

Community Board 10 Board Meeting Attendance
September 19, 2022, 7:00 pm, Knights of Columbus, 1305 86th Street

Board Members Present: 34

Salah Altayeb
Ibrahim Anse
Jonathan Bova
Teri Brennan
Barbara Buchalter-Pollack
Jaynemie Capetanakis
Leodan Castillo
Shirley Chin
Judith Collins
Richard Day
Carmelo DiBartolo
Chris Elisson
Ann Falutico
Carmen Feliciano
Michael Festa
Senja Frangipani
Barbara Germack
Dianne Gounardes
Steve Harrison
Daniel Hetteix
Justin Hyatt
Jill Infantolino-Hajjar
Stella Kokolis
Daniel Loud
Elizabeth Lovejoy
Ruth Greenfield Masyr
Dean Rasinya
Joseph Sokoloski
Lawrence Stelter
Henry Stewart
Jana Taoube
Sandy Vallas
Lori Willis
Jack Zhang

Board Members Excused: 11

Tracie Britton
Doris Cruz
June Johnson
Habib Joudeh
Nick Leonardos
Stephanie Simone-Mahaney
Essa Masoud
Nick Massab
Husam Rimawi
Julie Thum
Barbara Vellucci

Board Members Absent: 2

Anthony Marino
Michael Xie

Community Board 10 General Board Meeting Minutes, September 19, 2022, 7:00 pm
Knights of Columbus, 1305 86th Street and Livestreamed to YouTube at
<https://youtu.be/tFnZkd1oCgQ>

DM Beckmann began the program at 7:05 pm and called for a moment of silence in memory of 9/11 victims.

DM Beckmann presented former Chair, Lori Willis, with a plaque, a “former chair” sweatshirt and a bouquet of flowers in recognition of her service as Chair of Community Board 10 from July 1, 2019 through June 30, 2022.

Council Member Brannan administered the Oath of Office to Vice Chair Sandy Vallas, Secretary Jana Taoube and Treasurer Shirley Chin. He then invited Chair Jaynemie Capetanakis to take the Oath of Office with her family at her side.

Past Community Board 10 Chairs who were present were acknowledged and participated in the “passing of the gavel” ceremony down to Chair Capetanakis prior to her remarks. Students from PS69 rendered a violin performance under the guidance of their music teacher Ms. Joanna Mattrey from the Noel Pointer Foundation.

Chair Capetanakis called the Board Meeting to order and led the Pledge of Allegiance. She called for a motion to adopt the Agenda – BM Gounardes seconded by BM Stelter; followed by a motion to adopt the Minutes from the June 13, 2022 Board Meeting – BM Sokoloski, seconded by BM Harrison.

PUBLIC SESSION

Council Member Justin Brannan spoke about homeowner property tax rebates that will arrive in the form of two checks, one from the state and one from the city totaling about \$450 for qualified property owners. He advised anyone who has not received their checks to contact his office. The Council Member announced that his district has hit the \$50 million mark on renovations to parks and playgrounds, with over 100 acres of parkland running from Shore Road to Cropsey Avenue. He added that his office is open and available to help with any problem the public is experiencing.

Nancy Lulu, greeted the audience on behalf of Brooklyn District Attorney Eric Gonzalez and stated that

The Brooklyn DA’s office has been extremely busy throughout the summer, not only prosecuting cases, but also holding and participating in several community events. She shared

that their office will be holding a Hispanic Heritage Month Event on October 3rd, from 6:00 PM – 9:00 PM at the Williamsburg Hotel 96 Wythe Ave. RSVP is required at Communityaffairs@brooklynda.org or by calling 718-250-3888. She noted that if there is a matter someone would like to address with the District Attorney's office, they should call the Action Center at 718-250-2340. She concluded by thanking exiting Chair, Lori Willis for her leadership and service, and congratulating newly appointed Chair, Jaynemie Capetanakis.

Jessica Kallo, representing Brooklyn Borough President Antonio Reynoso, thanked former Chair Willis for her service during her term and thanked Chair Capetanakis adding that she looks forward to working with her. The Borough President allocated the full FY23 capital budget, \$45 million, to the three Brooklyn hospitals, which was one of the Borough President's main points that he wanted to deliver on. This Thursday at 6:00 pm is the Georgian American event at Borough Hall. She encouraged all to follow on social media and provided the handle [@bkbpreno](https://twitter.com/bkbpreno). She welcomed all new Board Members and offered her assistance in the back of the room if anyone needs help.

Richard Day, representing DSNY, spoke about planned fall leaf collection on two fall dates - November 20 and December 4. He brought a few paper leaf bags to the meeting and announced that he has ordered several cases to be delivered to the District Office for distribution.

Frank Fontana, representing DOB, made several announcements:

- DOB After Hours is held every Tuesday from 4-7 pm at 210 Joralemon Street for property or business owners to ask questions about permits, plans, violations, research, etc. Staff and Plan Examiners will be available to answer questions.
- The DOB introduced the new Bureau of Sustainability headed by Deputy Commissioner Laura Popa who will oversee that all agency initiatives go to energy efficiency. Local law 97 which regulates some of the largest buildings in NYC. The agency, the commissioner and the administration are committed to meeting their carbon goals in the future.
- A new DOB resource for the small business community was announced last week that provides one on one guidance for new business owners such as ongoing constructions projects, inspections or advice to help facilitate their permits and get their business up and running. All information is available at nyc.gov/buildings where you can also sign up for buildings news.

