

**Community Board Ten Board Member Attendance  
September 18, 2023; Norwegian Christian Home**

**Board Members Present: 34**

**Salah Altayeb  
Jonathan Bova  
Teri Brennan  
Barbara Buchalter-Pollack  
Jaynemie Capetanakis  
Leodan Castillo  
Christopher Cesarani  
Shirley Chin  
Judith Collins  
Carmelo DiBartolo  
Elizabeth Edmonds  
Chris Elisson  
Ann Falutico  
Carmen Feliciano  
Senja Frangipani  
Dianne Gounardes  
June Johnson  
Pierre Lehu  
Nikolaos Leonardos  
Daniel Loud  
Essa Masoud  
Nicholas Massab  
Ruth Greenfield Masyr  
Marie Mirville-Shahzada  
Danielle Mowery  
Dean Rasinya  
Husam Rimawi  
Larry Stelter  
Henry Stewart  
Jana Taoube  
Julie Thum  
Sandy Vallas  
Barbara Vellucci  
Jack Zhang**

**Board Members Excused: 13**

**Tracie Britton  
Doris Cruz  
Richard Day  
Michael Festa  
Barbara Germack  
Stephen Harrison  
Daniel Hetteix  
Habib Joudeh  
Stella Kokolis  
Elizabeth Lovejoy  
Stephanie Simone Mahaney  
Joseph Sokoloski  
Lori Willis**

**Board Members Absent: 2**

**Ibrahim Anse  
Justin Hyatt**

**AMENDED AGENDA  
COMMUNITY BOARD 10 GENERAL MEETING  
September 18, 2023, 7:00 pm  
Norwegian Christian Home, 1250 67 Street  
YouTube Livestream: [bit.ly/3HLO5lw](https://bit.ly/3HLO5lw)**

**PLEDGE OF ALLEGIANCE**

**ADOPTION OF AGENDA**

**ADOPTION OF MINUTES**

**June 15, 2023 Board Meeting**

**PUBLIC SESSION**

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

**PUBLIC HEARINGS**

**BSA Cal. No: 508-80-BZ, 6220 14<sup>th</sup> Avenue,  
Hebrew Academy for Special Children;  
Application for a small structural enlarge-  
ment to allow for an elevator, gymnasium and  
additional therapy and vocational space**

**Committee Report and Recommendation  
Discussion and Vote**

**BSA Cal. No: 2023-47-BZ, 8009 Harbor  
View Terrace; Special Permit for the  
enlargement of an existing single family  
home**

**Committee Report and Recommendation  
Discussion and Vote**

**BSA Cal. No: 2023-47-BZ, 7509 Shore  
Road, Bay Ridge Prep; Application to change  
the existing 18,759 square foot building to a  
Use Group 3 school, and construction of a  
13,783 square foot 2-story enlargement  
requiring a Zoning Variance**

**Committee Report and Recommendation  
Discussion and Vote**

**New SLA Wine, Beer, Cider application  
at New Rakuzen LLC, 6408 Fort  
Hamilton Parkway**

**Committee Report and Recommendation  
Discussion and Vote**

**New SLA Wine, Beer, Cider application  
at Dyker Pizza Company Inc., 1279 85 Street**

**Committee Report and Recommendation  
Discussion and Vote**

**CHAIR'S REPORT**

**DISTRICT MANAGER'S REPORT**

**TREASURER'S REPORT**

**COMMITTEE REPORTS**

**EXECUTIVE COMMITTEE**

**Update on future meeting topics and  
Committee meeting protocol**

**Informational Report**

**Update regarding Committee Meeting Format  
And participation, including hybrid meetings**

**Committee Report and Recommendation  
Discussion and Vote**

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURN**

**Community Board 10 General Board Meeting Minutes**  
**September 18, 2023, 7:00pm**  
**Norwegian Christian Home – 1250 67<sup>th</sup> Street**  
**YouTube Livestream: [bit.ly/3HLO5lw](https://bit.ly/3HLO5lw)**

Chair Capetanakis called the meeting to order at 7:05 and led the Pledge of Allegiance.

Chair Capetanakis called for Adoption of the Agenda. Motion by BM Gounardes, seconded by BM Rasinya.

**All in Favor, Motion carried.**

Chair Capetanakis called for the Adoption of the Minutes. Motion by BM Gounardes, seconded by BM Rasinya.

**All in Favor, Motion carried.**

**PUBLIC SESSION**

State Senator Iwen Chu:

- Held 9/11 memorial at the pier with Councilman Brannan, State Senator Gounardes and 68 Precinct
- Hosted park clean up in Sunset Park, Dyker Heights, Bath Beach and Bensonhurst neighborhoods
- Welcome Back to School Event: Backpack and supplies giveaway successful. Hopes for more sponsorship next year.
- Invited all to her District Office on Halloween for a pumpkin and candy trick-or-treat giveaway between 3pm and 6pm
- Reminded all that Tuesday, September 19<sup>th</sup> is National Voter Registration Day

Councilman Justin Brannan:

- Cut ribbon on new dog run at Shore Road Park called Frank Decolvenaere, a local resident who struck by a reckless driver while walking his dog
- Working on renovations for local parks and playgrounds like JJ Carty and Vinland Playground
- Spoke about yesterday's Police Officer Chris Hoban Run – a Bay Ridge tradition

Rob Aguilar from Council Member Alexa Aviles' office:

- Announced next year their district will go deeper into CB 10
- Thanks Josephine for joining Councilmember Aviles on a walk to look for areas of concern like sanitation, dirty sidewalks, cracked sidewalks and potholes
- Council Member Aviles office is holding job fair next Saturday with 25 different employers. Take place at PS 94. Employers include local business, city agencies and state agencies.

- Free helmet giveaway for those who ride e-vehicles without a helmet, also giving away safety lights. DOT reps will show attendees how to wear them. It will be at PS 24 until supplies last.

