain closed while any music is playing.
7. The licensee shall not use any promoter or have promoted events.
8. The premise will not be sublet.
9. There will be no smoking permitted.
10. There will be 20% 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.

**The owner agreed to the stipulations.**

**Committee Approved.**

Respectfully submitted,



Barbara Vellucci

Chairperson

**POLICE AND PUBLIC SAFETY COMMITTEE  
COMMUNITY BOARD 10**

Date/Time: February 28, 2022 – 7PM  
Place: District Office, 8119 – 5<sup>th</sup> Ave., Brooklyn, NY 11209  
Meeting Via Zoom: February 22, 2022 – 7PM  
Quorum: YES

**Re: 66 CLUB, Inc. 815 – 66<sup>th</sup> Street, Brooklyn, NY 11220  
SLA – LIQUOR, WINE, BEER, CIDER - with KARAOKE COMPONENT.**

This is a continuance of the application to the SLA from September & November 2019.  
There have been several updates to this application.

This is a new application for a full license of liquor, wine beer cider with a Karaoke Component named 66 Club, Inc. located at 815 – 66<sup>th</sup> Street. The owner Yan Chen was present at this meeting as well as Mr. Levine, the attorney. There is a Certificate of Occupancy of 68 persons. The questionnaire was complete, the menu, premise photos and a hand-drawn floor plan was provided. There will be background recorded music and karaoke in each of three enclosed rooms. There will be no more than 68 people in the premise at one time. The hours of operation will be Sunday – Wednesday 3PM – 1AM and Thursday – Saturday 3PM – 3AM. There will be security on duty. The owner has installed sound reduction materials in the walls and ceilings.

The last time we met we had several concerns which were revisited this evening.

- The Certificate of Occupancy at our original meetings was for 128 although the owner's plan was for 68 persons. A Temporary C/O has been issued for 68 persons as Mr. Levine stated that the number of 128 was an architectural schematic error.
- The only manner of entrance or exit is through the front .... One main door and one located through a 51 foot long x 4 foot wide hallway. If there is an incident at the front of the establishment, we have tremendous safety concerns for the lives of the patrons. Is this a good/safe building for this type of establishment?
- The owner Ms. Chen doesn't have any experience. She has hired a manager.
- There will be a visible clear eye-level view of 2 feet by 5 feet window into the karaoke rooms.
- Security will be hired. We request that there be, not one, but at least two guards on duty at all times.

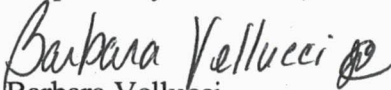
**After a discussion period, the committee's decision was to move to deny this application unless the owner agreed to the following stipulations:**

1. The premise will operate as bar/tavern.
2. The owner or manager will be on site during all hours of operation.
3. There will be no sale or consumption of alcohol on the premise until appropriate authorization is issued by the SLA.

4. The hours of operation will be Sunday – Wednesday 3PM – 1AM and Thursday – Saturday 3PM – 3AM.
5. The doors and windows are to remain closed at all times when music is playing.
6. There will only be pre-recorded background music in the central room. The karaoke singing will remain in the enclosed karaoke rooms. The sound level will remain below the level permitted by the NYC Noise Code.
7. The visible/clear - 2 foot by 5 foot glass insert - will remain on each of the karaoke room doors.
8. The owner will install a window on the outside of the building.
9. The owner will maintain a visible/clear 20% eye-level view into the establishment through the front window.
10. There will be no DJ or live music permitted on the premises.
11. There will be no dancing.
12. Applicant will actively patrol every twenty minutes as promised by the attorney and install video surveillance in the main room, in each of the karaoke rooms and on the outside - and monitor and keep the videos for at least 30 days.
13. Soundproofing will be maintained, monitored and adjusted on a regular basis.
14. There will be no music on the outside of the premises, and there will be no use of outdoor space. This includes the prevention of lines to form outdoors.
15. The licensee shall not use any promoter or have promoted events.
16. There will be no subletting of any part of this establishment.
17. The signage on the exterior of the establishment shall not describe it as a music club or nightclub.
18. There will be no smoking permitted.
19. Two NYS certified security guards will be on duty during hours of operation and will admit only persons 21 years of age or older.
20. The owner will install a sound monitoring device to ensure sound levels are within the permitted levels under the NYC Noise Code.
21. 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 changes.