Morris Denmark, Branch Manager from the Fort Hamilton Brooklyn Public Library Branch made several announcements:

- The branch is open from Monday through Saturday
- Free COVID test kits are provided at all BPL branches
- The branch has a new children's librarian and story time is held on Mondays and Saturdays at 10:30 am
- Fees/fines are no longer charged for overdue materials
- DVDs are now loaned for 21 days

- New computers, 8 adult and 8 children's, were installed two weeks ago
- The library offers copying service for a fee
- Material holds and requests and renewals can be submitted on the Brooklyn Public Library app

Dyker Heights resident Lou Lisi asked the following questions:

- What is being done at the former Victory Memorial Hospital site?
- He asked if the hotel being built on 86th Street will be used for homeless or for the influx of immigrants entering the US
- Requested an update about the tractor trailers that park around the golf course and what is being done to stop it
- What is being done to alleviate traffic on 86th Street, especially with the new school being built at the former Nathan's location and the hotel just across the street

Council Member Brannan addressed Mr. Lisi's questions and concerns as follows:

- Victory Memorial site will soon be home to Maimonides Health Emergency Dept. This will not be like a City Md, this will be a real emergency department. 911 will route ambulances to this location, which should be opening by the end of this year or early next year
- As for the parking situation, with the expected increase in cars from staff and patients, the plan is to put back in angle parking along the strip which will increase available parking and prohibit the trucks from parking there overnight
- The hotel is being built across from the Nathan's school site according to zoning laws. He is trying to work with the owner to come to an agreement to sell the property to a developer who would do something different, not a hotel. As far as a homeless hotel, Mayor Adams is phasing homeless hotels out. You see some of the hotels being used for the migrant families, but as far as long-term homeless shelters, they are being phased out. He added that he does not have the power to stop the owner from building a hotel because the zoning law allows it, and he personally does not believe we need a hotel. There are many other things we need at the location, like housing. The parent company of this hotel developer is the same parent company as Holiday Inn and this developer has other hotel locations which are not homeless shelters. He will continue to work with the owner/developer to try to figure it out.
- As far as the traffic near the Nathan's school site, we desperately need schools. He was out there with DOT a couple of weeks ago trying to figure out a plan to make the intersection safe for the children. The intersection could be a disaster at times with backups near the golf course, and DOT is working on a plan make the area safe for everyone.

Fran Vella-Marrone, Dyker Heights Civic Association, spoke about the sewer problem along 10th Avenue. She explained that the sewer line was replaced in 1999 from 67th – 77th Street and they stopped at 77th Street for reasons that are unknown. The residents along 10th Avenue are experiencing backups and flooding in their homes every time it rains. This is

unacceptable and it has to stop now. As the president of Dyker Heights Civic Association, she is here tonight asking DEP to do that job and CB 10 to put that project at the top of the list for capital projects and to ensure the work is done now. She will follow up in writing for this request.

Chair Capetanakis thanked Ms. Vella-Marrone and noted that we have representatives present from the Borough President's Office, from the Brooklyn District Attorney's Office and from Dept. of Buildings. She asked that they listen to the next speakers who signed up to speak about the flooding and take notes because this is at the heart of what our citizens are asking for.

Speakers Brad Hennessy, Ramona Manzi, James Nicholson, Maria Mazzone, Frank Ranieri, Steve Bencivenga, and Vincent Raiola all gave desperate accounts of their awful flooding and backup experiences along 10th Avenue and demanded that something be done. Speaker Bassem Elmehdawi spoke of similar flooding issues in the area of 71st Street and Narrows Avenue. He requested that at the very least, public garbage cans be placed on the block so that students from Xaverian HS have a place to discard cans, bottles and other trash to keep it from the street and eventually out of the catch basins.

Chair Capetanakis concluded the Public Session and addressed the speakers. She expressed her appreciation for them coming out this evening and thanked them for their heartfelt comments. She assured the residents that our Public Officials present at the meeting heard them clearly.

DM Beckmann shared that each year the Community Board has the opportunity to put together a list of Capital and Expense budget priorities and the 10th Avenue sewers were ranked number four on the list after hearing of residents' experiences following storms last year. She assured residents that we will continue to work on this issue with Council Member Brannan and will continue to work to advocate for funding for new sewers on 10th Avenue from 77th Street to 86th Street. She promised to keep residents updated and asked that residents keep us updated. She added that DEP is data driven and told those present that all must continue to call 311 to report when they have a flooding/backup issue. She thanked those in the audience for coming to the meeting.

PUBLIC HEARING

In the matter of an SLA liquor/wine/beer/cider application for DRG Chophouse Inc., d/b/a Malone's Chop House, 9517 3rd Avenue, the Committee Report and Recommendation was rendered by Police and Public Safety Committee Chair Elisson. See Attached.

