

Community Board Ten Board Meeting Attendance
Meeting Held on Zoom Platform – Livestreamed on YouTube
Monday, March 21, 2022

Board Members Present:(38)

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
Ruth Greenfield-Masyr
Judith Grimaldi
Stephen Harrison
Daniel Hetteix
Justin Hyatt
Jill Infantolino-Hajjar
June Johnson
Dr. Habib Joudeh
Stella Kokolis
Wai Ging Leo
Anthony Marino
Essa Masoud
Nicholas Massab
Robert Oliva
Dean Rasinya
Dr. Husam Rimawi
Stephanie Simone-Mahaney
Joseph Sokoloski
Lawrence Stelter
Henry Stewart
Jana Taoube
Sandy Vallas
Barbara Vellucci
Lori Willis
Michael Xie

Excused:(5)

Jonathan Bova
Dianne Gounardes
Nikolaos Leonardos
Iris Mulé
Julie Thum

Absent:(1)

John Heffernan

AGENDA
COMMUNITY BOARD 10 GENERAL MEETING
March 21, 2022; 7:00 pm
Via Zoom

YouTube Livestream: <https://www.youtube.com/channel/UCPueX4MsL5dhnFZ-wqDwvKw>
Zoom Registration link:
<https://us02web.zoom.us/j/82740842363?pwd=MU5IZlQrZlJKYkduSlkyWUcyaEFzQT09>

PLEDGE OF ALLEGIANCE

ADOPTION OF AGENDA

ADOPTION OF MINUTES

February 28, 2022 Board Meeting

PUBLIC SESSION
(Limited to a maximum of ten minutes in total)

PUBLIC HEARING

**New SLA liquor/wine/beer/cider application
at LLC to be formed by Vito Ruggiero,
7912 3rd Avenue – continued hearing**

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

**SLA liquor/wine/beer/cider renewal application
at Lonestar Bar & Grill, 8703 5th Avenue**

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

CHAIR'S REPORT

DISTRICT MANAGER'S REPORT

TREASURER'S REPORT

COMMITTEE REPORTS

ZONING AND LAND USE COMMITTEE

**Update on Committee discussion regarding its
visioning plan for the 65th Street corridor**

Informational Report

COMMUNICATIONS AND PUBLIC RELATIONS COMMITTEE

**Update on Committee discussion regarding
CB 10 social media presence**

Informational Report

OLD BUSINESS

NEW BUSINESS

ADJOURN

COMMUNITY BOARD TEN GENERAL BOARD MEETING MINUTES

MARCH 21, 2022 – LIVESTREAM LINK BELOW

<https://www.youtube.com/watch?v=LhHaElxgGm8>

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 Vallas. All in favor. Motion carried.

Chair Willis asked for a motion from the floor to adopt the Minutes from the February 28, 2022 General Board Meeting. Motion by BM Chin, second by BM Ferraiuolo. All in favor. Motion carried.

PUBLIC SESSION

State Senator Andrew Gounardes greeted the audience from Albany, New York. He announced that the New York State budget is due on March 31, 2022 and highlighted the following:

- A 3-billion-dollar childcare industry in NYS making it accessible and affordable for everyone.
- An investment for CUNY and SUNY students and faculty.
- Governor Kathy Hochul announcing a plan for a 2.2-billion-dollar property tax rebate.
- Increase NYS Rental Assistance Program.
- The signing of his two bills numbers 55 and 56 by Governor Kathy Hochul regarding sexual harassment in the workplace.

The State Senator thanked Chief of Staff Tori Kelly for all her efforts regarding the signing of the two bills. He thanked the audience and offered to take questions. BM Cruz stated that she is a Hunter graduate back when tuition was free and funding CUNY is essential. The State Senator mentioned that in 2019 there was a survey done showing that more than fifty percent of CUNY students were housing insecure and forty percent of them skipped at least one meal a week. He noted that as rates, tuition and fees go up it makes it harder for CUNY students to afford education and this is a big priority for him.

Council Member Justin Brannan shared his excitement about the 27th Annual St. Patrick's Day Parade in Bay Ridge on March 27th. He mentioned that he allocated forty-five million dollars for local parks and playgrounds refurbishment. The Council Member noted that Mayor Eric Adams announced two weeks ago that all park refurbishment projects that were stopped due to the pandemic can now proceed. He mentioned that his office is available if needed and that no issue is too small or too big for him and/or his staff members. The Council Member mentioned that he is working with the State Senator on funding for CUNY students. The NYC budget will be passed in late June 2022 and he added that as Chair of the City Council Finance Committee he is going to be working hard to ensure that CUNY is funded, the DSNY picks up the garbage, the parks are fully funded, and will try to get art and music included in the baseline curriculum for Department of Education. Council Member Brannan thanked the audience.

Paulette Ha Healy representing Council Member Alexa Avilés noted that she is a Community Board Ten constituent. She announced that the Council Member will have a press conference in City Hall on March 24, 2022 at noon to advocate for the reinstatement and replenishment in the NYS budget for the excluded worker funds. Ms. Ha Healy thanked the State Senator for being in Albany working on the NYS budget. She stated that their office met on March 3, 2022 with Council Member Sandy Nurse and held a press conference regarding cuts to the DSNY budget and they are advocating to ensure that the mayor doesn't make any further DSNY cuts. This month the Council Member led her first of many Public Housing Committee Budget Hearings and called on NYCHA to streamline requests for repairs. Ms. Ha Healy added that they started to have mobile hours in Chinatown and in Red Hook. Their office connected with the 72nd Precinct to advocate in getting crossing guard vacancies filled, and they were successful in filling two out of the ten vacancies. She mentioned that they can provide flyers and applications to Community Board Ten to distribute to the public. Ms. Ha Healy noted that they joined in the March for Trans and Equity on Saturday. She thanked the audience and offered to take questions. BM Grimaldi stated that she tried to make an appointment with the Council Member on behalf of Bay Ridge Age Friendly and the Bay Ridge Senior Center via email but didn't receive a response and inquired if she was requesting an appointment incorrectly. Ms. Ha Healy shared the District Office email address and her personal email address in the chat. She asked BM Grimaldi to resend the email requesting an appointment with the Council Member to her personal email address to elevate this request. BM Grimaldi expressed her gratitude to Ms. Ha Healy.

