

**Community Board Ten Board Meeting Attendance**  
**Knights of Columbus, Columbian Room,**  
**1305 86th Street, Brooklyn, New York 11228 and livestreamed on YouTube**  
**<https://www.youtube.com/watch?v=jPISOoR0p7U>**  
**Monday, June 13, 2022**

**Board Members Present:(32)**

Salah Altayeb  
Ibrahim Anse  
Jonathan Bova  
Teri Brennan  
Tracie Britton  
Barbara Buchalter-Pollack  
Jaynemie Capetanakis  
Leodan Castillo  
Shirley Chin  
Richard Day  
Carmelo DiBartolo  
Ann Falutico  
Carmen Feliciano  
Barbara Germack  
Ruth Greenfield-Masyr  
Dianne Gounardes  
Stephen Harrison  
Daniel Hetteix  
Justin Hyatt  
Dr. Habib Joudeh  
Elizabeth Lovejoy  
Essa Masoud  
Nicholas Massab  
Robert Oliva  
Dr. Husam Rimawi  
Lawrence Stelter  
Henry Stewart  
Jana Taoube  
Julie Thum  
Sandy Vallas  
Barbara Vellucci  
Jack Zhang

**Excused:(16)**

Judith M. Collins  
Doris Cruz  
Chris Elisson  
Preston Ferraiuolo  
Michael Festa  
Senja Frangipani  
Jill Infantolino-Hajjar  
June Johnson  
Stella Kokolis  
Nikolaos Leonardos  
Daniel Loud  
Anthony Marino  
Dean Rasinya  
Stephanie Simone-Mahaney  
Joseph Sokoloski  
Lori Willis

**Absent: (1)**

Michael Xie

**AMENDED AGENDA  
COMMUNITY BOARD 10 GENERAL MEETING**

**June 13, 2022; 7:00 pm**

**Knights of Columbus, 1305 86 Street**

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

**PLEDGE OF ALLEGIANCE**

**ADOPTION OF AGENDA**

**ADOPTION OF MINUTES**

**May 16, 2022 Board Meeting**

**ADOPTION OF MINUTES**

**June 6, 2022 Special Board Meeting**

**PUBLIC SESSION**

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

**PUBLIC HEARING**

**New SLA wine/beer/cider application at Spicy Sichuan Restaurant Inc., 7026 3rd Avenue**

**Committee Report and Recommendation Discussion and Vote**

**New SLA wine/beer/cider application at Choban Pita & Grill Inc., 6918 3rd Avenue**

**Committee Report and Recommendation Discussion and Vote**

**New SLA wine/beer/cider application at Wonder Room Coffee Inc., 7904 3rd Avenue**

**Committee Report and Recommendation Discussion and Vote**

**New SLA wine/beer/cider application at Anthony Azzarelli Bensonhurst Entertainment, d/b/a Tavern by the Pier, 35 Bay Ridge Avenue**

**Committee Report and Recommendation Discussion and Vote**

**SLA liquor/wine/beer/cider renewal application at Leif Bar Inc., 6725 5th Avenue including use of side yard**

**Committee Report and Recommendation Discussion and Vote**

**CHAIR'S REPORT**

**DISTRICT MANAGER'S REPORT**

**TREASURER'S REPORT**

**COMMITTEE REPORTS**

**ZONING AND LAND USE COMMITTEE**

**Update on presentation from Jonathan Rose Companies Representatives regarding plans for Shore Hill expansion**

**Informational Report**

Update on presentation of exterior plans for  
Development at 6301 12<sup>th</sup> Avenue given by  
BKSK Architects LLP prior to submission of  
Application to Landmarks Preservation  
Committee

Committee Report and Recommendation  
Discussion and Vote

**SENIOR ISSUES, HOUSING, HEALTH AND WELFARE COMMITTEE**

Update on presentation of corporate change to  
the operation of the Resource Counseling Center,  
408 77<sup>th</sup> Street to SEEK Counseling Center

Informational Report

**PARKS COMMITTEE**

Update on Parks Dept. Virtual Public Scope meeting  
For reconstruction of McKinley Park playground

Informational Report

**NOMINATING COMMITTEE**

Secretary to affirm slate of CB 10 Officers for fiscal year 2023 as presented at the  
May 16, 2022 CB10 General Meeting as follows by casting one vote in favor:

Chair	-	Jaynemie Capetanakis
Vice Chair	-	Sandy Vallas
Secretary	-	Jana Taoube
Treasurer	-	Shirley Chin

OLD BUSINESS

NEW BUSINESS

ADJOURN



**COMMUNITY BOARD TEN GENERAL BOARD MEETING MINUTES**

**JUNE 13, 2022 – Knights of Columbus, Columbian Room,  
1305 86th Street, Brooklyn, New York 11228 and livestreamed on YouTube**

<https://www.youtube.com/watch?v=jPISooR0p7U>

In the absence of Board Chair Willis, Acting Chair Jaynemie Capetanakis called the meeting to order at 7:03 pm followed by the Pledge of Allegiance.

Acting Chair Capetanakis asked for a motion from the floor to adopt the Agenda. Motion by BM Gounardes, second by BM Hetteix. All in favor. Motion carried.

Acting Chair Capetanakis asked for a motion from the floor to adopt the Minutes from the May 16, 2022 General Board Meeting. Motion by BM Joudeh, second by BM Stelter. All in favor. Motion carried.

Acting Chair Capetanakis asked for a motion from the floor to adopt the Minutes from the June 6, 2022 Special Board Meeting. Motion by BM Rimawi, second by BM Thum. All in favor. Motion carried.

**PUBLIC SESSION**

Assembly Member Peter Abbate greeted the audience and explained that he regained the area from 71st to 76th Streets from the highway to 12th Avenue. Assembly Member Abbate noted that he will provide updates at future Board Meetings. He stated that their office remains at 6605 Fort Hamilton Parkway, Brooklyn, New York 11219. He thanked the Board including BM Harrison for all their efforts and wished the audience a wonderful summer. Acting Chair Capetanakis thanked Assembly Member Abbate for joining Community Board Ten at the first in-person meeting since the pandemic started in March of 2020.

Fran Vella-Marrone representing Dyker Heights Civic Association greeted the audience and announced that a discussion and vote will take place later in this meeting regarding the update on the presentation of the exterior plans for development at 6301 12th Avenue, Brooklyn, New York 11219 (former Angel Guardian Home) given by BKSK Architects LLP prior to the submission of their application to the Landmarks Preservation Committee. Ms. Vella-Marrone asked that the Board be mindful when voting on this application that the development of the building is in conformance with the Landmarks Preservation Commission's rules and regulations. Ms. Vella-Marrone thanked the Board / Committee for all their efforts and thanked the audience.

