### Community Board Ten Board Meeting Attendance Norwegian Christian Home Monday, November 21, 2016 – 7:15 pm

### Board Members Present: 22

Jaynemarie Capetanakis Christopher Castaldi-Moller

Shirley Chin
Doris Cruz
Ann Falutico
Carmen Feliciano
Michael Festa
Barbara Germack
Judith Grimaldi
Ramsey Joudeh
Brian Kaszuba

Ruth Greenfield Masyr

Rhea McCone
Iris Mulé
Sandy Myers
Nick Nikolopoulos
Susan Pulaski
Hani Sarji
Joseph Sokoloski
Lawrence Stelter
Sandy Vallas

Lori Willis

### Board Members Excused: 20

Elizabeth Amato Jumana Bishara Allen Bortnick Kevin Peter Carroll Paul Cassone Judith Collins Ida D'Amelio Donna Mae DePola Khader El-Yateem Stephen Harrison June Johnson Habib Joudeh Katherine Khatari Stella Kokolis Nikolaos Leonardos Ryan Mahoney Dean Rasinya Joanne Seminara Brian Walsh Mary Ann Walsh

### Board Members Absent: 6

Ronald Gross Victoria Hervas-Castaneda Brian Kieran Adil Oualim Husam Rimawi Jonathan Yedin

### Ex-Officio:

Councilman Vincent Gentile

### **COMMUNITY BOARD TEN GUESTS**

Date: November 21, 2016 - 7:15 PM

Subject: CB10 Board Meeting - Norwegian Christian Home

### PLEASE PROVIDE AS MUCH INFORMATION AS POSSIBLE. THANK YOU.

Name/Address	Phone #	Fax #	E-Mail Address	Organization/Affiliation
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Vino Lame				
Snawn whitehoen je.	212.822.95183		Swhitchorn(a) alizensnyc.org	Citizens Committee
LIAM MCCABE	718-630-5277		liam, mrcaba@mailehous	Rep Ponovous esov
MARTIN MAYER	718 915 897		ofor women	MC PANS
HARRY MIALISTER			HARRY HMG @gmas.co.	
Ally Sando	718-492-6334		Sanna Oryanicubly.	Assemblyman ortize face
Qianwen Lin	347-725-9730		LINQIANWENO41919@grail.	3
Matt Cassora	(718)614-7604		cassaranda egnail com	
MICHOLAS MASSAB	718-836		nlmassabegrance	950 Slock asom

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Fear Momanage				Pylor GUZ
A-CUARICLIA-				
Laura Kolařik			laura. Kolarikegmail.ou	
SARA PARELHOFF	*.		SARA. PARELHOPPEGMAN	LCOM
				:

### COMMUNITY BOARD TEN BOARD MEETING NOVEMBER 21, 2016 – NORWEGIAN CHRISTIAN HOME MINUTES

Chair Cruz called the meeting to order at 7:30 PM and invited Kaye Houlihan, Principal of Fort Hamilton High School, to lead the Honor of the Pledge. Ms. Houlihan thanked Community Board Ten for honoring her tonight. She said their 75<sup>th</sup> Anniversary was a wonderful gathering and Councilman Gentile was there to honor them, as well as other distinguished members of the community. She thinks the community support is what has sustained Fort Hamilton High School over the years. She spoke about some of their programs, their athletic teams, clubs, great students and committed staff.

Chair Cruz announced that Jim and Mary Beth Lamond from St. Vincent DePaul's Food Pantry at St. Patrick's were here tonight for our annual November food drive in honor of former board member Helen Sokoloski. In the past our Health and Welfare Committee had conducted regular collections at every meeting and distributed it to other food pantries. The Community Board will be sending out a list of the many pantries and she hopes we can all contribute monthly so we can see that the needs in our community are met.

Chair Cruz stated that she is amending the agenda since we do not have a quorum. We will not report on any item that requires a vote until later in the evening.

#### PUBLIC SESSION

On behalf of Assembly Member Pam Harris, Alexandra Larkin wished every a happy Thanksgiving and said they were out in the district today delivering turkeys to those in need.

Assembly Member Peter Abbate thanked everyone for the great victory they had on Election Day. He will do the best he can in Albany and in the District. There is a lot of work to be done and he is anxious to get back to work. He wished everyone a happy Thanksgiving.

Council Member Vincent Gentile said December 7, 1941 is a day that will live in infamy in our country. We can say the same for November 1, 2016 in Community Board Ten because that date became the official date that the Special Permit that has beleaguered us for so many years was officially rescinded in Community Board Ten. He knows many of CB 10's Zoning Chairs have fought this fight over the years and gone to the Board of Standards and Appeals to no avail because the BSA always approved every application that went before it. It took a couple of years but we did it with the great help of the Community Board and especially DM Beckmann who worked with Zoning Committee Chair Falutico to put together a fantastic application to remove Community Board Ten from the 73.622 section of the Special Permit.

Councilman Gentile said there has been an issue of homeless staying overnight in the ATM's in Bay Ridge. We certainly want to help those people who might be in that situation so he and his office contacted Breaking Ground who goes out to talk to the homeless. They went to the ATM's last week that were reported to them. They also contacted the NYPD liaison unit to let them know of these locations. They will continue to monitor this situation, but told him that there are not as many cases as were reported in the newspapers. They will monitor this and call the individual banks and ask for their experience on what has been happening. He encouraged people who see someone in that situation to call 311 because that is when a group like Breaking Ground comes out and tries to help those individuals by offering services.

Councilman Gentile then presented a Proclamation to Lieutenant John Beckmann in celebration of his 30 years of service with the NYPD.

Nicholas Chamberas noted that Assembly Member Malliotakis is also returning to Albany next year and is very excited to be working on a number of legislative items. He spoke about legislation that was enacted in 2009

that allowed discretion in allowing people convicted of serious drug related crimes to get treatment instead of serving prison terms. Assemblywoman Malliotakis is proposing legislation that anyone convicted of two or more felonies not be eligible for this diversion sentencing. That person would still have to report to make sure they are not a danger to society, and any such leniency would have to be signed off by the District Attorney.

He stated that the MTA is advising that fares are going to go up again. The debt ceiling was increased from \$37.2 Billion to approximately \$55 Billion. Finally, he announced they will have a Toy Drive beginning November 25<sup>th</sup> through December 18<sup>th</sup>. The drop off locations are Salam Arabic Lutheran Church, 414 80<sup>th</sup> Street, DGK Parochial School, 8502 Ridge Boulevard, and Holy Cross Church, 8401 Ridge Boulevard. On behalf of Assemblywoman Malliotakis, he wished everyone a happy Thanksgiving.

Bob Cassara, President of Brooklyn Housing Preservation Alliance, spoke about illegal conversions. See attached.

Jay Filan from the Fort Hamilton branch of the Library announced a new community story telling workshop that will be taking place this winter and spring at the Fort Hamilton branch called "Our Streets, Our Stories". It is an oral history project which will be eight weekly workshops to teach participants to tell their stories and preserve the narratives. He thanked Board Member Michael Festa and his family for funding this wonderful new program. They are looking for community people who have interesting stories to tell to participate in the program. On December 12<sup>th</sup> the arts workshop is having a crafts program for challenged adults from the Guild for Exceptional Children. The funding came from the estate of Mary Rose Dallal. He also thanked former Board Member Eleanor Schiano for helping set up this program.

Shawn Whitehorn from the Citizen's Committee for New York City, an organization that has been supporting grass roots groups in New York City for the past 40 years, announced that this is their grant season. They are giving \$3,000 to grass roots groups throughout New York City who are interested in developing and implementing community improvement projects. They are open and flexible in terms of what those parameters are and are looking for projects that improve the quality of life in New York City neighborhoods. Chair Cruz said it has been a long time since she had anything to do with requesting a grant from the Citizen's Committee and she remembers the grant being \$250. This is a great improvement and it is a wonderful organization.