**The owner agreed to the stipulations.  
Committee Approved.**

Respectfully submitted,



Barbara Vellucci

Chairperson

**COMMUNITY BOARD 10 BROOKLYN**  
**CHAIR'S REPORT**  
**February 28, 2022 General Board Meeting**

Good evening, and welcome to Community Board 10's February 28, 2022 General Board meeting via Zoom.

As stated in my report last month, I am implementing opportunities for Board members to socialize, exchange ideas, and become more educated about matters involving the Board. To that end, we started this month's meeting a bit early to allow Board members to sign on and socialize before the start of the meeting. I have missed talking with my friends on the Board and the opportunity to get to know our new Board members, so this will continue until we once again meet in person. Governor Hochul announced the end of the mask mandate in public, so I am very hopeful that the time when we can all meet safely and in person is not far off. My concern for the safety of all who attend the Board meetings has always been primary, and it will continue to be so, but I am hopeful and optimistic at this news. Pre-pandemic we used to hold meet-and-greet meetings for our new members and I am working on putting one of those together, in addition to some educational meetings for our members and chairs. We are very lucky to have some treasured veteran Board members who have a great wealth of experience and practical and historical knowledge, and I would like to encourage them to assist in mentoring our newer Board members as we groom our future chairs and officers.

As most of you know, on February 24, 2022, the City Council voted to approve the zoning text amendment that will remove geographical restrictions where sidewalk cafes can operate across the city. This vote completes the first step in the creation of a permanent open restaurant program. This Board and many others did not support this amendment to the zoning text prior to the clear delineation of the open restaurant program. I have spoken with Councilman Brannan about this, and he is dedicated to create a better program with new rules, new standards, clear design guidelines and operating requirements, and to moving away from the year-round shacks that often sit empty during the cold winter months. Thus, we will continue to discuss the matter and engage with our City partners to shape the program and our streets.

In closing, I would like to share my sadness and condolences at the passing of Board member Mary Ann Walsh. She was a lovely and funny person who gave so much to this Board and the community during her life. I will always smile when I think of her and I know she will be missed.

Respectfully submitted,

*/s/ Lori Willis*

Lori Willis, Chair

Brooklyn Community Board 10

## DISTRICT MANAGER'S REPORT

February 28, 2022

Good Evening Board Members:

I would like to take this opportunity to thank all who attended Destination Greenways! Brooklyn and Queens Conceptual plan on February 15<sup>th</sup>. The NYC Parks focus is to create a better experience within parks, and create an open space greenway system in all five boroughs and NYC Dot focus is to improve access to parks, and maximize the use of off-street paths in the City's transportation system. If you missed the meeting the slides are available and there is also an opportunity to provide comment through March 1<sup>st</sup>. There will also be a presentation to Community Boards in the plan area.

The Greenway Route in CB10 includes Leif Ericson Park, Owls Head Park, the 69<sup>th</sup> Street Pier and the Shore Road Promenade to Dyker Beach Waterfront Park area.

NYC DOT responded to Community Board 10 letter regarding the Neighborhood Loading Zones. The following changes will be made to accommodate the Board's request:

- Hours of the zones will be changed from 7am to 7pm to 8am to 6pm
- Number of zones per block will be reduced to one per block
- DOT will stagger the NLZ installations to about 10 at a time to help the community get accommodated to the new zones, starting with 8220 Fort Hamilton Parkway as requested.

The New York City Department of Transportation will be installing a raised crosswalk at the intersection of 66<sup>th</sup> Street at 5<sup>th</sup> Avenue this Spring. Raised Crosswalks are similar to a speed hump, but with a flat top for the pedestrian crossing. The safety benefits of this treatment include: reduced vehicle speeds, improved pedestrian visibility by elevating the pedestrian to the height of the curb, and increased accessibility by providing a level crossing for those with ambulatory disabilities and seniors.