Anastasia Yaskova Brooklyn Director for the Mayor's Community Affairs Unit greeted the audience. She announced the following:

- An extended summer program that will connect over 100,000 elementary and middle school students to fund cultural pertinent hands-on experience to strengthen their academic, social, and emotional skills. Enrollment will begin in April for Summer Rising. This program is free and is administered by the NYC Department of Youth and Community Development and the NYC Department of Education.
- Governor Kathy Hochul authorized a one-month extension of legislation permitting public bodies to continue conducting meetings virtually. She also encouraged those entities to begin meeting in-person as soon as possible.
- Mayor Eric Adams signed an Executive Order to reinforce fire safety enforcement and outreach in the aftermath of the horrific Twin Parks apartment building fire in the Bronx in January 2022. The Executive Order will increase collaboration between the FDNY and HPD inspectors to recognize safety violations earlier preventing future tragedies.
- The signing of the largest new lease for space at the Brooklyn Army Terminal in three years with New York Embroidery Studio creating more than 500 on-site jobs.

Ms. Yaskova thanked the audience.

Carol-Ann Church, Director of Community Boards for Brooklyn Borough President Antonio Reynoso introduced herself. She noted that the Brooklyn Borough President wants to ensure that community feedback is being heard when voicing their opinion with considerable amount of data so that their office can provide support. Their office is also seeking to provide Community Board District Offices with operational support and training for board members as well as staff members and advocacy at City Hall and sometimes in Albany, New York. Ms. Church mentioned that the expiration of the Executive Order regarding virtual meetings is approaching, and their office would like to hear from constituents about the value of having meetings held virtually. She pointed out that their office already received feedback from Community Board District Managers regarding this topic. She stated that their office is still setting up, but they are diligently working on processing application for new and reappointed Board Members. They are set to complete this process no later than May 1, 2022. Ms. Church stated that once this task is completed, their office will be moving forward with addressing some other request that have been made. Ms. Church thanked the audience. Chair Willis added that the Board looks forward to working with her.

Jessica Kallo from the Brooklyn Borough President's office expressed that she is excited to be working with Ms. Church. She announced that the Office of Brooklyn Borough President Antonio Reynoso will be celebrating Women's History Month Comedy Night on Thursday, March 24, 2022 at 6:00 pm and encouraged the audience to join. Ms. Kallo noted that she could be contacted if anyone had any other topics that needed her attention.

Donald DeRosa from Comptroller Brad Lander's office spoke on behalf of himself and the Comptroller. He expressed their concern and sadness for all the people in Ukraine and for the family members in NYC anxiously worrying for their loved ones. Mr. DeRosa noted that the Comptroller felt morally accountable to take initiative any way they can, so he immediately instructed their pension team to look at all Russian securities that their five pension systems were invested in, and the Comptroller presented a plan for divestment from Russian securities. As of today, both the Police Pension Fund and NYCERS voted to divest from all Russian securities that they have been invested in. He shared that they hope the three remaining pension system boards also follow their path for divestment from Russian securities. Mr. DeRosa announced that the Mayor and Comptroller commenced a task force to look at payments to nonprofits. He pointed out that in the last fiscal year the city allocated over 30 billion dollars for goods and services to nonprofits. He shared a report in the chat that their office and the Mayor's office jointly put out a couple of weeks ago highlighting some reforms that they can make early on. Mr. DeRosa thanked the audience.

Frank Fontana representing the Department of Buildings announced that on March 8, 2022 the DOB issued a new service update which can be viewed on DOB NOW where your property profile lists yes or no if there were any BSA decisions made from 1998 to present. Mr. Fontana shared a link in the chat for a live Q & A session with project advocates regarding certificate project requirements and anything construction related. The next upcoming sessions will be held virtually from 2:00 pm to 3:30 pm on March 29, 2022. He reminded the audience when searching for information on a property to look on both DOB BIS and DOB NOW websites. Mr. Fontana thanked the audience. BM Stelter noted that a new Buildings Commissioner was appointed today. Mr. Fontana mentioned that the new Acting Commissioner is Gus Sirakis and the prior Commissioner Melanie La Rocca had transferred to the efficiency office.

Nancy Lulu representing Brooklyn District Attorney Eric Gonzalez attended on behalf of the Brooklyn District Attorney. She acknowledged the conflict with Ukraine and Russia and announced the following updates:

- The Brooklyn District Attorney partnered with immigration experts from Safe Horizon and Brooklyn Law School for an urgent initiative, Project Safe Refuge. This project will provide legal assistance to the Ukraine nationals applying for temporary protected status (TPS) who have been declared TPS eligible by the federal government as of March 3, 2022. This project will be held in partnership with Shorefront Y on Sunday, March 27, 2022 from 12:00 pm to 4:00 pm at 3300 Coney Island Avenue.
- The Brooklyn District Attorney's Office will be hosting a Women's History Month celebration in collaboration with Brooklyn Borough Hall and Brooklyn Chambers of Commerce on March 28, 2022 at 6:00 pm at Brooklyn Borough Hall. RSVP for this event via email at communityaffairs@brooklynda.org.
- The Brooklyn District Attorney's Office is now accepting applications for their 2022 Spring High School Internship Program. The deadline for this program is April 1, 2022.
- 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.

Jodi Moringiello, Beacon Director at PS 264 for New York Edge, introduced herself and shared two events they will be hosting: a middle school Game Truck Camp from April 19, 2022 to April 21, 2022 from 2:00 pm to 4:00 pm and a Health Fair event in partnership with the School Wellness Committee on May 18, 2022. She provided her contact information in the chat and thanked the audience.

