

**Community Board Ten Board Member Attendance
April 17, 2023; Knights of Columbus**

Board Members Present: 30

**Jonathan Bova
Teri Brennan
Barbara Buchalter-Pollack
Jaynemie Capetanankis
Shirley Chin
Judith Collins
Doris Cruz
Richard Day
Carmelo DiBartolo
Chris Elisson
Michael Festa
Senja Frangipani
Barbara Germack
Dianne Gounardes
Stephen Harrison
Daniel Hetteix
Justin Hyatt
Jill Infantolino-Hajjar
Daniel Loud
Elizabeth Lovejoy
Stephanie Simone Mahaney
Anthony Marino
Nicholas Massab
Husam Rimawi
Lawrence Stelter
Henry Stewart
Jana Taoube
Barbara Vellucci
Lori Willis
Jack Zhang**

Board Members Excused: 16

**Salah Altayeb
Ibrahim Anse
Tracie Britton
Leodan Castillo
Ann Falutico
June Johnson
Habib Joudeh
Stella Kokolis
Nikolaos Leonardos
Essa Masoud
Ruth Greenfield-Masyr
Dean Rasinya
Joseph Sokoloski
Julie Thum
Sandy Vallas**

Board Members Absent: 1

Michael Xie

Community Board 10 General Board Meeting Minutes
April 17, 2023, 7:00pm, Knights of Columbus, 1305 86th Street
You Tube Livestream: bit.ly/3HLO5lw

Chair Capetanakis called the meeting to order at 7:07 pm and led the Pledge of Allegiance.

Chair Capetanakis called for the Adoption of the Agenda. Motion by BM Gounardes, seconded by BM Infantalino-Hajjar.

All in Favor, Motion Carried.

Chair Capetanakis called for the Adoption of the Minutes from March 20, 2023, Board Meeting. Motion by BM Vellucci, seconded by BM Hetteix.

All in Favor, Motion Carried.

PUBLIC SESSION

Tori Kelly representing Senator Andrew Gounardes:

- Shared Senator was in Albany working on the State Budget.
- Event will be held this Friday April 21, 2023, at the Sunset Park Senior Center with the Department of Aging with Borough President Reynoso.
- Invited all to upcoming shredding event on Saturday May 13, 2023, in St. Anselm's parking lot

Laurie Windsor representing Congress Nicole Malliotakis:

- Introduced legislation HR1641. The legislation seeks to address the spike in whitewashing or theft of checks or cash from mail. Legislation provides USPS with subpoena powers not currently available as part of their own investigation.
- Encouraged all to check and make sure that their passports are up to date or if anyone needs to apply for a new one to submit and send it ASAP. The processing office is behind on applications and renewals and therefore will take several weeks to process.

Jessica Kallo representing Borough President Antonio Reynoso:

- Greeted all and stated if anyone needs assistance to please contact the office at 718-802-3813.

Richie Barsamian representing Assemblyman Alec Brook-Krasny:

- Introduced himself as Community Affairs Director and shared the Assemblyman was in Albany working on the budget.
- Office is at 310 93rd Street off of 3rd Avenue and is currently open for constituents on Monday and Wednesday from 11am-4pm or call at 347-560-6302.
- Shared the Assemblyman is determined to create a budget that works for everyone and to keep families from taking flight to other states, for example, Florida.
- Introduced a bill that will rename the stretch of the Belt Parkway vicinity near the Fort Hamilton Army Base as the Veteran's Highway. This will be done out of respect to all those who have served and protected our nation in every conflict.
- Introduced a bill to protect seniors 65 and over and those with special needs against additional fees and surcharges on utility bills to help lessen their financial burden.

Rob Aguilar representing Council Alexa Aviles:

- Announced the teen violence awareness walk on April 29, 2023, on Tillary Street. Students in need of community service hours or credit can attend to help with their requirements.
- MTA is holding pop up events for information on Bus Redesign. Encouraged everyone who takes the bus to attend and give their input.
- On Tuesday April 25, 2023, at City Hall Chambers at 6pm, Council Alexa Aviles will host an EID Celebration.

Basil Capetanakis representing Assemblyman Michael Tannousis:

- Greeted everyone and wished all a Happy Easter. Added that if anyone needed to contact the office please call 718-439-8090.

Samia Aljahmi representing Senator Iwen Chu:

- Greeted and wished everyone a Happy Easter and stated that the Senator was in Albany working on the budget to secure funds for schools as well as essential services to serve our community.
- Currently mobile hours are at three locations: 4101 8th Avenue Wednesday 10-2pm, 1746 86th Street Thursday 10-2pm and 6802 Fort Hamilton Parkway Friday 1-5pm. Contact the office with any questions or concerns at 718-333-0311.

Dr. Ahmed Rashed and Kate Cucco from Maimonides Emergency Center:

- Dr. Ahmed has been a physician at Maimonides for 15 years and resides locally with his wife and two children. He has strong roots in the community.
- Shared that he is excited that the 24 hour/7 day per week Emergency Department will open soon.
- Currently the closest option for emergency care is NYU Langone in Sunset Park or Maimonides Medical Center located in Borough Park. States that the community will benefit from a fully equipped emergency department which unlike urgent care, is a true ER.
- ER will be staffed with Board Certified Physicians and have state-of-the-art equipment including 24-hour stand-by ambulance if transport to a hospital is necessary. Will provide Mental Health Services, GYN Services, Stroke and Cardiac Conditions, just to name a few.
- Responded to Board Member questions regarding ambulance transport to hospital of the patient's choice by ambulance if admission is necessary and that SUNY Downstate will continue to operate the ambulatory surgical center on the upper floors. Hamilton Park Nursing Home will remain operational in their current location.

Dianne Gounardes regarding Bay Ridge Cares Clean Up:

- Announced Bay Ridge Cares is teaming up with Bay Ridge Environmental Group (President BM Dan Loud) this Saturday at John Paul Jones Cannonball Park at Shore Road.
- The park clean-up will be held from 10am - 4pm and all from the community are invited to participate.
- Shared there will be activities for the younger children and planting flowers and sprucing up the area around the Gazebo will be done.

Ling Xi Aye representing Congressman Dan Goldman's Office:

- Congressional Art Competition is underway and offered to high school students who attend high school in or reside within NY Congressional District 10. Interested students may contact their office via goldman.house.gov – click on services, then high school art competition.

- Secondly, anyone know or are involved in or with a non-profit or religious institution who could be targets for hate crimes, they are now accepting Federal Security grant nominations and this special grant seeks to protect institutions that could be prone to becoming hate crime targets.