**PUBLIC HEARING**

**POLICE AND PUBLIC SAFETY COMMITTEE**

Regarding the New SLA Wine/Beer/Cider license application for Spicy Sichuan Restaurant Inc., 7026 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 Wine/Beer/Cider license for Spicy Sichuan Restaurant Inc., 7026 3rd Avenue, Brooklyn, New York 11209, unless the owner agrees to the following Stipulations:**

- **The premise will operate as a restaurant.**
- **The owner will become familiar with NYSLA regulations.**
- **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.)**
- **The hours of operation will be seven days a week 11:30 AM – 10 PM.**
- **A Certificate of Public Assembly must be obtained.**
- **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.**
- **There will be no music on the outside of the premises, and there will be no use of outdoor space.**
- **The licensee shall not use any promoter or have promoted events.**
- **There will be no smoking permitted.**
- **There will be no subletting.**
- **There will be at least a 20% visible view into the establishment at eye level.**
- **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.**

**31 in favor; 1 abstention – BM Brennan. Motion carried.**

Regarding the New SLA Wine/Beer/Cider license application for Choban Pita & Grill Inc., 6918 3<sup>rd</sup> 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 Wine/Beer/Cider license for Choban Pita & Grill Inc., 6918 3<sup>rd</sup> Avenue, Brooklyn, New York 11209, unless the owner agrees to the following Stipulations:**

- **The premise will operate as a restaurant.**
- **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.)**
- **The hours of operation will be seven days a week 11 AM – 10 PM.**
- **There will not be any music.**
- **There will be no music on the outside of the premises.**
- **There will be no use of outdoor space.**
- **The licensee shall not use any promoter or have promoted events.**
- **There will be no smoking permitted.**
- **There will be no subletting.**
- **There will be at least a 20% visible view into the establishment at eye level.**
- **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 Falutico inquired about the Certificate of Occupancy. Committee Chair Vellucci responded that the Certificate of Occupancy states 50 persons, but the applicant stated that they don't anticipate more than 20 persons at one time in the establishment and this number includes staffing.

BM Brennan asked for clarification about voting. Committee Chair Vellucci explained that we were advised years ago by SLA to phrase the motion in the negative and state that we deny unless the owner agrees to the stipulations.

**All in favor. Motion carried.**

Regarding the New SLA Wine/Beer/Cider license application for **Wonder Room Coffee Inc., 7904 3<sup>rd</sup> 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 Wine/Beer/Cider license for Wonder Room Coffee Inc., 7904 3<sup>rd</sup> Avenue, Brooklyn, New York 11209, unless the owner agrees to the following Stipulations:**

- **The premise will operate as a coffee establishment.**
- **A Letter of No Objection will be obtained.**
- **A food menu will be established.**
- **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.)**
- **The hours of operation will be seven days a week 7AM – 10PM. The doors and windows are to remain closed in coordination with any amplified music.**
- **There will only be background recorded music. The sound level will remain below the level permitted by the NYC Noise Code.**
- **There will be no music on the outside of the premises and the noise and lighting will follow NYC regulations.**
- **The licensee shall not use any promoter or have promoted events.**
- **There will be no subletting.**
- **There will be outdoor use of no more than 2 tables and 8 seats as per Covid regulations.**
- **There will be no smoking permitted.**
- **That there will be at least 20% visible view at eye-level into the establishment.**



- **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 inquired about the outdoor use. DM Beckmann explained that the applicant currently has an active permit from the Department for Transportation for both sidewalk and roadway use and if that ends the applicant will have an opportunity to apply for another permit, but when applying for any SLA license the applicant must indicate current outdoor use on their SLA application. If it is not noted on their application, they're subject to receiving a summons. BM Harrison suggested that the stipulation agreement be updated to include that the outdoor use of no more than 2 tables and 8 seats are as per COVID-19 regulations. Committee Chair Vellucci stated that she will add this request to the stipulation agreement.

**All in favor. Motion carried.**

Regarding the New SLA Wine/Beer/Cider license application for **Anthony Azzarelli Bensonhurst Entertainment, d/b/a Tavern by the Pier, 35 Bay Ridge Avenue, Brooklyn, New York 11220**, Police and Public Safety Committee Chair Barbara Vellucci rendered the Committee report. See attached.

**Motion: CB 10 to send a letter to the SLA denying the application for a New SLA Wine/Beer/Cider license for Anthony Azzarelli Bensonhurst Entertainment, d/b/a Tavern by the Pier, 35 Bay Ridge Avenue, Brooklyn, New York 11220 since there wasn't an actual questionnaire submitted to the Board and based on the record of adverse history.**

A brief discussion took place with BM Thum, BM Harrison, BM Joudeh, DM Beckmann, and Committee Chair Vellucci, regarding this establishment operating for two years with no SLA license and the adverse history. It was noted that the 68th Precinct responded a few times to complaints that were made regarding this establishment at which time the officers spoke with the applicants and one of the owners was detained on an unrelated charge. During the renovation period there was no activity going on and now they plan to reopen again. Since the Board received a 30-Day Advance Notice the Board has an obligation to submit recommendations to the SLA. About two weeks ago there was a very serious assault in front of the establishment where nearby neighbors reached out to the District Office which was confirmed with the 68th Precinct. Nearby neighbors were appreciative that they were able to voice their concerns and of all the Board's efforts. A recommendation was made that the Board should report to the Bar Association that one of the owners is citing he is an attorney. Clarification was asked about the 30-Day Advance Notice submitted to the District Office.

**All in favor. Motion carried.**

Regarding the New SLA Liquor/Wine/Beer/Cider license application for **Leif Bar Inc., d/b/a Leif Bar, 6725 5th Avenue, Brooklyn, New York 11220**, 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 Leif Bar Inc., d/b/a Leif Bar, 6725 5th Avenue, Brooklyn, New York 11220, unless the owner agrees to the following Stipulations:**

- **The premise will operate as a bar/tavern.**
- **Certificate of Occupancy or Letter of No Objection will be provided along with a Certificate of Public Assembly.**
- **A menu will be provided.**
- **There will be no sale or consumption of alcohol on the premises until appropriate authorization is renewed by the SLA. (BYOB is not permitted in NYS.)**
- **The hours of operation will be seven days a week 12 PM – 3AM Sunday – Thursday, and 12PM – 4AM Friday and Saturday. The doors and windows are to remain closed in coordination with any amplified music.**
- **There will only be JUKE BOX music indoors. Live Music will be from 4PM-8PM on Saturdays, indoors only. The sound level will remain below the level permitted by the NYC Noise Code.**
- **The outdoor use will be from 12PM – 11PM in the side yard.**
- **There will be no music on the outside of the premises and the noise and lighting will follow NYC regulations.**
- **The licensee shall not use any promoter or have promoted events.**
- **There will be no subletting or private parties.**



- **There will be no smoking permitted – indoors or outdoors.**
- **That there will be at least 20% visible view at eye-level into the establishment.**
- **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.**

A brief discussion took place with BM Brennan, BM Castillo, BM Falutico, DM Beckmann, and Committee Chair Vellucci, regarding the hours of operation, subletting the establishment for parties, and the nine noise complaints that was made to 311 within the last two years. It was noted that in the past there were some establishments that sublet their party room to people from other communities where rules and regulations weren't followed which affected the quality of life for nearby neighbors. The Board decided that the quality of life for residents in Community District Ten meant something, so moving forward there is no subletting permitted to any new SLA applicant in the district. The applicant has been in business for 55 years and had no problem updating their application to close the establishment from 4:00 am to 3:00 am and live music will only be on Saturdays from 4:00 pm to 8:00 pm as show of good faith. Regarding the noise complaints logged with 311, after public notice there were no resident comments or requests to speak at the Committee meeting to voice their concerns.

**30 in favor, 1 opposed – BM Falutico, 1 recusal – BM Lovejoy. Motion carried.**

**CHAIR'S REPORT** – Acting Chair Capetanakis rendered the Chair's report in the absence of Board Chair Willis. See attached.

