

**Community Board Ten Board Meeting Attendance**  
**Shore Hill Community Room**  
**Monday, December 19, 2016 – 7:15 pm**

Board Members Present: 30

Elizabeth Amato  
Jumana Bishara  
Jaynemie Capetanakis  
Kevin Peter Carroll  
Christopher Castaldi-Moller  
Shirley Chin  
Judith Collins  
Doris Cruz  
Ida D'Amelio  
Khader El-Yateem  
Ann Falutico  
Carmen Feliciano  
Michael Festa  
Barbara Germack  
Judith Grimaldi  
Stephen Harrison  
Victoria Hervas-Castaneda  
Habib Joudeh  
Brian Kaszuba  
Brian Kieran  
Ruth Greenfield Masyr  
Sandy Myers  
Nick Nikolopoulos  
Adil Oualim  
Susan Pulaski  
Joanne Seminara  
Joseph Sokoloski  
Lawrence Stelter  
Sandy Vallas  
Brian Walsh

Board Members Excused: 12

Allen Bortnick  
Paul Cassone  
Donna Mae DePola  
June Johnson  
Ramsey Joudeh  
Stella Kokolis  
Rhea McCone  
Iris Mulé  
Dean Rasinya  
Hani Sarji  
Mary Ann Walsh  
Lori Willis

Board Members Absent: 6

Ronald Gross  
Katherine Khatari  
Nikolaos Leonardos  
Ryan Mahoney  
Husam Rimawi  
Jonathan Yedin

Ex-Officio:

Councilman Vincent Gentile

## COMMUNITY BOARD TEN GUESTS

Date: December 19, 2016 - 7:15 PM

Subject: CB10 Board Meeting - Shore Hill Community Room

PLEASE PROVIDE AS MUCH INFORMATION AS POSSIBLE. THANK YOU.

Name/Address	Phone #	Fax #	E-Mail Address	Organization/Affiliation
BRANDON LINKER 9102 4TH AVENUE	917 658 2284		BRANDON@ARTCHOKEPIZZA.COM	ARTCHOKE PIZZA
Richard Day 332 92nd St	917-517-6255		rdaynyc@gmail.com	NYC
Nicholas Camerino				Off. of Assemblyman Nicole Mallon
Ailly Sento Assemblyman Ortiz	718-492- 6334			Assemblyman Ortiz
Nicholas Massaro 98th St. Block Association	718-836027		n1massaro@gmail.com	98th St. Block Association
LINDA ORLANDO 260 65th St #23L	347 385 2010		LINORLANDO@aol.com	
Peter Lovett 99 41 Fort Hamilton Sal. Center	(718) 439-4295			
John Quaglione senator Golden	(718) 238-6044			
LIAM MCCABE	718-630-5272			REP DONOVAN

**COMMUNITY BOARD TEN BOARD MEETING  
DECEMBER 19, 2016 – SHORE HILL COMMUNITY ROOM  
MINUTES**

Chair Cruz called the meeting to order at 7:20 PM and invited the 68<sup>th</sup> Precinct Auxiliary Unit to lead the Honor of the Pledge.

Chair Cruz asked for a motion from the floor to adopt the Agenda for tonight's meeting. Motion made and seconded. Since there was no quorum at last month's meeting, she then asked for a motion to adopt the Agenda from the November 21, 2016 Board Meeting. Motion made and seconded.

Chair Cruz asked for a motion from the floor to adopt the Minutes from the November 21, 2016 Board Meeting. Motion made and seconded. Since there was no quorum at last month's meeting, she then asked for a motion from the floor to adopt the Minutes from the October 17, 2016 Board Meeting. Motion made and seconded.

Motion by BM Capetanakis to amend the agenda to hear the Police and Public Safety Committee report before the Public Session. Motion seconded.

**Motion: To amend the Agenda to hear the Police and Public Safety Committee report before the Public Session. All in favor. Motion carried.**

**POLICE AND PUBLIC SAFETY COMMITTEE**

In the absence of Police and Public Safety Committee Chair Willis, BM Festa rendered the Committee report. See attached.

BM Festa noted that we need to affirm the action already taken regarding the review of the SLA license for ABI Group d/b/a Lobo Loco at 8530 3<sup>rd</sup> Avenue, Change of Method of Operation and review of Alteration Application received October 26, 2016, since there was no quorum at the last meeting. Motion by BM Kieran and seconded. The question was asked about the change in operation and it was stated that in August 2016 the applicant changed the method of operation of the premises to a Mexican restaurant and bar with a DJ, loud music, dancing, and the installation of French doors along the 3<sup>rd</sup> Avenue side of the premises.