Community Boards are awaiting guidance regarding return to in-person meetings as many of the restrictions are lifted by Gov Hochul and Mayor Adams.

### Announcements

**Embrace Winter Festival 2022** - Saturday March 19<sup>th</sup> from Noon to 3pm. Art will be on display from Saturday February 26<sup>th</sup> through March 20<sup>th</sup> along 3rd Avenue from 69<sup>th</sup> to 89<sup>th</sup> Streets. Celebrate art, Cuisine and Retail Richness. Sponsored by BRACA (Bay Ridge Arts & Cultural Alliance in partnership with the Third Avenue Merchants. For information call 347-860-1932 or visit The Ridge Creative Center or The 3rd Avenue Merchants on Facebook.

The Department of Sanitation contacted our office regarding updates on Curbside Composting based on the recently released budget.

**Curbside Composting** will continue in the seven districts receiving service. However, further expansion of Curbside Composting to other community boards is paused until further notice. DSNY is working with the City's new Administration to evaluate the program and determine the best service model to help New Yorkers divert food waste from landfills. Despite the pause in expansion, residents in all community boards should continue to express their interest in Curbside Composting by signing up at [nyc.gov/curbsidecomposting](http://nyc.gov/curbsidecomposting) if they haven't already done so. Continued growth in public support is an important consideration as NYC plans a path for city-wide Curbside Composting.



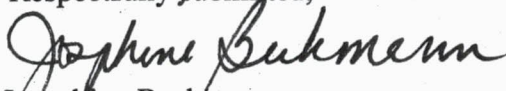
Until Curbside Composting begins in your area, we encourage you to bring food scraps to a drop-off location --visit [nyc.gov/dropfoodscraps](https://nyc.gov/dropfoodscraps) to find one near you. To learn how to make compost at home, visit [makecompost.nyc](https://makecompost.nyc).

NYPD has requested we announce that registration is open for the upcoming Police Officer Exam. Registration is open until March 11, 2022. The exam is free of charge.

The 68 Precinct NCO Sector D will be meeting this Thursday, March 3<sup>rd</sup> at 7pm via Zoom. Sector D boundaries are 62 Street to Bay Ridge Parkway and Shore Road to 8<sup>th</sup> Avenue.

Bay Ridge Saint Patrick's Parade will take place Sunday March 27<sup>th</sup> from 1 to 4pm. Formation is on Marine Avenue at 4<sup>th</sup> Avenue and will travel down 3<sup>rd</sup> Avenue ending at Senator Street.

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	\$9,878.86	\$6,090.53				\$74,091.45
COMMUNITY COORDINATOR	\$6,091.03	\$6,082.28	\$6,082.28	\$9,140.92	\$6,090.14	\$6,090.53	\$6,090.53	\$6,090.53					\$45,667.71
COMMUNITY ASSOCIATE	\$1,944.65	\$2,047.00	\$2,047.00	\$2,865.81	\$1,842.33	\$1,842.33	\$1,842.33	\$1,842.31					\$14,431.43
COLLEGE AIDE													
<b>Total Personal Services</b>	<b>\$17,914.54</b>	<b>\$18,008.14</b>	<b>\$18,008.14</b>	<b>\$26,826.02</b>	<b>\$17,811.33</b>	<b>\$17,811.72</b>	<b>\$17,811.70</b>						<b>\$134,190.59</b>