BM Greenfield Masyr representing the Bay Ridge Jewish Center encouraged the audience to participate in a card writing project, Well Wishes for Seniors, for Good Deeds Day. This project was designed to share kindness to seniors in the Bay Ridge area. The Chesed / Good Deeds Committee of Bay Ridge Jewish Center, Bay Ridge Center and Bay Ridge Connects will be collecting the cards whether they are homemade or store-bought within the next two weeks at the Bay Ridge Jewish Center, 405 81st Street. She thanked the audience. Chair Willis thanked BM Greenfield Masyr for informing the audience of the Good Deeds Day project.

PUBLIC HEARING

Regarding the continued hearing for a New SLA Liquor/Wine/Beer/Cider license application for LLC to be formed by Vito Ruggiero, 7912 3rd 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 LLC to be formed by Vito Ruggiero, 7912 3rd Avenue, Brooklyn, New York 11209, unless the owner agrees to the following Stipulations:

- **The premise will operate as a bar/tavern.**
- **A Certificate of Occupancy or a new Letter of No Objection will be obtained.**
- **There will be no sale or consumption of alcohol on the premises until appropriate authorization is issued by the SLA.**
- **The hours of operation will be seven days a week from 12:00 pm to 4:00 am with occasional live or DJ music on Friday and Saturday ending at 2:00 am.**
- **The sound level of the music will remain below the level permitted by the NYC Noise Code. Appropriate soundproofing will be installed/maintained, and a decibel level meter will be used.**
- **There will be no music on the outside of the premises and there will be no use of outdoor space.**
- **The doors and windows will remain closed while any music is playing.**
- **The licensee shall not use any promoter or have promoted events.**
- **The premise will not be sublet.**
- **There will be no smoking permitted.**
- **There will be 20% view into the establishment at eye-level.**
- **The applicant agrees to a six-month review.**
- **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.**

An extensive discussion took place with by BM Harrison, BM Kokolis, BM Cruz, BM Falutico, BM Infantolino-Hajjar, BM Sokoloski, BM Stelter, BM Stewart, Committee Chair Vellucci, and Chair Willis, regarding the proposed days and hours of operation including live and/or DJ music, and the applicant obtaining a Certificate of Occupancy or a new Letter of No Objection.

Some Board Members felt that having this establishment open until 4:00 am will create an issue for nearby neighbors and their quality of life by having live and/or DJ music until closing hours while other Board Members felt the establishment owner should be given the chance to prove himself with having the best interest of the community in mind. It was noted that once the stipulation agreement is sent to the SLA it is nearly impossible to reverse any agreements that were made. Attorney Frank Palillo, establishment owner Vito Ruggiero, and Calam Sigg, as the establishment's General Manager, reassured the Board that is not their intention for the business to disturb residents and Mr. Ruggiero stated that he would be living upstairs from the establishment with his young children.

It was pointed out that Mr. Sigg has worked at Three Jolly Pigeons for approximately sixteen years and there has never been an issue reported with 311 for that location under his supervision. DM Beckmann took a moment to look up the data on 311 and confirmed there were no issues reported for this location within the last two years. BM Stewart voiced that he knows Mr. Sigg for many years, and he can attest to his professionalism. A compromise was made between Board Members and the applicant after Mr. Palillo recommended that the stipulation agreement be revised stating that the hours of operation will be seven days a week from 12:00 pm to 4:00 am with occasional live or DJ music on Friday and Saturday ending at 2:00 am.

Also, as for the matter of not having an updated Certificate of Occupancy or a Letter of No Objection on file for this establishment it was recommended by BM Falutico and agreed to by the applicant to amend the stipulation agreement stating that a Certificate of Occupancy or a new Letter of No Objection will be obtained. Clarification including the changes to the stipulation agreement was read.

32 in favor; 3 opposed – BM Falutico, BM Feliciano, BM Cruz; 2 recusals – BM Masoud, BM Stelter; 1 abstention – BM Taube. Motion carried.

Regarding the SLA Liquor/Wine/Beer/Cider license renewal application for Lonestar Bar & Grill, 8703 5th Avenue, Brooklyn, New York 11209, Police and Public Safety Committee Chair Barbara Vellucci rendered the Committee report. See attached.

Motion: CB 10 to send a letter to the SLA to deny the renewal application for an SLA Liquor/Wine/Beer/Cider license for Lonestar Bar & Grill, 8703 5th Avenue, Brooklyn, New York 11209.

Brief discussion followed.

Committee Chair Vellucci asked DM Beckmann to explain what a BFSCS sanitarian inspection is. DM Beckmann explained that is the Bureau of Food Safety and Community Sanitation (BFSCS) which is part of the Department of Health and that they had inspected this establishment on March 10, 2022 the day following the Police and Public Safety Committee meeting. DM Beckmann voiced that she believes the inspector issued 17 points worth of violations to the establishment owner where they confirmed numerous trash bags were seen in the basement producing flies and other unsanitary conditions. It was noted that this location would be reinspected within two to three weeks. Committee Chair Vellucci pointed out that the establishment owner has been working without a valid food handler's license. DM Beckmann confirmed that their food handler's license was expired.

BM Sokoloski questioned who wasn't paying the rent. Committee Chair Vellucci responded that the establishment owner wasn't paying rent and that the upstairs apartments were vacant. BM Sokoloski asked why the establishment owner wasn't evicted for not paying any rent to the landlord. Committee Chair Vellucci responded that currently there is a moratorium on evictions due to the pandemic. Chair Willis stated that the moratorium had ended, and that there is an ejection action on file for this establishment which is similar to an eviction action except that it is in supreme court and is currently pending. BM Sokoloski inquired how long that could take. Chair Willis replied that it could be a while depending on if they win or deny their motion to evict.