DM Beckmann stated that it was decided at the November 21<sup>st</sup> Board meeting that Community Board Ten would write a letter to the State Liquor Authority basically reporting the noise complaints and that CB 10 denies their request to add a DJ because of all of the complaints until such time when the owners come back and work out a stipulation agreement that would discuss real noise controls for the establishment. An administrative letter was sent to the State Liquor Authority stating the above, but included that after tonight's meeting, our position would be affirmed upon the vote of the full Board.

BM Harrison wanted to remind the applicant that there is an enclosed café at that establishment which comes up occasionally. DM Beckmann noted it comes up in January. BM Harrison thinks the applicant should remember that.

BM Kieran asked if the owner of the business is the same owner of the building and was told it is not.

**Motion: CB 10 to affirm action already taken regarding review of SLA License at ABI Group LLC, d/b/a Lobo Loco, 8530 3<sup>rd</sup> Avenue Change in Method of Operation and review of Alteration Application received October 26, 2016. All in favor. Motion carried.**

With regard to the new SLA Wine/Beer/Cider Application for South Brooklyn Specialty Foods, d/b/a South Brooklyn Foundry at 6909 3<sup>rd</sup> Avenue, a motion was made to affirm action already taken to approve this



application. Motion seconded by BM Harrison. BM Stelter asked if this was formerly the Nordic Deli and was told it was.

**Motion: CB 10 to affirm action already taken regarding the new SLA Wine/Beer/Cider Application for South Brooklyn Specialty Foods, d/b/a South Brooklyn Foundry, 6909 3<sup>rd</sup> Avenue. All in favor. Motion carried.**

With regard to the new SLA Beer/Cider license for Artichoke Basille Pizza at 9102 4<sup>th</sup> Avenue, BM Feliciano asked where the beer would be kept and was told they will store the beer behind the counter. Chair Cruz asked the owner to review the hours of operation and was told that they are 10:30 AM to 5:00 AM seven days a week.

A motion was made from the floor and seconded to approve this application.

**Motion: CB 10 to approve the SLA Beer/Cider Application for Artichoke Bay Ridge LLC, d/b/a Artichoke Basille Pizza, 9102 4<sup>th</sup> Avenue. All in favor. Motion carried.**

BM Festa noted that was a new SLA On Premise license application for the Danish Athletic Club, however the applicant/representative did not attend the Committee meeting. DM Beckmann noted there was a motion to deny until such time as we had a hearing. This establishment has been invited to attend the January PPS meeting. We need a motion to deny because they have not contacted us in writing as yet. Motion by BM Habib Joudeh, seconded by BM Collins.

**Motion: CB 10 to deny the new SLA Liquor/Wine/Beer/Cider Application for Danish Athletic Properties, Inc., d/b/a Danish Athletic Club, 735 65<sup>th</sup> Street. All in favor. Motion carried.**

## **PUBLIC SESSION**

Council Member Vincent Gentile stated that he will be following up with his own letter to the State Liquor Authority about Lobo Loco telling them that this is totally unacceptable behavior that this establishment has exhibited. If they cannot be good neighbors then he, the Community Board and the 68<sup>th</sup> Precinct will unite to make sure that they either do it our way or they do not do it anyway.

With winter and the snow coming, the Councilman reminded everyone that should you know someone who needs shoveling during the snow to contact his office. He funds an organization, Wildcat, who will shovel free of charge for people who need help – senior citizens, those who are disabled or have issues and cannot shovel. His office will send the name and address of these people to the Wildcat organization.

He is being told by the Transit Authority that there is a new schedule of increased service for the R train. BM Feliciano noted that she waited 35 minutes at 59<sup>th</sup> Street this evening. The N train in Manhattan has now been converted to an express between Canal and 34<sup>th</sup> Street. The W is local in Manhattan.

The Councilman noted that we are getting a new transportation option in 2017. By the summer of 2017 we will have our own City Ferry Service, which is good news. The ferry will stop at the 69<sup>th</sup> Street Veterans Memorial Pier and you can take the scenic route to Red Hook, or you can get off at the Army Terminal and take the Rockaway express into Pier 17. That is a major plus for us.

Chair Cruz noted that one of the recent discussions we have had was about snow removal at corners, crosswalks and bus stops. She asked the Councilman if there is anyway the Wildcats can help with that. Councilman Gentile replied that he will find out. BM Nikolopoulos noted that there is a shortage of snow laborers at the Department of Sanitation. Chair Cruz noted that people are not signing up because the wages are not high



enough. DM Beckmann noted that the pay is \$15 per hour, and after a certain amount of hours the pay increases to \$17 or \$18.

Alexandra Larkin representing Assembly Member Pam Harris announced that they will be giving out toys this holiday season to families in need and asked anyone who knows of a family to let their office know. She wished everyone happy holidays.