Nancy Lulu from District Attorney Eric Gonzalez's office:

- Back to School Giveaway at Prospect Park and gave out 800 book bags to students.
- DA Gonzalez will host Hispanic Heritage Event on September 28<sup>th</sup> from 6:00-9:00 PM. RSVPs required and it will be on Franklin Avenue
- Reminded all should anyone have a public safety matter to be discussed with the DA's office, the action center's phone number is 718-250-2340
- Shared website [brooklynda.org](http://brooklynda.org) to learn more about recent press releases
- Thanked Community Board 10 and to those observe, Happy Rosh Hashanah

Serena Chu from Assemblyman Lester Chang's office:

- Introduced herself as a staff member
- Welcomed all to file complaints to their District Office and they will try to solve all
- September Back to School event: donated 1,000 bookbags with supplies+ to school, communities and students who don't have bookbags
- Provided her business card to those in attendance

Ling Sha Yi from Congress Member Dan Goldman's office:

- Shared Congressman Goldman's Community Board report outlining his important work in the district and legislative updates
- Office held a joint event with FBI, Homeland Security, and NYPD on Anti-Semitic Hate crime and Anti-AAPI hate crime in Borough Park
- Shared that it is very likely there will be a government shutdown if the two parties cannot reach an agreement on the budget
- Councilmember Goldman will fight against any attempts in Congress to cut benefits like Medicare and Social Security
- Available by phone, email and website, promising a response within 24 hours.

Jessica Kallo from Borough President Reynoso's office:

- Borough President brings greetings and welcomes Board Members to the start of the new Community Board year
- Sponsoring Brooklyn Sustainable Building Resource Fair with other organizations on Thursday September 21<sup>st</sup> from 4-7 PM at Borough Hall
- Rainfall Ready event on September 28<sup>th</sup> from 6-8 PM in Coney Island. Department of Environmental Protection in partnership with Borough president giving away rainfall ready gear
- National Grid Latino Heritage Event at Borough Hall on September 27<sup>th</sup>
- Virtual 1-1 and a half hour CB Member Fall Workshops coming up this fall
  - Affordable housing workshop on September 28<sup>th</sup>

- Fair housing workshop on October 30<sup>th</sup>
- Landmark Preservation and commission applications workshop on November 16<sup>th</sup>

Katherine Belka from DSNY:

- Composting returns October 2<sup>nd</sup> – will be collected on your recycling day
- Yard and leaf waste is mandatory starting October 2<sup>nd</sup>. Yard and leaf waste, food scraps and food soiled paper should be put together. Use a 55G bin with secure lid
- Can order free bin on DSNY website, deadline is October 13. Reminds people to label your bin

Mark Caserta from Brooklyn Chamber of Commerce:

- Free program for small businesses: Small Business Resource Network, Financial guidance, loan, Technology support and build free websites, legal help, business coaching

Carrie Gallagher regarding Bay Ridge Prep BSA Application:

- School needs more space for its athletics, arts and other community programming.
- Talks about how events do not have enough space and they have to lease out other spaces

Chris Petersen regarding Bay Ridge Prep BSA Application:

- Resident raised questions about how new building, how many students attend Bay Ridge Prep? How will the project impact the block, parking spots, etc.?

DM Beckmann shared that questions regarding Bay Ridge Prep's BSA Application will be answered later during the Public Hearing portion of the Agenda

Jamie Calacanis regarding Bay Ridge Prep BSA Application

- Supports the need for a new gym
- Praises school and staff

Andrea Saadi regarding Bay Ridge Prep Application

- Praises Bay Ridge Prep
- Sees need to support urban youth in athletic endeavors and lack of access to state of the art facilities

Joseph Walsh regarding pickleball in Community Board 10

- Praised new pickleball courts in CB 10
- Updates on number of people playing pickleball
- Identified need for additional pickleball courts

## **PUBLIC HEARINGS**

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

**Item 1: BSA Calendar No: 508-80-BZ, 6220 14<sup>th</sup> Avenue, Hebrew Academy for Special Children. The application is for a small structural enlargement to allow for an elevator, gymnasium and additional therapy and vocational space.**

BM Dean Rasinya rendered the Zoning and Land Use Committee Report. See attached.

No discussion.

**Motion: To approve application BSA Calendar No. 508-80BZ amending original ZR 73-19 Special Permit.**

**All in favor -1 Recusal BM Stelter**

**Item 2: BSA Cal. No: 2023-47-BZ, 8009 Harbor View Terrace; Special Permit for the enlargement of an existing single family home.**

BM Rasinya rendered the Zoning and Land Use Committee Report.

BM Masyr stated she is not comfortable voting without seeing plans. DM Beckmann announced plans were emailed to all Board Members but has copies that are being handed out to Board Members. No further discussion.

BM Falutico expressed concern about the proposal with a design that creates a third story to this home not in line with that of other homes on the block.

BM Mowery asked about the distribution of the public notice and how large of an area is 400 feet. DM Beckmann replied the average home is about 20 feet in width so the length of about 20 homes on all sides of the property.

BM Rasinya reminded all to review their emails in advance. He then moved the question.

**Motion: To approve the Special Permit BSA Cal. No. 2023-47-BZ, 8009 Harbor View Terrace; Special Permit for the enlargement of an existing single family home, provided that the site plans are distributed to the neighbors who reside within 400 feet of the site.**

**26 In Favor - 7 Opposed – 1 Recusal, Motion carried.**

**Item 3: BSA Cal. No: 2023-47-BZ, 7509 Shore Road, Bay Ridge Prep; Application to change the existing 18,759 square foot building to a Use Group 3 school, and construction of a 13,783 square foot 2 story enlargement requiring a Zoning Variance**

BM Rasinya rendered the Zoning and Land Use Committee Report.

Charles Fasano, Head of School Bay Ridge Prep responded to questions raised by Chris Petersen. There are approximately 200 students in the school and 40 teachers (staff). The school completed a parking survey with teachers and students. The results are about 15 to 20. There are 4 to 5 existing parking spaces and they will add 9 more spaces.

Resident from the audience asked if the school encourages students to take public transportation. Charles Fasano mentioned that they are looking at shuttle bus options.

Resident Petersen asks when to expect the school to be open. Mr. Fasano answered, September 2024 and added the gym would be completed one to two years later. Floors will not go higher than they're proposing.