Yong Le Yau from the Brooklyn Public Library:

- Introduced herself as the Branch Manager at Dyker Library on 13th Avenue and 82nd Street.
- Wanted to share that the Mayor's Office has proposed a cut of almost \$15 million from the Brooklyn Public Library's budget for this coming fiscal year.
- Asking residents to send a note of support by visiting the website [bklynlibrary.org/stand up](http://bklynlibrary.org/stand-up) and share comments regarding the need to keep libraries fully funded.
- Anyone who needs last minute tax prep may stop by the Library until April 18, 2023.
- Event for Teens on Saturday, April 22, 2023 at 7pm located at the Central Library for anyone ages 13-19 to take over the library. They will have a free party, music, crafts, and food.
- The Dyker Library Branch offers a free chair yoga program on Thursdays from noon to 1pm.

Lyn Johnson regarding the Brooklyn-wide Veteran's Parade:

- Identified himself as former Community Affairs representative for VA Brooklyn Medical Center.
- He is officially retired as of December 31, 2022. As a Brooklyn resident, he is part of a team that is seeking help to organize a Brooklyn-wide Veterans parade and they have started an exploratory committee run out of the Brooklyn Borough President's office.
- Mr. Johnson would like to have Flatbush Avenue near the Veteran Memorial at Grand Army Plaza to be the parade staging area and get NYPD and DOT to allow them to use Flatbush Avenue from Prospect Park to the Manhattan Bridge or Brooklyn Bridge.
- This is a new committee and for anyone who is interested in attending Zoom meetings every 2nd Tuesday at 7pm a link will be set up. Email address is lyn.johnson7482@gmail.com.
- The next meeting will be held on April 25th, and he will be sending out information and reaching out to the local District Managers.

PUBLIC HEARING

In the matter of a new SLA liquor/wine/beer/cider application for M & K Bar Entertainment d/b/a/ Status Q, 8218-8220 3rd Avenue Brooklyn, NY 11209, the Committee Report and Recommendation was rendered by Police and Public Safety Committee Chair Elisson. See Attached.

Motion: CB10 to deny application for an SLA Liquor/wine/beer/cider application for M & K Bar Entertainment d/b/a/ Status Q, 8218-8220 3rd Avenue Brooklyn, NY 11209, unless the applicant agrees to the following stipulations.

1. The premises will operate as a Billiard Parlor.
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 Sunday-Thursday 1:00pm-1:00am, and Friday and Saturday 2:00pm-2:00am.
6. There will be no smoking permitted.
7. The doors and windows 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. The applicant may be hosting occasional parties, such as corporate events.
10. Once the SLA license is obtained the Committee/Community Board may call upon the applicant to address any concerns that may arise.
11. There will be at least 20% visibility view into the establishment at eye level.
12. 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 a new SLA wine/beer/cider application for Lil Frankie's, 270 71st Street, Brooklyn, NY 11209, the Committee Report and Recommendations was rendered by Police and Safety Committee Chair Elisson. See Attached.

Motion: CB10 to deny application for an SLA wine/beer/cider for Lil Frankie's, 270 71st Street, Brooklyn, NY 11209, 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 Monday through Sunday 3 PM - 12 AM.
6. There will be no smoking permitted.
7. The doors and windows 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. The applicant may be hosting occasional parties, such as corporate events, family events, and may have an occasional singer entertaining patron.
10. Once the SLA license is obtained the Committee/Community Board may call upon the applicant to address any concerns that may arise.
11. There will be at least 20% visibility view into the establishment at eye level.
12. 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'S REPORT - See Attached

DISTRICT MANAGER'S REPORT - See Attached

TREASURER'S REPORT - See Attached

COMMITTEE REPORTS

TRAFFIC AND TRANSPORTATION COMMITTEE

Chair Anthony Marino rendered the Committee Report and Recommendation. See Attached.

In the matter of review of Open Streets for schools' application for Bay Ridge Prep located on Ridge Boulevard from 81st Street to 82nd Street with use Monday through Friday from 10am-2:30pm.

Motion: To reject the plan outright and submit a letter to the Department of Transportation expressing disapproval of the Open Streets application submitted by Bay Ridge Prep.

T&T Chair Marino then added that he spoke to Mr. Charles Fasano, Principal of Bay Ridge Prep today. Mr. Fasano shared that he heard the concerns raised by Board Members and the community. Mr. Fasano indicated that Bay Ridge Prep will no longer use Open Street permit for the remainder of the school year. They commenced a pilot to transport students to nearby parks using two school buses that were purchased during the pandemic. He asked the Community Board to reach out to NYPD to see if it is feasible to have a patrol car in the area while the children were at play.

Board Member discussion followed with a question about the need for a patrol car. BM Brennan explained that it has always felt like a privileged situation that the community has made the accommodation for a tuition-based school that we do not make for public schools and was happy to hear of the rejection. BM Brennan agrees that we should vote on the Committee recommendation.

BM Harrison is opposed to the application and shares that this is a program offered to all schools. He did not think it was appropriate here because of the set up. However, Open Streets is a program available for all schools to apply. He felt the criticism was unfair.

BM Loud asked if we should add language in motion to reach out to the 68 Precinct for additional patrol coverage. DM Beckmann will reach out to the 68 Precinct for additional patrols.

BM Willis shared that we are very lucky in this community to have large park areas that are available and safe for students, like the nearby playground adjacent to Fort Hamilton High School, which also has school safety agents. BM Willis also added that every application is judged on its own merits and in this situation, there are many homes that suddenly have had a school yard placed on their street which is unfair.

BM Infantolino-Hajjar added that her street safety concern is for the students, especially in light of the recent U-haul driver tragedy. T&T Chair Marino added that this concern was discussed during the meeting.

BM Vellucci states that she understands the neighbors' concerns and has great fears about crazy cars, scooters and student safety. She supports the idea of going to the park with Bay Ridge Prep's private school buses. She suggests parent volunteers be on hand or two school aides be hired for added safety as there is a shortage of police patrols, and pointed out that school safety agents are not permitted to leave the building.

Motion: To reject the plan outright and submit a letter to the Department of Transportation expressing disapproval of the Open Streets application submitted by Bay Ridge Prep. All in Favor, Motion carried unanimously.

Chair Marino continued to render the T&T Committee Report and Recommendation regarding review of NYC DOT Notice of Public Hearing and Opportunity to Comment on Permanent Open Streets Program rule change. See Attached.

Motion: To submit a letter to the Department of Transportation providing Board Member feedback and comments regarding the Permanent Open Streets Program rule change.

29 in favor, one recusal- BM Lovejoy. Motion carried.