Fran Vella-Marrone announced that the Dyker Heights Civic Association along with the 68<sup>th</sup> Precinct Community Council is once again holding their toy drive for the children of military personnel at Fort Hamilton Base and for Reaching Out Community Services. There are drop off locations on their flyer. If anyone wants to come to the event it will be December 13<sup>th</sup> at Redeemer St. John Lutheran Church at 939 83<sup>rd</sup> Street. The meeting will begin at 7:30 PM but there will be a concert by one of our school bands prior to the meeting at 7:00 PM.

John Quaglione announced Senator Golden's Christmas tree lighting on Tuesday, November 29<sup>th</sup> at Shore Road Parks Conservancy at the gazebo at 90<sup>th</sup> Street and Shore Road, and also in partnership with the Dyker Civic Association, a Christmas tree lighting on Thursday, December 8<sup>th</sup> at McKinley Park. Both of them start at 6:30 PM. They will have free mammogram screenings on December 7<sup>th</sup> with the American Italian Cancer Foundation mobile van. An appointment is necessary. Chair Cruz noted that Dave Matthews from the Owls Head Volunteer Group said they will be having a tree lighting on December 6<sup>th</sup> from 7:00 – 8:30 PM.

### **CHAIR'S REPORT**

Chair Cruz stated that there have been some Committee Chair changes in the past few months. Bob Hudock, Youth Services, Education and Libraries Chair, resigned and was replaced by BM D'Amelio. Greg Ahl, Environmental Chair, resigned and was replaced by BM Nikolopoulos. BM Kaszuba is the new Chair of the Zoning and Land Use Committee, as BM Falutico stepped down as Chair but is happy to continue working on

the Board. We are setting up a special committee on parking fairness and valet parking. We have a long history with this issue in Community Board Ten. It transcends many committees – Traffic and Transportation, Police and Public Safety, and Zoning. The reason Zoning is included is because some years back, as part of the approval process for a variance for Century 21's parking lot, there was an agreement to allow their lot to be used for valet parking. We met with Century 21 representatives a while back and they were amenable to do this, and we had a meeting with business owners. It is now time to revive the plan to try to get those issues under control. Valet parking is mostly a problem on 3<sup>rd</sup> Avenue. BM Harrison will be heading that Committee.

Chair Cruz stated that attendance is always an issue. Tonight, as of now, we do not have a quorum. We will be looking into the issue as to whether the Monday before Thanksgiving causes a problem and will be polling some of the people who are not here tonight to see if that was the problem. We have many items on the agenda tonight that we need a full Board vote on and as of now we will not have that. She thanked everyone who is present tonight but noted that attendance at meetings is very important.

Chair Cruz said we will be sending out a notice asking people if they want to change their committee assignments. If Board Members would like to serve on different committees, they should respond to the notice and we will try to accommodate your requests.

This is a time of giving and in addition to food pantries there is a city-wide coat drive by New York Cares which has already started and the coat drop off is at the Precinct. If you have gently used coats of any size, kids to adults, please drop them off at the Precinct and keep someone warm this winter.

Chair Cruz noted that for December we will be collecting toys and gifts for the Center Against Domestic Violence, the battered women's shelter. This year, the collection will include gift cards for mothers. She is sure they appreciate gifts, but when they are starting out there are specific items they need and it would be nice for them to have a gift card.

### DISTRICT MANAGER'S REPORT - See Attached

Chair Cruz announced that it appears there will not be a quorum, so we will proceed with the normal order of the Agenda.

#### TREASURER'S REPORT - See Attached

Chair Cruz stated that we will not be able to adopt the Agenda or the Minutes of the last meeting, so we will continue with the Police and Public Safety Committee report.

### **COMMITTEE REPORTS**

### POLICE AND PUBLIC SAFETY COMMITTEE

Police and Public Safety Committee Chair Willis rendered the Committee report. See attached. Discussion followed.

With regard to the new SLA Wine, Beer and Cider application for South Brooklyn Specialty Foods, Inc. d/b/a/ South Brooklyn Foundry, Committee Chair Willis asked what we could do since there cannot be a vote and they cannot wait. DM Beckmann replied that in this case, with no comment from the Board, they go ahead and apply and it is granted.

With regard to the change in method of operation for ABI Group LLC d/b/a Lobo Loco, DM Beckmann said they notified Community Board 10 in writing on October 26<sup>th</sup> and they have 30 days, so we have to respond by

this coming Friday. BM Falutico asked if the Board could say there was no quorum and inform SLA of our unanimous opinion. DM Beckmann thinks she could administratively write to the SLA saying we received this application, while we did not have a quorum the majority wants to seek these additions out of committee. She thinks tomorrow she should call the owner to see if they will agree to stipulations. Committee Chair Willis said as it exists right now the fact of the matter is that they are in violation of their stipulations. They changed their method of operation and did not notify us prior to doing so. It was us calling them in response to an absolute flood of complaints that made them even respond and file their application. We always have the right to advise the SLA if someone violates their stipulations.

BM McCone has been in there and noted she has never seen the DJ and the bar is always packed. She asked where they are dancing because there really is nowhere to dance. DM Beckmann said after 10:00 PM they take away all the tables and chairs in the middle. You can see it on their Facebook page and we have the video in the office. Committee Chair Willis said it is very disheartening to see all the people who showed up at the Committee with so many complaints. We never get 45 complaints for one location in a three month period. DM Beckmann said we do have the right to contact the SLA in response to the notification and advise them of what has been happening. We can ask the owner of the establishment to stipulate to what he said at the meeting. If he is willing to do that, we can inform the State Liquor Authority. We can formalize what is in the Committee report, amend his stipulation agreement, and send it in. BM McCone said that now that it is winter, he will keep the doors closed anyway. She thinks we should include something about the nice weather. DM Beckmann replied that the stipulations would include that and would be part of the method of operation of the license.

Chair Cruz said that administratively DM Beckmann can send a letter saying they are in violation of their stipulation agreement so that is a fact. We will do that tomorrow. Committee Chair Willis asked if you could administratively and objectively report the facts of the number of 311 noise complaints, etc. and state we had a meeting, these were the proposed stipulations, but we did not have a quorum. Chair Cruz said to state the recommendations of the Committee and of those present there was support of that. BM Falutico asked if the letter could say the Board suggests or demands that they go back to the original method of operation. DM Beckmann added that their enclosed sidewalk café license is up in January so they are coming back to us in January for that.

Committee Chair Willis stated that they notified the District Office and are putting in a request with the SLA for a change in their method of operation, which includes a DJ, and the installation of French doors which has already been done. They are supposed to continue with their permitted method of operation until they get the SLA's approval. She thinks they are presently in violation because they have already commenced this alternate method of operation without getting the SLA's approval first. Reporting that is certainly an administrative thing that we can do and also state the objective facts. Our elected officials did show up in support of the residents so maybe we can get Councilman Gentile on board to write a letter. Fran Vella-Marrone added that Congressman Donovan showed his concern for the residents who have complained, and he may also submit a letter to SLA.

### PARKS COMMITTEE

Chair Cruz noted that she chaired the Parks Committee meeting since Parks Committee Chair Johnson was unable to attend. She then rendered the Committee report. See attached.

Chair Cruz noted that we have a motion to approve the design with certain modifications, but we do not have a quorum tonight to vote. BM Sarji asked if they said we would get a cost breakdown and was told they could not provide it. BM Grimaldi asked if this is the isolated house in the middle of the field around 92<sup>nd</sup> Street, and was told that it is where the soccer field is. BM Grimaldi said that bathroom is really far and it is the only restroom in that park area until Fort Hamilton High School. Chair Cruz said as an aside that Shore Road Parks

Conservancy has plans for the area from 92<sup>nd</sup> Street toward 81<sup>st</sup> Street. As part of that plan they would like to see this building improved. Those fields are very utilized; it is so busy in little league baseball season and soccer season. It is really important to have a working facility there, so the Committee supported the exterior design with the stipulations that certain things be added and provided in comment to NYC Parks Department. Although there are serious concerns about the cost of the facility, since the project is already underway, we should proceed with it and request accessibility, air conditioning, and upgrading the electric. As of now they have no plans to upgrade the electricity feed to the building. It is basically the same as what was there in 1940 and will remain the same unless we request this change. BM Falutico feels adding items to the list will bring up the cost. BM Sarji asked about bringing an electric line in and not a gas line. Chair Cruz said that the Committee's recommendation was not to spend \$500,000 to bring a gas line in; bring an electrical line in that would bring electric in for heating and cooling, where a gas line would only bring in heating. We are asking the Parks Department to make some modifications and in the existing costs include these requests.