BM Falutico asked if the school has plans to go up higher in the future? Mr. Fasano answered no they will not be building higher. Question about need for designated No Parking for bus DOT signage. The response was no as a high school they do not anticipate a need.

BM Edmonds asked about if school receives public funds and a question seeking the percentage of students who live in Bay Ridge? Mr. Fasano, replied that parents have the right to sue for tuition and that is about thirty to forty percent of their students. The tuition costs are about \$70,000 for their more intensive program, the other programs about \$50,000 and regular tuition costs in the \$30,000 range. As for the student population, the lower school is almost all Bay Ridge students, their middle school has students from different communities and in high school the population becomes even broader drawing students from many places including Manhattan.

BM Rasinya comments that people come to Bay Ridge for the excellent schools and Bay Ridge Prep falls into the excellent school category.

BM Edmonds said the proposal will change character of corner and expressed need for public access made available to the community and she hoped there would be opportunity for public to use the gym. Mr. Fasano responded he is open to the request and that it is not simple, as certain criteria must be met like being an organization, as well as other requirements of their insurance company.

**Motion: To support BSA Cal. No: 2023-47-BZ, 7509 Shore Road, Bay Ridge Prep; Application to change the existing 18,759 square foot building to a Use Group 3 school, and construction of a 13,783 square foot 2 story enlargement requiring a Zoning Variance**

**32 In Favor; 1 Opposed, 1 recusal, Motion carried.**

#### **POLICE AND PUBLIC SAFETY COMMITTEE**

BM Chris Ellison rendered the Police and Public Safety Committee Report. See attached.

Regarding a new SLA wine/beer/cider application for New Rakuzen LLC, located at 6408 Ft Hamilton Parkway. There was no discussion.

Motion: In the matter of a new SLA wine/beer/cider license for New Raizen LLC, located at 6408 Fort Hamilton Parkway, 11219, to deny 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 11:30 AM – 11 PM.



6. There will be no smoking permitted.
  7. There will be no outdoor music.
  8. The doors and windows shall remain closed with any amplified music.
  9. Background recorded and /or music sound levels will remain below the level permitted by NYC Noise Code.
  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.**

Regarding a new application wine/beer/cider for Dyker Pizza Company Inc. located at 1279 85<sup>th</sup> Street, Brooklyn, NY 11228. BM Chair Ellison rendered the Police and Public Safety Report. See attached. There was no discussion.

Motion: 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 Sunday through Thursday 12 PM -10 PM Friday and Saturday and 12PM – 11 PM.
6. There will be no smoking permitted.
7. There will be no outdoor music.
8. The doors and windows shall remain closed with any amplified music.
9. Background recorded and /or music sound levels will remain below the level permitted by NYC Noise Code.
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.**

**CHAIR'S REPORT** – see attached.

**DISTRICT MANAGER'S REPORT** – see attached.

**TREASURER'S REPORT** – see attached.

**EXECUTIVE COMMITTEE REPORT.** – see attached

Chair Capetanakis rendered the Executive Committee Report.

BM Loud asked if Committee meetings will still be broadcast to You Tube. Chair Capetanakis responded yes.

Motion in favor of Community Board 10 Resolution pertaining to the New York State Open Meetings Law Hybrid Committee meetings.

Whereas, CB10 Brooklyn shall comply with all relevant aspects of the New York State Open Meetings Law in its conduct of hybrid Committee meetings, and

Whereas, CB10 Brooklyn will hold Committee meetings in a hybrid format at its District Office located at 8119 5th Avenue, and

Whereas, CB10 Brooklyn requires members to be physically present at any such Committee meeting unless such member is unable to be physically present due to extraordinary circumstances including disability, illness, caregiving responsibilities, or any other significant or unexpected factor or event which precludes the member's physical attendance at such meeting; requiring members of CB10 attending virtually to be able to be heard, seen, and identified, while the meeting is being conducted, including, but not limited to any motions, proposals, resolutions, or any other matter formally discussed or voted upon; and by including in public notices of CB10 meetings a statement that videoconferencing will be used and where and how the public can view and/or participate in such a meeting, and

Therefore, be it RESOLVED that CB10 Brooklyn will move to hold hybrid Committee Meetings consistent with the New York State Open Meetings Law.

**All in favor, motion carries.**

### **Old Business**

BM Velluucci asks for a Narcan training especially with recent events. DM Beckmann said CB 10 reached out to the Department of Health and will schedule a training this month.

CM Ceserani sought update about Ovington Avenue High School and DM Beckmann responded that the location is moving forward. *(Note: This topic will be discussed at future YSEL Committee meeting providing update on all SCA locations).*

BM Mowery asked a question regarding responding to Committee and General Board meeting attendance. DM Beckmann replied yes to her question and went on to add that in person Committee meeting attendance is required unless there is an extraordinary circumstance. In person quorum is required for vote.

BM Masyr asked if there was a way to have consistent meeting dates for Committees. DM Beckmann explained that scheduling meetings is the most difficult part of the District Office's work. DM Beckmann explained that staff must schedule meetings based on availability of presenters and tries to provide at least 10 days advance notice.

BM Thum brought up quality of life issue of noise stemming from Staten Island. DM Beckmann said she has not had complaint in a while. PO Ingebretsen added he was not aware of recent event that could have caused the noise. DM Beckmann will review 311 calls and discuss with 68 Precinct.

BM Edmonds raised safety concern about unsafe driving on Bay Ridge Avenue and speeding drivers doing donuts near entrance to pier at Shore Road. She understands the 68 Precinct can not be there at all times but something must be done to improve safety. She was wondering if something could be done to lessen the appeal perhaps with roadway modifications through NYC DOT. DM Beckmann replied that there has been efforts made by the 68<sup>th</sup> Precinct and will reach out to NYC Department of Transportation to determine if added deterrent roadway additions can be installed at this location.

BM Lehu suggested speed cameras or ARGUS cameras. DM Beckmann said we could certainly make this request.

### **New Business**

DM Beckmann shared that former CB10 Board Member Ida D'Amelio passed away and funeral details will be emailed to Board Members.