Motion: CB 10 to deny the application for an SLA liquor/wine/beer/cider license for DRG Chophouse Inc., d/b/a Malone's Chop House, 9517 3rd Avenue, unless the applicant agrees to the following stipulations.

- 1. The premises will operate as a restaurant.**
- 2. There will be no sale or consumption of alcohol on the premises until the appropriate license is issued by the SLA.**
- 3. Applicant will not serve or allow BYOB until license is obtained.**
- 4. The owner or manager will be on site during all hours of operation.**
- 5. The hours of operation will be 11AM to 11PM.**
- 6. The applicant will not sublet the premises.**
- 7. The doors shall remain closed with any amplified music.**
- 8. Background recorded and /or music sound levels will remain below the level permitted by NYC Noise Code.**
- 9. There will not be any outdoor use.**
- 10. The establishment shall not sponsor or use any promoter or have promoted events.**
- 11. There will be no smoking permitted.**
- 12. There will be at least 20% visibility view into the establishment at eye level.**
- 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.**

All in favor, Motion carried unanimously.

In the matter of an SLA wine/beer/cider license for Big 5 Seafood Restaurant Inc., d/b/a Big 5, 7109 13th Avenue, the Committee Report and Recommendation was rendered by Police and Public Safety Committee Chair Elisson. See Attached.

Motion: CB 10 to deny the application for an SLA wine/beer/cider license for Big 5 Seafood Restaurant Inc., d/b/a Big 5, 7109 13th Avenue, unless the applicant agrees to the following stipulations.

- 1. The premises will operate as a restaurant.**
- 2. There will be no sale or consumption of alcohol on the premises until the Appropriate license is issued by the SLA.**
- 3. Applicant will not serve or allow BYOB until license is obtained.**
- 4. The owner manager will be on site during all hours of operation.**
- 5. The hours of operation will be Monday through Sunday 11AM to 10:30 PM.**
- 6. There will be no outdoor use.**
- 7. There will be no smoking permitted.**
- 8. There will be 20% visible view into the establishment at eye level.**
- 9. There will be no music.**
- 10. Once SLA license is obtained the Committee/Community Board may call upon the applicant to address any concerns that may arise.**
- 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.

All in favor, Motion carried unanimously.

Chair Elisson continued the Police and Public Committee Report, stating that following the Committee meeting, Community Board 10 received notice from SLA requesting comments for the relocation of liquor license serial number 1289579 for Pippins Pub from its current location at 9023 3rd Avenue to the new location at 8814 3rd Avenue prior to the 500 foot hearing for this application. He read a letter from Council Member Brannan to the State Liquor Authority in support of the relocation of the license. Chair Elisson stated that on February 22, 2021, CB 10 had voted on a liquor license application with stipulations for Lombardi's which was the establishment located at that address at the time, 8814 3rd Avenue, and was seeking a NYS liquor license. He noted that the owners of Pippins Pub had provided all requested documentation to CB 10 along with the Liquor License Questionnaire and agreed to the same stipulations that were approved by CB 10 for Lombardi's. He read the new stipulations for Pippins Pub:

Motion: CB 10 to deny the application for relocation of an SLA liquor/wine/beer/cider license for Pippins Pub, license Serial Number 1289579, to 8814 3rd Avenue, unless the applicant agrees to the following stipulations.

- 1. The premises will operate as a restaurant.**
- 2. There will be no sale or consumption of alcohol on the premises until the appropriate license is issued by the SLA.**
- 3. The owner manager will be on site during all hours of operation.**
- 4. The hours of operation will be Sunday through Wednesday, 12 pm – midnight and Thursday through Saturday 12 pm through 1 am**
- 5. Background recorded and/or music sound levels will remain below the level permitted by NYC Noise Code**
- 6. There will not be any outdoor use**
- 7. The establishment shall not sponsor or use any promoter or have promoted events**
- 8. There will be no smoking permitted**
- 9. There will be 20% visibility view into the establishment at eye level**
- 10. The applicant agrees that should it change its method of operation, it will give notice and meet with the Community Board/Committee, at least 45 days in advance of any such change**

Motion from the floor by BM Collins, seconded by BM Sokoloski to accept the stipulations as read.

Discussion began and clarification about what the Board is voting on was made by DM Beckmann in response to a BM question. She explained that the request for comments in

preparation for the SLA 500-foot hearing for relocation of the existing license came in after the committee meeting. She added that Pippins' attorney quickly submitted the CB 10 questionnaire and all supporting documents and posted a public hearing notice as requested. She explained that Pippins had agreed to the same stipulations that were in place for the prior establishment at the location, that there is no adverse history at either the former or the new location, and that the 500-foot hearing is scheduled for next week, thus the reason for the motion from the floor. BM Harrison asked if public notice was made, and DM Beckmann confirmed that it had been done, and no one submitted comments or had questions. BM Willis asked about outdoor sidewalk use per COVID rules, and DM Beckmann stated that that particular stipulation had been removed because the COVID rules are no longer in effect.

All in favor, Motion carried unanimously.