**DISTRICT MANAGER'S REPORT** – See attached

**TREASURER'S REPORT** – See attached

### **COMMITTEE REPORTS**

#### **ZONING AND LAND USE COMMITTEE**

DM Beckmann rendered the Zoning and Land Use Committee informational report in the absence of Committee Chair Cruz. See attached.

Regarding the presentation by the Rose Company on a planned expansion of Shore Hill former BM Grimaldi asked if this expansion would be market or subsidized housing. DM Beckmann replied subsidized.

**Motion: CB 10 to approve the landscape design plan for 6301 12th Avenue, Brooklyn, New York 11219 that was presented to the Zoning and Land Use Committee on June 8, 2022 by BKSK Architects LLP, citing the following:**

- **Exterior signage should not be pinned or permanently attached to the façade of the building.**
- **The height of the railing on the roof will be as required by code, but the continuous horizontal component of the railing should be lowered to reduce its visual impact.**
- **The current landscaping should be preserved, and the shrubbery border should be widened.**
- **The stained-glass windows should be replaced with appropriate iconography. If this is not feasible, then the windows should be removed and deposited with the Catholic Diocese and not be disposed of.**

A lengthy discussion followed including BM Joudeh, BM Germack, BM Brennan, BM Buchalter-Pollack, BM Falutico, BM Oliva, and DM Beckmann concerning the recommendations the Board will make to the Landmarks Preservation Commission and whether they are really taken into consideration, providing contact information of Monsignor John Bracken from the Diocese of Brooklyn for the suggestion that the stained-glass be returned to the Catholic Diocese. It was noted that the Board is advisory and that recommendations will be made to the Landmarks Preservation Commission, but they have the final word. DM Beckmann will provide the contact information of Monsignor John Bracken from the Diocese of Brooklyn since he is the Head of Patrimony and handles all artifacts left behind from churches that have closed. A friendly amendment was made by BM Buchalter-Pollack to include in the letter to the Landmarks Preservation Commission that the stained-glass be replaced with appropriate iconography, second by BM Greenfield-Masyr.

**31 in favor, 1 recusal – BM Stelter. Motion carried.**

## **SENIOR ISSUES, HOUSING, HEALTH, AND WELFARE COMMITTEE**

Senior Issues, Housing, Health, and Welfare Committee Chair Jana Taoube rendered the Committee report. See attached.

## **PARKS COMMITTEE**

Parks Committee Chair Dianne Gounardes rendered the Committee report. See attached.

Regarding the update on the Department of Parks and Recreation Virtual Public Scope meeting for reconstruction of McKinley Park playground BM Falutico inquired if the comfort station is currently in use. Committee Chair Gounardes replied yes, but in dire need of renovation.

## **NOMINATING COMMITTEE**

**Acting Chair Jaynemie Capetanakis called upon Secretary Vallas to cast one vote in favor of the slate of officers for fiscal year 2023 as presented by the Nominating Committee at the Community Board Ten General Board Meeting held on May 16, 2022. Secretary Vallas cast one vote for the slate of officers as presented:**

**Chair – Jaynemie Capetanakis  
Vice Chair – Sandy Vallas  
Secretary – Jana Taoube  
Treasurer – Shirley Chin**

## **OLD BUSINESS**

BM Stelter stated that the drag racing is still taking place all hours of the night at 4th Avenue and Bay Ridge Parkway. DM Beckmann responded that the 68th Precinct and the Highway Patrol conducted enforcement and asked 68th Precinct Community Affairs Police Officer Frank Ingebretsen to add this location for traffic enforcement.

## **NEW BUSINESS**

BM Brennan noted that loud music has been heard at night on Shore Road between Bay Ridge Parkway and 79th Street, but she didn't know where it is coming from. DM Beckmann replied that it is coming from the boats in the Narrows and many nearby residents have also called the District Office with concerns of the loud music playing. DM Beckmann pointed out that the NYPD and the Harbor Unit/Coast Guard can usually rectify this issue. BM Buchalter-Pollack stated that last night at 11:30 at 95th Street and Shore Road fireworks were going off.

## **ADJOURN**

Motion to adjourn by Secretary Vallas. With no further business, meeting was adjourned at 8:28 pm.



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

Date/Time: June 13, 2022 – 7:00 P.M. Knights of Columbus 86<sup>th</sup> St. & 13 Ave.

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

Meeting Via ZOOM on June 7, 2022 7:00 P.M.

Quorum: YES

- **New Application for Wine, Beer & Cider for Spice or Spicy Sichuan, Inc.**
- Premise: 7026– 3<sup>rd</sup> Avenue, Brooklyn, New York 11209

This is a new application for a restaurant named Spice or Spicy Sichuan, Inc. The name on the application does not match the awning. Therefore, a correction need to be made. The former restaurant was Brooklyn Bay Seafood. This establishment's owner is Minghua Jiang who was present. There was no attorney listed in the application.

There is a Certificate of Occupancy for 75. The questionnaire was complete, the menu, premise photos were provided. There will only be background recorded amplified inside the establishment – no DJ or live music. There will not be any outdoor use. There will not be any promoters, private parties or security.

Why were the questions regarding receiving and following NYPD Nightlife regulations left blank, while the other questions were answered? This will be amended.

The applicant worked in other restaurants serving and tending bar.

The Community Board office instructed the applicant that we have been informed that alcohol was being brought in by patrons and he states that he has stopped this as he was unaware of the regulation.

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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. The owner will become familiar with NYSLA regulations.
3. 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.)
4. The hours of operation will be seven days a week 11:30 AM – 10 PM.
5. A Certificate of Public Assembly must be obtained.
6. 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.
6. There will be no music on the outside of the premises, and there will be no use of outdoor space.
7. The licensee shall not use any promoter or have promoted events.
8. There will be no smoking permitted.

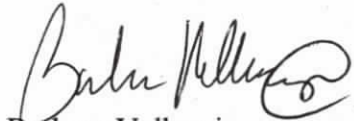
9. There will be no subletting.
10. There will be at least a 20% visible view into the establishment at eye level.
11. The applicant agrees that should it change its method of operation, it will give notice and meet with the Community Board/Committee, at least 45 days in advance of any such change.

The applicant agreed to the stipulations.

Committee agreed to the motion.

**Community Board approved.**

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Barbara Vellucci".

Barbara Vellucci  
Chairperson



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

Date/Time: June 13, 2022 – 7:00 P.M.

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

Meeting Via ZOOM on June 7, 2022 7:00 P.M.

Quorum: Yes

- **New Application for Restaurant Wine for Choban Pita & Grill, Inc.**
- Premise: 6918– 3rd Avenue, Brooklyn, New York 11209

This is a new application for a Restaurant Wine known as Choban Pita & Grill, Inc. This will be Greek and Turkish food. The owner Ben Akbulut was present. The attorney, John Akbulut was not present.

-Included in this application was a floorplan, Certificate of Occupancy for 50 persons and photos of the establishment under construction. It is anticipated that there will be no more than 20 persons occupying the establishment at one time. There will be 4 tables and 18 seats. There was a menu & photos of what the establishment will look like as a food establishment.

-There will be no outdoor space used.

-There will not be any promoters, private parties or security.

-There will be delivery service.

-The owner cites that he has managed the New Istanbul Grill in Manhattan since 2019.