Brooklyn Parks Chief of Staff Marty Maher said they removed the wall that was asked to be removed and have freestanding movable partitions. They cannot do the kitchen because it requires all kinds of building permits, but in the design they can include a service counter that will have a sink, accommodations under the counter for refrigerator, coffee service, and a microwave. An exit off the Belt Parkway is not going to happen. He agrees that lighting is needed on the path but it is not part of this project. As was mentioned, the building has not had renovations since the 1930's but a new roof was put on in 1999-2000. One of the key things in just about every building they have is that when possible, convert to gas. He noted that there are times when the building had to be shut down in the winter because oil trucks would not go down there, and electric heating is not good in parks, particularly near the waterfront. They have been very successful using gas in other places. These are the real costs. If Community Board 10 is requesting a breakdown, he will do his best to get something. Mr. Maher stated that Parks does not have a breakdown and does not provide them to Community Boards. There isn't a breakdown until the end of the project but he will get estimates for us. It is very expensive to bring gas down. One of the ironies is that in Shore Road Park gas lines go through the park but you have to go up to Shore Road for filters and safety controls; you cannot just tap into one of those. Regarding the electric, he will investigate that. He agrees that we do need a bathroom that is wheelchair accessible and added that there will not be a parking lot for the facility.

Chair Cruz said the Committee agreed to proceed with the next step of the project even though it has many reservations, because the next step which will take place very soon is approval by the Design Commission. After it goes to the Design Commission it will be under discussion again. The Committee's recommendation is to support the project with reservations, some of which will be taken care of and some we will continue to discuss after the design review. We do not have a quorum, but the project needs to go to the Design Committee very soon. DM Beckmann said she already sent an email to Victor Ortgea saying that the Committee supported it and it would be voted on.

BM Willis said if we do not have a quorum and cannot vote then it is just going to go through. Chair Cruz disagreed because it cannot go to the Design Commission without Board recommendation. DM Beckmann asked Marty Maher if the Board could administratively write a letter stating that we had the committee meeting and that we will be voting at the next General Meeting which will be in December, and was told that would be very helpful. DM Beckman said she will do that and have it on next month's Agenda. Marty Maher wanted to be open and honest with CB10 and said he is confused about when we vote for it and it passes the Public Design Commission that is pretty much the end of the design phase and then it is put into a contract, so he is not sure what we are talking about when we mention further discussion. He does not want to hide anything; we have always worked together, but he is not clear about the further discussion part.

BM Sarji asked what the considerations are for cooling and what is going on with the electric. Marty Maher replied that this is the first he is hearing about an electrical upgrade. There was an upgrade in 1980 and he will

inquire about what can be done about air conditioning. If it is something that cannot be included in the capital project for some reason perhaps we could find a way within the Borough to incorporate the upgrade. Chair Cruz understood the presentation differently and asked for clarification on the project. Marty Maher said that the Design Commission is the sign off of the design of the outside of the building so they can then begin to put it into contract. Because DOB requires various permits it is an extraordinarily lengthy process. To go before the Design Commission at this time is a critical juncture.

Chair Cruz asked if we should then delay this. BM Willis asked what impact it would have on the project if we delayed until the December meeting and was told it would cause a delay. This design is being done by a consultant who is on a time constraint.

Chair Cruz noted that DM Beckmann suggested we put together the list of requests. DM Beckmann said we will put this list together and Mr. Maher could get back to us. She thinks the biggest outstanding issue is the electricity upgrade. Chair Cruz said we were given the impression that the electrical capacity would need to be increased. She clarified that we will send a list of our concerns to the Parks Department.

### **SAPO GUIDELINES SUB COMMITTEE**

SAPO (Street Activity Permit Office) Sub-Committee Chair Capetanakis rendered the Committee report. See attached.

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

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

### **ENVIRONMENTAL COMMITTEE**

Environmental Chair Nikolopoulos rendered the Committee report. See attached. BM Falutico asked why Sanitation plows snow to the right. Committee Chair Nikolopoulos replied that they do not want to block oncoming traffic and left lane turns. DM Beckmann said the plows have to go to the right. If you are on a two-way street you will always go to the right to the cars. If you had the plow to the left side you would be plowing into the middle of the street on a two-way street.

#### **OLD BUSINESS**

Chair Cruz commented that she knows it was a long Parks report, but one of the main issues was the cost. This building is 1,600 square feet. Her house is 1,700 square feet. It could not cost \$3.75 Million to replace her house. This is an exorbitant expense and needs to be investigated. BM Sarji said the person who gave the presentation that day had a sheet that they said they could share with us and now tonight we are told they do not have such a sheet. BM Festa asked if they considered using solar panels and Chair Cruz said they brought that up but Parks Dept. is afraid of them being stolen. There is concern about this exorbitant cost and we should investigate it further. BM Falutico said she does not have a visualization of this building. DM Beckmann replied that it is the Shore Road Park Field House and she shared a photo.

### **NEW BUSINESS**

None

Motion from the floor to adjourn. With no further business, Chair Cruz adjourned the meeting at 9:20 PM.

### **Notes for CB10**

### **Public Session**

Nov. 21, 2016

Introduce myself as president of the Bklyn HPA

Intro. 1218 hearing was held on Nov. 17 at Council hearing room at 250 Broadway

Chaired by Juaamne Williams, Councilman Gentile on the Aggravated Illegal Conversions bill. Testimony was heard from by the DOB and others including from the Bklyn HPA members, Dyker Heights Civic Association, The Manhattan Beach Group, the Queens Civic Congress. All were in favor except the DOB.

Basically it would increase fines to \$15,000 per illegal apartments above what a building is listed as.

2 family house that contains 5 apartments would incur a fine of \$45,000

Lienable sale applies after 1 year if the fine wasn't paid.

DOB was opposed to the bill because as they stated, they:

- · Already have substantial fines that can be imposed.
- Already have the power to make them lien able. They have had this
  power since 2001 but only recently discovered that they were able to
  do so.
- If a building is a multi family residence, ie, greater than 3 families, then they said the State would have to be involved because of preemption. (Note: Assemblywoman Pam Harris stated at the hearing that she would help in this area if needed)

When asked if any fines have been turned into liens. Their answer was **NO**. They are now working with Finance Dept. to start issuing liens. (Note: it only took them about 15 years to figure this out)

Outstanding DOB/ECB fines to date total \$1.6 billion. In 2014 they were \$640 million and over \$108 million was written off.

Thus from summer, 2014 there was a 150% increase in outstanding fines.

At a recent Agency Task Force meeting on Nov. 17<sup>th</sup>, I asked about fines given for illegal conversions in Brooklyn.

- Dob stated: to date \$2.165 million
- \$256,000 has been paid or 11.8% collected.

Clearly there needs to be more work in the collection area. Collection seems to be a basic think to do and that is why in part Intro. 1218 bill was written and hopefully passed and written into law.

The following is an update of what has been going on in our community:

### Stop Work Orders issued:

- 2014 69
- 2015 153
- 2016 (Jan Oct) 131 & it will probably rise to 160 for all of 2016. This is a 132% increase.

### Total **ECB** violations:

- 2014 512
- 2015 815 a 59.1% increase over 2014
- 2016 (Jan Oct) **599**, a 40.4% increase over 2014. Looks like we are trending downward. Why?? Maybe because the violators are starting to get the message that Bay Ridge and Dyker Heights will not tolerate illegal conversions

Vacates: In 2012 there were **12** and to date, in 2016 there were **56**. Almost all were partial vacates. This represents a 367% increase over 2012.

All the above were in part due to our vigilance and working together with the Agencies to get a better handle on the problem of illegal home conversions and to maybe finally solve the problem. But there can be no let up in our vigilance in reporting the illegal activities, getting the community and our elected official involved is critical.