Chair Capetanakis seeing no further business sought a motion to adjourn the meeting. BM Rasinya seconded by BM Leonardos.

Meeting adjourned at 8:52pm.

ZONING AND LAND USE Committee  
CB #10-Brooklyn  
September 6, 2023

The Zoning and Land Use Committee met virtually, via Zoom, on Wednesday, September 6, 2023 at 7:00 p.m. The Committee met in quorum to discuss three Board of Standards and Appeals applications.

**Application #1:**

The first application, **Board of Standards and Appeals Calendar Number 508-80-BZ at 6220 14<sup>th</sup> Avenue ,Hebrew Academy for Special Children**, seeks an amendment to the original approval, a 73-19 special permit, that was awarded to the school by the BSA in July 1980 that allowed School Use at the site in an M1-1 District.

Bonnie Rose, from the Law Office of Jay Goldstein, presented for the applicant. The applicant is seeking to expand the existing school use into what would be a compliant enlargement. There would be a 15-foot side yard along the northern lot line of the enlargement as well as an approximately 30-foot side yard towards the east. The height of the enlargement will match the existing building. It would add about 960 square feet of floor area at the first floor and another 960 square feet at the second floor. At the first floor, the enlargement would include a gymnasium space to accommodate physical activity for the students. At the second floor, the enlargement would include an occupational therapy room and a physical therapy room in one space as well as the pre-vocational room to house this school's pre-vocational program. At the roof, there would be an open play area for the students. At the first and second levels, as well as at the roof, there would be an elevator to make the building fully accessible to everyone. The enlargement would not change the occupancy of the building, nor add any staff or students. Neither would it change the day-to-day operations or the transportation, arrival, or dismissal procedures.

Committee Discussion/Concerns:

The Committee response to this presentation was limited to a few questions seeking clarification and to a recommendation for a tree to be planted where an existing curb cut will be removed.

Committee Action:

A motion was made to approve the proposed amendment to the original 73-19 Special Permit. All were in favor. The motion carried.

Although the Committee met in quorum, changes to the Open Meetings law require a second from the floor because the Committee met remotely and not in-person.

## **Application #2:**

The second application, **Board of Standards and Appeals Calendar Number 2023-47-BZ, at 800 Harbor View Terrace**, seeks a Special Permit pursuant to ZR 73-621 to enlarge an existing one family home contrary to Floor Area Ratio, Open Space, and side yards and rear yard requirements of the underlying R2 zoning district within the Special Bay Ridge district.

Elyse Foladare from the Office of Eric Palatnik, P.C. presented for the applicant.

The existing single family home has 2 stories, an attic and a cellar with a floor area of 2,104.15 square feet and a FAR of 0.50. It has compliant front and southern side yards, and non-compliant rear and northern side yards. The building has existed since 1926 and there have been no actions to the home since that time.

A 73-621 Special Permit only allows for a limited Floor Area Ratio and Open Space waiver. This permit allows an open space ratio not less than 90% of the open space ratio required under regulations and prevents the floor area ratio from exceeding the permitted FAR by more than 10%. The applicant's request is to increase the existing 0.50 FAR to 0.53 FAR, which is a 6% increase or an additional 108.39 square feet of space, and to reduce the Open Space Ratio to 90% of the required open space ratio or, from 142 to 135. This would enable a renovation of the attic space. The second and third floors would be reconfigured but the first floor would remain the same. The proposed height of the home would increase, from 31 feet to 36 feet, but still be compliant. The side yards would remain the same. The frontage of the first floor will be redone so that the whole facade matches.

### Committee Discussion/Concerns:

A member of the Committee voiced concerns that the proposed plans, effectively, convert the existing attic structure to a third story and significantly change the volume of the building, making it much heavier.

However, it was also noted that the proposed plan would bring the existing structure in line with the architecture of the neighboring houses; the structure would be closer in scale to the houses on either side of it.

Another Committee member expressed concern about waiving development standards in order to fit the build of a private project.

The Committee is concerned that the neighbors may not be attuned to the architectural language of the project and would not have a full understanding of the proposal without viewing the plans. Therefore, the Committee requested that the Office of Eric Palatnik, P.C. include site plans with the public notice about the Board of Standards and Appeals hearing. CB 10, prior to the Committee's September 6th meeting, had already provided notice to the public with an opportunity to view the plans.

There were no objections from the public during this meeting.

**Committee Action:**

A motion was made to approve the Special Permit for 800 Harbor View Terrace on condition that, before the September 18th full Community Board meeting, the site plans are distributed to the neighbors who reside within 400 feet of the site. The motion carried, 6 in favor; 3 opposed.

**Application #3:**

The third application, **Board of Standards and Appeals Calendar Number: 2023-48-BZ, at 7503-7509 Shore Road, Bay Ridge Prep**, seeks to allow, in connection with the change of use of an existing 18,764 square foot 3-story rectory building to a Use Group 3 school, the construction of a 13,778 square foot 2-story enlargement requiring a zoning variance of front yard and height regulations. This is in an R4A residence district.

Attorney Stuart Beckerman and Dr. Charles Fasano, head of school at Bay Ridge Prep, presented the application.

In 2021, Bay Ridge Prep (BRP) purchased the property at 7503-7509 Shore Road. BRP is now in the process of converting the existing 3-story 18,764 square foot former rectory to an Upper School for Grades 9-12. The adjacent building, a frame house on the corner of Shore Road and Bay Ridge, will be demolished and a two-story 13,778 square foot enlargement will be built in its place. This enlargement will allow for an adequately-sized gymnasium on the first floor and additional classrooms on the second floor which will accommodate all of BRP's education programs. It will also include outdoor space, on the roof and at ground level, for use by students and faculty. The roof space is intended for Passive Recreation, student group work and parent/staff functions. (eg. Parent Night or Open House) . In response to a request from the adjacent resident on Bay Ridge Parkway, the back wall of the gymnasium will NOT have windows. There will be one main entrance, located on Shore Road in the existing building, through which staff and students will access the proposed enlargement.