ExpensesCode	Description	7/31/21	8/31/21	9/30/21	10/31/21	11/30/21	12/31/21	1/31/22	2/29/2022	3/31/22	4/30/22	5/31/22	6/30/22	Y - T - D
10B	Telephone													
10X	Intra-City Supplies	79.99	79.99	79.99	79.99	79.99	79.99	79.99						
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			5,450.00										
319	Security Equipment	120.00		120.00			120.00							
332	Data Process Equipment													
337	Books													
402	Tel./Communications	91.50		399.90	207.73	118.05	162.89	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	89.04						
613	Office Equip. Maint.													
615	Data Process Equipment													
615	Printing Supplies				230.00									
622	Temporary Services-contractual													
624	Cleaning Services													
686	Professional/Computer Services	588.00		325.00										
684	Professional/Computer Services													
110	Food & Forage Supplies													
<b>Total Other than Personal Services</b>		<b>\$922.70</b>	<b>\$124.37</b>	<b>\$7,569.31</b>	<b>\$704.30</b>	<b>\$242.56</b>	<b>\$407.40</b>	<b>\$331.92</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$10,302.56</b>

**TOTAL PS AND OTFS EXPENSES** 18,837.24 18,132.51 25,577.45 27,529.32 18,053.89 18,219.12 18,143.62 0.00 0.00 0.00 0.00 0.00 0.00 144,493.15

**TOTAL UNCOMBINED BUDGET BALANCE** \$116,725.85

Respectfully submitted,  
  
 Shirley Chin, Treasurer

Good evening.

On February 7<sup>th</sup> 2022 the traffic and transportation committee met in quorum and on Zoom. We were joined with members of the Department of Transportation. On the agenda was the DOT Open Street applications. Kyle Gorman represented the DOT and offered us lots of information. We also met to review and vote on Festival permits. The 5<sup>th</sup> Avenue Festival, Holy Cross Festival and the 3<sup>rd</sup> Avenue Festival.

We began by going over the festivals. We started with the 3<sup>rd</sup> Avenue Festival, street activity permit ID 612678. To speak about that festival was Chip Cafiero. Chip informed us that nothing has changed since last year. The festival will have the same parameters as always from 94<sup>nd</sup> street to Bay Ridge Avenue. 10am-6pm. Festival has historically had positive reviews. Chip hopes for more vendors and more people this year. He notes there are less vendors and more vacant store fronts.

2022 Application 3<sup>rd</sup> Ave Festival

10/02/22

Event Time 10 am – 6pm (setup 8am, breakdown 8pm)

Expected Attendance: 1000-4999

Application submitted 11/18/21

**Motion: CB10 to approve the application for the 3<sup>rd</sup> Avenue Festival, located at 3<sup>rd</sup> Avenue between Bay Ridge Avenue and 94<sup>th</sup> Street, on 10/02/2022, from 10:00 AM to 6:00 PM, (set up 8:00 am and breakdown by 8:00 pm) event 612678, with the following stipulations:**

- NYPD AMPLIFIED SOUND PERMIT TO END AT 6PM.
- Amplified sound permits will be issued at the discretion of the Third Avenue Merchants and all applicants MUST adhere to NYC Noise Code Regulations and NYPD rules relating to Sound Permits. A list of permits must be provided to Community Board Ten.
- DSNY MUST BEGIN CLEANING AT 6PM and CLEANING MUST COMMENCE AT Bay Ridge Avenue and alternate each year.
- All SLA licensed premises applying for one day outdoor use must submit a signed letter notifying Community Board Ten that their SLA licensed premises received the SAPO Festival Rules as well as the Stipulation Agreement with Community Board Ten and will comply with all rules during both events.
- Violations of SAPO Rules will be subject to enforcement by SAPO, NYPD and SLA. In addition, the Community Board will submit complaints of rule violations with documentation to SAPO, NYPD and SLA.
- Establishments that do not obtain a one-day SLA Permit will NOT be permitted to serve alcohol. Festival Marshalls must report any vendor or business selling alcohol to NYPD for enforcement.
- Distribution of Festival regulations to all participating vendors and merchants.
- The Third Avenue Merchants as sponsor will attend an interagency meeting organized by Community Board Ten with the leadership of the NYPD, DSNY, SLA, SAPO and DOT.

We next spoke about the 5<sup>th</sup> Avenue Festival, also with Chip and Amanda Zenteno from 5<sup>th</sup> Ave BID. The 5<sup>th</sup> Avenue festival will remain the same as it has been in the past. With the hopes of bringing in more artisans and locals, to help enhance the event.