JOINT ENVIRONMENTAL/ZONING AND LAND USE COMMITTEE

ZALUC Chair Cruz rendered the joint Environmental/ZALUC Report and Recommendation regarding a presentation from the office of Environmental Remediation for Voluntary Cleanup Program Application submitted by Watermark Capital LLC for the property located at 6128 8th Avenue a/k/a/ 6200 8th Avenue. See attached.

Motion: Adoption of Community Board 10 Resolution which calls upon the Department of City Planning and the Department of Buildings to review all attachments supporting that Block 5794 Lot 75 comports with the requirements of ZR 74-681 and require that the applicant submit a Special Permit Application pursuant to ZR 74-681 that provides for City Planning Commission review and public review of the large scale development of the proposed site, and requests that the Office of Environmental Remediation review all comments/questions provided concerning remediation at this site and that no work proceeds until such time as the Department of City Planning and NYC Buildings Department review submission pertaining to compliance with ZR 74-681.

Discussion began. BM Brennan is concerned about the height of the building that will dominate the area and block the sunlight from the neighboring homes.

BM Hetteix stated they will begin remediation in a very short time. What we are trying to do is get them to hold public sessions so people can have input.

BM Harrison said they are required to file a Special Permit and that is what we are requesting.

BM Willis questioned the wording of the resolution and asked if the word “represented” would work better, as opposed to the word “summarized” in the statement that the former rail right of way had not been in use post the 1961 zoning resolution. DM Beckmann responded that the wording of the resolution would be corrected.

BM Brennan suggested sending a written summary and letter, along with our resolution.

BM Zhang was unfamiliar with the ZR-681 special permit. DM Beckmann explained that it provides the opportunity for public comment. In general, the Zoning Resolution guides how a building can be built – bulk, height, density, size, etc. The Zoning Resolution has a provision where a special permit is required, in this case, the property being a former railyard. This section of text provides the opportunity for the public to review the plan for the site and it also allows the City Planning Commission an opportunity to review how the proposed development impacts the local community, for example, how the entrances and exits will intersect with the already built surrounding community. A former rail yard is a large land mass that utilized trains and tracks that used diesel, oil and over time the land became a brownfield. The Board feels it is important to bring this to the DCP’s attention as we argue the Special Permit must be applied so that they can take a closer look and the public has the opportunity to comment. DM Beckmann went on to explain the differences between as-of-right

construction and construction requiring the Special Permit when the proposed building does not conform to the Zoning Resolution. In this case the developer is saying this 27-story building is as-of-right, meaning that a Special Permit is not required, and we feel differently in this instance.

BM Harrison on the last page asked a question about a direct quotation from ZR12-10 definition. He suggested the entire definition “railroad or transit air space” be put in quotes each time it is used, if it is, in fact, a direct quote from the zoning resolution. DM Beckmann agreed and will make appropriate corrections on the resolution.

BM Marino asked for clarification about the change in address. ZALUC Chair Cruz answered and said we remain unsure, but we identify the property as Block and Lot.

BM Brennan thanked the Zoning and Land Use Committee for their hard work and research. ZALUC Chair Cruz responded that it was a group effort with the Committees meeting twice and wanting to make it clear in the form of a resolution that a Special Permit is required.

Motion: Adoption of Community Board 10 Resolution which calls upon the Department of City Planning and the Department of Buildings to review all attachments supporting that Block 5794 Lot 75 comports with the requirements of ZR 74-681 and require that the applicant submit a Special Permit Application pursuant to ZR 74-681 that provides for City Planning Commission review and public review of the large scale development of the proposed site, and requests that the Office of Environmental Remediation review all comments/questions provided concerning remediation at this site and that no work proceeds until such time as the Department of City Planning and NYC Buildings Department review submission pertaining to compliance with ZR 74-681.

29 in favor, 1 recusal – BM Stelter. Motion carried.

JOINT PARKS/ENVIRONMENTAL COMMITTEE

Chair Dianne Gounardes rendered the informational report. See Attached.

OLD BUSINESS - None

NEW BUISNESS

BM Infantolino-Hajjar commented that when voting, Committee Chairs have not been asking for abstentions or recusals. Chair Capetanakis commented that we will work on that.

BM Brennan clarified a statement made earlier and announced that the NYPD budget is higher than it's ever been, and we lost no personnel at the 68th Precinct.

With no further business, a motion to adjourn was made by BM Harrison, seconded by BM DiBartolo. Chair Capetanakis adjourned the meeting at 9:05 pm.

POLICE AND PUBLIC SAFETY COMMITTEE
COMMUNITY BOARD 10

Date/Time: April 3, 2023/7:00 PM
Called to order: 7:00 PM
Place: Via Zoom
Quorum: Yes (See attached)

**New SLA License for Liquor for M & K Bar Entertainment Corporation AKA Status Q
Premise: 8218-8220 3rd Ave Brooklyn, NY 11209**

This is a new on premises liquor application. The applicant, Mr. John Mimoso and co-owner John Kenna will be the new owner of Status Q. The premises will operate as a Billiard Parlor with background music and a juke box and may host occasional parties. The premises currently has an SLA license with no known issues and has been established as a billiard parlor at the same location for approximately 33 years. The hours of operation will be Sunday through Thursday 1 PM to 1 AM and Friday and Saturday 2 PM to 2 AM.

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 Billiard Parlor
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 Sunday – Thursday 10AM- 11PM, Friday and Saturday 10 AM to 1AM.
6. There will be no smoking permitted.
7. The doors and windows 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. The applicant may be hosting occasional parties, such as corporate events.
10. Once SLA license is obtained the Committee/Community Board may call upon the applicant to address any concerns that may arise.
11. There will be at least 20% visibility view into the establishment at eye level.
12. 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; The vote was in favor.

New SLA License for Beer Wine and Cider for Lil Frankies of Bay Ridge formerly known as Lombardo's of Bay Ridge.

Premise: 270 71 Street Brooklyn, NY 11209

This is a new on premises Beer Wine application. The applicant, Mr. Bryan Ecock will be the new owner. The premises will operate as a restaurant with background music and have occasional live entertainment and will host parties such as family gatherings and civic events. The premises currently has an SLA license for beer and wine with no known issues. The hours of operation will be Monday through Sunday 3 PM to 12 AM.

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

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 Monday through Sunday 3 PM – 12 AM.
6. There will be no smoking permitted.
7. The doors and windows shall remain closed with any amplified music.
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9. The applicant may be hosting occasional parties, such as corporate events, family events and may have an occasional singer entertaining patrons.
10. Once SLA license is obtained the Committee/Community Board may call upon the applicant to address any concerns that may arise.
11. There will be at least 20% visibility view into the establishment at eye level.
12. 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; The vote was in favor.