Chair's Report – See Attached

DM Report – See Attached

Treasurer's Report – See Attached

COMMITTEE REPORTS

ZONING AND LAND USE COMMITTEE

The Zoning and Land Use Committee Informational Report was rendered by Acting Chair Ann Falutico, see attached.

BUDGET AND PERSONNEL COMMITTEE – closed session, Board Members only

The Budget and Personnel Committee Report was rendered by Committee Chair Dean Rasinya, See attached.

Motion: To approve the fiscal year 2023 overall budget as presented including the rehiring for the Community Assistant and College Aide positions. All in favor, motion carried.

Motion: CB10 to approve the proposed 4% merit increase for DM Josephine Beckmann and Community Coordinator Dorothy Garuccio for the remaining 40 weeks of fiscal year 2023. All in favor, motion carried.

NEW BUSINESS/OLD BUSINESS

BM Kokolis made a positive point, stating that she was happy to see the children's performance this evening and enjoyed it very much, adding that she does not recall any performances at Board meetings in all her years as a Board Member. She suggested having students join the Board Meeting more often to give them a bit of an education in civics.

On another note, BM Kokolis also suggested that when we have one topic that many speakers have signed up to speak about, perhaps one person can speak on behalf of all to keep the Public Session to a minimum. Chair Capetanakis responded that the speakers who came tonight were very passionate about the topic they were speaking of.

Motion to adjourn by BM Dianne Gounardes, seconded by BM Rasinya.
With no further business, the meeting was adjourned at 9:05 pm.

POLICE AND PUBLIC SAFETY COMMITTEE
COMMUNITY BOARD 10

Date/Time: September 13, 2022/7:00 PM

Called to order: 7:05 PM

Place: Via Zoom

Quorum: Yes (See attached)

New SLA Liquor for DRG Chophouse Inc. DBA Malone's Chop House
Premise: 9517 3rd Avenue Brooklyn, NY 11209

This is a new on premises Liquor application. The applicant Mr. Greg Fosdal appeared before the committee as the owner and representative. His attorney Mr. Nicholas Moccia was not present. The premise will operate as a restaurant with only background music. Hours of operations will be Monday through Sunday 11Am to 11PM. There will not be any outdoor dining and the interior seating will be for approximately 80 patrons. The applicant was informed that he may need a Public Assembly since his occupancy may be greater than 75. The applicant believes he has a Public Assembly, if he does have one, he was requested to send a copy to the CB10. The premise does have a Certificate of Occupancy (CO) dated December 14, 1988. The first floor on the CO list a store Kitchen, Toilets, and restaurant extension in conjunction with 9519 3rd Avenue. The applicant states that he will not use a DJ. There is no adverse history at this location.

After a discussion period the committee's decision is to deny the applicant unless the applicant agrees to the following stipulations.

1. The premises will operate as a restaurant.
2. There will be no sale or consumption of alcohol on the premises until the appropriate license is issued by the SLA.
3. Applicant will not serve or allow BYOB until license is obtained.
4. The owner or manager will be on site during all hours of operation.
5. The hours of operation will be 11AM to 11PM.
6. The applicant will not sublet the premises.
7. The doors shall remain closed with any amplified music.
8. Background recorded and /or music sound levels will remain below the level permitted by NYC Noise Code.
9. There will not be any outdoor use.
10. The establishment shall not sponsor or use any promoter or have promoted events.
11. There will be no smoking permitted.
12. There will be at least 20% visibility view into the establishment at eye level.
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 has agreed to the above stipulation.

The committee met in Quorum; vote was unanimous for In Favor.

New SLA Wine and Beer Application for Big 5 Seafood Restaurant Inc. DBA Big 5
Premise: 7109 13th Ave. Brooklyn, NY 11228,

This is a new application for Beer, Wine, and Cider. The owner is Ze Liang Chen, is present and is represented by his Attorney Ying Xu who is also present. The establishment is a restaurant, and the hours of operation will be Monday through Sunday 11AM to 10:30 PM. The restaurant will not have any background music. There is a Certificate of Occupancy (CO) dated August 29th, 1994 with the cellar listed as commercial and used as accessory uses, first floor and second floor as commercial. Both floors are listed for use as eating or drinking establishment with entertainment, but not dancing with capacity of 200 persons or less. The occupancy on the CO is listed for the first floor at 52 occupants and the second floor at 38. The maximum number of persons anticipated to occupy the premises is 70 as per the application. The owner through his attorney states that there will not be any music or entertainment on the premises. The restaurant will not have any outdoor dining.

After a discussion period the committee's decision is to deny the applicant unless the applicant agrees to the following stipulations.

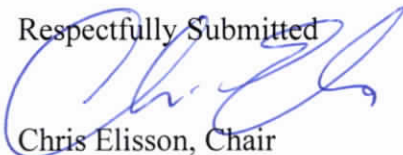
1. The premises will operate as a restaurant.
2. There will be no sale or consumption of alcohol on the premises until the appropriate license is issued by the SLA.
3. Applicant will not serve or allow BYOB until license is obtained.
4. The owner manager will be on site during all hours of operation.
5. The hours of operation will be Monday through Sunday 11AM to 10:30 PM.
6. There will be no outdoor use.
7. There will be no smoking permitted.
8. There will be 20% visible view into the establishment at eye level.
9. There will be no music.
10. Once SLA license is obtained the Committee/Community Board may call upon the applicant to address any concerns that may arise.
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 stipulation.