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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:**

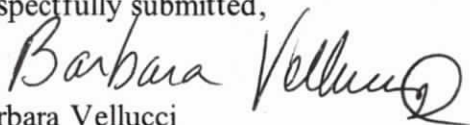
1. The premise will operate as a restaurant.
2. There will be no sale or consumption of alcohol on the premises until appropriate authorization is issued by the SLA. (BYOB is not permitted in NYS.)
3. The hours of operation will be seven days a week 11 AM – 10 PM.
4. There will not be any music.
5. There will be no music on the outside of the premises.
6. There will be no use of outdoor space.
7. The licensee shall not use any promoter or have promoted events.
8. There will be no smoking permitted.
9. There will be no subletting.
10. There will be at least a 20% visible view into the establishment at eye level.
11. The applicant agrees that should it change its method of operation, it will give notice and meet with the Community Board/Committee, at least 45 days in advance of any such change.

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

**Committee approved.**

**Community Board approved.**

Respectfully submitted,

A handwritten signature in cursive script that reads "Barbara Vellucci". The signature is written in black ink and is positioned to the right of the typed name.

Barbara Vellucci

Chairperson



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

Date/Time: June 13, 2022– 7:00 P.M. Knights of Columbus 86<sup>th</sup> St. & 13<sup>th</sup> Ave.

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

Meeting Via ZOOM on June 7, 2022 7:00 P.M.

Quorum: Yes

- **New Application for Tavern Wine - for Wonder Room Coffee Inc.**
- Premise: 7904 – 3<sup>rd</sup> Ave. Brooklyn, New York 11209

This is a new application for a restaurant named Wonder Room Coffee, Inc., located at 7904 – 3<sup>rd</sup> Ave. The owners, Natalya Pirozhova and Mariam Gogeliya were present at this meeting. There is no Certificate of Occupancy included in the application. There is a letter dated from 1946 indicating that this is a mixed used building including a store.

. Photos of the restaurant were included. The 500 rule is triggered. There will only be background recorded music and occasional private parties. The hours of operation will be seven days a week 7AM – 10PM. Outdoor space will be used consisting of 2 tables and 8 seats. Indoors there will be 25 seats and 6 tables.

--In the application there was a typed menu of coffees, teas, shakes and mocktails. There was no food listed. This is a requirement. They expect to have pastries and private parties such as birthday parties where there will be catered food brought in to the establishment.

**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 coffee establishment.**
- 2. A Letter of No Objection will be obtained.**
- 3. A food menu will be established.**
- 4. 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.)**
- 5. The hours of operation will be seven days a week 7AM – 10PM. The doors and windows are to remain closed in coordination with any amplified music.**
- 6. There will only be background recorded music. The sound level will remain below the level permitted by the NYC Noise Code.**
- 7. There will be no music on the outside of the premises and the noise and lighting will follow NYC regulations.**
- 8. The licensee shall not use any promoter or have promoted events.**
- 9. There will be no subletting**
- 10. There will be outdoor use of no more than 2 tables and 8 seats as per Covid regulations.**
- 11. There will be no smoking permitted.**
- 12. That there will be at least 20% visible view at eye-level into the establishment.**

**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 applicant agreed to the stipulations.**

**Committee approved.**

**Community Board approved.**

Respectfully submitted,

Handwritten signature of Barbara Vellucci in cursive script.

Barbara Vellucci  
Chairperson



## COMMUNITY BOARD #10 POLICE & PUBLIC SAFETY MEETING

Date/Time: June 13, 2022 – 7:00 P.M. Knights of Columbus 86<sup>th</sup> St. & 13<sup>th</sup> Ave.

Meeting Via ZOOM on June 7, 2022 - 7:00 P.M.

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

Quorum: Yes

- **New Application for Bensonhurst Entertainment. D/B/A Tavern by the Pier**
- Premise: 35 Bay Ridge Avenue, Brooklyn, New York 11209

This is a new application for Wine, Beer & Cider license Tavern by the Pier. The applicant Anthony Azzarelli, was present at this meeting. Patricio Kennedy was also present.

In this file, there was only a 30 – Day Notice to the Community Board. There is C/O for this building which cites 120 persons for the first floor as an office. There will have to be a Letter of No Objection. **There was no application questionnaire included, or ever sent.** Ms. Beckmann made several attempts for the applicant, noted on the 30 Day Notice as Mr. Azzarelli, to provide us with the required application. He insisted that someone was bringing it, but there was an accident... then he vehemently claimed that he sent it via email the afternoon of the meeting (this was long after it was due)... Ms. Beckmann left the meeting to check all emails during the meeting of June 7th.

- The application was never sent to us.

The 30 Day Notice checks off juke box. There is written, that there will be stand-up comedy & poetry. Also noted is - talent search.

In addition to no application, there was no menu, hours of operation or floorplan ever provided. There were some indoor photos. There will not be any outdoor use. There has not been signage on the outside of this establishment. And, still none as of the date of the Community Board meeting of June 13<sup>th</sup>. The windows are “blacked out.”

We’ve been informed by several residents and there were photos sent to Ms. Beckmann of the establishment operating for two years without NYSLA authorization.

From June 2020 to the present (May 29<sup>th</sup>), there were over 40 calls regarding after hours use, loud noise and drinking. Several times, the police arrived but were not allowed to enter the establishment. There was recently a serious incident and the police were called, again.

The applicant claims that he is a new tenant. The residents informed us before the meeting and with phone calls after the meeting that the operator of this establishment has not changed, that these two men, present at the ZOOM meeting, have been running this establishment for almost two years. They have photos. These are NOT new “tenants.”

We asked the applicant if he would have the owner of the building provide us with a copy of an old lease and his new lease. He did not answer and never sent any paperwork.

(As the Zoom meeting progressed, the names under the faces of Mr. Azzarelli and Mr. Kennedy switched twice.) The heavy-set bearded man, whose face was at first over the name of Mr. Azzarelli - switched devices? and claimed to be Mr. Kennedy, the attorney. He claimed that a woman at the meeting who did not speak, was also an attorney. His demeanor was argumentative, disrespectful and belligerent. He constantly interrupted myself and Ms. Beckmann. The man, now marked as "Mr. Azzarelli" said nothing. We have reason to believe that there is no lease.

We know no further information about this establishment. We have been told by the neighboring residents that this is the neighborhood speakeasy.

After the meeting several of us Googled the names – Anthony Azzarelli & Patrizio Kennedy as attorneys and received no internet hits – at least for New York. Any other attorney you Google – information is detailed.

**The committee voted to DENY this application based on the fact there was no application. In addition, the Community Board will send a letter to the NYSLA describing the record of adverse history of this establishment.**

**The Community Board has requested that Ms. Beckmann also inform the American Bar Association of the recorded fact that Azzarelli/Kennedy has declared himself to be an attorney.**

**Community Board approved.**

Respectfully submitted,

A handwritten signature in black ink that reads "Barbara Vellucci". The signature is written in a cursive, flowing style with a circular flourish at the end of the name.

Barbara Vellucci  
Chairperson



## COMMUNITY BOARD #10 POLICE & PUBLIC SAFETY MEETING

Date/Time: June 13, 2022 – 7:00 P.M. Knights of Columbus 86<sup>th</sup> St. & 13<sup>th</sup> Ave.

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

Meeting Via ZOOM on June 7, 2022 7:00 P.M.