A discussion for clarification on unlicensed premises serving alcohol or bring your own booze. State Liquor Authority (SLA) has jurisdiction on licensed premises and will make note of premises operating without a license and this will impact their license application should they ever apply for an SLA license. One such establishment in Bay Ridge who advertises BYOB is being referred to the local precinct for enforcement.

Motion to adjourn was unanimous. The meeting ended at approximately 7:45 PM.

Respectfully Submitted,



Chris Elisson, Chair

Attendees:

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

PPS Committee:

Chair, Chris Elisson
BM Judith Collins
BM Elizabeth Lovejoy
BM Ruth Greenfield Masyr
BM Sandy Vallas
BM Lori Willis
BM Michael Festa
BM Barbra Vellucci
BM Jill Infantolino-Hajar
BM Nikolaos Leonardes
BM Husam Rimawi

Absent Committee members:

BM Michael Xie
BM Jonathan Bova

Applicants:

M & K Bar and Entertainment Corp.

John Mimoso
John Kenna

Lil Frankie's of Bay Ridge LLC

Bryan Ecock

Good evening, and welcome to our April 2023 Community Board 10 meeting. I wish you all a Happy Spring and joyous holiday to those who are celebrating this month.

You may not have known, but April is also National Volunteer Month. As community board members, each of you contributes to making a difference in our community. This month is dedicated to honoring all of the volunteers in our communities as well as encouraging volunteerism.

The first group of volunteers we'd like to thank is our CB 10 2023 Nominating Committee that has been formed. Our appreciation goes to Tracie Britton, Judith Collins, Barbara Germack, Ruth Greenfield Masyr, and Dean Rasinya, who has also agreed to serve as Nominating Committee chair. This committee will meet between our April and May meetings in order to: notify Board Members that nominations are open and what the process is to apply for an Officer position; and to meet to review submissions. They will develop a slate of officers to present next month at our May Community Board meeting and we thank them for this additional service.

Recently, our board members received an email from me thanking them for the time and effort they give to make our Community District such a wonderful place to live, work, and raise a family. To fulfill our role, attendance at meetings is essential. Your attendance is a critical factor in the ability of our Board to vote on issues affecting our community. It is also a criteria for reappointment as a Board Member and is an issue of vital importance to our Borough President Antonio Reynoso. To highlight this, we would like to recognize and congratulate our volunteers who have had zero or only one absence from June 2022 to March 2023.

The first group of Board Members are part of our "Freshman Class." They are among our newest members who were appointed in June 2022. Each of you is off to a great beginning and we applaud your public service to our community. Please join me in honoring, the following five members:

- Ibrahim Anse
- Salah Altayeb
- Leodan Castillo
- Carmelo DiBartolo
- Elizabeth Lovejoy

Please come up to receive your certificates.

The next group of Board Members are part of our "Senior Class," which is based on the number of years they have been serving our community, not on age. They have also missed none or only one meeting from June 2022 to March 2023. These board members set the bar for all of us to make public service a priority. We appreciate your time and leadership. Please join me in honoring our Varsity Team of the following four board members

- Judith Collins
- Carmen Feliciano
- Barbara Germack
- Larry Stelter

Please come up to receive your certificates.

Every board member's ability to volunteer is greatly appreciated. Volunteering makes a difference in our community and helps to build a stronger community. Each of you is a shining light and your service is an inspiration. Your time, talent and voice make a difference and I am proud to volunteer with each of you.

Respectfully Submitted, Jaynemie Capetanakis, Chair



DISTRICT MANAGER REPORT

April 17, 2023

Dear Board Members,

Community Board 10 District Office was inundated this month with calls from residents and business owners about changes to DSNY set out collection hours. Many seniors are upset about late hours, businesses who close early or who cannot store trash receptacles and many who feel changes will not make a difference as prior regulations were not enforced. We will continue to monitor the implementation and impacts. DSNY is currently issuing warning notices until May 1st when summonses will be issued for non-compliance.

On May 20th, the Community Board Parks and Environmental Committees will be partnering with our very own owner BM Daniel Loud's Bay Ridge Environmental Group to host an Its My Park Day Clean Up. We will be meeting at Shore Road Park near the flag pole at 80th Street at 10am. We encourage all of you to participate and meet fellow Board Members and students from the community.

May is Mental Health Awareness month. Our Senior Issues, Housing, Health and Welfare Committee are planning to host a presentation on this important topic in an effort to raise awareness and compile important resources for local neighbors.

Announcements

Nancy Lulu from the Brooklyn District Attorney Eric Gonzalez asked that I share information regarding the Prescription Drug Take Back Event will take place on Friday, April 21st from 9:30 AM – 4:00 PM.

There will be 13 drop-off sites throughout Brooklyn, amongst two sites within Community Board 10's confines:

1. **Knights Of Columbus**
1305 86th Street
2. **The Bay Ridge Center for Health & Wellness**
15 Bay Ridge Avenue.

I want to share some upcoming meetings that may be of interest to you:

The 68 Precinct Community Council will be meeting Wednesday, April 19th at Bay Ridge Towers – 7pm

This upcoming Thursday, the Traffic and Transportation Committee will be meeting at 7pm to discuss plans for the renovation of the Fort Hamilton Parkway Overpass near 81st Street by New York State DOT.

Bay Ridge Cares & Bay Ridge Environment Group invite you for a day celebrating Earth Day on Saturday April 22nd from 10am to 4pm with a day full of community involvement and family fun! Join them as they clean up and spruce up John Paul Jones Park. Help them beautify a park that needs a bit of make-over.

The Norwegian Day Parade will be held on Sunday, May 21st at 1:30pm – parade kick-off will be at 80th Street and 3rd Avenue turns right onto Bay Ridge Parkway to 5th Avenue – left until 67th Street. The reviewing stand will be on 67th Street between 6th and 7th Avenue. Information will be e-blasted and posted to our newsletter.

The TD Bank Five Borough Bike Tour will take place on Sunday, May 7, 2023 with course maps coming soon.