A variance is not needed for the change of use within the existing building; schools are permitted as-of-right in this R4A district. However, two variances are needed for the proposed enlargement.

**Variance #1:** The first variance is needed for the front yard. A 15 foot front yard is required on both Shore Road and Bay Ridge Parkway. The proposed plan would extend the enlargement to the front lot line on Shore Road. However, there is an 8 ft 8 inch apron of lawn which is within the street bed and extends along Bay Ridge Parkway and also extends to the adjacent properties. Although the applicant is seeking a front yard variance, there will be still be a front lawn and a setback on the Bay Ridge Parkway side.

The front yard variance is needed to accommodate an adequately-sized gymnasium and BRP's physical education and athletics program, which is essential to the school's mission and pedagogy, and the school's competitiveness against other private schools in the Independent School Athletic League. The gymnasium will be 103 feet 4 inches long and 51 feet 11 inches wide with a basketball court 84 feet long and 45 feet wide. Although the gymnasium still falls short of regulation size, it

will be large enough to use in competitions with other private schools. Anything smaller than the proposed size would disqualify the gym from use in the Independent School Athletic League. The variance would also permit additional classrooms on the second floor.

Bay Ridge Prep currently rents classroom, basement and gym space at local churches and schools to accommodate academic classes, sports programs, and arts programs. This new campus will allow Bay Ridge Prep to accommodate its programmatic needs and consolidate all of its classes into one space. The variance is needed in order to accomplish this in a complying manner.

Variance #2: A second variance, the height variance, is needed to accommodate a ramp for ADA accessibility from the roof of the proposed enlargement to the roof of the existing building. The existing building, with a height of 38 feet 2 inches, exceeds the permitted height of 32 feet. The proposed ramp on the roof of the 32-foot high enlargement will rise to, but not exceed, the non-complying height of the existing roof.

Because an accessibility ramp is not a permitted obstruction under zoning, a variance is needed. The Fire Department requires some type of access to move from one roof to the other. Because BRP intends for both buildings to have an occupiable roof, this type of ramp is suitable for access. No matter what type of access structure is built, a variance is needed.

#### Committee Discussion/Concerns:

The presenters emphasized that the Variance will not alter the essential character of the neighborhood or substantially impair the appropriate use or development of the adjacent property. The essential character of Bay Ridge and Shore Road is defined by a mix of residential and community family uses, including schools, and therefore will be unchanged by the Proposed School. The existing front lawn on Bay Ridge Parkway extends more than 8 ½ feet past the front lot lines of both the Subject Property and the adjacent residence (located 24 ½ feet to the east), providing a buffer along the sidewalk and thus minimizing any impact.

The Committee is very concerned about the lack of green space on Shore Road, in the front of the building. A request was made by a Committee member to setback the front of the building by an additional five feet in order to “Green up the Corner” and not have a hard line of brick wall right up against the sidewalk.

BRP is not able to accommodate this request because of the very narrow parameters of the gymnasium. The proposed gym is already 5 feet narrower than regulation size. In order to maximize space, seating will be located at the shorter end of the gym and basketball court (Shore Road side), rather than on the long sides of the gym and basketball court. Storage space and staircases in the design plans also prevent a setback.

The Committee continued to reinforce the need for more green space along Shore Road.

Additionally, the use of the Open Space could cause issues for the neighbors, such as a noise.

#### Public Discussion/ Concerns:

One member of the public expressed concern that the essential character of the neighborhood would, in fact, be changed by this development. Additionally, traffic, congestion and parking issues

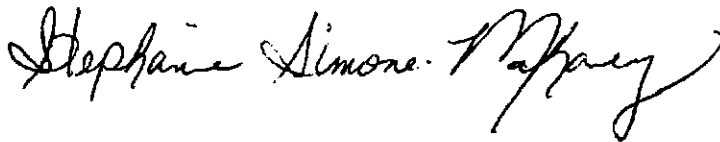
will increase especially when alternate side parking rules are in effect near another local school. Stuart Beckerman said that there are plans to add 9 parking spaces to the proposed building site.

Three BRP parents spoke very favorably and in support of BRP's proposed plan.

**Committee action:** A motion was made to approve the front yard variance and the height variance for the proposed plan with the condition that Bay Ridge Prep consider and explore options for adding more green space on the Shore Road side. The motion carried, unanimously.

The meeting was adjourned at 7:50 P.M.

Respectfully Submitted,  
Stephanie Simone-Mahaney

A handwritten signature in cursive script that reads "Stephanie Simone-Mahaney".

Board Members in Attendance:

- Josephine Beckmann
- Jaynemie Capetanakis
- Ibrahim Anse
- Leodan Castillo
- Doris Cruz
- Ann Falutico
- Barbara Germack
- Steve Harrison
- Pierre Lehu
- Dean Rasinya
- Stephanie Simone-Mahaney



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

Date/Time: September 13, 2023/7:00 PM

Called to order: 7:00 PM

Place: Hybrid Meeting, CB10 Office/Zoom

Quorum: In person Quorum not reached (See attached)

The Police and Public Safety committee meeting was held on September 13, 2023, the meeting was a hybrid meeting, in person at CB10 district office and on Zoom. We did not have an in-person quorum. The agenda was as follows:

1. New SLA wine, beer, and cider application for New Rakuzen LLC located at 6408 Ft. Hamilton Pkwy, Bklyn, NY 11219.
2. New SLA wine, beer, and cider application for Dyker Pizza Company Inc. located at 1279 85<sup>th</sup> St. Bklyn, NY 11228.

**New SLA wine, beer, and cider application for New Rakuzen LLC located at 6408 Ft. Hamilton Pkwy, Bklyn, NY 11219**

This is a new on premises Beer, Wine, and Cider. The applicant, Siew Voon Wong was represented by Attorney Sherry Xu. The premises will operate as a restaurant with background music. There will be outdoor seating as there presently is by the previous owner. The hours of operation will be Monday through Sunday 11:30 AM to 11 PM.