The committee met in Quorum; vote was unanimous for In Favor.

The meeting was adjourned at approximately 7:41 PM.

Respectfully Submitted



Chris Elisson, Chair

Attendees:

CB 10 District Manager, Josephine Beckman
CB 10 Chair, Jaynemarie Capetanakis

PPS Committee:

Chair, Chris Elisson
BM Jonathan Bova
BM Judith Collins
BM Elizabeth Lovejoy
BM Ruth Greenfield Masyr
BM Sandy Vallas
BM Lori Willis

Absent Committee members:

BM Michael Festa
BM Jill Infantolino-Hajar
BM Nikolaos Leonardes
BM Husam Rimawi
BM Barbra Vellucci
BM Michael Xie

Applicants:

Representing Malone's Chop House

Owner, Mr. Greg Fosdal

Representing Big 5 Seafood Restaurant Inc.

Owner, Mr. Ze Liang Chen

Attorney, Ms. Ying Xu

Chair's Report – September 19, 2022

September is the start of our new year and my role as chair. I wish you all a Happy New Year! I hope you remember to take pride in your membership on our board and accept the responsibility that comes with it. All of the issues that come before us effect the quality of life in our community and we are part of a vibrant and active community. There are so many good things found within our community that make it a great place to live and work: beautiful homes, top schools, houses of worship, medical care, shops, restaurants, supermarkets, access to transportation, parks, community events and many wonderful community organizations.

As board members, we connect our community to city government. The work we do is a public service. We are all advocates and liaisons for our community. But, the true work does not happen at the General Meetings like this. The work we do happens at our committee meetings. Committee meetings are the most important place for us to show up and be involved. We do not make the laws, but we are called upon to offer advice or feedback on an issue. The committee meetings are where presentations are given by our city agencies. This is where we hear from passionate members of the public, who are invested in a particular issue. Your committee meeting is where board members get to participate in a longer discussion and make a recommendation for our whole board to vote on at the monthly General Board public meeting. This is an opportunity that should not be wasted; it is a key role in getting things done with community input.

As board members, we must be knowledgeable about the issues we are voting on. Our Borough President Antonio Reynoso will be providing professional learning via zoom to help educate board members. Coming up, there is a presentation on ULURP—which is the Uniform Land Use Review Procedure. This is an important issue in our neighborhood and you need to understand it to vote on it. Our District Manager and Community Coordinator send us information via email to prepare us for meetings. When you come to a meeting, you have to do your homework and be ready to discuss the issues at hand. Preparation and attendance are key to being a board member.

We are united in our purpose as a board to make our community the best it can be. You are all community leaders and I am depending on you to make this the best year. Thank you.

Respectfully submitted,



Jaynemie Capetanakis, Chair

District Manager Report

September 19, 2022

Good Evening Board Members:

I hope you all enjoyed the summer hiatus. Welcome back! On behalf of Dorothy and myself, congratulations once again to Jaynemie Capetanakis as she takes on the helm as CB10 Chair and best wishes to our new officers.

I am excited to begin the new session and I am happy to share the following updates with you regarding issues we worked on this summer. We were grateful to participate in the Department of Youth and Community Development Ladders for Leaders summer program. There were two students assigned to our office.

The CB10 newsletter continues to grow and we continue to expand our outreach to neighbors. Our social media presence also continues to grow. We added about 200 followers over the summer. We need your help, and I am asking all Board Members to please ask your friends to like us on Facebook and Instagram.

The number one service request of the summer from residents was rat sightings. As I mentioned at our June meeting . The District Office teamed up with the Fifth Avenue BID and distributed an EDDM mailing with educational information materials. During the Spring and Summer, we heard from park goers about rats in Shore Road Park and Dyker Beach Park.

MILLING AND RESURFACING – Ped Ramps - As you know, milling and resurfacing has commenced and always generates a great deal of calls from local residents. In addition, installation of new ped ramps is taking place at various locations District Wide.

NYS DOT PROJECTS – Ovington Avenue at 7th Avenue overpass at BQE – NYS DOT continues to perform emergency work on this overpass. The work includes efforts to repair the beneath the structure and is expected to continue through October and possibly into November. The current posted weight limit on the bridge is now 6 tons and this is related to the severity of the damage that is being repaired.

NYSDOT is striving to complete the required repairs and have the weight limit sign removed by the end of this year.

As you know, Community Board 10 has an advisory role in the review of block parties. This year I am happy to report that we received a record number of 89 Block Party applications as compared to 61 in 2021 and 72 in 2019 pre-pandemic year. We thank our local block associations and community leaders for bringing neighbors together!

Budget Consultations – Each year Community Boards meet as a Borough with several agencies of the City of New York to discuss budgetary needs. For members new to the Board.. during the month of October, The Executive Committee reviews the District Needs Statement which includes the prioritization of Capital and Expense needs. This year the meeting will take place on September 28th. Community Boards hold a public hearing to encourage feedback at the October Board Meeting. . The District Office also reaches out to all Community Based Organizations and has blasted an email for suggestions via our Constant Contact Newsletter and Social Media. We have already received great feedback this year.