If you see something, that doesn't appear to be right, you need to report it to 311 and get a complaint number and then either get it to us at the Brooklyn HPA or directly to Josephine at the Community Board Office. In that way we get almost

instant attention and action by the DOB. Keep in mind if you make a complaint it needs to be the right type of complaint and if don't do the follow up it will ordinarily take the DOB almost two months to follow up. By that point the house is converted and it's a done deal with little recourse.

For more information and to join with us go to www.brooklynhpa.com

Thank you and Happy Thanksgiving. We truly have a lot to be thankful for.

CB 310	2012	2013	2014	2015	2016(Jan- Oct)
SWO	83	76	69	153	131 ·
TOTAL ECB VIOLATIONS	568	442	512	815	599
ILLEGAL OCCUPANCY/ CONVERSION ECB'S	34	19	32	62	81
VACATES	19	14	12	49	56

full story work.

### District Manager Report November 21, 2016

Good Evening Board Members,

The District Office has been working with Department of Homeless Services regarding recurring complaints of homeless throughout District Ten. Our homeless concerns are small in number compared to other parts of the city. There are about 10 to 15 homeless individuals throughout the Bay Ridge Area, mostly in and near Leif Ericson Park and near the rail line at  $62^{nd}$  Street from  $8^{th}$  to  $14^{th}$  Avenue Homeless outreach has also been to Fort Hamilton Library on  $4^{th}$  Avenue and  $95^{th}$  Street. A clean up of a Parks Dept. Comfort Station at Shore Rd. and 4th Avenue was done on 10/28, and one client was encountered who had been bedded down there and accepted services.

I urge all residents to immediately call 311 to report homeless as Breaking Ground responds within 2 hours.

DSNY has provided us with leaf bags for us to distribute tonight. Since we all live in the organics area.. leaves can be placed in these lawn bags. Dyker Heights new to organics have the option of putting out on special leaf collection date.. this Saturday night November 26<sup>th</sup> for pick up on Sunday, November 27<sup>th</sup>.

I also encourage all residents to pitch in and help in leaf collection by sweeping and raking leaves and bagging them. Residents should sweep 18 inches from the curb and bag the leaves to help the sweepers. The Department of Sanitation sweeper trucks are not vacuum trucks so they merely sweep and pick up as many leaves as they are capable of doing. Last week during the heavy rains.. several streets experienced street flooding due to clogged catch basins caused by accumulated leaves.

I want to follow up a little with what Bob Cassara said this evening. The Task Force has been working on responding to both illegal conversion complaints which year to date amount to 494 complaints logged into 311 as compared to 422 for all of 2015. Year to date there have been 131 Stop Work Orders in Community Board Ten as compared to 153 in 2015 with 69 in 2014. Last week we received a call from residents stating that a contractor was performing work well beyond approved plans.. the District Office contacted the Department of Buildings and an on site inspection confirmed that the work well exceeded the plans and a Stop Work Order was issued. It is so important that we get out the word that residents must call 311 if they suspect an illegal conversion or work that appears to be contrary to plans.

#### Announcements:

The Friday after Thanksgiving in NOT a city holiday. Each year we receive complaints from residents who do not move their vehicles for ASP parking and are summonsed. Please spread the word.

I want to thank everyone for donating food for the food drive tonight in memory of our late Board Member Helen Sokolski who was a dedicated volunteer and was passionate about the need to collect food to donate to needy families.

Each December Community Board Ten agrees to collect toys, household items and gifts for Greg Ahl's charity – Center Against Domestic Violence which shelters women and children. This year we are suggesting a donation of superstore gift cards. This collection is made at our December meeting.

We are also a Drop Off Site for Toys for Tots program – joint Dyker Heights Civic Association and 68 Precinct meeting which is December 13<sup>th</sup> details to be emailed to you.

The next General Board Meeting will be on Monday, December 19<sup>h</sup> at Shore Hill Community Room 9000 Shore Road- at 7:15PM.

Respectfully submitted,

Josephine Beckmann

District Manager

#### COMMUNITY BOARD TEN TREASURER'S REPORT

Fiscal Year: July 1, 2016 to June 30, 2017

Budget Appropriation for FY 17														\$229,895.00
	7/31/16	8/31/16	9/30/16	10/31/16	11/30/16	12/31/16	1/31/17	2/28/17	3/31/17	4/30/17	5/31/17	6/30/17	T	Y-T-D
COMPANY AND A CARLA STREET		40 901 90	to 201 20	60 Tal To										-

Total Personal Services	\$23,765.16	\$15,861.42	\$15,960.29	\$16,075.84	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$71,663.7
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OMMUNITY ASSISTANT	\$2,775.00	\$1,850.00	\$1,864.00	\$1,906.00									
OMMUNITY ASSOCIATE													
OMMUNITY COORDINATOR	\$7,909.68	\$5,279.64	\$5,364.51	\$5,438.06									
ISTRICT MANAGER	\$13,081.48	\$8,731.78	\$8,731.78	\$8,731.78									
	7/31/16	8/31/16	9/30/16	10/31/16	11/30/16	12/31/16	1/31/17	2/28/17	3/31/17	4/30/17	5/31/17	6/30/17	Y - T - D

		7/31/16	8/31/16	9/30/16	10/31/16	11/30/16	12/31/16	1/31/17	2/29/2017	3/31/17	4/30/17	5/31/17	6/30/17	Y - T
ExpensesCode	Description													
10B	Telephone													
10X	Intra-City Supplies													
40B	Intra-City Telephone	210.02	208.66	203.96	211.62									
100	Supplies & Materials													
101	Printing Supplies													
117	Postage													
170	Cleaning Supplies													
199	Data Processing Supplies													
302	Teleconim, Equipment													
314	Office furniture													
315	Office Equipment													
319	Security Equipment	75.00		75.00										
332	Data Process.Equipment													
337	Books													
402	Tel/Communications													
412	Rental/Misc/Equip	193.00	193.00	193.00	193,00									
417	Advertising													
431	Leasing Misc Equip													
451	Local travel expenditures			400.00										
602	Telecomm. Maintenance	32,41	32 41	32.41	32.41									
613	Office Equip. Maint.													
613	Data Process.Equipment													
615	Printing Supplies													
622	Temperary Services-contractual	1,200,00	1,260.00		350.00									
624	Cleaning Services	170.00	170.00	170.00	170,00									
608	Iron Security Gate Maintenance													
676	Awning													
	rvices		\$1,864.07	\$1,074,37	\$957.03	\$0.00	\$0.00							

TOTAL UNCLMBERED BUDGET BALANCE	1	\$152,455.39

0.00

0.00

0.00

0.00

25,646.59 17,725.49 17.034.66 17,032.87

TOTAL PS AND OTPS EXPENSES

Sandy Valley Francisco

0.00

0.00

0.00

0.00

77,439.61

## POLICE AND PUBLIC SAFETY COMMITTEE COMMUNITY BOARD 10

Date/Time: November 15, 2016, 7:00 p.m.

Called to Order: 7:15 p.m.

Place: District Office, 8119 5th Avenue, Brooklyn, NY 11209

Quorum: Yes (attendance sheet attached)

### New SLA Wine, Beer & Cider Application for South Brooklyn Specialty Foods Inc. d/b/a

South Brooklyn Foundry
Premises: 6909 3rd Avenue
200 Foot/500 Foot Hearing: n/a

This is an application is for a new restaurant wine/beer license at 6909 3<sup>rd</sup> Avenue. This location is next door to the current location of The Family Store restaurant. The applicant appeared by its owner, Hussam (Sam) Dabbas, and the applicant's attorneys Matthew Leone, Esq. and Gary Hanna, Esq. Mr. Dabbas' family has owned and operated The Family Store for many years, and Mr. Dabbas is now opening his own establishment. The method of operation will be a restaurant. The premises will have background pre-recorded music, and possibly acoustic guitar music with a singer, but no amplification will be used. The premises has 6 tables and 44 seats, and no outdoor area. The permitted hours of operation will be: 11am – 11pm, Monday – Thursday; 11am – 10pm, Sunday; and 11am – 1am, Friday and Saturday. The premises to have no adverse history. There is no C/O for the premises, but the applicant has requested one from the Department of Buildings, and has agreed to make the license contingent upon the obtaining of same. The Committee voted unanimously to approve this application.