I also want to remind all to please read our newsletter –

Our next meeting will take place on Monday, May 15th at 7pm at the Fort Hamilton Senior Center

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	\$9,878.86	\$9,878.86	\$14,818.29	\$10,076.43	\$10,274.00	\$10,274.00	\$10,274.00	\$10,274.00	\$15,411.00				\$101,159.44
COMMUNITY COORDINATOR	\$6,090.53	\$6,082.28	\$9,123.42	\$6,218.26	\$6,329.49	\$6,337.74	\$6,321.24	\$6,329.49	\$9,490.11				\$62,322.56
COMMUNITY ASSOCIATE						\$1,323.38	\$1,338.46	\$1,407.26	\$1,953.20				\$7,764.06
COLLEGE AIDE	\$1,742.76					\$263.50	\$323.50	\$379.96	\$372.00				
Total Personal Services	\$17,712.15	\$15,961.14	\$23,941.71	\$16,294.69	\$16,603.49	\$18,197.62	\$18,166.20	\$18,390.71	\$27,226.31				\$172,494.02

ExpensesCode	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	10/27/24
10B	Telephone	79.99	79.99	79.99	79.99	79.99	79.99	79.99	79.99	79.99				
10X	Intra-City Supplies													
40B	Intra-City Telephone													
100	Supplies & Materials				176.37					368.19				
101	Printing Supplies													
117	Postage													
170	Cleaning Supplies													
199	Data Processing Supplies													
302	Telecomm. Equipment													
314	Office furniture													
315	Office Equipment	120.00			120.00				120.00	120.00				
319	Security Equipment													
337	Data Process Equipment													
332	Books													
402	Tel./Communications		325.78	119.61	206.17	207.73	162.89	118.05	207.73	118.05				
412	Rental/Misc./Equip													
417	Advertising													
431	Leasing, Misc. Equip													
451	Local travel expenditures													
602	Telecomm. Maintenance													
613	Office Equip. Maint.	51.44	51.44	51.44	51.44	51.44	102.88		51.42	51.42				
615	Data Process Equipment													
622	Printing Supplies			82.00										
624	Temporary Services-contractual		200.00		200.00		200.00		200.00					
686	Cleaning Services													
684	Professional Computer Services													
684	Professional Computer Services				588.00									
676	Infrastructure Maint/Operation													
Total Other than Personal Services		\$251.43	\$657.21	\$333.04	\$1,421.97	\$339.16	\$545.76	\$198.04	\$659.14	\$737.65	\$0.00	\$0.00	\$0.00	\$5,143.40

TOTAL PS AND OTPS EXPENSES	17,963.58	16,618.35	24,274.75	17,716.66	16,942.65	18,743.38	18,364.24	19,049.85	27,963.96	0.00	0.00	0.00	0.00	177,637.42
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TOTAL UNCUMBERED BUDGET BALANCE														\$69,953.58
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Respectfully submitted,

 Shirley Chin, Treasurer

Good evening, my name is Anthony Marino and I am the chair of the Traffic and Transportation committee.

The committee met on March 30th via Zoom. The meeting was well attended, and there was a quorum. This was the first hybrid Zoom and in person was very exciting.

The agenda for the Committee was as follows:

A review an Open Streets for Schools application for Bay Ridge Prep, located at Ridge Blvd. from 81st - 82nd Street, Monday through Friday from 10:00 am to 2:30 pm during the period of 9/9/23-6/30/24.

Also, the Committee will review NYC DOT Notice of Public Hearing and Opportunity to Comment on Permanent Open Streets Program rule change.

Charles Fasano was on hand to represent Bay Ridge Prep. Charles made the case to continue the status quo and continue to use the space on Ridge Blvd. in front of the school during the day as an outdoor activity area and playground for the school. The school had previously tried to use the parks on 79th street, but ran into issues with some violence and felt it was unsafe for the children. They had utilized this outdoor space on Ridge for the last 3 years.

Charles gave a good overview of the previous, current and future scheduling of the street use.

When Charles was done with his summary, Josephine played some video provided by residents who live on the block that showed the students engaging in activities that they did not find respectful or in line with the agreement set forth previously. This included students running down property and driveways, being excessively loud and screaming, and residents dodging children to get into their driveways.

After the videos the committee commented on the videos and in general the reactions were not positive. There were general concerns about the children being too close to cars, too close to people's property and in general does not work for the residents or the children on the block.

Residents from the block submitted a petition asking for the Open Street to end. This also included signatures from people in the surrounding area. The petition was 3 pages long.

There were also attendees and residents in the office and on the zoom. In general, once again all of the comments and concerns about the program were negative, and there was no one at the meeting that was speaking in favor of the program. All of the speakers who attended cited specific issues with the program, and asked that the program be denied renewal.

After everyone was done speaking both the public and the committee, we discussed a recommendation for the program.

After the discussion the committee made a motion to reject the plan outright and deny the application with a letter that states the committee disapproval. This motion was seconded. It was then voted on, and it was voted in favor to deny the program.

- As an addendum to this meeting- Mr. Fasano and I spoke earlier on Monday April 17th before the meeting. Mr. Fasano stated that he heard the concerns of the committee and of the residents in the area, and has since stopped using the Open Street Program afforded to him, and will no longer use it for the rest of the school year. They are piloting a program where they bus students down to Shore Road Parks instead. Over the pandemic, the school purchased 2 school buses and so far it has been going well. He does not plan to pursue the open streets program right now in an effort to show comradery with his neighbors. He asked that perhaps the Community Board could work with the school is getting some additional patrol cars and or NYPD presence in the park during the hours they are down there.

Following that agenda that item we spoke about a change to Open Streets. Josephine went over some of the highlights on the changes.

This proposed rule would allow DOT to develop criteria for eligible open streets partners and corridors, as well as establish guidelines for how the program will be managed.

- o Establish application requirements, including notification to the public, community organizations, and the affected City Council member, Community Board, and Borough President; and

- o Establish requirements for the operation and management of open streets, including accessibility and conduct regulations for the public.

There is also required documentation required for applicants.

A community outreach plan detailing how the applicant will regularly notify businesses, residents, and other relevant stakeholders about the proposed open street and its operation and programming;

At least three (3) letters of support from community stakeholders including, but not limited to, property owners and businesses on the proposed open street; nearby institutions, such as churches and schools; elected officials; other not-for-profit groups, neighborhood and block associations; and neighborhood residents;

Proposed operational resources needed to manage the proposed open street, including but not limited to a projected operating budget for the management of the proposed open street (if any), financial materials, maintenance and operation services and programming.

Selection is by the department of transportation.

There was a brief discussion about the rule changes, how to use the space, what events would be eligible. It was a sense that the streets were “up for grabs”.

The community board has an opportunity to make comments and recommendations on these rules’ changes.

Josephine was asked to summarize the thoughts of the committee - There was a motion and it was seconded and voted on and in favor.

At that point the meeting ended.

The comments summary are as follows:

**TRAFFIC AND TRANSPORTATION COMMUNITY BOARD MEETING THURSDAY
MARCH 30, 2023**

Rule Change Review

Department of Transportation retooled its partner-based weekend walk program to create open streets as a temporary program in response to Covid-19 Pandemic. The NYC Department of Transportation is now seeking to create permanent rules. The weekend walk program in Bay Ridge in the Community Board 10 applicants included the 3rd Avenue Merchants for Summer Stroll events.. Fun on 5th.