I will be emailing you last year's Capital and Expense List as well as the link to our District Needs Statement. If you would like to see any additions to the list please send an email to the District Office.

In addition, Parks Committee Chair will review parks projects in Community Board 10 tomorrow night 7pm on Zoom. All are welcome to attend.

With the start of school, we are hearing from parents about concerns of need for more school crossing guards. There is a citywide hiring issue ... impacting many agencies.. so funding is not the issue.. as we reported last year we were down 6 and notable crossings like Ovington Avenue at 7th Avenue where we had a pedestrian fatality this summer and 12th Avenue and 65th Street have many parents concerned.

Recent heavy rains resulted in stormwater back ups at various locations in the District. The majority of calls received were from 10th Avenue from 77 Street to 86th Street as well as Narrows and Colonial Road. Corner catch basins and cleaning was raised by a number of residents who experienced street flooding who are finding the corner catch basins are not being cleaned. As leaf season fell early, leaves are blocking many catch basins and it is a shared responsibility.. DEP for regular maintenance and corner property owners who are responsible to clean 18 inches into the street.

If you are on social media.. you may have seen many posts from families about what seems to be a sudden proliferation of smoke shops throughout the CB10 area with majority opening up in Bay Ridge. Cannabis was legalized in New York State and the Office of Cannabis Management is in the process of formulating a procedure for issuance of permits and public review. Many of these smoke shops are selling cannabis without a permit and all have been reported to the Office of Cannabis Management. Sadly, many are along school routes with advertising and signs that are marketed to young people. We have put together a list of 38 new shops and am in the process of learning about permits that are required for tobacco (licensed by DCWP – and permits are capped).

Cannabinoid hemp retailer applicants who submitted a completed application to the State Department of Health on or before June 1, 2021 may sell cannabinoid hemp products at retail to

consumers before having their license approved or denied by the office, provided that the cannabinoid hemp retail applicant adheres to all requirements of this Part.

I did attend a meeting hosted by BP Antonio Reynoso and what was shared with us that rules are being formulated pertaining to time, place and manner.. similar to SLA Liquor Licenses.

However, towns, cities and villages are permitted to pass local laws and regulations governing the time, place and manner of adult-use retail dispensaries and on-site consumption licenses, provided such laws and regulations do not make the operation of the license unreasonably impracticable. For example, cities, towns, and villages may pass laws and regulations pertaining to local zoning and the location of licensees, hours of operations and adherence to local building codes. Municipalities may not issue or require local licenses for cannabis businesses.

We are hoping to put together a forum soon.

ANNOUNCEMENTS

NYC BOE would like us to remind all that the General Election is November 8th and the last day to register to vote in person is October 14, 2022. The last date to postmark your voter registration is October 14th and it must be received by October 19th.

You may have seen on TV this week.. the Arab Community of Brooklyn is welcoming Little Amal. She is a giant puppet representing a little girl on a BIG journey – a 10-year-old Syrian refugee girl a the heart of the walk. Since July 2021 she has travelled to 12 countries representing all children fleeing war, violence and persecution. From September 14th to October 2nd Little Amal will be walking through all 5 boroughs of NYC.

She is coming to Bay Ridge on September 23rd from 5pm to 7pm to a parade in her honor on 5th Avenue from 68th Street to 79th Street. Local sponsors include Arab American Association, CM Brannan, Assembly Member Mathlyde Frontus, Muslims Giving Back and more.

The next General Board Meeting of Community Board Ten will take place on Monday, October 17th in person at the Knights of Columbus 1305 86 Street.

Respectfully submitted,


Josephine Beckmann

District Manager

COMMUNITY BOARD TEN
TREASURER'S REPORT

Fiscal Year: July 1, 2022 to June 30, 2023

Budget Appropriation for FY 2023

\$267,591.00

	7/31/22	8/31/22	9/30/22	10/31/22	11/30/22	12/31/22	1/31/23	2/28/23	3/31/23	4/30/23	5/31/23	6/30/23	Y - T - D
DISTRICT MANAGER													
COMMUNITY COORDINATOR	\$9,878.86	\$9,878.86											\$19,757.72
COMMUNITY ASSOCIATE	\$6,090.53	\$6,082.28											\$12,172.81
COMMUNITY ASSISTANT	\$1,742.76												\$1,742.76
COLLEGE AIDE													
Total Personal Services	\$17,712.15	\$15,961.14											\$33,673.29