### Follow Up in furtherance of Three Month Review of SLA On Premises License for Car and Hug, Inc. d/b/a Casa Pepe

Premises: 112-116 Bay Ridge Avenue

200 Foot/500 Foot Hearing: N/A

This is a follow-up on the review of the liquor license for Car and Hug, Inc. d/b/a Casa Pepe which the Board approved in September, 2015, with stipulations. A copy of the Stipulation Agreement is attached. The licensee appeared by the Law Office of John E. Halkias, which appeared by Kostas Halkias, and the licensee's owner, Carlos Santamarina. At the September Board meeting, the Board voted that should the licensee not provide the District Office, on or before October 31, 2016, with the report of an acoustical, and report on what work has been performed in accordance therewith, and if any such work remained to be completed, a timeline therefore, and then again appear before the Committee at the November Committee meeting, then CB10 would notify the SLA of the licensee's violations of its stipulation agreement (i.e., that it failed to obtain a report from an acoustical engineer and follow its recommendations, that it has been using the outdoor area and enclosure).

The applicant did timely provide the District Office with an engineer's report, and installed new glass doors with additional soundproofing to control the sound in the rear of the premises, and

## POLICE AND PUBLIC SAFETY COMMITTEE COMMUNITY BOARD 10

also put up curtains to control the light emanating from the rear of the premises, and provided proof of same. Approximately five residents appeared to update the Committee regarding the status of the noise emanating from the party room within the premises, the rear yard and rear yard enclosed areas, and the continued use of the rear yard enclosure. The residents uniformly reported an improvement in the noise level emanating from the premises since the September Committee meeting, but they were unsure whether the reduction in noise was a result of the colder weather, which has caused both the premises and residents' windows and doors to remain shut. The residents also stated that they believed that there have been no parties in the party room, which is in the rear, so this, too may have led to the reduction of noise. However, the owner stated that there had been two parties in the party room since the September meeting. One resident complained that for years she has not been able to go to sleep until the premises closed because the employees who clean up drag the trash noisily out in the rear yard, and every night, allow the metal trap doors in the rear to slam shut, with an alarming noise, which would wake her if she fell asleep before it sounds. The owner agreed to advise his employees to be mindful of the neighbors, to post signs in the rear yard reminding them to do so, and to see if he could put something on the door to soften its closing and/or deaden the sound. With regard to the use of the rear yard, the owner said that the landlord is still seeking to legalize same, but that he has not used it for dining. The Committee urged the residents to keep the District Office updated as to any future noise issues, and advised the licensee that it would reach out to advise of any further issues. Residents were again provided with the owner's cell phone number to report issues.

### <u>Unreported Change in Method of Operation and Noise Complaints for JAX Holdings</u> Corp. d/b/a Baia Lounge

Premises: 8402 3rd Avenue 200 Foot/500 Foot Hearing: n/a

The licensee appeared by its owner, Armand D'Accordo, in response to the District's Office request that the applicant appear to address complaints of an unreported change in method of operation and numerous noise complaints. With regard to the unreported/approved change in the method of operation, on a number of occasions the licensee had a comedian perform at the premises. In addition, the licensee sold tickets for the performance in excess of the number of persons who could be accommodated at the premises, so the front doors were all opened and tables and chairs were set up on the sidewalk, to in effect, extend the premises on to the sidewalk. This violated the licensee's license in that alcohol was served outside the licensed premises, and also violated the licensee's stipulation to keep all windows and doors shut. A copy of the stipulations is attached. Neighbors complained of the noise from the performance (including the comedian's loud, profane language) and the fact that the street in front of the premises had been blocked off for the performance. The licensee stated that the comedian's engagement was only for a few performances, and that the engagement has ended, and that there will be no further such events held at the premises.

With regard to noise complaints, in addition to those noted above, the District Office observed a large spike in reported noise complaints from August 6 to November 15, 2016, in that during this

## POLICE AND PUBLIC SAFETY COMMITTEE COMMUNITY BOARD 10

street and 3<sup>rd</sup> Avenue). In addition, approximately 3 residents appeared to voice noise complaints regarding the premises, stating that there has been an increase in the noise from the premises, and departing drunk patrons, who also litter and drive recklessly down the surrounding residential streets. Committee members had also observed that the licensee had kept the doors and windows open, and noted that this is a violation of the licensee's stipulations. The licensee stated that it would keep the doors and windows shut, post signs in and about the premises requesting that patrons respect the neighbors, that it would have its bouncers remind patrons to do so, and return to the February Committee meeting to follow up on the implementation of these measures.

<u>Unreported Change in Method of Operation and Noise Complaints for ABI Group LLC</u>
<u>d/b/a Lobo Loco (f/k/a Vicolo Ristorante & Bar) and Application for Change of Method of Operation</u>

Premises: 8530 3rd Avenue 200 Foot/500 Foot Hearing: n/a

The licensee appeared by its owner, Mario Abitino, Jr. and its attorney, Kathleen Stathopoulos, in response to the District's Office request that the applicant appear to address numerous noise complaints and complaints of an unreported change in method of operation, and the applicant's subsequent application for a change in its method of operation.

This location was previously operated by the owner as an Italian restaurant, under the name Vicolo. The premises has no outdoor use, but has an enclosed sidewalk case on the 86<sup>th</sup> Street side of the premises. In August 2012, the Board approved the liquor license for the premises with certain stipulations, crasted for a restaurant, including that the licensed premises shall: "keep the recorded music sound system... below what is required in the New York City noise code"; "not place any speakers for amplified sound or music on the outside of the premises at any time"; and would provide 45 days' notice to the District Office prior to a change in the method of operation. The owner closed Vicolo, renovated the premises, and in August 2016, the applicant changed the method of operation of the premises to a Mexican restaurant and bar, with a d.j., loud music, dancing, and it installed French doors along the 3<sup>rd</sup> Avenue side of the premises. The doors of the premises, which span the entire 3d Avenue side of the premises, have been kept open at all hours of the day and night, with loud music on, and a d.j. booth and speakers just inside the open doors, as reported by residents and observed by Committee members. On October 26, 2016, the District Office received the licensee's application to change its method of operation to include a d.j. on Friday and Saturday nights.

With regard to noise emanating from the premises, in addition to that noted above, the District Office observed a huge spike in reported noise complaints from the time that the method of operation changed to the date of the Committee Meeting (August 6 to November 15, 2016). During this time there were 48 noise complaints made to 311 for Lobo Loco, and 5 with for the location (86<sup>th</sup> Street and 3<sup>rd</sup> Avenue). The District Office also noted that the 68<sup>th</sup> Precinct

## POLICE AND PUBLIC SAFETY COMMITTEE COMMUNITY BOARD 10

Captain spoke with the owner on several occasions about the noise problem. At least five residents appeared to speak about the noise and disturbance emanating from the premises, and their resultant inability to sleep nights and to use and enjoy their homes during the day. They complained of the loud music, noisy and drunken patrons, and traffic congestion and noise. A number of residents expressed that they have lived for many years near the premises and have only experienced these problems since the change in the method of operation. Residents expressed an inability to sleep, even with their windows closed and air conditioners on, and an inability to study in their homes even in the daytime hours, due to the excessive noise. Board Member Vallas reported that he owns the apartment building across the street, and he has had complaints from many of his tenants about the great amount of noise from the premises. Committee Members also expressed that they had observed loud d.j. music at the premises on Saturday afternoons that could be heard a block away, and loud music and dancing at the premises in the nighttime hours, with the front doors wide open to the street. Representatives of elected officials, Company Gentile and Congressman Donovan, also appeared to voice that their offices have received many complaints with regard to the club atmosphere of the premises, the noise and the quality of life issues stemming from the premises, and their support for the residents. Many residents stated that they had filed noise complaints, and that the actions taken by the police in response were ineffectual.