Quorum: Yes

- **Renewal Application for ON-Premise – Bar/Tavern License for Leif Bar, Inc. d/b/a Leif Bar.**
- Premise: 6725 5th Avenue, Brooklyn, New York 11220

This is a renewal application for Leif Bar, Inc. located at 6725 5<sup>th</sup> Ave. The owner Mike Gallagher was present at this meeting. The attorney, Thomas McCallen was present. There is no Certificate of Occupancy included, but this establishment has been in operating for years. The applicant cites 86 persons on the application, but anticipates 50 persons with 18 seats and 5 tables. Certificate of Public Assembly is needed. (10 outdoor seats & 12 at the bar) There was a hand-drawn floor plan of one room. The photos of indoors only show folding tables and folding chairs, a bar and a photo of the restroom door.

-The outdoor space appears to be a small side yard with 10 chairs and 2 tables.

-There were 9 noise complaints in the last two years for loud music/party.

-There was no **menu** included. There is no kitchen. **Food is a requirement.**

-The indication for music cites “jukebox.” **BUT – there is a photo of a man playing an electric guitar.** Live music has been the practice.

The attorney asked for time to amend Mr. Gallagher’s application to include live music as has been the practice and to discuss hours of operation which was noted as 4AM seven days a week, although the applicant states that they don’t actually stay open that late.

Application was amended, and sent to us as promised.

With this in mind, we adjourned without a motion and ask this evening for the following:

**That the Community Board to move to deny this application unless the owner agreed to the following stipulations:**

1. **The premise will operate as a bar/tavern.**
2. **Certificate of Occupancy or Letter of No Objection will be provided along with a Certificate of Public Assembly.**
3. **A menu will be provided.**
4. **There will be no sale or consumption of alcohol on the premises until appropriate authorization is renewed by the SLA. (BYOB is not permitted in NYS.)**
5. **The hours of operation will be seven days a week 12 PM – 3AM Sunday – Thursday, and 12PM – 4AM Friday and Saturday. The doors and windows are to remain closed in coordination with any amplified music.**

6. **There will only be JUKE BOX music indoors. Live Music will be from 4PM-8PM on Saturdays, indoors only. The sound level will remain below the level permitted by the NYC Noise Code.**
7. **The outdoor use will be from 12PM – 11PM in the side yard.**
8. **There will be no music on the outside of the premises and the noise and lighting will follow NYC regulations.**
9. **The licensee shall not use any promoter or have promoted events.**
10. **There will be no subletting or private parties.**
11. **There will be no smoking permitted – indoors or outdoors.**
12. **That there will be at least 20% visible view at eye-level into the establishment.**
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.**

Applicant present & agreed.

Vote needed from the full board as no vote was taken at the committee meeting.

**Community Board approved.**

Respectfully submitted,



Barbara Vellucci  
Chairperson

**COMMUNITY BOARD 10 BROOKLYN**  
**CHAIR'S REPORT**  
**June 13, 2022 General Board Meeting**

Good evening, and welcome to Community Board 10's June 13, 2022 General Board meeting.

This is a very exciting meeting, as it is the first in-person meeting this Board has had since the start of the Covid pandemic here in New York in March 2020.

For some of you this is the first in-person meeting since you were appointed to the Board. I think you will find that it is a very different experience in many ways from the Zoom meetings that we have had, and I hope that you are enriched by the in-person experience. I believe and have often stated, that standing up and speaking in a room full of your peers has more gravitas than a virtual exchange. To address another person face-to-face and to see that person standing there, as a fellow human being, I believe, makes our interactions more meaningful, and makes our behavior toward others more fair and respectful.

Since it's been some time, I'd like to go over the most basic ground rules of the meeting, and note that non-board members can sign up to speak at public session before the start of the Board meeting (on the sheet of paper in the back), they will then be called upon by the chair at public session. Board members can speak when the member raises a hand and is called upon by the chair, and all comments and discussion should be directed only to the chair (not directly to others). The items open for discussion are only those items on the agenda, and if there are any other items or areas a board member would like to raise or discuss, those should be addressed at the end of the meeting as old business or new business, as the case may be. These rules allow us to handle the meeting in an orderly and expeditious way, and may be somewhat foreign to some of our newer board members, so I thought it good to quickly state them before we proceed, so everyone understands why and in what ways the discussion and comments should be limited.

I am so disappointed and sorry that I cannot be here at my last board meeting before we go on our summer hiatus and my last board meeting as chair, but I leave you in the very capable hands of Jaynemie Capetanakis, our present vice-chair and soon-to-be-incumbent chair. Congratulations to all of our newly appointed board members, and our incumbent new officers, Sandy Vallas, Jana Toube and Shirley Chin.

I would also like to express my gratitude to Josephine Beckmann and Dorothy Garuccio, who have been unwaveringly gracious and supportive throughout, and without whom this board could not function. I would also like to thank all of the people who have served as committee chairs, and the individual board members who have repeatedly gone above and beyond in their tireless work for this board.

It has been an honor and a privilege to serve as chair for these past three years, and as always, I thank you all for showing up, caring, and for your continued generous donation of your time.

As the song goes, I will see you in September.

Respectfully submitted,

*/s/ Lori Willis*

Lori Willis, Chair

Brooklyn Community Board 10



## **DISTRICT MANAGER REPORT**

**June 13, 2022**

Dear Board Members,

Tonight, I had hoped to personally thank Board Member Lori Willis for her leadership this past year and during her tenure as Chair of the Community Board 10 but am happy that I was able to speak to her before tonight's meeting.

I want to take this opportunity to welcome and introduce 9 new Board Members appointed to begin a new 2 year term and express my appreciation for your service and I look forward to working with each of you. If you are here when I call your name, please stand and give a wave.

Salah Altayeb

Ibrahim Anse

Terri Brennan

Barbara Buchalter-Pollack

Leodan Castillo

Carmelo DiBartolo

Elizabeth Lovejoy

Daniel Loud

Jack Zhang

As we prepare for the Board's summer hiatus, the District Office will continue to be open to serve the District and prepare for fall's budget consultations and capital and expense public hearing. We will also be assisting Jaynemie Capetanakis as she takes the helm. I know for new Board Members it can feel overwhelming at first and I assure you we are all here to help and appreciate your volunteer service. We hope to host a meet and greet real soon and of course, please do not hesitate to reach out and ask any question or questions you may have.

The District Office sends out a weekly or sometimes biweekly e-newsletter. please make sure you read our updates that often includes local announcements.

This month, I organized our second interagency meeting to discuss Commercial Vehicle and Truck storage around the Dyker Beach Golf Course jointly alongside CM Justin Brannan, Mayor's Community Affairs Unit and representatives from State Senator Gounardes, Congress Member Nicole Malliotakis were in attendance joined by representatives of the NYPD, DOT, DSNY and PBBS. We all understand the community frustration of the issue. Agency

representative reviewed summons activity and will be exploring additional supplemental enforcement and tow operations as well as roadway redesign options. We also heard from DOT Director of Freight Division who provided an update as their unit is working on engagement of public/private partnerships to provide additional parking opportunities. The NYPD explained their limited capability for NYPD Tow of large vehicles and storage. We discussed the possibility of NYC Sheriff involvement and possibility of booting vehicles in violation.

I am pleased to report that CB10 will be participating in the NYC Department of Youth and Community Development's Summer Youth Employment Program and 2 students will join the District Office four days per week from July 5<sup>th</sup> through August 12<sup>th</sup>. They will have a hands-on learning experience about local government.