Expense Code	Description	7/31/22	8/31/22	9/30/22	10/31/22	11/30/22	12/31/22	1/31/23	2/29/2023	3/31/23	4/30/23	5/31/23	6/30/23	12/31/22
108	Telephone													
10X	Intra-City Supplies	79.99	79.99											
40B	Intra-City Telephone													
100	Supplies & Materials													
101	Printing Supplies													
117	Postage													
170	Cleaning Supplies													
199	Data Processing Supplies													
302	Telecomm. Equipment													
314	Office furniture													
315	Office Equipment													
319	Security Equipment		120.00											
332	Data Process Equipment													
337	Books													
402	Tel./Communications													
412	Rental/Misc./Equip		325.78											
417	Advertising													
431	Leasing Misc. Equip.													
451	Local travel expenditures													
602	Telecomm. Maintenance				51.44		51.44							
613	Office Equip. Maint.													
613	Data Process Equipment													
615	Printing Supplies													
622	Temporary Services-contractual													
624	Cleaning Services			200.00										
686	Professional/Computer Services													
684	Professional/Computer Services													
676	Infrastructure Maint/Operation													
	Total Other than Personal Services	\$251.43	\$657.21	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$908.64
	TOTAL PS AND OTS EXPENSES	17,963.58	16,618.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	34,581.93

TOTAL UNCOMMITTED BUDGET BALANCE \$233,009.07

Respectfully submitted,

 Shirley Chin, Treasurer

Zoning Committee Meeting Minutes - 9/15/22 at 7:00pm (zoom meeting format)

Meeting was in quorum, Informational Meeting.

Attendees:

Jaynemie Capetanakis
Josephine Beckman
Barbara Germack
Stephanie Simone-Mahaney
Anthony Marino
Dean Rasinya
Ibrahim Anse
Leodan Castillo
Carmelo DiBartola
Ann Falutico

Presentation of Zoning Basics Concepts and an Introduction to the ULURP Process

Presenter – David Weissglass of the Dept. of City Planning, new CB10 liaison to DCP

1. Zoning Basics

What is Zoning – use and space

Basic terms were explained such as:

Floor Area Ratio – building size regulations as related to size of lot

Height Restrictions including Height Factor and the contextual height regulations developed more recently

Building Envelope including Base Heights, Sky Exposure plane and other height restrictions

Open Space Ratio and Yard Regulations – which relate to how a structure sits on the site and how much/where space must be left open

Parking and Loading

DW also presented an overview of the Zoning Districts

Basic R, C, M as well as the meaning of zoning overlay districts

He explained how the in the number designation that follow the letter designation of the district relates, in general, to the increase in intensity and density, higher the number – more intense usage and density permitted.

2. ULURP

DW described DCP role at the first step in these complex and lengthy land use applications and environments review applications. He also outlined the time frames for each subsequent step in the process – from Community Board to Borough Preside to back to DCP, then to City Council.

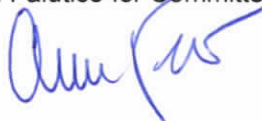
3. Other Topics from Q and A:

DW clarified that zoning changes are generally initiated either by NYC- led applications or by privately applications to DCP, not by DCP itself.

DW stated that CB10 has been generally specific and clear in its response to all applications put before it and urged us to continue. He said that this practice is very helpful as opposed to a simple approve/disapprove determination, giving DCP more clear information in for its consideration.

Meeting was adjourned at 8:00 pm

Respectfully submitted by Ann Falutico for Committee Chairperson, Doris Cruz



The budget and personnel committee met virtually, via zoom, on Wednesday September 7, 2022 at 3:15 PM. The following committee members were present:

Sandy Vallas
Shirley Chin
Dean Rasinya Committee chair

Also present were:

Jaynemie Capetanakis C/B Ten Chair and
Josephine BEckmann C/B Ten District Manager

Committee Members Barbara Germack and Barbara Vellucci were excused from the meeting.

The District Manager updated the committee regarding personnel and presented the proposed Fiscal Year 2023 Budget. The District Manager was then excused from the meeting.

The following Fiscal Year 2023 Budget was unanimously approved by the Budget and Personnel Committee:

Fiscal Year 23

PERSONAL SERVICES

COLUMN FOR
CHANGES

<u>B/C</u>	<u>Objec t</u>	<u>Description</u>	<u>FT Pos.</u>	<u>Amount</u>
1000	001	Full Year Sal	3	\$207,977.00
1000	031	Hourly		\$24,015.00
1000		Buffer		\$4,671.00
1000				
TOTAL PS BUDGET				\$236,663.00

OTHER THAN PERSONAL
SERVICES

<u>B/C</u>	<u>Objec t</u>	<u>Description</u>	<u>Contract s</u>	<u>Amount</u>
1000	101	Printing	0	\$1,500.00
1000	117	Postage		
1000	170	Cleaning supplies		\$300.00
1000	319	security system		\$540.00
1000	337	Books & Subscriptions		\$150.00
1000	40B	Intracity Tele.		\$2,544.00
1000	412	Rental of Misc Equip		\$2,000.00
10000	413	Rental of DataProcessing		\$1,377.00
1000	602	Telecom Maint (TW Cable)		\$650.00
1000	615	Printing Contractual		\$400.00
1000	622	Holding		\$8,479.00
1000	624	Office Cleaning		\$2,400.00
1000	684	Professional/Computer Svc (Constant Contact)		\$588.00
TOTAL OTPS BUDGET				\$20,928.00

TOTAL BUDGET - Excluding
Rent and Energy

\$257,591.00

In addition to the Fiscal Year Budget of \$257,928.00 allocated by the office of Management and Budget, the New York City Council, through the office of

Council member Justin Brannan, has allocated a City Council Grant of \$10,000.00 to Community Board Ten. The Budget and Personnel Committee

makes the following unanimous recommendation regarding the allocation of the \$10,000.00 City Council grant, the \$8,479.00 from the Holding line

of the Fiscal Year 2023 budget and a review of the \$24,013.00 allocated for hourly personnel.