BM Vallas noted that he owns the building across the street from Lonestar and that he has video footage of Lonestar employees throwing out their trash bags in front of his property for which he was fined by DSNY for having 96 trash bags in one day for garbage pickup. He believes the owner victimizes herself and disregards the quality of life for nearby neighbors. BM Vallas mentioned that there is currently a black cable wire connecting from the roof of the establishment building to the shed in the street that could be for connection of electricity for television.

36 in favor. Motion carried unanimously.

CHAIR'S REPORT – See Attached

DISTRICT MANAGER'S REPORT – See Attached

TREASURER'S REPORT – See Attached

COMMITTEE REPORTS

ZONING AND LAND USE COMMITTEE

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

BM Stelter questioned if the site of the homeless shelter was a former gas station. Committee Chair Cruz responded yes.

COMMUNICATIONS AND PUBLIC RELATIONS COMMITTEE

Communications and Public Relations Committee Chair Henry Stewart rendered the Committee report. See attached.

OLD BUSINESS

Chair Willis shared that there has been a spike in rat sightings in Bay Ridge. BM Vellucci mentioned that she was speaking with Council Member Brannan in the chat about the rats and illegal dumping of garbage that needs to be cleaned along 62nd Street from 10th to 12th Avenue. DM Beckmann agreed with BM Vellucci that this site is in dire need of cleaning and that she has asked DSNY to clean up that area. DM Beckmann stated that she will reach out to the office of Council Member Avilés to try to obtain additional resources and to the Department of Sanitation MLP Unit for assistance. Council Member Brannan secured additional funding for the MLP Unit for the 43rd Council District but since this location is outside the 43rd Council District, that funding does not provide cleaning from the MLP Unit. DM Beckmann stated that Council Member Avilés' staff member spoke about environmental justice issues and this location falls within the catchment area. DM Beckmann noted that when she met at budget consultations with the Commissioner of DSNY she commented that if DSNY couldn't assist then the National Guard needs to be contacted for cleaning of this area. DM Beckmann reiterated that she will again reach out to DSNY due to the conditions attracting rodents and that CB10 will continue to file complaints with 311 regarding the issue. She will recommend baiting from the Department of Health and follow up as necessary.

A lengthy conversation took place with BM Vellucci, DM Beckmann, BM Oliva, BM Cruz, BM Falutico, and Chair Willis regarding the large trailers and trucks illegally parking around the Dyker Beach Golf Course and the idea of forming a committee to address this issue. It was noted that the Mayor's office was assisting with setting up an interagency meeting which had been delayed due to many city agency changes but the NYPD ticketing and towing when possible operation has continued. DM Beckmann shared that Council Member Brannan did contact all agencies about the issue. Reaching out to the companies directly was one of the ideas mentioned to try to help rectify this issue.

The golf course perimeter wasn't the only area of concern and comments about it also happening at 7th Avenue in the lower 70's as well as Wakeman Place and Ridge Boulevard were heard. An inquiry was made about how the Senator Gounardes was able to get several trucks towed from the Marine Park area but not in Bay Ridge. The response to the inquiry was that the same course of action taken in Marine Park has been taken in Bay Ridge, but the vehicles keep coming back and even though many summonses have been issued, there still are not enough resources in Bay Ridge and no place to tow these vehicles to. A comment was made that summonses were cheaper to pay than to rent a parking spot. The suggestion of booting the illegally parked vehicles was made. This has become a big issue across the city as other Community Boards are also dealing with this problem. A suggestion was made to investigate that the tickets being issued are in fact being paid. This information could be found on 311 Open Data under the pending summonses with the Department of Finance.

Another comment suggested that the "No Standing" signage was effective in the past but is no longer as this area has become outrageous with trucks parking illegally. Council Member Brannan has video footage from the weekend of March 12th of the perimeter of the Dyker Beach Golf Course looking as if it were a truck depot. DM Beckmann added that Poly Prep has joined the effort to help rectify the problem since large trucks have blocked their campus' curb cuts frequently.

BM Infantolino-Hajjar thanked DM Beckmann for continuous effort to get the garbage cleaned in the streets in Community District Ten. She offered to assist others and provide her phone number if needed to obtain photos of dirty conditions within the

community and reaching out to 311 to report conditions. DM Beckmann and Chair Willis acknowledged BM Infantolino-Hajjar for her efforts.

NEW BUSINESS

BM Joudeh shared that Ramadan is from April 2, 2022 to May 2, 2022. The Council Member, State Senator, Fifth Avenue BID, Bay Ridge Islamic Center, and the Arab American Association will be hosting an Iftar on April 8, 2022 at Leif Ericson Park, 67th Street and 5th Avenue. He invited the audience to join.

ADJOURN

With no further business, motion to adjourn was made BM Vallas. The meeting was adjourned at 8:52 pm.

COMMUNITY BOARD #10 POLICE & PUBLIC SAFETY MEETING

Date/Time: March 21, 2022 – 7:00 P.M.

Place: District Office, 8119 – 5th Ave., Brooklyn, New York 11209

Meeting Via ZOOM - March 9, 2022

Quorum: YES

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

This is a continuation of last month's application requested from the Community Board following the February General Board Meeting. .

This is a new application for bar/tavern - not yet named - by owner Vito Ruggiero who was present. The attorney, Frank Palillo, was also present.

-Members at the February meeting had the following questions regarding this application.

1. Mr. Ruggiero's restaurant management experience.
-Mr. Ruggiero works at Skyline Billiards and has been managing this establishment. In addition, he will be employing Calam Sigg as General Manager. Mr. Sigg works at Three Jolly Pigeons.
2. Outdated Certificate of Occupancy must be revised as it is for a bakery at a total occupancy of 5 persons. The Department of Buildings confirmed that a Letter of No Objection cannot be issued in this situation. An application to revise the C of O must be submitted.
-There was much discussion over this. As with other establishments, a Letter of No Objection will be accepted.
3. Concern about the hours of operation to 4 AM with music included DJ as part of method of operation.
-It was agreed that the live music and or occasional D.J. will end at 2 AM, and be replaced with background music.