I will also be assisting the Executive team in putting together some additional basic tutorials on land use and SLA applications and of course, the Borough President's office invited all new members to a Board Member orientation. You should have all received a welcome packet in the mail.. please make sure you review the materials that were sent.

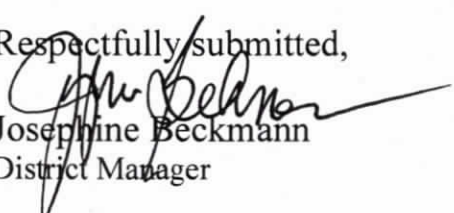
In response to growing number of calls to the office regarding rat sightings and 311 service requests up to 158 from January to June 11<sup>th</sup>, 2022, up as compared to 114 service requests in January to June 11, 2021, the District Office put together a 5,000-piece educational outreach mailing with the 5<sup>th</sup> Avenue BID to share important information on preventing/deterring rats for businesses, homeowners and residents. We have received a great deal of positive feedback. Additionally, the Department of Health has sent us a carton of informational materials that are available at the District Office.

The number of block party permit applications is also a good sign of the recovery. To date, there have been 35 applications submitted to CB10 for review. 5<sup>th</sup> Avenue Festival was back this month held on a beautiful weather day and very successful according to feedback provided to our office. As you know, there will be 4 additional summer stroll events on Third Avenue and one last Friday of month July through October on 5<sup>th</sup> Avenue.

Our next General Meeting of Community Board Ten is scheduled to take place on Monday, September 19, 2022

Happy and safe summer.

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	\$9,878.86	\$14,818.86	\$9,878.86	\$9,878.86	\$18,546.89
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	\$9,131.67	\$6,090.53	\$6,090.53	\$73,070.97
COMMUNITY ASSOCIATE	\$1,944.65	\$2,047.00	\$2,047.00	\$2,865.81	\$1,842.33	\$1,842.33	\$1,842.31	\$1,842.30	\$1,330.55	\$3,582.29	\$2,047.03		\$23,233.60
COLLEGE AIDE													
<b>Total Personal Services</b>	<b>\$17,914.54</b>	<b>\$18,008.14</b>	<b>\$18,008.14</b>	<b>\$26,825.02</b>	<b>\$17,811.33</b>	<b>\$17,811.72</b>	<b>\$17,811.70</b>	<b>\$17,811.69</b>	<b>\$17,299.94</b>	<b>\$27,532.82</b>	<b>\$18,016.42</b>		<b>\$214,851.46</b>

Expenses Code	Description	7/31/21	8/31/21	9/30/21	10/31/21	11/30/21	12/31/21	1/31/22	2/28/2022	3/31/22	4/30/22	5/31/22	6/30/22	Y - T - D
10B	Telephone	79.99												
10X	Intra-City Supplies			79.99	79.99	79.99	79.99	79.99	79.99	79.99	79.99	79.99	79.99	
40B	Intra-City Telephone													
100	Supplies & Materials				142.06					288.43				
101	Printing Supplies													
117	Postage													
170	Cleaning Supplies													
199	Data Processing Supplies													
302	Telecomm. Equipment													
314	Office furniture													
315	Office Equipment			5,450.00							404.12			
319	Security Equipment	120.00		120.00			120.00			120.00				
332	Data Process Equipment													
337	Books												2,000.00	
402	Tel./Communications	91.50		399.90	207.73	118.05	162.89	162.89	206.82	162.89	162.89	118.05		
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		51.39	51.39	51.44		
613	Office Equip. Maint.													
613	Data Process Equipment													
615	Printing Supplies				230.00									
622	Temporary Services-contractual									200.00	200.00	200.00		
624	Cleaning Services													
686	Professional/Computer Services	588.00		325.00										
684	Professional/Computer Services												3,500.00	
110	Food & Forage Supplies													
	<b>Total Other than Personal Services</b>	<b>\$922.70</b>	<b>\$124.37</b>	<b>\$7,568.31</b>	<b>\$704.30</b>	<b>\$242.56</b>	<b>\$407.40</b>	<b>\$331.92</b>	<b>\$405.91</b>	<b>\$902.70</b>	<b>\$896.39</b>	<b>\$5,949.48</b>	<b>\$0.00</b>	<b>\$18,459.04</b>

<b>TOTAL PS AND OTPS EXPENSES</b>	<b>18,837.24</b>	<b>18,132.51</b>	<b>25,577.45</b>	<b>27,529.32</b>	<b>18,053.89</b>	<b>18,219.12</b>	<b>18,143.62</b>	<b>18,217.60</b>	<b>18,202.64</b>	<b>28,431.21</b>	<b>23,965.90</b>	<b>0.00</b>	<b>233,310.50</b>
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<b>TOTAL UNCOMBURED BUDGET BALANCE</b>													<b>\$27,908.50</b>
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Respectfully submitted,  
  
 Shirley Chin, Treasurer



## Zoning and Land Use Committee meeting – part 1

The committee met on Wednesday, May 18, 2022 via zoom to hear a presentation by the Rose Company on a planned expansion of Shore Hill.

The Rose Company is planning to reduce the parking by approximately 25 percent and build a 9 story/95 foot building for senior housing with 136 units (a mix of studios and one bedroom apartments). It will be a green building with a green roof and a passive housing design.

The Shore Hill complex is R7A zoning and this is an as of right proposal. There will be no ULURP proceeding. The developer will apply for a special permit with the Board of Standards and Appeals.

The original buildings were controversial at the time. They are clearly out of scale with the rest of the community. There was a compromise at that time to reduce the height and to guarantee light and air for surrounding residents. Hopefully there can be a compromise now.

This presentation was informational only. The developer hopes to submit their request for a Special Permit in late summer. There will be a public hearing on the proposal in September.

In addition to committee members, there were over 40 area residents at the meeting.

In addition to the new building which will front on Colonial Road, there will be a redesign of the existing courtyards with improved accessibility and greenery.

The committee noted that the proposed building would have a large massing on Colonial Road which is inconsistent with the immediate area. It is also a very different design from the existing buildings which gives the impression of two separate complexes.

Committee members noted that loss of parking would have a negative impact on the area.

I will try to summarize the many concerns of the residents.

**Parking** – reduction in parking will have a negative impact on the residents and the quality of life of area residents. One resident noted that the increased driving around for parking would offset any gain from passive housing. The developer said that the parking lot is underutilized. They did a parking survey in April 2022 but offered no details on that study

**Traffic** – In addition to reduction of parking, 91<sup>st</sup> street is an incredibly busy street. It is the main access to both existing buildings and there are ambulances, ambulettes, Access-A-Ride, parking by doctors and home health aides and taxis dropping off and picking up. Additional units will exacerbate this problem.

**Loss of light and air** – The developer stated that they have requirements for light and air for all the new apartments but there are no requirements to guarantee local residents from loss of light and air. The only requirement is a zoning requirement that the new building be 8 feet from the adjoining property lines. Residents are also concerned that the new building will have windows right by their backyards and houses.

**Sewage and Flooding** – According to the neighbors and confirmed by DM Beckmann, there is frequent flooding on Colonial Road. Residents are concerned that 136 additional units will make the problem worse.

Garbage – They will use trash compactors for all units when the new building is complete. The trash compactors appear to abut the property lines homes on 89<sup>th</sup> Street. Residents are concerned about this.