Community Board 10 Budget Proposal

FY 2023

Personnel Services

PS Line Hourly Total **\$24,015**

1. Rehires

- | | | |
|---|---------------------|----------|
| a. Community Assistant (40 weeks) | 24 hours x 17.87 = | \$17,155 |
| b. College Aide (Oct thru June) | 330 hours x 15.50 = | \$ 5,115 |
| c. Jennifer Gounis Final Pay FY 23 | | 1,743 |

TOTAL **\$24,013**

City Council Grant **\$10,000**

- | | | |
|----------------------|---------|--|
| Zoom | \$1,150 | |
| Board Mtg Livestream | \$3,500 | |
| Postage | \$2,000 | |
| Outreach Materials | \$3,350 | |
-

Holding Code **\$ 8,479**

- | | | | | |
|----|--------------------|-----------|----------|---------|
| 4% | Dorothy Garuccio | (\$3,115) | 40 Weeks | \$2,396 |
| | Josephine Beckmann | (\$5,151) | 40 Weeks | \$3,962 |

Balance to Office Supplies FY23 **\$2,121 DR**

Merit increases are reviewed staff performance. The commitment to the Community Board taking on additional responsibilities throughout pandemic and every day to administer work of Board.

The last time Community Board Ten voted on Merit Increase for District Manager and Community Associate was December 2016 and last contractual raise was December of 2019

Dean Rasniza - Committee Chair 9/19/22

STATE LIQUOR AUTHORITY – NEW APPLICATIONS & RENEWALS

<u>Name/Address</u>	<u>Received at CB 10</u>	<u>Status</u>
City 9316 Inc. d/b/a Fushimi at Bay Ridge 9316 4 th Avenue	6/21/2022	Renewal Wine, Beer & Cider
Osteria Positano LLC d/b/a Positano 10018 4 th Avenue	6/21/2022	Renewal Liquor, Wine, Beer & Cider
Salty Dog Restaurant LTD 7509 3 rd Avenue	6/21/2022	Renewal Liquor, Wine, Beer & Cider
Le Sajj Restaurant Corp. 8221 5 th Avenue	6/21/2022 via in person	Renewal Liquor, Wine, Beer & Cider
Gourmet Fit, LLC d/b/a Sarava Bistro 6819 3 rd Avenue	6/24/2022 via in person	Corporate Change Wine, Beer & Cider
Phoenix 384 Corp. d/b/a Xin 8324 3 rd Avenue	6/30/2022 via in person	Renewal Liquor, Wine, Beer & Cider
Bay Ridge Memorial Inc. VFW Post 7173 7010 Fort Hamilton Parkway	7/7/2022 via in person	Renewal Liquor, Wine, Beer & Cider

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

STATE LIQUOR AUTHORITY – NEW APPLICATIONS & RENEWALS

<u>Name/Address</u>	<u>Received at CB 10</u>	<u>Status</u>
Mikawa Japanese Fusion Inc. 7407 3 rd Avenue	7/13/2022	Renewal Wine, Beer, Cider
Big 5 Seafood Restaurant Inc. 7109 13 th Avenue	7/13/2022	*New Application Wine, Beer, Cider
W M 11 Inc. d/b/a The Wicked Monk 9508-9510 3 rd Avenue	7/20/2022 8/4/2022 (2 nd notice)	Renewal Liquor, Wine, Beer, Cider
8915 ECA, Inc. d/b/a Zamaan 8915 5 th Avenue	7/20/22	Renewal Liquor, Wine, Beer, Cider
Pipins Pub 8814 3 rd Avenue	7/20/2022	Change of location from 9023 3 rd Avenue
DRG BK Chophouse Inc d/b/a Malone's Chop House 9519 3 rd Avenue	7/28/2022	*New Application Liquor, Wine, Beer, Cider
Hana 86 Sushi Inc. d/b/a Sushi Hana 524 86 th Street	7/26/2022	Renewal Wine, Beer, Cider
Samuele & Calogero Rao d/b/a Mama Rao's Pizzeria & Restaurant, 6408 11 th Avenue	7/28/2022	Renewal Liquor, Wine, Beer, Cider
ABI Group LLC 8530 3 rd Avenue	8/09/2022	Renewal Liquor, Wine, Beer, Cider
Reung Reung Group LLC, d/b/a Glow Thai, 7107 3 rd Ave	09/09/22	Renewal Liquor, Wine, Beer, Cider
Reung Reung Group LLC, d/b/a Glow Thai, 7107 3 rd Ave	09/26/22	(copy) Renewal Liquor, Wine, Beer, Cider
Choban Pita & Grill Inc. 6918 3 rd Avenue	09/27/22	**Temporary Retail Permit Wine, Beer, Cider

* Presented application at September 2022 PPS Committee

**CB 10 voted with stipulations on new application for this establishment on June 13, 2022