(Regarding the hours of operation, Mr. Pallilo indicated to the District Office that the hours must remain as it was hours of operation for JJ Bubbles an establishment that existed for decades. He went on to say they are exempt from a 500 Foot Hearing. Upon review, we reached out to New York State Liquor Authority to question if a 500-foot hearing is required? Under the 500-foot law a premise that has been continuously licensed since the law went into effect on November 1, 1993. However, the owner of JJ Bubbles passed away in 2021 and the licensed lapsed over one-year ago on February 28, 2021).

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, and occasional DJ music, 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.
- A 500 foot hearing is required.

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 bar/tavern.
2. A Certificate of Occupancy or a new Letter of No Objection will be obtained.
3. There will be no sale or consumption of alcohol on the premises until appropriate authorization is issued by the SLA.
4. The hours of operation will be seven days a week 12PM to 4AM with occasional live or DJ music ending at 2AM on Fridays and Saturdays only.
5. The sound level of the music will remain below the level permitted by the NYC Noise Code. Appropriate sound-proofing will be installed/maintained, and a decibel level meter be used.
6. There will be no music on the outside of the premises and there will be no use of outdoor space.
7. The doors and windows will remain closed while any music is playing.
8. The licensee shall not use any promoter or have promoted events.
9. The premise will not be sublet.
10. There will be no smoking permitted.
11. There will be 20% clear view into the establishment at eye-level.
12. The applicant agrees to a six month review.
13. 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: March 21, 2022 7PM
Place: District Office, 8119 – 5th Ave., Brooklyn, NY 11209
Meeting: Via Zoom: March 9, 2022 7PM
Quorum: **YES**

- **Renewal Application for Tracy Blais, d/b/a Lone Star Bar & Grill**
- Premises: 8703 – 5th Ave., Brooklyn, New York 11209

This is a renewal application for this establishment. The owner Ms. Tracy Blais was present. The operation of this establishment is as a restaurant bar & grill. The certificate of occupancy for this address is noted as NONE as the old one from 1949 is deemed unreadable & there is no permit for public assembly as the partially filled out application from 2020 noted 75 as a C/O. From the 2020 application the hours of operation are from 11 AM to 4 AM seven days a week. In this submission..., only the 30 day notice form was submitted. There was no menu, photos of the establishment or hours of operation updated. There is no Certificate of Occupancy provided as requested two years ago. The older application, indicated that there was **no** licensed outdoor area. This form also stated **NONE** as outdoor use and only a juke box as music.

There has been an adverse history connected to this establishment regarding the use of the yard associated with this address and the two neighboring yards mounted televisions, grills & bar and loud music. Alcohol is served and smoking goes on in all three of these yards which is a violation of its SLA on premise license.

- Both Ms. Blais & Mr. Gentile signed and agreed to stipulations regarding the renewal of the SLA license in March 2018. In September of 2018, Ms. Beckmann wrote to Mr. Bradley from the NYSLA regarding the fact that Ms. Blais & Mr. Gentile are not abiding to the Stipulation Agreement signed March 2020.

-This agreement addressed over 128 noise complaints to 311 and 15 calls to 911 for disorderly groups.
(311 calls – 70 for 2017, 39 for 2018, 12 for 2019 & 8 for 2020 - 2 calls to 911 in 2020.)

-The Stipulation Agreement is still disregarded today.

A present day search of 311 calls dating back two years – from March 2020 to March 2022 – there were 96 calls for noise and loud music from the establishment and yard.

There were two residents present in March 2020 who testified that the noise and use of the yard was ongoing. Ms. Blais & Mr. Gentile claim the yard is no longer being used. Mr. Gentile suggested that the noise is coming from neighbors using their fire escapes. We know that this is not true. We have seen evidence from videos and pictures from the back of the property from residents who face the yard. We have shown videos of the yard in use and a person recording the Super Bowl party states - that she is recording a video from the yard and proceeded to record/video through to the inside of the bar.

This was two years ago and the use of Lone Star's yard continues today March 2022— even though the application still states no outdoor use. (A video was shown from September & a resident from Gelston Ave. sent a recent video with sound.

Residents provided pictures of the yard capturing tremendous amounts of tree debris and what appeared to be hundreds of black bags of garbage. Mr. Gentile stated that in 2020 he “*couldn't afford*” the carting company. He also showed that he does get rid of garbage as he showed me a picture on his cellphone of an overflowing dumpster in front of this establishment. He stated that this was from a few months ago. This is a violation.

- **The collection/hoarding of garbage continues today – March 2022.**
- **There are Department of Buildings & Sanitation violations.**

In addition, this past fall a street shed has been erected that is totally enclosed and thus in violation of NYC regulations.

In attendance at this meeting were several residents. The Community Board office received numerous calls and emails asking that the SLA license not be renewed as this establishment is not a good neighbor.

Ms. Blaise was present. She stated that the backyards are not being used that it is all closed off. She feels that she is a victim of harassment. These are all lies and that any issues have been rectified. As to the street enclosure – everyone else has it closed. She is a victim! And nothing that we have spoken about is true.

-Present at the meeting was the owner of the building and her attorney. Upon seeing this, Ms. Blaise left the meeting for a short time. The attorney for the owner, Damion Sanders, informed us that the owner has filed a motion for ejection with the Supreme Court. Rent has not been paid for over two years. In addition, the tenants have left and no one wants to rent the apartments because of the noise outside.

-The owner, when asked, informed us that Mr. Gentile claimed to have paperwork allowing backyard use. She now knows that this is not true. (She owns the building next door, also.)

-We were also informed that the garbage in the backyard is not thrown away, but rather, brought to the basement.