After a discussion period the committee's recommendation 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 11:30 AM – 11 PM.
6. There will be no smoking permitted.
7. There will be no outdoor music.
8. The doors and windows shall remain closed with any amplified music.
9. Background recorded and /or music sound levels will remain below the level permitted by NYC Noise Code.
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.

The applicant has agreed to the above stipulation. The committee did not meet in Quorum.

**New SLA wine, beer, and cider application for Dyker Pizza Company Inc. located at 1279 85<sup>th</sup> St. Bklyn, NY 11228**

This is a new Beer, wine, and Cider application. The applicant, Mr. Andrew Passantino and the owner Mr., Robert Cicero was present at CB10 District office. The premises will operate as a restaurant with background music. The hours of operation are Sunday through Thursday 12 PM – 10 PM Friday and Saturday 12 PM – 1100 PM

After a discussion period the committee's recommendation 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 Sunday through Thursday 12 PM -10 PM Friday and Saturday and 12PM – 11 PM.
6. There will be no smoking permitted.
7. There will be no outdoor music.
8. The doors and windows shall remain closed with any amplified music.
9. Background recorded and /or music sound levels will remain below the level permitted by NYC Noise Code.
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.


The applicant has agreed to the above stipulation. The committee did not meet in Quorum.

A discussion under old business was the availability of training and obtaining Naloxone and Fentanyl test Strips from New York State Offices of Addiction and Support. The website is as Follows:

OASAS.NY.GOV/HARM-REDUCTION

Meeting ended at approximately 7:18 PM

Respectfully Submitted,



Chris Elisson, Chairperson

**Attendees:**

CB 10 District Manager, Josephine Beckman

**PPS Committee:**

**In Person at CB10 Office**

Chair, Chris Elisson  
BM Barbra Vellucci

**Zoom**

BM Judith Collins  
BM Elizabeth Edmonds  
BM Elizabeth Lovejoy  
BM Sandy Vallas  
BM Lori Willis  
BM Nikolaos Leonardes  
BM Husam Rimawi  
BM Jonathan Bova  
BM Ruth Greenfield Masyr

**Excused Committee members:**

BM Michael Festa

**Applicants:**

**Representing Rakuzen LLC**

Attorney Sherry Xu

**Representing Dyker Pizza Company**

Andrew Pasantino at CB10 Office  
Robert Cicero at CB10 Office

Welcome back! On this Rosh Hashanah weekend, we celebrate the New Year and this is a new year for our board, too. We wish a good and sweet year ahead to all.

I hope you share my pride in having the privilege to be a member of our board and that you have accepted the responsibility that comes with it. 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 big General Meetings like this. The work happens at our committee meetings. Preparation and attendance are key to being a board member. Committee meetings are the most important place for us to show up and be involved and I will speak more about this in the Executive Committee Report later.

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. One of the most beloved traditions in our Community is the Annual Ragamuffin Parade on Third Avenue. This year, I hope you will join me on September 30<sup>th</sup> and cheer on the Parade Grand Marshall, our District Manager Josephine Beckmann. Josephine, we are united in our purpose as a board to make our community the best it can be and we thank you for service. I look forward to working with Josephine, Dorothy and each of you to make this the best year in Community Board 10. Thank you.

Respectfully submitted,

  
Jayne Marie Capetanakis

September 16, 2023

**District Manager Report**  
**September 18, 2023**

Good Evening Board Members:

I hope you all enjoyed the summer hiatus. Welcome back!

I am excited to begin the new session. Chair Capetanakis has appointed several new Chairs and I look forward to working with them and all of you on Board matters this session.

I am happy to share the following updates with you regarding issues we worked on this summer.

**SYEP – Ladders for Leaders**

We were grateful to participate in the Department of Youth and Community Development Ladders for Leaders summer program. Two students were assigned to District office- we enjoyed working with Lauren Phung, a rising Sophomore at UB and Alvin Jiang, a rising Sophomore at University of Michigan. Lauren worked on analyzing Parks data in preparation of our District Needs Statement and Alvin helped us with our Website, setting up computer equipment and also performed data analysis.

**ANGEL GUARDIAN HOME** – Following the June General Board Meeting .. CB10 was contacted by residents upon learning of the demolition of the Angel Guardian Home Convent building and plans to build a 9 story Community Facility. CB10 District Office sent a letter to LPC in June and again in August seeking clarification. Prior to the designation of the landmark, we learned that the Mercy building/Convent building was not going to be included in the designation and CB10 requested the LPC reconsider. The designation of the Angel Guardian Home took place in November of 2020. During the designation, the Commission staff referred to an agreement made with the owner and LPC explaining that the development adjacent to the landmark would be low scale, presented slides with an illustration rendering a design of massing of future residential construction in line with the rear of the individual landmark with a percentage of affordability as per the deed restriction which was never realized.

What we did not know at the time, was that the LPC carved out portions of the rear of the main building, that resulted in a through lot – allowing the developer to submit plans for a 9 story Community Facility Building as of right. I participated in a call with the LPC, a resident representative, HDC, and a representative from Sen. Chu office, to review remaining questions on the development on behalf of the neighbors. I also communicated with the Sisters of Mercy to discuss their Deed Restriction which specified as mentioned by LPC affordable units.. which also was not realized as part of the development that replaced the Angel Guardian Campus.

Our research found a Sundry Agreement that was not affixed to the Designation Report, signed the day before the designation but found on ACRIS. It only restricted development on a portion of the lot. There was no explanation regarding the carve outs along the rear of the building. ACRIS. There will be a follow up discussion with residents to consider next steps.

9000 SHORE ROAD – The NYC Board of Standards and Appeal approved the application for reduction of parking to allow construction of new AIRS building. The determination is expected to be posted by the Board of Standards and Appeals sometime this month.

6200 8<sup>th</sup> Avenue – I attended a meeting over the Summer with CB7 to update them on CB10's letter to DCP in April 2023. To date, we have not received a written response, rather a verbal one over a phone call stating that they have not changed their new interpretation that will allow a 28 story building without public review. The item will be returned to Zoning and Land Use Committee once a written response is received by the agency.