Massing – A board member suggested reconfiguring the building, possibly increasing the height to reduce the massing and pull it away from the neighbors.

To summarize, parking, flooding and loss of light and air were the main concerns of the neighbors.

The developers will come back to Community Board 10 in September for a public hearing. At that time we should have the full application and any environment review documents that accompany it.

This is an informational report.

Respectfully submitted,

Doris Cruz, Chair

A handwritten signature in cursive script that reads "Doris Cruz / dy". The signature is written in black ink and is positioned to the right of the typed name "Doris Cruz, Chair".

The Zoning And Land Use Committee met on Wednesday, June 8, 2022 via Zoom.

The committee met to hear a presentation of exterior plans for development at 6301 12<sup>th</sup> Avenue, The Angel Guardian site, given by BKSK Architects LLP prior to submission of the application to Landmarks Preservation Commission.

Community Board 10 voted to have the entire site landmarked, but only a portion of the site received landmark status. When there are plans to alter a landmarked site, the commission requires a review and vote by the Community Board.

The LPC listed the meritorious features of the main building

- Ornate carved limestone door surrounds

- Corner quoins

- Arched windows

- Copper cornices

- Mansard roofs

Area residents have been diligent about reporting damage to the property due to lack of proper maintenance. This included windows left open, copper gutters cut, parts of the fence removed and deterioration of the stairs. We thank you for your concerns.

The presentation was made by John Eglund of BKSK Architects. Also in attendance were representatives of Kir Yeshiva.

The vacant building will be used as a boy's school for grades K – 8. Initial enrolment will be approximately 400 students with the possible expansion to 600 students.

There was extensive use of terra cotta on the building. They intend to preserve that. It will be cleaned and repaired. New entrances will be added. Windows will be restored to their original configuration. The windows on the upper floor were arched. The arches were removed over time but will be restored in the restoration.

The redesign will change one access to allow accessibility for wheel chairs. The 64<sup>th</sup> Street steps will be removed and the stairs at the 12<sup>th</sup> Avenue gate will be widened.

“Christian iconography” will be removed. Stained glass windows in the chapel will be removed and replaced with clear glass.

Concerns were raised about the signage proposed on the building. That proposed signage will be pinned to the building. Can freestanding signage be used. That would help preserve the building.

Can the crossed be obscured, not removed?

There were also concerns about the roof railing? Could it be lowered?

Will new windows meet LPC guidelines. The architect said yes.



The new design has some landscaping removed. Can some of the trees be preserved?

Where landscaping is removed, hedges are proposed. Can the rows of hedges be widened?

Questions were asked about the use of the school including buses. This meeting was about the design only and there can be further discussions about the use in the future.

It was agreed that it was a good and thorough presentation.

A motion was made to approve the design plans with the following concerns –

Signage should not be permitted on the building. All signage should be freestanding.

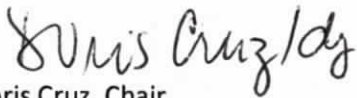
Redesign the roof railing. Lower it.

Preserve landscaping.

Widen the shrubbery border.

The motion was seconded.

Respectfully submitted.

A handwritten signature in black ink that reads "Doris Cruz" with a stylized flourish at the end.

Doris Cruz, Chair

**Community Board 10**  
**Brooklyn, NY**  
**Senior Issues, Housing, Health, and Welfare Committee**

The Senior Issues, Housing, Health, and Welfare Committee of CB10 met in quorum for a meeting via zoom on May 24th, 2022 at 7:00 PM. The meeting was also live-streamed on YouTube for those who could not access it via zoom.

This was an informational meeting with a discussion and presentation from representatives from the Resource Counseling Center and SEEK Counseling & Resource Services and representatives from the NY State Department of Health, respectively.

As a reminder, the Resource Training Center, located at 408 77th street, focuses on providing immediate appointments for high-risk community members struggling with substance abuse or alcoholism. Their goal is to keep our community members supported and have them understand that there are local organizations that can provide them with support. With this being said, the COVID19 pandemic has hit the world on multiple macro and micro levels and this includes our very communities. Representatives from the Resource Counseling Center highlighted the difficulties they have faced during the COVID19 pandemic with difficulty in testing and counseling online, which has led to an increase in relapses. In trying to find a management company to help support them in supporting community members, they have linked up with SEEK Counseling & Resource Services who will assume ownership of the existing Resource Training center. The SEEK Counseling representative reassured board members that they have an ample amount of experience with a successful existing facility in the Bronx for the past five years. All representatives highlighted that they are moving towards the same vision in trying to engage people in the community in approaching the center for assistance. Ultimately, the goal right now is to decrease online counseling and the operation will remain the same including existing times of operation and location; they reassured board members that they would notify us in case of a change. The SEEK Counseling & Resource Services will hire additional staff and existing staff at the center will remain to work together in managing individual and group therapy sessions. Additional staff will also help increase the number of support groups and sponsors within the facility. In addition to this, they do plan to change the sign at the existing location with the new name of the center in the future, but are not in a rush to do so as they understand the general community is already used to the existing sign.

Next, we had a presentation by Representatives from the NY State Department of Health regarding access to health insurance and care in an effort to reduce the un-insurance rate in Brooklyn. This presentation was extremely detailed and slides can be viewed on the livestream on YouTube on the CB10 page or board members can request to be emailed the presentation. To briefly explain, New York's Official Health Plan Marketplace is a one-stop place for shopping for subsidized and unsubsidized coverage and where individuals can easily compare health plan

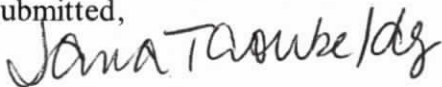
options and have access to free personalized enrollment help. It is the only place to check eligibility and pay for financial assistance and individuals can enroll in Qualified Health Plans, Essential Plan, Child Health Plus, and Medicaid. To be clear, it is available to New York State residents who are lawfully present. Since its launch in 2013, New York's uninsured rate dropped to historic lows, and currently, more than 6.5 million New Yorkers have enrolled in coverage through the NY State of Health. Covered benefits include but are not limited to free preventive care, inpatient care, outpatient services, maternity, and newborn care, prescription drugs, mental health, and substance abuse disorder services, and even pediatric dental and vision care. Individuals interested can view plans and estimate household financial assistance on the NY State of Health website or call their Customer Service Center at 1-855-355-5777. They also have an ample amount of resources to view online at [info.nystateofhealth.ny.gov/resources](http://info.nystateofhealth.ny.gov/resources), including educational videos and educational materials; materials are available in 27 languages. Again, if anyone is interested please visit their website or give them a call; they are also on multiple social media platforms including Facebook, Twitter, YouTube, Instagram, and so on at NYStateofHealth.

The Senior Issues, Housing, Health, and Welfare Committee meeting ended at about 8:00 PM.

I wish you all a wonderful and safe summer and look forward to seeing you all in September!