Ms. Blais & Mr. Gentile have disregarded all prior stipulation agreements that they have made with the Community Board, and have failed to abide by SLA regulations. The blatant violations continue from approximately 2010. In light of the facts that the recent application was incomplete, the rear yards continue to be used as an extension of the restaurant where the use, smoking, and the serving of alcoholic beverages continue, the numerous calls to 311 & 911 regarding noise complaints - the serious Department of Health / Sanitation violations regarding the hoarding of garbage on the property instead of contracting a private carting company as all establishments are required, and the erection of an improperly created outdoor shed—this committee votes requests that this board **DENY** SLA renewal and that a letter be sent to the NYSLA reiterating the above.

The committee requests a motion and approval from this Board to accept this recommendation.

Respectfully submitted,

A handwritten signature in black ink that reads "Barbara Vellucci". The signature is written in a cursive style with a large initial 'B' and a stylized 'V'.

Barbara Vellucci
Chairperson

*A BFSCS sanitarian inspected Lone Star on March 10, 2022. The owners of this establishment were cited for operating with an expired DOHMH food service permit. Heavy accumulation of debris & refuse was found in the basement. Fruit and house flies were present. In addition, there were equipment and maintenance violations.

Violation notices were issued.

Follow up inspection to follow.

COMMUNITY BOARD 10 BROOKLYN
CHAIR'S REPORT
March 21, 2022 General Board Meeting

Good evening, and welcome to Community Board 10's March 21, 2022 General Board meeting via Zoom.

Happy Spring to all! We have all set our clocks and sprang ahead, and yesterday was the vernal equinox marking Spring's official start. I for one am happy to usher in the new season, and look forward to the warmer weather.

With any luck, we will be resuming in-person monthly Board meetings starting with next month's General Board meeting at the Ft. Hamilton Senior Center on April 18. I know that Corona virus and its many variants have continued to throw us logistical curve balls, so if there are any changes, we will let you know.

I understand that on-line meetings can be longer and a bit tedious, and I thank all of you for hanging in there. As we are still currently using the remote platform, I would just like to mention some rules of order that apply in both in-person and virtual meetings. Each meeting has a public session for which people may sign up in advance to speak, and the public session is always a portion of the publicized agenda. The agenda also has a publicized list of various items that the Board will address at the meeting. The discussion at the meeting is to facilitate the Board's action on agenda items. During discussion, all comments by participants are directed to the Chair. The Chair recognizes Board members and gives them a turn on the floor to speak. These rules allow the meeting to remain orderly and ensure that the discussion properly concerns the items on the agenda. This allows us to get through the agenda and conclude the meeting session at a reasonable hour. These rules have not changed with the use of the on-line platform. Also, at in-person meetings, supplementary written material is often made available by that evening's speakers, and during remote meetings we have used the "chat" function to provide this kind of information, and also to allow people to send messages when they are having technical issues, and the like. However, recently the "chat" function has been used as a forum for side discussion and commentary by those who do not have the floor. In order to avoid disruption to the orderly business of the meeting, I would ask everyone's cooperation to refrain from this use of the chat and follow the rules of order so our meeting may proceed effectively and efficiently.

Thank you for showing up month after month, continuing to care, and for your continuing generous donation of your time.

Respectfully submitted,

/s/ Lori Willis

Lori Willis, Chair

Brooklyn Community Board 10

District Manager Report

March 21, 2022

Dear Board Members,

The District Office received communication from TBTA – Bridges and Tunnels about intermittent overnight closures on the Verrazzano Narrows Bridge during the early morning hours. This is needed due to an early morning construction operation. There will be **several intermittent 15-minute periods of full closure, both directions, upper and lower levels**, as follows: **Wednesday, 3/23, Thursday, 3/24, Friday, 3/25, from 12:01 AM to 4 AM**. The closures are necessary to perform a load-sensitive structural operation that requires a temporary prohibition of all traffic on the span. The bridge will reopen to traffic after each intermittent closure, and we will allow traffic to clear. Motorists are advised to plan additional travel time, or consider using an alternate route.

These closures will recur monthly in the same manner for the next several months and the team assured us they will provide updates.

The team also shared the project background. It entails replacement of the original early 1960s-era Brooklyn and Staten Island upper level anchorage roadway deck and structural steel with a more robust steel support structure and a stronger, more durable reinforced concrete deck. In addition to the new roadway and structural steel on the Staten Island and Brooklyn approaches and anchorage spans, new parapets, bearings, drainage, fire standpipe, and LED roadway lighting will be installed, and steel and concrete repairs will be made. Previous stages of the project were completed earlier than planned under an accelerated schedule that took advantage of low traffic volume during the height of the COVID-19 pandemic. The project is a vital state-of-good repair effort and was also designed to reduce the number of joints, thereby improving rideability and reducing long-term maintenance needs. All these improvements increase the deck's longevity and reliability, which are critically important for this high traffic-volume crossing. The upper level of the bridge opened to traffic on Nov. 21, 1964; the lower level opened on June 28, 1969.

I attended CM Brannan hosted a NYC Health Department Rat Academy which provided valuable resources and information for the community including pest management tips for Building residents and Preventing rats on Your Property.

311 Service Request for rat sightings is certainly up in Community Board 10 and simple steps can be taken to prevent rats in the community. We all need to do our part. Managing garbage is important.. utilizing tight fitting lids, rinsing recyclables before throwing them out. We also learned about lots of pest management tips for building residents that we will share in our upcoming newsletter. 311 Service requests for rat sightings From March 2020 through February 28, 2021 175 compared to March 1, 2021 through February 28, 2022 – 317.

March is typically a leading month for potholes resulting from snow and salt used on our roadways. It is the month that we also begin to review our resurfacing priorities for the season. When street surface has multiple recurring pot holes before repaving.. DOT can make temporary smooth surface called center strip which was recently performed on a few blocks of 5th Avenue 78th Street to 79 Street. CB10 requested repairs made to roadway surface on 7th Avenue southbound between 80th to 81st Street following numerous community complaints.