June 6<sup>th</sup>

Event ID 610259

10 am – 6pm (setup 8am- breakdown 8pm)

5<sup>th</sup> Avenue Bay Ridge Avenue to 85<sup>th</sup> street.

**Motion: CB10 to approve the application for the 5<sup>th</sup> Avenue Festival, located at 5<sup>th</sup> Avenue between Bay Ridge Avenue and 85<sup>th</sup> Street, on 6/5/2022, from 10:00 AM to 6:00 PM, (set up 8:00 am and breakdown by 8:00 pm) event #610259, with the following stipulations:**

- NYPD amplified sound permit to end at 6PM.
- Amplified sound permits will be issued at the discretion of the Fifth Avenue Business Improvement District and all applicants must adhere to NYC Noise Code Regulations and NYPD rules relating to Sound Permits. A list of permits must be provided to Community Board Ten.
- DSNY must begin cleaning after event closes at 6PM.
- All SLA licensed premises applying for one day outdoor use must submit a signed letter notifying Community Board Ten that their SLA licensed premises received the SAPO Festival Rules as well as the Stipulation Agreement with Community Board Ten and will comply with all rules during the event.
- Violations of SAPO Rules will be subject to enforcement by SAPO, NYPD and SLA. In addition, the Community Board will submit complaints of rule violations with documentation to SAPO, NYPD and SLA.
- Establishments that do not obtain a one-day SLA Permit will NOT be permitted to serve alcohol. Festival Marshalls must report any vendor or business selling alcohol to NYPD for enforcement.
- Distribution of Festival regulations to all participating vendors and merchants.
- The Fifth Avenue BID as sponsor will attend an interagency meeting organized by Community Board Ten with the leadership of the NYPD, DSNY, SLA, SAPO and DOT.

We did a vote to approve the motions for each festival and the vote was unanimous in favor for both.

*Anthony Mavris*

The next festival we reviewed was the Holy Cross Greek Cultural Festival.

Holy Cross Greek Cultural Festival ID: 617079, 09/15-18/2022  
Event time: 12 noon to 10pm. (set up 10am on 9/15 breakdown 10pm on 9/18)  
Ridge Blvd. \*4<sup>th</sup> street to 86<sup>th</sup> street.  
Expected attendance 500-999

To speak for that festival was Evans Kotsis. We were informed that it would be the same festival parameters as last year with no changes. Tables and rides. Cooking on church premises.

**Motion: CB10 to approve the application for the Holy Cross Greek Cultural Festival, located at Ridge Boulevard between 84<sup>th</sup> and 86<sup>th</sup> Streets, on 9/15/22 through 9/18/2022, from 12:00 PM to 9:00 PM, (set up 10:00 am and breakdown by 9:30 pm) event #617079, with the same stipulation be put in place as last year That the music will end at 10:00 PM and an additional one to remove all rides by Tuesday.**

There were some issues where the rides and vendors did not remove their items from the street when the festival ended. Holy Cross is not in charge of the rides, there is a 3<sup>rd</sup> party company that leaves the trailers and rides. Holy Cross is aware. This has been an issue for some time.

The suggestion was made to add to the motion that the removal of the rides/trailers be included in the Holy Cross contract with the ride vendor, by Doris and seconded by Steve. It was voted on and it was approved unanimously.

Finally, the DOT was there to talk about Open Streets Applications for CB10.

An overview of Open Streets: 2022 Program Vision Equity, sustainable operations, partner growth, scalable solutions responding to needs of the neighborhood. There are funding opportunities and grants. Programming opportunities, technical support and guidance and more.

CB10 Open Streets Event Applications

3<sup>rd</sup> Avenue Applications similar to Summer Strolls, 5<sup>th</sup> Avenue BID Fridays, and Bay Ridge Prep and High School Telecommunications.

There was concern that the Open Streets focuses too much on commercial aspects. What regulations will be put in place to keep the neighborhoods safe. Kyle mentioned that appropriate actions would be taken if needed to support neighborhoods.