The owner stated that the DEP had come to the premises and found no sound violation, and it had used a sound measuring app on his cell phone and found it to be between 68 and 72 decibels. However, the licensee's attorney stated that the owner had been operating a business at this location for many years, and has finally found success with Lobo Loco, and that it will have to make some changes. The owner stated that it would: discontinue the d.j. during the day and only have the d.j. on Friday and Saturday nights; move the d.j. booth farther into the premises; close the premises at 10:30pm, except on Fridays and Saturdays, when it would close at 2am; keep the doors and windows closed while music is on; attempt to have crowds disburse when they leave the premises; and return to the January Committee Meeting for a review. It was suggested to the residents that they call the District Office with their noise complaints, in addition to 311, to allay the residents' concern about a lack of proper police response.

There being no further business, the meeting was adjourned.

Note: At the time of the Committee Meeting it was not known whether license stipulations could be revisited/revised at the behest of the Community Board upon a request to change the method of operation. After the meeting, a query was made to the SLA requesting an answer, and a response was received on the date of the full Board Meeting (11/21/16), advising that stipulations could be revised upon the Board's examination of the application to change the licensee's method of operation.

Respectfully submitted/

Lori Willis, Chair

### COMMUNITY BOARD TENPOLICE AND PUBLIC SAFETY COMMITTEE

Car and Hub, d/b/a Casa Pepe – Update on noise mitigation plan; ABI Group LLC, d/b/a Lobo Loco – Change in method of operation, JAX Holdings Corp., d/b/a BAIA Lounge

Date: Nov. 15, 2016; 7:00pm Subje	ect: Change in method of operation
Lori Willis, Chair	Sout Malle.
Judith Collins	Collins
Michael Festa	Modern
Victoria Hervas-Castaneda	V/ de
Habib Joudeh	
Kathy Khatari	K Khaha.
Nikolaos Leonardos FXCUSe	d
Ryan Mahoney 🗸	Color
Ruth Greenfield Masyr	Pubahasen
Iris Mulé	Mulic
Nick Nikolopoulos	Wire
Susan Pulaski	Lies Waski
Husam Rimawi	
Sandy Vallas	Del 1/h
Mary Ann Walsh	Markey Salah
Jonathan Yedin	<del>V Julia</del>
	•
Doris Cruz, Chair	
Josephine Beckmann, DM	Alher Bahnens
Guests: Please Print	Telephone Number(s)
COSTAS E, HALKIMS	(347) 768-1534
	A Land
-	



# Community Board Ten

8119 5th Avenue • Brooklyn, NY 11209 (718) 745-6827 • Fax (718) 836-2447 Communitybd10@nyc.rr.com www.bkcb10.org DORIS N. CRUZ Vice Chairperson RONALD GROSS Secretary GREGORY AHL Treasurer

BRIAN KIERAN Chair

SEPHINE BECKMANN

District Manager

### STIPULATION AGREEMENT

JAX Holding Corp., 8402 3rd Avenue, Brooklyn, NY 11209

And

Community Board Ten Brooklyn 8119 5th Avenue 11209

At a duly publicized meeting or community. — "The Land Monday, April 20, 2015, members of Community Board Ten and Armand D'Accordo as Owner agreed upon the following stipulations of apply to the Method of Operation set forth in his application to the New York State Liquor Authority for an On Premise License for the establishment known as JAX Holding Corp., 8402 3<sup>rd</sup> Avenue, Brooklyn, New York 11209:

- 1. The applicant will not use promoters or have promoted events;
- 2. All windows and doors shall remain closed;
- 3. The hours of operation shall be 11 AM 12 AM, Sunday Wednesday; and 11 AM 2 AM Thursday Saturday;
- 4. Applicant shall employ and have on the premises during the hours of operation at least one certified security personnel and one of the three owners; and
- 5. There shall be no valet parking.

phine Beckmann

As District Manager

of Community Board Ten Brooklyn

acoal

Armand D'Accordo

Owner



## Community Board Jen

8119 5th Avenue • Brooklyn, NY 11209 (718) 745-6827 • Fax (718) 836-2447 BK10@cb.nyc.gov www.bkcb10.org

DORIS N. CRUZ Vice Chairperson RONALD GROSS Secretary GREGORY AHL Treasurer

BRIAN KIERAN Chair

STIPULATION AGREEMENT

Car & Hug Inc., d/b/a Casa Pepe

JOSEPHINE BECKMANN District Manager

112-116 Bay Ridge Avenue, Brooklyn, New York 11220

And

### Community Board Ten Brooklyn, 8119 5th Avenue 11209

At a duly publicized meeting of Community Board Ten held on Monday, September 21, 2015, members of Community Board Ten and Carlos Santamarina as Owner agreed upon the following stipulations to apply to the Method of Operation set forth in his application to the New York State Liquor Authority for an On Premise License for the establishment known as Car & Hug Inc., d/b/a Casa Pepe, 112-116 Bay Ridge Avenue, Brooklyn, New York 11220:

- The hours of operation are: 4pm-11pm, Monday Thursday; 4pm-midnight Friday; noon-midnight Saturday; and noon-10pm Sunday;
- 2. The outdoor enclosure and outdoor area shall not be used;
- 3. The owner shall provide a telephone number for residents to call to address issues that may arise; (347) 259-887-7
- 4. The applicant shall retain an acoustical engineer to examine and report how to achieve effective sound haffling and sound controlled environment throughout the premises and shall follow the engineer's recommendations to achieve same, and provide a copy of the report to CB10; and
- 5. The applicant shall return for a three (3) month review to address any issues that may exist.

Josephine Beckmann

As District Manager

of Community Board Ten Brooklyn

Date:

Carlos Santamarina

Owner

Date

ERIC ADAMS, BOROUGH PRESIDENT

111. 47407707400



# Community Board Jen

8119 5<sup>th</sup> Avenue • Brooklyn, NY 11209 (718) 745-6827 • Fax (718) 836-2447 Communitybd10@nyc.rr.com www.bkcb10.org

BRIAN KIERAN
Vice Chairperson
ELEANOR SCHIANO
Secretary
MARY ANN WALSH
Treasurer

JOANNE SEMINARA
Chairwoman
JOSEPHINE BECKMANN
District Manager

### STIPULATION AGREEMENT

ABI Group LLC d/b/a Vicolo Ristorante & Bar, 8530 3rd Avenue 11209

\*\*\*\*\*

### Community Board Ten Brooklyn, 8119 5th Avenue 11209

On this 13<sup>th</sup> day of August 2012, Vicolo Ristorante & Bar partner Mano Abitino Jr. agree upon the following stipulations to apply to the Method of Operation set forth in their application to the New York State Liquor Authority for an on-premise liquor license for the establishment known as ABI Group LLC d/b/a Vicolo Ristorante & Bar located at 8530 3<sup>rd</sup> Avenue. This stipulation agreement shall be submitted to the New York State Liquor Authority as the conditions under which the On-Premise license shall be issued. The undersigned agree:

- The licensed premises shall keep the recorded music sound system so as to be below what is required in the New York City noise code.
- The licensed premises shall not place any speakers for amplified sound or music on the outside of the establishment at any time.
- The licensed premises will not utilize the services of a "promoter" (i.e. a person or entity who maintains an independent guest list and/or shares in the licensee's revenues on a percentage basis). They will also not permit a "promoter" to rent out or use the establishment.
- The licensed premises will provide 45 days notice to the Community Board Ten District Office prior to any changes to their Method of Operation of their New York State Liquor Authority License.

Josephine Beckmann

As District Manager

of Community Board Ten Brooklyn

8119 5th Avenue, Brooklyn, N.Y. 11209

Mano Apitino Jr.

As Partner

Vicolo Ristorante & Bar

8530 3<sup>rd</sup> Avenue, Brooklyn, N.Y. 11209

The committee met in quorum at the District Office to review the design of the Shore Road Park Field House located at 95<sup>th</sup> Street and Shore Road.

The presentation was made by Spencer Leaf of 1100Architect, the design consulting firm for the project.

Also in attendance were Councilmember Gentile, representatives of The Shore Road Parks Conservancy, Narrows Botanical Garden and the Owl's Head Park Volunteers, Victor Ortega of the Parks Department and Elizabeth Walsack of the Parks Department.