The proposed rule change would allow the Department of Transportation to develop criteria for eligible open street partners and corridors as well as establish guidelines for how the program should be managed. Public Hearing will take place on April 26, 2023 at 10am.

DOT proposes to add new section 4-21 relating to open streets. The proposed rule would establish application requirements, including notification to the public, community organizations, and the affected City Council Member, Community Board and Borough President; and Establish requirement for the operation and management of open streets, including accessibility and conduct regulations for the public.

The Committee motioned to provide comments to the Department of Transportation received at the District Office as it pertains to the following sections of the proposed rules:

(1) Applications –

(F) – At least 3 letters of support from community stakeholders including, but not limited to, property owners and businesses on the proposed open street; nearby institutions, such as churches and schools; elected officials; other not for profit groups, neighborhood and block associations; and neighborhood residents; and

Board Member Feedback: As part of the application process, the new rule should require an advisory letter from Community Board for use of public street/public right of way prior to DOT selection.

(v) Selection

(B) If the Department approves an application, it will notify the selected community organization and any affected City Council Members, Community Boards, and Borough Presidents, and will notify the public by posting on its website, at least 30 days before designating the proposed open street.

Board Member Feedback: This should not be simply a notification without opportunity to seek public comment on applications submitted to the DOT– There

should be a requirement for a public hearing. Community collaboration is key in success of running an open street program.

- (2) An open street may be maintained for up to 24 hours per day and up to 366 days per year, subject to the Departments discretion.
- (3) The Department may, subject to Administrative Code section 19-107, close an open street to all motor vehicle traffic except as required for emergency access where the Department determines that such closure would benefit the community.

Board Member Feedback: The permanent closing of a public right of way is not an open street. This provision would allow the closure of a public right of way – which currently requires a public hearing for streets closed for more than 180 days as per ADM Code 19-107

Administrative Code Section 19-107 requires a public hearing for streets fully closed for more than 180 consecutive days - where the community may register its input concerning any adverse impacts of the street closure, including but not limited to concerns regarding timeliness of emergency vehicle response, etc.

b. in the event that a publicly mapped street that is used for vehicular or vehicular and pedestrian access for which vehicular access is fully closed for more than 180 consecutive days, the commissioner shall issue or cause to be issued a community reassessment, impact and amelioration (CRIA) statement that has been approved by the commissioner – with notice to the Community Board and Council Member of the area.

(9) The following siting criteria must be complied with:

- (i) Barriers must be designed and placed in accordance with the approval of the Department:

Board Member Feedback: Barriers should be designed and distributed by the Department of Transportation for uniformity, be highly visible and safeguard the street closure for motorist and pedestrian safety.

Conduct of the Public on Open Streets

(23) No person shall ride a motorized device on or through any part of an open street, except electric personal assistive mobility devices as defined in 114-d of the Vehicle and Traffic Law, electric scooters defined in section 114-e of the Vehicle and Traffic Law, and bicycles with electric assist as defined in section 102-c of the Vehicle and Traffic Law.

Board Member Feedback: motorized scooters should not permitted through any part of an open street.. except bicycles with electric assist. We heard concerns raised by Open Streets for Schools as well as from seniors during Weekend Walk events of motorized scooters speeding past them as they walked along avenues.

(d) Conduct of the Public on Open Streets

(4) Any person using or operating any sound device or apparatus in an open street, where such use or operation is subject to the permit requirements of the New York City Police Department, must have an applicable permit from such department.

Board Member Feedback: Open Streets should not permit use of any amplified sound device or apparatus. If programming takes place that requires amplified sound it

would be subject to the Office of Citywide Event Coordination and Management permit which requires agency review and Community Board review where use of amplified sound

(25) Except as otherwise permitted by law, no person shall consume alcoholic beverages in an open street.

Board Member Feedback: This rule requires clarification as many SLA licensed on-premises restaurants participate in Open Street events. If SAPO permit is not obtained, there must be clear rules for licensed restaurants who are not permitted to service alcohol outside their venue to apply to the New York State Liquor Authority for appropriate licensing to permit the consumption of alcohol within a roped off outside area along the open street.

This report is submitted by Anthony Marino with thanks to everyone on the Traffic and Transportation Committee and of course Josephine and the district office.

Zoning and Land Use Committee Report – April 17, 2023

The Zoning and Land Use and the Environmental Committees met jointly on April 4, 2023.

The committees met to review a presentation from the Office of Environmental Remediation regarding a voluntary cleanup for the property located at 6128 8th Avenue, formerly known as 6200 and 6208 8th Avenue – all refer to same Block 5794 and Lot 75. In addition to CB 10 members, members of CB7 were also present.

CB10 has had a long history of applications at this location – In 2007 the site was rezoned from M1-1 zone to a C42 and a C42A zone. There was also a special permit application because the area was formerly a rail yard. The Special Permit application was also reviewed at that time. The 2007 proposal was for a Home Depot and an 11-story residential building. This was approved with special conditions, ZR Section 74-681. There is restrictive declaration that requires remediation. In 2011 there was a renewal of the special permit. It was approved.

In 2016, the property was acquired by a new developer who proposed a 12-story residential tower, a 12-story commercial office building and more. In 2016, Special Permit as per section ZR 74-681 was required and submitted for review because construction was to take place over a railroad yard or a transit right of way. The new proposal was submitted to Department of City Planning in 2018. The applicant was required to begin a full EIS – Environmental Impact Statement of the site. This was requested by the Department of City Planning. The lot was purchased by a new developer in 2022. This developer submitted documentation to the Department of City Planning that the lot did not meet the Zoning Resolution definition of a railroad or transit air space in that the property was not a railyard or transit space after 1962. The District Office reviewed data that shows the site in use as a railyard by G&R packing from 1957-1970.

At this point I would like to thank the District Office, Josephine Beckmann and Dorothy Garuccio, Board Members Larry Stelter, Henry Stewart, and Dan Hetteix for the extensive research they did on behalf of the board. And special thanks goes out to Joe Cunningham for his knowledge of transit and rail use history and directed staff to photos supporting the use of the site for transit after 1962.

The April 4 presentation was given by OER (Office of Environmental Remediation). The developer and an environmental consultant were also present. The current proposal is for a 27- story building with 497 residential units, of which 30% will be affordable, commercial use and 601 parking spaces. There is a 30-day comment period which was extended to April 20, 2023, until CB 10 could vote on the application. Construction is expected to begin June/July of this year.

497
13
1491

The head of OER gave a description of the environmental clean-up. No pesticides were found and no pcb's were found. Low levels of svoc such as metal and sodium were found. Low levels of petroleum were also found. The site is considered a brownfield. When asked about what metrics were used to determine the amount and type of remediation required, OER did not give specifics, they said we have been doing this for a long time, trust us.