**MILLING AND RESURFACING** – We are approaching the end of milling and resurfacing in Community District 10. This week work is taking place on Fort Hamilton Parkway from 7<sup>th</sup> Avenue to 92<sup>nd</sup> Street; 81<sup>st</sup> Street from 11<sup>th</sup> Avenue to 14<sup>th</sup> Avenue and 12<sup>th</sup> Avenue from Bay Ridge Parkway to 86 Street.

**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 October 10<sup>th</sup>. 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 will blast out an email for budget priority 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 capital projects in Community Board 10 tomorrow night 7pm as a hybrid meeting. All are welcome to attend.

### **ADA Elevator Construction at 95<sup>th</sup> Street at 4<sup>th</sup> Avenue**

Work is scheduled to begin this week the installation of a ADA elevator at 4<sup>th</sup> Avenue and 95<sup>th</sup> Street. Construction will take place on 4<sup>th</sup> Avenue between 94<sup>th</sup> and 95<sup>th</sup> Street and on 95<sup>th</sup> Street between 4<sup>th</sup> and 3<sup>rd</sup> Avenue adjacent to the library. The B63 bus stop will be relocated to 4<sup>th</sup> Avenue between 95<sup>th</sup> and 96<sup>th</sup> Street. The B8 bus will move to 4<sup>th</sup> Avenue at the northwest

corner of 94<sup>th</sup> Street for the duration of construction work. Please note that 4<sup>th</sup> Avenue between 94<sup>th</sup> and 95<sup>th</sup> Streets will be closed to vehicular traffic overnight from tomorrow September 19<sup>th</sup> 9pm through Wednesday morning at 5am.

## ANNOUNCEMENTS

68 Precinct Community Council will meet on Wednesday, Sept 20<sup>th</sup> at 7pm at Bay Ridge Air Rights 260 65 Street.

Tuesday, September 26<sup>th</sup> DCP will join the Land Use Committee to review the City of Yes, Economic Opportunity..at 7pm

On October 1<sup>st</sup>, the 3<sup>rd</sup> Avenue Merchants will host their 50<sup>th</sup> Annual Festival

CB10 joint with BREG Clean up – is scheduled for October 21<sup>st</sup> at Shore Road Park – details to follow.

The next General Board Meeting of Community Board Ten will take place on Monday, October 16th in person at 7pm at the Fort Hamilton Senior Center

We brought Voter Registration applications and new CB10 Informational Brochures for anyone interested.

CB10 is also hiring for a part-time Community Associate.. information was widely emailed to you, on website and emailed via Constant Contact.

Respectfully submitted,

  
Josephine Beckmann

District Manager

**COMMUNITY BOARD TEN  
TREASURER'S REPORT**

Fiscal Year 2023-2024, 1/2023 to June 30, 2024

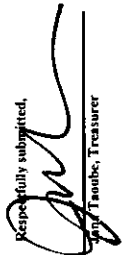
Budget Appropriation for FY 2024 inc. Council grant **\$276,933.00**

	7/31/23	8/31/23	9/30/23	10/31/23	11/30/23	12/31/23	1/31/24	2/28/24	3/31/24	4/30/24	5/31/24	6/30/24	Y - T - D
DISTRICT MANAGER	\$10,238.97	\$10,245.94											\$20,484.91
COMMUNITY COORDINATOR	\$8,278.75	\$6,880.96											\$15,159.71
COMMUNITY ASSOCIATE													\$0.00
COMMUNITY ASSISTANT	\$530.64	\$236.38											\$0.00
COLLEGE AIDE													\$0.00
<b>Total Personal Services</b>	<b>\$19,068.36</b>	<b>\$17,363.28</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$36,431.64</b>

Expenses Code	Description	7/31/23	8/31/23	9/30/23	10/31/23	11/30/23	12/31/23	1/31/24	2/28/24	3/31/24	4/30/24	5/31/24	6/30/24	Y - T - D
10B	Telephone													
10X	Intra-City Supplies													
40B	Intra-City Telephone													
100	Supplies & Materials		83.95											
101	Printing Supplies													
17	Postage													
170	Cleaning Supplies													
199	Data Processing Supplies													
302	Telecomm. Equipment													
314	Office furniture													
315	Office Equipment													
319	Security Equipment	130.80												
332	Data Process Equipment													
337	Books													
402	Tel./Communications		89.68											
412	Rental/Misc./Equip													
417	Advertising													
431	Leasing Misc. Equip.													
451	Local travel expenditures													
602	Telecomm Maintenance	51.44	1,200.94											
613	Office Equip. Maint.													
613	Data Process Equipment													
615	Printing Supplies													
622	Temporary Services-contractual													
624	Cleaning Services													
686	Professional/Computer Services													
684	Professional/Computer Services	680.40	375.00											
676	Infrastructure Maint/Operation													
<b>Total Other than Personal Services</b>		<b>\$862.64</b>	<b>\$1,749.57</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2,612.21</b>

**TOTAL PS AND OTFS EXPENSES** **19,931.00** **19,112.85** **0.00** **0.00** **0.00** **0.00** **0.00** **0.00** **0.00** **0.00** **0.00** **0.00** **39,043.85**

**TOTAL UNCOMBURED BUDGET BALANCE** **\$237,869.15**

Respectfully submitted,  
  
Amy Taubbs, Treasurer



## **Executive Committee Report: September 12, 2023**

**Chair: Jaynemie Capetanakis**

Present:

Josephine Beckmann, District Manager

Jaynemie Capetanakis, Chair

Sandy Vallas, Vice Chair

Jana Toubé, Secretary & Chair of Senior Issues, Housing, Health and Welfare

Shirley Chin, Treasurer

Lori Willis, Parliamentarian

Dean Rasinya, Budget and Finance Chair

Tracie Britton, Environmental Committee Chair

Chris Elisson, Police and Public Safety Chair

Dianne Gounardis, Parks Chair

Henry Stewart, Communications and Public Relations Chair

Jack Zhang, Traffic and Transportation Chair

Barbara Buchalter-Pollack, Youth Services, Education and Libraries Chair

Stephanie Simone-Mahaney, Zoning and Land Use Chair

**The members of our Executive Committee met on September 12, 2023 at 7:00 PM over Zoom. I would like to take a moment to introduce each of them to you:**

Sandy Vallas, Vice Chair

Jana Toubé, Secretary & Chair of Senior Issues, Housing, Health and Welfare

Shirley Chin, Treasurer

Lori Willis, Parliamentarian

Dean Rasinya, Budget and Finance Chair

Tracie Britton, Environmental Committee Chair

Chris Elisson, Police and Public Safety Chair

Dianne Gounardes, Parks Chair

Henry Stewart, Communications and Public Relations Chair

And introducing our new Committee Chairs...