The Park House is approximately 1.600 square feet and the rehabilitation costs are estimated to be \$4,250,00.00. That is approximately \$2600 per square foot. Of the total cost, \$500,000.00 is for a gas line from the east side of shore road to the Park House for heat to the building.

According to the Parks Department, recent post Sandy flood maps show this area to be of modest risk for flooding.

The Park House is a WPA, 1930's era building and any changes to the exterior must be approved by the Parks Design Commission.

Those in attendance were in support of a refurbished facility with working bathrooms and usable shared space.

The project would include demolition of the interior, installation of new men's and women's bathrooms that would be fully ADA compliant, creation of a new Parks Department Storage area and bathroom, a hot water heater, electrical equipment, a new gas boiler, a large common area that could be used by community organizations and sports groups. It would have a small storage area connected to the large common area. The last capital project for the building was replacement of the roof in 1999. The building does not need a new roof but does require many repairs. The large/common room will not have air conditioning in this plan. The plan does not include an upgrade to the electrical capacity of the building. The existing insulation will remain. Most of the interior work except the bathrooms is installation of sheetrock walls. Work to the exterior will include repairs to the concrete façade, but does not include any graffiti proofing of the façade. In the presented plan, there was a sheet rock partition to create possible work or office areas for community groups. It was agreed that it would be more effective to use partitions for create similar space.

Committee and community concerns included the high overall cost, the cost of a gas line and requests that the plan include electrical heating and cooling wall units. The Parks Department is opposed to the use of electrical heating and cooling units because of maintenance and other issues. The architect felt electrical units could replace the gas furnace and would have no impact on the design. It would not impact the exterior of the building and that is what is under consideration today.

A request was made for a breakdown of the total cost of the project. We know that of the 4,250,000, 500,000 is allocated to the gas line. The architect said that a breakdown should be available but he was not authorized to release it to the Community Board. Subsequent to the meeting a verbal request was made to the Parks Department and the request was denied.

Another concern was access to the facility for community meetings, events and classes. The access from Shore Road is by two long sloped ramps, one of which has collapsed and we are awaiting the design for its reconstruction. It should be handicap accessible. Another concern about access are the poorly lit pathways.

Since it is hoped that the refurbished facility would be used by community groups, a request to some type of small kitchen facility could be included. The architect advised that many Department of Buildings permits would be needed so it was not considered feasible.

The first priority for this project is approval by the Parks Design Commission. Since the committee and guests main concerns were about interior design issues and eliminating the costly gas line, the motion was made proceed with the design phase.

Motion: To approve the exterior design of the Shore Road Field House with the following clarifications:

- a. Eliminate the interior wall and describe where the partitions will be place
- b. Addition of door to small bathroom to accommodate an additional sink
- c. Investigate other heating/cooling options with cost analysis
- d. Additional parks led designated parking on parks property
- e. Provide an itemized cost estimate to Community Board Ten
- f. Cost analysis in not utilizing gas fuel line

Respectfully submitted

Doris Cruz

SHORE ROAD PARK CONSERVANCY (SRPC) SUPPORTS THIS PROJECT. AN ISOLATED BUILIDING NEEDS A FUNCTIONAL BATHROOM AND COMMUNITY SPACE. SRPC IS SEEKING TO ADD THE FOLLOWING TO THE DESIGN SUBMISSION FOR SHORE ROAD FIELD BUILDING

- 1. ADDRESS THE ACCESS PROBLEMS
- 2. UPGRADE THE ELECTRICITY SERVICE TO THE BUILDING
- 3. AIR CONDITIONING
- 4. SINK IN THE COMMUNITY SPACE
- 5. BUILDING MUST BE LEED CERTIFIED INCLUDE NEW INSULATION
- 6. GRAFFITI PROOF COATING FOR BUILDING
- 7. LANDSCAPING AROUND THE PERIMETER OF BUILDING
- 8. PARTITIONS FOR THE COMMUNITY SPACE

### <u>Traffic and Transportation: SAPO Sub-Committee Report</u>

**Chair: Jaynemarie Capetanakis** 

Sub-Committee Members:

- Steve Harrison
- Nick Nikolopoulos

Members of the Traffic and Transportation SAPO Committee met on Monday, November 14, 2016 at 7:00 pm. Together with District Chair Josephine Beckman, we reviewed and made recommendations for updates to the Street Activity Permit Application Guidelines for Community Board 10.

- For our Community Board, the biggest impact is to the block parties. We get an average of about 70 block party applications per year and about 60% of those occur between August and September. All applications are done online and the Community Board receives an electronic notification. The Community Board office then makes a phone call to the applicant and follows up in writing for the permit to be granted.
- For our Street Application guidelines within CB 10, we are proposing revisions to align to the new city guidelines.
- The SAPO Sub-committee will submit the Guideline Recommendations to the full Traffic and Transportation Committee and then it will be presented and voted upon at the December Board Meeting.

Respectfully Sybmitted, Cyrtanales

November 21, 2016

### Introduction

The ZALUC Committee Meeting met in Quorum at 7:00 on November 1, 2016 at the CB 10 District Office.

I want to thank our Community Board 10 Chair, Doris Cruz for asking me to serve as the new Chair of the Zoning and Land Use Committee. And before I continue, I want to thank Ann Falutico for her great leadership, stewardship, and service as Zoning Chair over the last 5 years. ZALUC is a very busy Committee, and Ann has led us through a lot of major applications and changes during her tenure.

I am grateful for this opportunity to serve the Board in this capacity. It is exciting, but also can be intimidating since at times applications can be very technical and complex. However, knowing that Ann will be remaining on the Committee, as well as other past chairs such as Steve Harrison and Joanne Seminara, I know I will be able to count on their support. I am also lucky to have a fantastic District Manager in Josephine, who's knowledge and enthusiasm towards land use will be a major asset.

### Topic #1 (Informational: Special Permit)

Council Member Gentile joined us at our Committee meeting to update us on CB10's removal from the Special Permit. As of November 1<sup>st</sup>, CB 10 was no longer part of the Special permit following unanimous votes in Committee and by the full City Council in October. Thank you to the Council Member for all his work at the Council level, and everyone on the Board for their hard work for making this happen. An additional take away from the Council vote was that members of the City Council Land Use Committee recognized that there needs to be a more in depth look at how the Board of Standards and Appeals comes to its decisions, and the need to consider community input.

### Topic #2 (Motion: Illegal Conversation Legislation)

Board Chair Doris Cruz, joined us at the Committee meeting and asked whether the Board should send a letter to the City Council in support of Council Member Gentile's bill, Introduction 1218-2016, which would increase the minimum civil penalty for certain immediately hazardous illegal conversions, make such conversions a basis for a vacate order, and make such civil penalties, when unpaid, eligible for lien sale. The new civil penalty would allow for a \$15,000 fine for each dwelling unit beyond the number that were legally authorized.

The Committee agreed with Chair Cruz, and a motion was made in support of a letter being sent in support of this Intro. The Committee voted unanimously in favor of the motion and was in quorum.

## <u>Topic #3 (Informational: CB 10 Planning Study with concentration on Northern Dyker Heights Development)</u>

The Committee was presented with an overview of 6200 8<sup>th</sup> Avenue and the surrounding areas in anticipation of an upcoming development plan at that location. A PowerPoint presentation was prepared and given by our Urban Planning Fellow, Michael Devigne.

District Manager Beckman stated that we expect a final proposal for a new development located at 6200 8<sup>th</sup> Avenue to come before us in either February or March 2017, but this could possibly be even later. Earlier plans for this location have come before the Board a few times, however several significant changes have been made, and the plan may continue to change. Since the scope of the project is expected to bring a major change to the location, and the surrounding areas, the Committee hopes in the coming months to be as prepared as possible to review and make any necessary recommendations. This development project comes at a time when other transportation changes are also being looked at for 65<sup>th</sup> Street as well and traffic directional changes on 7<sup>th</sup> and 8<sup>th</sup> Avenue in Sunset Park.