The April 4th presentation was the first time CB10 had the opportunity to see the plans. It should be noted that in the past, a special permit application offered the community the opportunity to review the plans with the developers and make recommendations for changes to the plan. That is not an option now because the developer told the Department of City Planning that a special permit was not required.

In discussing the environmental remediation, concerns were raised about the impact on the community. It was asked that there be a 24-hour number available to contact the environmental consultant and/or developer, not to use 311 as recommended by the Office of Environmental Remediation. Concerns were

raised about the truck traffic that would be generated during remediation and the impact on the surrounding communities.

There are approved plans filed with the Department of Buildings for the foundation of the building. The plans were professionally certified and did not go through plan examiner review. Also, a Zoning ZD Form was not submitted. It should be noted that the plans for the new building do not appear to be consistent with the rendering shown to CB10.

This was a lot of information for the committees to absorb. The Zoning and Land Use committee had the concept of what they wanted a motion to say but needed time to make it specific. A working group of the committee agreed to meet the following week to make a formal motion. I thank the committee for their commitment to the issue and their diligence.

So, we have a very detailed motion which we put in the form of a resolution explaining our objections. Please be patient.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Doris Cruz".

Doris Cruz, Chair
Zoning and Land Use Committee

DRAFT

COMMUNITY BOARD TEN RESOLUTION

Calling Upon New York City Department of City Planning and the New York City Buildings Department to Apply ZR 74-681 Special Permit to Block 5794 Lot 75

Whereas, Community Board 10 District Office received notice from the New York City Office of Environmental Remediation (OER) on March 9, 2023 regarding remediation work at a property within the confines of Community District 10 identified as 6128 8th Avenue, Block 5794 and Lot 75, and

Whereas, OER is part of the New York City Mayor's Office charged with operating municipal programs to promote cleanup and redevelopment of vacant contaminated land in NYC, and

Whereas, the OER notification seeks comment from Community Board 10 regarding remediation work at this site, Block 5794, Lot 75, a former railyard, and

Whereas, Community Board Ten reviewed the land use history Block 5794, Lot 75, a former railyard, and

Whereas, at a duly publicized meeting of Community Board 10 held on June 18, 2007 members voted to support a zoning map amendment on Block 5794, Lots 75 to change M1-1 and M1-2 zoning districts to C4-2 and C4-2a zoning districts, to construct an 11 story, mixed use building containing 216 dwelling units, (20 percent affordable units) approximately 104,000 square feet of ground floor retail use, approximately 60,000 square feet of office use, and 909 accessory parking spaces, and

Whereas on June 18, 2007, members of Community Board 10 also reviewed and voted in support of a Special Permit application pursuant to ZR 74-681 (Development within or over a railroad or transit right-of-way or yard), and

Whereas, on September 19, 2007, the City Planning Commission approved C-060354 ZSK, an application submitted by MSK Properties LLC pursuant to Sections 197-c and 201 of the New York City Charter for the granting of a special permit pursuant to Section 74-681 of the Zoning Resolution to allow a portion of a railroad yard which has been permanently discontinued or terminated to be included in the lot area of a proposed mixed use development on the property located at 6200 8th Avenue (Block 5794 Lot 75) in a C4-2 District, Borough of Brooklyn, Community District 10, and

Whereas, the City Planning Commission described the existing conditions and land use history for the project site (Block 5794 Lot 75) as a railroad yard discontinued in 1966 subsequently conveyed by the Penn Central Corporation and Pennsylvania Tunnel and Terminal Railroad Company to the Buckeye Pipeline in 1978, and

Whereas, the City Planning Commission granted the Special Permit application on September 19, 2007, with five conditions attached hereto – including that the property

shall be developed in the size and arrangement substantially in accordance with the dimensions, specifications and zoning computations indicated on the following plans, prepared by Greenberg Farrow, filed with this application and incorporated in this resolution, and

Whereas, the New York City Council approved the Special Permit on October 17, 2007, and

Whereas, the approval required the applicant to agree via a restrictive declaration to prepare a hazardous material sampling protocol including a health and safety plan which would be submitted to the remediation plan, and

Whereas, the restrictive declaration controls the manner in which the property may be developed or redeveloped by requiring the sampling protocol and remediation measures to serve as a condition precedent to any change of use in any such development or redevelopment of the property, and

Whereas, on August 18, 2011, Community Board 10 was notified by the Department of City Planning, City of New York, Technical Review Division of a renewal application (N 12034 CMK) submitted by MSK properties LLC requesting the first three-year renewal of the previously approved special permit pursuant to ZR Section 74-681, and

Whereas, on May 10, 2016, Eric Palatnik, PC requested a Community Board 10 meeting for proposed Special Permit application pursuant to ZR 74-681 (b) "Development within or over a railroad yard or transit right of way", to allow a portion of a railroad right of way that has been permanently discontinued to be included in the lot area of a proposed development, and

Whereas, Eric Palatnik, PC explained in the notification that Block 5794, Lot 75 original purpose as a railroad yard was discontinued in 1966, and

Whereas, the 2016 proposal included a text map amendment application from a C4-2a to C4-3 to facilitate development of 3 towers, a 12-story residential building with 250 units (30% affordable) a 12-story commercial office building and an 11-story hotel with 210 guest rooms, and

Whereas, on August 3, 2018, the Department of City Planning notified Community Board 10 that the applicant is required to complete a Draft Environmental Impact Statement for Block 5794, Lot 75, and

Whereas, on September 18, 2018, at a duly publicized meeting of Community Board 10, members adopted a resolution calling for the city to treat the pending Environmental Impact Statement carefully and thoroughly examining an exhaustive list of concerns and how this project will interact with a growing and already overtaxed low scale community, and

Whereas, Block 5794, lot 75 was sold in 2022, and

Whereas, Community Board 10 learned of the sale and new development from the OER notification for 6128 8th Avenue, Block 5794, Lot 75, and

Whereas, an internal review by Community Board 10 revealed that the NYC Department of Buildings issued a permit based on Professionally Certified plans for foundation work for this large scale development without first obtaining a Special Permit under ZR 74-681, and

Whereas, upon review of Department of Buildings professionally certified filing for Block 5794, Lot 75, no ZD form was provided, and

Whereas, the Department of City Planning replied to Community Board 10's inquiry explaining that the new owner of Block 5794, Lot 75 submitted documentation disputing the need to file for a Special Permit under ZR 74-681, and

Whereas, FOIL-2023-030-0074 provided documentation submitted to the Department of City Planning by the applicant, and

Whereas, the applicant summarized that the former rail right of way had not been in use post the 1961 zoning resolution, and