There will be additional updates as DOT will let us know.

The meeting ended with a conversation about what the festivals need to make it a good event, included barricades, police support and more.

The meeting was adjourned.

*Anthony Maurino*

### Introduction

The Environmental Committee Meeting met at 7:00 pm on February 23, 2022, via Zoom. We met in quorum.

### Update by representatives from Dept. of Environmental Protection on the status of Owls Head Wastewater Treatment Plant capital improvements.

It has been about two years since the last update on the capital improvements to the Owls Head Wastewater Treatment Plant, and there has been a lot of adjustments due to COVID-19 on existing and new projects. Andrew Ng provided a verbal overview with Karen Ellis, Robert Oliveri, and Mario Bruno also on the call.

#### **Projects:**

##### West and North Sludge Dock Project

- The docks are used to ship out sludge to plants with dewatering capabilities, which Owls Head does not. An inspection in 2016-2017 showed severe deterioration of the piles leading to the repair project.
- This was a priority project, and DEP did not pause it due to COVID. Still, there were several delays on the project due to equipment requisition, re-evaluation design requirements, and fabrication issues.
- They initially anticipated the completion date for West dock in June 2022, now a 2-year delay with the North dock having a 6-month delay.

##### Dechlorination Project

- Consent order agreement project to reduce the total residual chlorine in final water.
- In May 2020, a hold order was issued due to COVID and had been on hold since then. The initially anticipated completion date was May 2024.
- The DEP is in final discussions with the state to reallocate the 30M for the dechlorination project to larger projects that improve the efficiency of the plant across the board. The state has agreed to push the dechlorination requirement from 2025 to 2030 so long as the plant continues with projects that help with the treatment process at Owls Head.

##### New Ongoing Projects

- FEMA funded a resiliency project to floodproof the facility to prevent shutdowns due to events such as Hurricane Sandy, or Ida is underway (in the construction phase). The project began in November 2020 and is expected to be completed by the second quarter of 2023.
- A large settling tank improvement project to update the 16 final settling tanks, last updated in the 1980s, is currently in the design phase with an expected completion date of 2029. This project will help with the dechlorination. CB 10 will receive future updates on this project as it moves through the process.
- The Main sewage pump reconstruction includes replacing the five main sewage pumps up to the primary settling tank. The preliminary design report is currently in the early stages, and CB 10 will receive future updates.
- The main substation replacement led by NY Power Authority has had a change of scope due to funding issues, and it required a redo of the preliminary design. The calendar is currently unknown by the DEP representative.

The meeting adjourned at 7:55 pm.

Respectfully Submitted:



Tracie Britton  
Committee Chair | Environmental Committee

## Zoning and Land Use Committee Report February 2022

The committee met in quorum over Zoom on Thursday, February 10.

The first item on the agenda was an Introduction of CB10 Department of City Planning Liaison, David Weissglass.

Mr. Weissglass briefly discussed his background. He said he is happy to be working in the Brooklyn Office of the Department of City Planning. He is looking forward to doing a walking tour of the neighborhood. The committee was heartened to hear his plan to have a hands on approach to planning and we look forward to working with him.

The second item on the agenda was a quick review of a proposed development at 6200 8<sup>th</sup> Avenue.

This is a massive project with two 12 story commercial buildings, a 12 story residential building and an 11 story hotel with some small commercial space on the lower floors.

The full committee and full board had serious concerns about the project and voted in September 2018 to send detailed comments to the Department of City Planning following the draft scoping hearing. The project went back to the Department of City Planning for an EIS, Environmental Impact Study where it remains. We have had no updates. We do not know if the project is still active. But I just wanted to remind the committee and the full board of this project. It could come back at any time. Mr. Weissglass said that he would look into the status of the project and get back to us.

This massive project made the committee look at other vulnerable areas in our board. One area of concern is the 65<sup>th</sup> Street corridor. The 6200 8<sup>th</sup> Avenue project and the large developments on 4<sup>th</sup> Avenue in Park Slope and Sunset Park show that the 65<sup>th</sup> Street Corridor is vulnerable to large scale development.