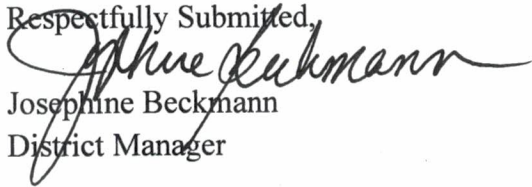
In March 2022 to date there were 81 311 service complaints submitted to request pot holes repairs.. many on same roadway recurring.. this compared to 59 311 service requests in February 2022 and 54 in January 2022.

Announcements

The Bay Ridge Saint Patrick's Day Parade will take place on Sunday, March 27, 2022. The Parade begins at 1pm and forms at Marine Avenue at 3rd Avenue then travels along 3rd Avenue to Senator Street.

The next General Board Meeting will take place on **Monday, April 18th** and we have reserved the **Fort Hamilton Senior Center**.

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 | | | | | | | | | | | | \$281,219.00 | | |
|----------------------------------|--------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|------------|------------|--------------|------------|---------------------|
| Expense Code | Description | 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 | \$9,878.86 | \$9,878.86 | \$9,878.86 | \$9,878.86 | \$83,970.31 |
| | 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 | \$6,090.53 | \$6,090.53 | \$6,090.53 | \$6,090.53 | \$51,758.24 |
| | COMMUNITY ASSOCIATE | \$1,944.65 | \$2,047.00 | \$2,047.00 | \$2,865.81 | \$1,842.33 | \$1,842.33 | \$1,842.33 | \$1,842.33 | \$1,842.33 | \$1,842.33 | \$1,842.33 | \$1,842.33 | \$16,273.73 |
| | COLLEGE AIDE | | | | | | | | | | | | | |
| | Total Personal Services | \$17,914.54 | \$18,008.14 | \$18,008.14 | \$26,825.02 | \$17,811.33 | \$17,811.72 | \$17,811.70 | \$17,811.69 | | | | | \$152,002.28 |

| Expense Code | 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 | 79.99 | 79.99 | 79.99 | 79.99 | 79.99 | 79.99 | 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 | | | | 119.10 | | | | | |
| 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 | | | | | | | | | | |
| 332 | Data Process Equipment | | | | | | | | | | | | | |
| 337 | Books | | | | | | | | | | | | | |
| 402 | Tel./Communications | | | 399.90 | 207.73 | 118.05 | 162.89 | 162.89 | 206.82 | | | | | |
| 412 | Rental/Misc./Equip | 91.50 | | | | | | | | | | | | |
| 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. | | | | | | | | | | | | | |
| 613 | 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 | | | | | | | | | | | | | |
| | Total Other than Personal Services | \$922.70 | \$124.37 | \$7,569.31 | \$704.30 | \$242.56 | \$407.40 | \$331.92 | \$405.91 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$10,708.47 |
| | TOTAL PS AND OTTS EXPENSES | 18,837.24 | 18,132.51 | 25,577.45 | 27,529.32 | 18,053.89 | 18,219.12 | 18,143.62 | 18,217.60 | 0.00 | 0.00 | 0.00 | 0.00 | 162,710.75 |

| | | | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--------------------|
| TOTAL UNCOMBURED BUDGET BALANCE | | | | | | | | | | | | | | \$88,508.25 |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--------------------|

Respectfully Submitted,

Shirley Chin, Treasurer

The Zoning and Land Use Committee met on March 16, 2022 via zoom.

The committee did not meet in quorum.

We reviewed a report that had been prepared a few years ago about the 65th Street Corridor. The report was created in response to the committee's concern about development of the corridor as large scale developments appeared on 4th Avenue in Park Slope and Sunset Park. The committee feared a wall of large buildings in this area.

This corridor is a manufacturing district. Hotels can no longer be developed as of right in manufacturing districts. Restaurants can operated on M-1 zones. The Department of Education can develop in M-1 zones. Residential development is not permitted in M-1 zones.

65th Street from 3rd Avenue to Fort Hamilton Parkway is a high crash area. Current usage is generating more pedestrian traffic on the corridor. 65th Street is a 100 foot wide street. Wide streets can lead to speeding. Sidewalks are used for businesses.

The report showed conditions on 65th Street. It showed the types of businesses that currently operate there. It also included information on ownership of properties on the corridor.

Concerns were raised about what the manufacturing needs are in South Brooklyn following the loss of much manufacturing in Sunset Park. Concerns were also raised about area infrastructure. If there is development here, would the infrastructure be upgraded. It should be noted that the MTA has told CB10 that the 8th Avenue station on the N line is the most heavily used station on the line.

The report showed pictured of other manufacturing areas that have been converted to residential. It also showed other zoning possibilities – combinations of manufacturing.

We did not meet to make any decisions about the corridor. I wanted the committee to meet to refresh their memories of these discussions and think about options for the area.

Committee members wanted to be sure that since 65th Street is at the northern edge of CB10 that residents of our neighboring boards would have input. CB10 has a good working relationship with our neighbors and will include them in any discussions. Members also noted the need for schools in this area and that should be part.

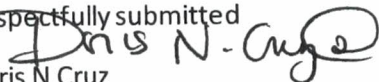
A homeless shelter for families is planned to 65th Street and 8th Avenue. As stated earlier, residential use is not permitted in M-1 zones. Thus, there will be a rezoning of the area to allow the shelter. We do not know the scope of that rezoning yet. We do not know if a rezoning for the homeless shelter will create and interest in other residential development for the area. Again, one reason to have a vision or concept for the best use of the area. A rezoning would require ULURP, Uniform Land Use Review Procedure. At that time there will be a thorough discussion with community outreach and public hearings.

This is an informational report. No vote is required.