Whereas, documents herein attached and reviewed by the Zoning and Land Use Committee of Community Board Ten demonstrate that G and R Packing Company moved freight from the yard to the waterfront by train via rail and was operational from 1957 through 1970, and

Whereas, while it appears some work was completed in 1957, G and R Packing moved freight from the yard to the waterfront by train through 1970, and

Whereas, the New York Port Handbook 1964 lists G and R Packing Company (Block 5794 lot 75) as operational in 1964, and

Whereas, a sourced B. Fiorello Photo of G and R Packing Company – dated 1970 shows Penn Central trains on rail on Block 5794 Lot 75, and

Whereas, Penn Central was not formed until February 1, 1968, and

Whereas, a June 1966 stamped Long Island Railroad Map of Freight Stations and Private Sidings used by G and R packing (Block 5794 Lot 75) shows 6 tracks and 35 rail cars, and

Whereas, the City Planning Commission Resolution C 060354 ZSK, describes Block 5794, Lot 75 as a railroad yard that was discontinued in 1966 and subsequently conveyed by the Penn Central Corporation and Pennsylvania Tunnel and Terminal Railroad Company to the Buckeye Pipeline Company in 1978, and

Whereas, Merriam Webster defines "yard" as a system of tracks for storage and maintenance of cars and making up trains, and

Whereas, ZR-681 provides in all districts, when a development or enlargement, including large scale developments pursuant to Section 74-74, 78-00 et seq. or 79-00 is located partially or entirely within a railroad or transit right of way or yard and/or in railroad or transit air space, and

Whereas, ZR-681, provides, as a condition for granting a special permit, that the Commission is tasked with several findings including that the streets providing access to all uses to paragraph (a) of this section are adequate to handle traffic resulting therefrom; the distribution of floor area and the number of dwelling units or rooming units does not adversely affect the character of the surrounding area by being unduly concentrated in any portion of such development or enlargement, including any portion of the development or enlargement located beyond the boundaries of such railroad or transit right of way or yard; and

Whereas, ZR 12-10 defines "railroad or transit air space" as space directly over a railroad or transit right of way or yard, which right of way or yard was open, except for structures accommodating activities incidental to its use as a right of way or yard, and not otherwise covered by any building or structure on or after September 27, 1962, and

Whereas, ZR -681 provides the opportunity for review by the public and City Planning Commission for development over a railroad or transit right of way or yard, therefore,

Be it Resolved, Members of Community Board 10 call upon the Department of City Planning and the Department of Buildings to review all attachments supporting that Block 5794 Lot 75 comports with the requirements of ZR-681 and require that this applicant submit a Special Permit Application pursuant to ZR-681 that provides City Planning Commission review and public review of the large-scale development proposed at this site, and

Be it Further Resolved, the Members of Community Board 10 request the Office of Environmental Remediation review all comments/questions provided concerning remediation at this site and that no work proceeds until such time as the Department of City Planning and NYC Buildings Department review submission pertaining to compliance with ZR-681.

Community Board 10
Joint Meeting of the Parks Committee and the Environmental Committee
Wednesday, March 29, 2023

Members of the Parks and Environmental Committees for CB10 met in quorum on Wednesday, March 29th at 7:00 pm. We were joined by our District Parks Manager, Chris Clay and Curtis Sherrod from Partnership for Parks. The topic of discussion was to plan our CB10 "It's My Park Day" event, scheduled for Saturday, May 20th, 2023 from 10 am to 12 noon in partnership with the Bay Ridge Environmental Group, led by Daniel Loud who is also a CB10 board member and a member of the Environmental Committee.

District Manager Josephine Beckman presented a power point to explain the project goals as:

- To beautify a neighborhood green space by engaging with our Community Board members
- To join with the Bay Ridge Environmental Group
- To Invite local youth and civic organizations to participate
- Share information about CB10 and BREG

The suggested location will be on Shore Road at 89th Street by the Gazebo. Along with the B.R.E.G. we will be working with the NYC Parks Department and the Partnership for Parks. Partnership for Parks is a public-private partnership between City Parks Foundation and NYC Parks that supports and champions neighborhood volunteers by providing the tools needed to advocate and care for neighborhood parks and green spaces. They equip people, organization, and government with the necessary skills and resources like tools and supplies, to transform these spaces into dynamic community assets.

As part of this environmental initiative, we will also try to include Textile Recycling Bin which is provided by the Sanitation Department. This will be located in an area a bit away from where we will be cleaning, planting, and painting in the park.

The Bay Ridge Environment Group provides volunteer and advocacy work around environmental issues. They do monthly cleanups such as the one recently done in Leif Erikson Park and are scheduled to do a joint cleanup of Cannonball Park on April 22nd with Bay Ridge Cares.

We will reach out to the community to engage them in this opportunity to participate in the event via social media, outreach to local schools where we can provide community service credit to students, outreach to volunteer groups, blast email, outreach to scouting groups, and to elected officials. A great suggestion was provided by a participant from the general public to reach out to the High School for Environmental Studies located in Chelsea.

We plan to do a site visit to determine exactly what kinds of tasks we will be doing that day. Interested board members should contact the district office to sign up for this sub-

committee. We anticipate that we will be painting park benches and fences, doing plantings, and general cleanup. We will also look into providing T-shirts and a banner advertising this event if cost effective. We will provide water for the volunteers as it may be very warm in late May. Volunteers will be asked to decide what task they would like to participate in and will also be asked their T-shirt size if we decide to provide these. As an added precaution, we will schedule a rain date for early June.

There being no additional questions or concerns, the meeting was adjourned at 7:44 pm.

Respectfully submitted:



Dianne Gounardes
Parks Committee Chair

STATE LIQUOR AUTHORITY-NEW APPLICATIONS AND RENEWALS

Name/Address	Received at CB10	Status
Birria Mania NYC Inc. 7508 3 rd Avenue	02/24/2023	*New Application Liquor/wine/beer/cider
Encore 10005-09 4 th Avenue	03/27/2023	*Corporate Change Liquor/wine/beer/cider
Mezeny, Inc. Meze 6601 13 th Avenue	04/11/2023	Renewal Wine/beer/cider
Shobu Sushi Inc. 9427 5 th Avenue	04/20/2023	Renewal Wine/beer/cider
Peppino's 7708 3 rd Avenue	05/02/2023	Renewal Wine/beer/cider
Omiya Sushi 8618 4 th Avenue	05/02/2023	Renewal Wine/beer/cider
Molaoi Restaurant Corp., d/b/a Blue Door Souvlakia, 8413 3 rd Avenue	05/05/2023	Renewal Wine/beer/cider

*Applicant has postponed the hearing before the Police and Public Safety Committee until the June 2023 meeting