Respectfully submitted,

Jana Taoube





## **Park's Committee Meeting**

**Thursday, May 26, 2022**

### **McKinley Park Playground Reconstruction Community Input Meeting**

**Members of the CB10 Parks Committee and a number of residents were present for a zoom presentation by the NYC Parks Special Events Team on Thursday, May 26, 2022, at 6:30 pm. The meeting was facilitated by members of the NYC Parks Department, including Davey Ives, Chief of Staff for Operations in Brooklyn, and various other department officials. The purpose of this meeting was to present an initial introduction of the proposed project and to allow community input for design. A Mandarin translator was also provided.**

**This project was funded by Councilman Justin Brannan to the tune of \$5m and is to include a complete renovation of the playground and basketball courts at McKinley Park. McKinley Park is located between 73<sup>rd</sup> and 75<sup>th</sup> Streets and 7<sup>th</sup> Avenue with Fort Hamilton Parkway.**

**Mr. Ives spoke about the typical timeline for such a capital project. The project initiation takes 1-2 months; the design process takes 10-15 months; the procurement phase takes 7-10 months and the actual construction process takes 12-18 months; for a total of 30-45 months. The community will definitely lose the use of the park for 1 year. This project would probably start in about 2 years.**

**Rita Coelho, the project designer explained the scope of the proposed project which will include reconstruction of the playground, basketball courts and fitness area. It will also provide space showers. Renovation of the comfort station and inclusion of a dog run are not part of the scope of this project. Ms. Coelho explained that in designing this project, the architects think about play areas, accessibility and inclusion, managing stormwater and tree preservation. Some of the design ideas she offered included providing seating areas, ensuring shaded areas, creating space for gathering, play features to be accessible for different abilities and inclusive for all. Water play could be inground or overhead and would provide a diversity of features. Sports courts would be constructed with nice colors and be designed for multipurpose use. The adult**

fitness area would provide equipment for different abilities and also provide facilities for a complete fitness routine.

At this time the participants were divided into breakout rooms with Park Department personnel so that the community could offer answers to the two following questions:

1. What kind of features do you want in this park?
2. What kind of programming would you want to offer in this area?

Participants were in the breakout room for about 20 minutes and then rejoined the meeting at large. Mr. Ives asked for a summary report from each of the 4 breakout rooms and it seemed that each group of individuals offered quite a list of amenities they would like included in this project.

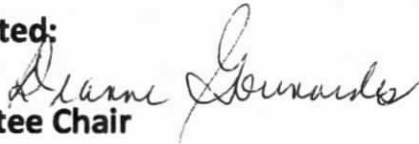
All suggestions will be looked at by the design team and the landscape architects. If there are any additional suggestions from the participants or any other community members, they can email [BKspecialevents@parks.nyc.gov](mailto:BKspecialevents@parks.nyc.gov). The next meeting for this project is scheduled for the Fall of 2022 at which time Parks will present an initial rendition of the project. One resident asked if changes can be made at that time, to which Mr. Ives indicated that there is some room for revisions. Mr. Ives will email all the participants of this meeting the power point presentation delivered tonight.

Mr. Ives also introduced our outreach coordinator, and the contact for Partnership for Parks – Hannah Bossio and provided her contact information (718-965-8992 or [Hannah.Bossio@parks.nyc.gov](mailto:Hannah.Bossio@parks.nyc.gov)). Individuals who would like to volunteer or request for various activities for Friends of Parks can contact [cityparksfoundation.org/aboutpartnerships-for-parks](http://cityparksfoundation.org/aboutpartnerships-for-parks).

The meeting concluded at 7:35 p.m.

Respectfully submitted:

Dianne Gounardes  
CB10 Parks Committee Chair



Good evening, Chair Willis, District Manager Beckmann, and board members.

Just wanted to extend greetings on behalf of District Attorney Gonzalez and wish everyone a great and SAFE summer. As always, if there is a matter or concern you'd like to address with the District Attorney's Office, to call the Action Center at 718-250-2340.

Thank you, Community Board 10 for everything you do!

**\*\* Thank you Jennifer, enjoy your summer!\*\***

Yours in Service,

**Nancy Lulu**  
**Public Engagement Associate**  
OFFICE OF PUBLIC ENGAGEMENT



**OFFICE OF THE DISTRICT ATTORNEY, KINGS COUNTY**

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***"KEEPING BROOKLYN SAFE AND STRENGTHENING COMMUNITY TRUST." - HON. ERIC GONZALEZ, DISTRICT ATTORNEY***



## SERVICE NOTICE

### Buildings After Hours

**Beginning Tuesday, June 7, 2022, Department of Buildings offices will be open every Tuesday from 4:00 pm to 7:00 pm for homeowners, tenants, small business owners, and building managers.**

During **Buildings After Hours**, homeowners, tenants, small business owners and building managers are encouraged to visit their **local borough office** where DOB staff can answer questions and provide the information needed to:

- plan for a home renovation or construction project
- address an open violation on a property
- obtain more information about a property
- use online resources including the **Buildings Information System (BIS)** and **DOB NOW**.

Staff from the following offices will be available at every borough office: borough commissioner's office, borough operations, development inspections, enforcement inspections, and plan examination. Staff from the Administrative Enforcement Unit will be available in the Manhattan borough office. Please continue to use **DOB NOW** and **eFiling** for all applicable online services.

### Records

**Requests for records** are required to be submitted in advance in **DOB NOW: BIS Options**. If an email notification has been sent that the records are available, they may be picked up during Buildings After Hours.

### Certificates of Correction

To correct an OATH/ECB summons, a **Certificate of Correction** is required to be submitted in **DOB NOW: BIS Options**. Administrative Enforcement Unit staff will be available in the Manhattan borough office during Buildings After Hours to answer questions about OATH/ECB summonses and Certificates of Correction that have been submitted in DOB NOW.

### DOB Office Locations

*NOTE: Face masks are required and must be worn at all times while in DOB office locations.*

- Bronx Borough Office  
1932 Arthur Avenue, 5<sup>th</sup> Floor  
Bronx, NY 10457
- Brooklyn Borough Office  
210 Joralemon Street, 8<sup>th</sup> Floor  
Brooklyn, NY 11201
- Manhattan Borough Office  
280 Broadway, 4<sup>th</sup> Floor  
New York, NY 10007
- Queens Borough Office  
120-55 Queens Boulevard  
Kew Gardens, NY 11424
- Staten Island Borough Office  
Borough Hall – 10 Richmond Terrace, 2<sup>nd</sup> Floor  
Staten Island, NY 10301

## STATE LIQUOR AUTHORITY – NEW APPLICATIONS & RENEWALS

<u>Name/Address</u>	<u>Received at CB 10</u>	<u>Status</u>
Per Tavern Corp. d/b/a The Kettle Black	6/8/2022 via Fed-Ex	Renewal Liquor, Wine, Beer & Cider
Georgian Cuisine Inc. 8309 3 <sup>rd</sup> Avenue	6/9/2022 via in-person	Renewal Liquor, Wine, Beer & Cider
Hamilton Parkway Corp. d/b/a Indigo Murphy's 7102 Fort Hamilton Parkway	6/13/2022 via in-person	Renewal Liquor, Wine, Beer & Cider
Tanino's Brick Oven Pizzeria & Restaurant Corp., d/b/a Zio Toto 8407 3 <sup>rd</sup> Avenue	6/13/2022 via certified mail	Class Change Liquor, Wine, Beer & Cider
First Oasis Inc. d/b/a First Oasis Restaurant 9218 4 <sup>th</sup> Avenue	6/14/2022 via in-person	Renewal Liquor, Wine, Beer & Cider
66 Club Inc. 815 66 <sup>th</sup> Street	6/14/2022 via in-person	New Application & Temporary Retail Permit Liquor, Wine, Beer & Cider

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