### **PLAN**

The development site is bounded on the East by 8<sup>th</sup> Avenue and the West by 7<sup>th</sup> Avenue, and to the North by the N train line at LIRR tracks and to the South by the backs of commercial buildings on 63<sup>rd</sup> Street. The space is currently being used as parking. The area is in CB10 but boarders but CB 7 and CB 12.

The site was originally owned by MSK Properties (Andrew Cohen) and in 2007, the site was changed from a Manufacturing zoning district to a C4-2 commercial site. This was in the anticipation of a planned mixed use development highlighted by Home Depot. In addition to the zone map amendment, a special permit was approved to allow for development to take place over the railroad yard. Since no development has occurred that special permit needed to be renewed in 2011 and again in 2015. However, prior to the 2015 renewal, the site was purchased by a group of Chinese investors. This new group requested the special permit renewal in 2015 simply as a place holder until they could develop new plans for the site. CB10 at this time did vote against the special permit renewal knowing they no longer had intentions to develop the site as a Home Depot with mixed uses. This permit will expire in October 2017.

The new owners, will be using Raymond Chan works as the lead architect who has designed other massive mixed use developments in the City in recent years most notably in Flushing, Queens.

So, the plan as we currently know it to be, and again this may change before its certified, calls for a 12-story residential tower (250 units with 30% affordable) fronting 7<sup>th</sup> Avenue, a 12-story commercial office tower fronting 8<sup>th</sup> Avenue, and a 11-story hotel

(150 rooms) midblock. The development sits on a 2-story retail podium, however the bottom floors of all the buildings remain at street level, not from the top of the retail podium. The retail area would consist of numerous small businesses in a market style layout. In between each building, on top of the retail podium would be park area.

There would be community facilities located in the office tower and the podium, 137K sq. ft. which would be used for health care, a private Pre-K (498 seats), a Bookless/Digital Library, and private day care. The development will provide 2509 parking spaces in two sub-cellar levels, entrances from 7<sup>th</sup> and 8<sup>th</sup> Avenues.

According to District Chair Beckman, City Planning has already been looking at this plan and a decision will be made whether a full EIS will be required. City Planning is concerned about the size and the concerns of the community. The Home Depot projection, which was smaller, did not need an EIS. The belief is this projection will require a detailed EIS, which will include extensive studies including air quality & traffic and impact of surrounding schools. Should there be an EIS, the proposed date that the plan will be presented would be delayed.

The plan as currently drawn would be as-of-right pursuant to the C4-2 district it is in, the only reason they would need to come to the Community Board, is receive the special permit again in order to develop over the railroad.

### Strategy Going Forward

Michael will look back at many of the changes that have taken place over the last 10 years since the original Home Depot plan was approved. Many of the former surrounding manufacturing districts are now being used for commercial use, and even for schools. The area has gotten even more dense, more of a challenge for pedestrians, and vehicle traffic, and the increase in illegal conversations has grown populations in a way that may not be accurately reflected. In addition, there are many other soft sites that could possibly be developed. All of these things should be reflected in a planning document that we can present when this formal plan comes before us.

The Committee agreed that the planning document should include a detailed look at all areas within the boundary from 49<sup>th</sup> Street to the North and Bay Ridge Parkway to the South, and 14<sup>th</sup> Avenue to the East and 6<sup>th</sup> Avenue to the West. The Committee will continue to meet and discuss a list of things we would like to see reflected in a planning document that we can then use as a tool when presented with a plan for 6200 8<sup>th</sup> Avenue.

The Meeting was adjourned at 9:30PM

Brian Kaszuba

Respectfully Submitted:

Committee Chair Zoning and Land Use Committee

Committee Members Attending:
Josephine Beckman, DM
Doris Cruz, Board Chair
Brian Kaszuba, Committee Chair
Ann Falutico
Barbara Germack
Steve Harrison
Susan Pulaski
Brian Walsh
Mary Ann Walsh

Environmental Committee report 11/21/16

We met on Nov 10 at 7pm and we did not have quorum.

Dept of Sanitation Rep spoke to us about snow removal updates in the Dept that affect our area.

- plowing plan has already begun
- There will be two 12 hour shifts. 7am and 7pm, when snow is forecast
- no plowing until at least 2" of snow is on the ground because the plow does not touch the street.
- All trucks plow to the right to avoid plowing onto oncoming traffic and to avoid blocking left turn lanes.
- We received additional trucks and equipment in our Brooklyn.
- Sanitation has now created sectors instead of areas so they can plow more focused and effectively. The same truck will go over the same smaller area numerous times.
- GPS in all trucks and supervisors are checking a live map when snow plowing has been initiated.
- Dept of Sanitation has a new app coming out very soon that allows you to plug your address in and all reports are specific to your location, including garbage pickup when snow has fallen
- Do not shovel snow off cars and into street. \$100 first offense fine and \$250 subsequent offenses. They are out there checking.
- Homeowners are responsible to clear hydrant in front of their homes.
- Finally, there is a shortage of snow removal laborers in our area. The city is hiring and looking for laborers for our area to be paid \$15.00 per hour and goes to \$22.50 per hour after the first 40 hours. These are the people that help shovel bus stops and crosswalks. Looking for local media to advertise that.

Also met with DEP regarding the Owl's head waste treatment plant located at 6700 Shore Raod.

- To help decrease the smell during certain days and certain wind patterns, the DEP has installed covers on their tanks.
- They have also added carbon absorption units and replacing the carbon granules every 2 months
- The plant treats 120 million gallons a day and is operation at its upper limits.
- They are asking us to wait 30 min to take showers or wash dishes during severe rain storms, if at all possible. Also, clean up the leaves from the corner street drains and watch the garbage that is on the streets.
- I will be visiting the plant soon to see its operation and get a better understanding as to how
  we can better educate our community about the plant. We are also looking to involve local
  schools with projects that are educational for all regarding the wastewater plant and its
  operation.

Respectfully submitted

Nick Nikolopoulos

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#### COMMUNITY BOARD TEN ENVIRONMENTAL COMMITTEE

Presentation by DSNY Community Affairs rep on snow plan: Date: Nov. 10, 2016 7:00 pm Subject: Owls Head Wastewater Treatment Plan Nick Nikolopoulos, Chair Allen Bortnick Kevin Peter Carroll Ann Falutico EXCUSE C Ramsey Joudeh Nikolaos Leonardos Adil Qualim Larry Stelter Jonathan Yedin Doris Cruz, Chair Josephine Beckmann, DM Guests: Please Print Telephone Number(s)/E-Mail address danhetteix @ gmailcone

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### STATE LIQUOR AUTHORITY – NEW APPLICATIONS & RENEWALS

Name/Address	Received at CB 10	Status
Artichoke Bay Ridge, LLC, d/b/a Artichoke Basille Pizza, 9102 4 <sup>th</sup> Avenue	11/9/16	*New Application Beer & Cider
Milagros Bistro Latino, LLC, d/b/a Blue Agave Restaurant & Tequileria, 7215-B 3 <sup>rd</sup> Avenue	11/18/16	Renewal Liquor, Wine, Beer & Cider
Danish Athletic Properties, Inc., d/b/a Danish Athletic Club, 735 65 <sup>th</sup> Street	11/28/16	*New Application Liquor, Wine, Beer & Cider
Chickie's Billiards Corp., d/b/a Status Q, 8218-8220 3 <sup>rd</sup> Avenue	11/28/16	*Change Method of Operation Liquor, Wine, Beer & Cider
Bay Ridge Post of the American Legion Assoc. Inc 343/345 78 <sup>th</sup> Street	e. 11/30/16	Renewal Liquor, Wine, Beer & Cider
Mama Rao's Pizzeria & Restaurant Corp., 6408 11 <sup>th</sup> Avenue	11/30/16	Renewal Liquor, Wine, Beer & Cider
Sakana Yang Inc., 8121 5 <sup>th</sup> Avenue	12/5/16	*New Application Wine, Beer & Cider
Rocco's Pizzeria & Restaurant Inc., 7818 5 <sup>th</sup> Avenue	12/5/16	Renewal Wine & Beer

<sup>\*</sup>Will be invited to present application at Police & Public Safety Committee Meeting in December 2016.