Jack Zhang, Traffic and Transportation Chair

Barbara Buchalter-Pollack, Youth Services, Education and Libraries Chair

Stephanie Simone-Mahaney, Zoning and Land Use Chair

We would like to congratulate and appreciate all of our chairs and welcome our newest chairs to our Executive Board. I would also like to acknowledge that Judith Collins will continue as our Liaison to Military and Veterans Affairs.

We discussed a review of Parliamentary Procedures for Community Boards. While most of us are not in the legal field, it is important to remember that being a board member carries a legal responsibility to follow the rules and procedures for public discourse. We asked Josephine to forward a brochure to everyone with the facts of how meetings must be conducted. We are all volunteers and we appreciate when we can help one another and ensure we are following the guidance on public democracy. Please be sure to review the parliamentary procedures.

We also discussed a Proposed Resolution for Hybrid Committee Meetings. As you know, the New York State of Emergency has lapsed and this effects the Open Meeting Law, referred to as OML. Board Members should have recently received an email from Brooklyn Borough Hall explaining that all meetings have reverted to in-person. The recently *amended* Open Meetings Law (OML) made permanent the expanded use of videoconferencing by public bodies to conduct open meetings, *under extraordinary circumstances*. As we return to pre-pandemic expectations, the expectation is that we are meeting in person for all meetings, including committee meetings. When we meet as a committee or a full board, we must have a quorum to vote and a quorum is more than half of our members being present. Your presence is crucial to fulfilling the work of our community board.

A hybrid meeting allows that members may participate via video due to "extenuating circumstances, including disability, illness, caregiving responsibilities, or any other significant or unexpected factor or event which precludes the member's physical attendance at such meeting." Board Members should make every effort to comply with attending Committee Meetings in person to meet quorum. Of course, if you are not feeling well, you should not attend in person. With this in mind, the Executive Board agreed that we would need a resolution to the adoption of Hybrid Committee Meetings pursuant to the NYS Open Meeting Law.

I will now share with you our *PROPOSED CB10 RESOLUTION*

*Whereas, CB10 Brooklyn shall comply with all relevant aspects of the New York State Open Meetings Law in its conduct of hybrid Committee meetings, and*

*Whereas, CB10 Brooklyn will hold Committee meetings in a hybrid format at its District Office located at 8119 5th Avenue, and*

*Whereas, CB10 Brooklyn requires members to be physically present at any such Committee meeting unless such member is unable to be physically present due to extraordinary circumstances including disability, illness, caregiving responsibilities, or any other significant or unexpected factor or event which precludes the member's*

*physical attendance at such meeting; requiring members of CB10 attending virtually to be able to be heard, seen, and identified, while the meeting is being conducted, including, but not limited to any motions, proposals, resolutions, or any other matter formally discussed or voted upon; and by including in public notices of CB10 meetings a statement that videoconferencing will be used and where and how the public can view and/or participate in such a meeting, and*

*Therefore, be it RESOLVED*

*CB10 Brooklyn will move to hold hybrid Committee Meetings consistent with the New York State Open Meetings Law.*

We have our motion on the floor. Are there any questions or discussion?

Review Motion. Request Second of the Motion.

All in favor; Opposed; Abstentions or Recusals.

Looking ahead to October, there is a citywide text amendment expected to be certified next month that will be referred to Community Boards for review and advisory recommendation regarding the City of Yes - Economic Opportunity. Representatives from the Department of City Planning will attend the next Zoning and Land Use Committee, which will take place on Tuesday, September 26<sup>th</sup> at 7pm. Several Community Board Members attended the recent public briefing held on September 12<sup>th</sup>. We encourage members to view the recording of that meeting which Josephine emailed the link to you as we begin to prepare for Community Board review on this important citywide text amendment.

The Executive Committee also shared potential topics for the board, including meeting with the Department of Transportation to discuss Safety Initiatives and concerns about e-bikes and e-scooters. Concerns were raised around Owls Head Sewage Treatment and perhaps having a tour for our board members. There are upcoming issues regarding rezoning, including locations at 250 86<sup>th</sup> Street, 6200 8<sup>th</sup> Avenue, and the Angel Guardian Home site. The Department of Sanitation is having a Composting Roll Out on October 1<sup>st</sup> and more information will be forthcoming. Additionally, a cleanup of Shore Road Park is being planned for the fall.

Respectfully Submitted,

  
Jaynemarie Capetanakis, Chair  
September 17, 2023

## STATE LIQUOR AUTHORITY-NEW APPLICATIONS AND RENEWALS

<b>Name/Address</b>	<b>Received at CB10</b>	<b>Status</b>
Wonder Room Coffee 7904 Third Avenue	09/05/2023	New Wine, beer,cider
The Burger Bistro 7217 Third Avenue	09/11/2023	Renewal Wine,beer,cider
Sams Bakery LLC 9324 Third Avenue	09/14/2023	Renewal Liquor,wine,beer,cider
Comeau Group In Ho-Brah	09/14/2023	Renewal Liquor,wine,beer,cider
PMC Bakery Corp Jean Danet Bakery	09/18/2023	Renewal Wine,beer,cider
MVSO Restaurant & Bar Las Margaritas	09/28/2023	New Liquor, wine,beer,cider
PRX Inc. Johnny Pumps Café	09/28/2023	Renewal Liquor, Wine,beer,cider
Café Sette Bello Corp. Same	10/02/2023	New Wine,Beer,Cider
Saje Business Corp. Matter	10/05/2023	Renewal Liquor, Wine, beer,cider