At the time, CB10 had a zoning fellow and he did an analysis of the corridor. Historically 65<sup>th</sup> street was dubbed gasoline alley with many gas stations and repair places. That has changed somewhat. Parts of the area are zoned manufacturing and the committee had considered what manufacturing uses

would be suitable at the locations. Many small manufacturing locations in Sunset Park have been converted to retail space in recent years.

We will revisit the issue in committee soon.

Mr. Weissglass said that a full plan would be helpful, but he believed that DCP (Department of City Planning) would consider a concept in moving forward with a rezoning of the area.

And, surprise, surprise, The Open Restaurant Text Amendment came up in discussion. The major point of discussion was about areas that are zoned residential with a commercial overlay. This included most of 3<sup>rd</sup> and 5<sup>th</sup> Avenues in CB10. It was stated that "open restaurant" is not consistent with the overlay. A request was made to ask for a clarification on "commercial overlay" vs a commercial zone.

Discussion of the commercial overlay brought up concerns about retail/commercial users using the second floor to commercial activity.

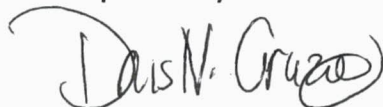
This is not permitted in the commercial overlay unless it is part of their Certificate of Occupancy prior to the 1961 zoning as we have some businesses in the commercial district overlays that legally operate on the second floor.

And finally the committee discussed updating the "Zoning 101 Handbook". A zoning fellow created an easy guide to zoning. It is not meant to supplement any city zoning materials. It is meant to demystify zoning terms. The handbook is in a PDF format. The District Office does not have that software to edit the guide. But someone has it and we will be updating it soon.

This is an information report. No vote is required.

Thank you

Respectfully submitted,

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

Doris N Cruz

Chair



## STATE LIQUOR AUTHORITY – NEW APPLICATIONS & RENEWALS

<u>Name/Address</u>	<u>Received at CB 10</u>	<u>Status</u>
Cavan Garden Inc. d/b/a Three Jolly Pigeons 6802 3 <sup>rd</sup> Avenue	1/26/2022 in-person	Renewal Liquor, Wine, Beer & Cider
LLC to be formed by Vito Ruggiero 7912 3 <sup>rd</sup> Avenue	1/28/2022 certified mail continued hearing	*New Application Liquor, Wine, Beer & Cider
66 Club, Inc. 815 66 <sup>th</sup> Street	2/8/2022 via email	**New Application Liquor, Wine, Beer & Cider
Ciamaltha Inc. d/b/a Kelly's Tavern 9259 4 <sup>th</sup> Avenue	2/16/2022 certified mail	Renewal Liquor, Wine, Beer & Cider
Tracy Blais d/b/a Lonestar Bar & Grill 8703 5 <sup>th</sup> Avenue	2/25/2022 certified mail	*Renewal Liquor, Wine, Beer & Cider
Leif Bar Inc., d/b/a Leif Bar 6725 5 <sup>th</sup> Avenue	3/3/2022 certified mail	Renewal Liquor, Wine, Beer & Cider
Gourmet Fit, LLC d/b/a Gourmet Fit 6819 3 <sup>rd</sup> Avenue	3/4/2022 certified mail	Renewal Wine, Beer & Cider
Fravima Corp. d/b/a Buona Sera Restaurant & Pizza 6522 11 <sup>th</sup> Avenue	3/7/2022 certified mail	New Application Liquor, Wine, Beer & Cider
Tanino' Brick Oven Pizzeria & Restaurant Corp. d/b/a Zio Toto 8407 3 <sup>rd</sup> Avenue	3/8/2022 USPS overnight mail	Class Change Liquor, Wine, Beer & Cider

\* Will be invited to present application at Police & Public Safety Committee Meeting on March 9, 2022.

\*\* Appeared before the Police & Public Safety Committee on February 22, 2022.