Thank you,

Respectfully submitted

Doris N Cruz



Communications Committee Report

March 21, 2022

The Communications Committee met via Zoom on March 14, 2022, to discuss the board's digital outreach. Present were chair Henry Stewart, BMs Tracie Britton, Judith Collins, Jaynemie Capetanakis and Essa Massoud and DM Josephine Beckmann. At present, the board has 740 followers on Facebook and 141 subscribers to the YouTube channel, though the average views for individual videos is usually a little less than that. The newsletter has almost 2,200 subscribers. The open rate is around 50 percent, which is very high, demonstrating that residents want the information that the district office is able to provide. These numbers are strong, but there is room for improvement, and the committee met to brainstorm ways to increase the board's following.

Chair Stewart first asked all committee members, and now all board members, to make sure they are following CB10 on social media, and to like posts when they see them—the more likes a post has, the more likely it is to be seen, according to the algorithm, so it's an easy way at the board level for us to amplify the district office's message. With almost fifty members, the board and its members' liking individual posts could greatly expand the social media reach. Right now, posts typically get just a few likes.

BM Capetanakis said the newsletter was a great resource for information that she often shares with friends and colleagues. DM Beckmann said the newsletter is very popular, with seniors and others in contact with the district office, and that it goes out more or less weekly. She said they ask residents who call the office if they'd like to subscribe to the newsletter, and they almost always want to; and whenever there's a large public meeting, with a targeted USPS mailing, there's also an invitation to subscribe. Both of those have increased subscriptions. She added that the newsletter numbers are good, but there's especially room for improvement on social media.

To sign up for the newsletter, there's a form on the website, but it doesn't go directly to Constant Contact. There are three to four new subscribers a week, on average.

Chair Stewart suggested adding the social media accounts to the board's letterhead, where the physical address and website are listed. BM Massoud suggested using the newsletter to advertise the social media accounts as well. At present, the newsletter includes links to them, but they can be easy to miss.

DM Beckmann said the board had experimented with paying money to boost posts, which generated new followers and likes. The posts tend to be about meetings, street closures and that sort of thing. There's a standardized format and some creativity, and the district office is experimenting with better graphics. She added that it has become easier to crosspost to Instagram and Facebook, and that the Bay Ridge Events Facebook page has been sharing the board's posts.

Chair Stewart suggested posting local news stories to make the Facebook account a repository for all things Bay Ridge, such as the changes coming to 86th Street and the

old Century buildings. BM Massoud suggesting synching up with local groups' accounts, such as the Fifth Avenue BID, to tap into their audiences.

DM Beckmann said the office has also experimented with posting "stories," as opposed to individual posts, and that those tend to get more attention. BM Massoud said he has an outside company to handle his business' social media, because it's so hard to stay on top of it, and DM Beckmann said most agencies have dedicated social media professionals, but the community boards don't, and it can be difficult to balance the demands of the office with the demands of social media. But the boards have raised the issue with the new borough president, advocating for social media training and the maintain the increase in civic engagement from digital meetings as the board will return to in-person meetings. Right before the pandemic, a digital forum on vaping proved popular, with almost 700 views on YouTube; the board had advertised the webinar to local schools and other groups. DM Beckmann expressed a desire to host more such webinars.


BM Capetanakis said her school has been hosting webinars with the DoT on e-bikes to review safety measures for a population that uses them as primary transportation. She said that could be a potential topic for a board-sponsored webinar. BM Judith Collins said there had been a recent lithium-battery fire in the community, and that was also an important safety topic. DM Beckmann said there had been several, and that could be another topic, as well as senior sidewalk safety.

The board does not have a Twitter account, but the committee agreed that that wasn't the best platform for disseminating information from the board.

Chair Stewart said he planned to advertise the board's social media on some of the Bay Ridge Facebook groups, maybe by creating a primer on what the board is and does. DM Beckmann said she could also create a post to explain what the community board does. She said there's also a sign advertising social media in the office's front window, where community info is posted, and she suggested making a larger banner. BM Capetanakis suggested adding a QR code.

BM Capetanakis suggested offering incentives for signing up for the newsletter, such as free items that the office has to give away anyway. She also suggested producing community-board-branded T-shirts. BM Massoud suggested getting a TV for the front window for digital displays, and BM Britton said it could be used to play the newsletter on a loop, for example.

There being no more discussion, the committee adjourned.

Respectfully submitted— 
Henry Stewart

<https://www.youtube.com/watch?v=a1kqWNeHMg8>

STATE LIQUOR AUTHORITY – NEW APPLICATIONS & RENEWALS

| <u>Name/Address</u> | <u>Received at CB 10</u> | <u>Status</u> |
|--|---|---|
| LLC to be formed by Vito Ruggiero 7912 3 rd Avenue | 3/8/2022 updated 30-Day Notice (Landlord) | New Application Liquor, Wine, Beer & Cider |
| Sushi Jiro, Inc. 7308 3 rd Avenue | 3/10/2022 certified mail | *New Application & Temporary Retail Permit Wine, Beer & Cider |
| Parkville Corp. d/b/a Park Asia 801 66 th Street | 3/16/2022 via FedEx | Alteration Liquor, Wine, Beer & Cider |
| Fravima Corp. d/b/a Buona Sera Restaurant & Pizza 6522 11 th Avenue | 3/21/2022 via certified mail | New Application Liquor, Wine, Beer & Cider |
| Petek Inc. d/b/a Ay Kebab Turkish Restaurant 8602 4 th Avenue | 3/21/2022 via certified mail (asked for a postponement until May 2022) | **New Application Wine, Beer & Cider |
| Enba LLC d/b/a Ponte Vecchio 8810 4 th Avenue | 3/24/2022 in-person | Renewal Liquor, Wine, Beer & Cider |
| Catrinas on Third Avenue d/b/a Catrinas Mexican Grill 7316 3 rd Avenue | 3/28/2022 certified mail | Renewal Liquor, Wine, Beer & Cider |
| Bay Ridge Hospitality Group LLC d/b/a Baci Restaurant 8420 – 8422 3 rd Avenue | 3/28/2022 certified mail | Expansion onto Municipal Property |

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

** Will be invited to present application at the next Police & Public Safety Committee Meeting.