Jay Filan from the Fort Hamilton Branch of the Brooklyn Public Library thanked the Brooklyn State Assembly for securing \$3 Million to provide new technology that will go to every branch. They will be getting iPads, Mac Book Pro, Windows laptop, and robotics kits. They are already in discussions at the branch about types of programs they will be able to do and expand on. They may be able to do some coding programs for teenagers, and they will be able to do more computer classes for seniors. Last Monday the not-for-profit group Arts for Kids went to the Fort Hamilton branch and held a bridge building program with challenged adults from the Guild for Exceptional Children. There will be a lot more of these wonderful programs and all are really excited.

Kelly Carroll from the Historic Districts Council thanked Councilman Gentile, his staff, DM Beckmann and BM Kaszuba for inviting her here tonight. Councilman Gentile has sponsored her to work in his office once a month on the third Thursday of every month from 3:00 to 4:00 PM. It is a drop-in clinic. Essentially the Historic Districts Council is the citywide advocate for New York's historic neighborhoods. Bay Ridge is her home and is very special to HDC. They are a pilot non-profit and do work in communities through community outreach advocacies and education. Her role is to help the community with any types of issues you have in your neighborhood, for instance illegal conversions. She can help with how to research your house. She encouraged people to stop by and added that they have an architectural walking tour of some of the most significant buildings here in Bay Ridge and a history of the neighborhood. She noted that the next date she will be in the Councilman's office is January 19<sup>th</sup> from 3:00 to 4:00 PM.

Chair Cruz noted that DM Beckmann has met with the Bay Ridge Parkway 400 block association. They are reorganizing and are interested in becoming landmarked. We have a renewed interest in that in our community. We have only two landmarked properties in Bay Ridge proper, which are the Gingerbread House on Colonial Road and the Farrell House. We do have two blocks that are listed on the national registry of historic sites – Ovington Avenue and Senator Street, but they are not landmarked.

## **CHAIR'S REPORT**

Chair Cruz emphasized attendance. We asked that the Police and Public Safety report be moved up because at the time we began the meeting we had a quorum; not one vote over a quorum. If anyone had to leave we would not have a quorum so we would not have been able to vote on those items. You will note it was a bit confusing at this meeting since we have never had to affirm action previously taken. We did not have a quorum at the November meeting. We do not want to be in that position. She asked everyone to try to attend the meetings, and if you cannot, please advise the Board in advance so we are aware.

Chair Cruz said that if anyone is interested in changing their committee assignment, please let the District Office know and they will review those requests and possibly re-assign members so we can have better attendance at Committee meetings.

She noted that this is the time for peace on earth, good will to men. Let us keep that in our hearts, not just at this time of year but every day. Tonight we collected gifts for the Center Against Domestic Violence. There is always need in our community. Find out where your local food pantry is and give to it every month. Collections are made regularly any time of the year. If you have interest in doing that, contact the District Office and they will hook you up with a place to donate. Let us share what we have and give to our community. She wished everyone happy holidays.



## **DISTRICT MANAGER'S REPORT – See Attached**

## **TREASURER'S REPORT – See Attached**

## **COMMITTEE REPORTS**

### **PARKS COMMITTEE**

In the absence of Parks Committee Chair Johnson, Chair Cruz rendered the Parks Committee report from the November 21, 2016 Board Meeting. See attached.

Chair Cruz noted that this was discussed last month but we did not have a quorum. The greatest concern was the cost but it was agreed to proceed with it. The requests were given to the Department of Parks and Recreation (DPR) and they responded positively to all except one. They could not or would not give us an itemized cost estimate. They say it is coming but we have not received it as yet. DM Beckmann noted we could put in a formal request through FOIL, the Freedom of Information Law, to the Parks Department requesting an itemized listing of the cost of this project. Chair Cruz noted that we are affirming last month's decision and adding the FOIL request. BM Falutico said it is not that we disfavor the budget; it is what else can we accomplish with that money. BM Sokoloski asked what benefit this will be to the community and was told the Shore Road Park Conservancy has plans and hopes for funding soon for redesign of Shore Road Parks. They would like to make that a focal point that they can use. It could also be a spot to be utilized by the little league teams that use that area. We suggested using electric and solar power but DPR said no. The Committee requested the building have heat and air conditioning, and they are now including air conditioning. BM El-Yateem asked how many people it would hold. Chair Cruz does not know the exact square footage, but it is not very big.

A question was asked from the floor to clarify the motion. Chair Cruz replied that we are voting to approve the design and request certain changes, all of which DPR agreed to, and to request a breakdown of the cost which they said will be coming. BM Harrison said subject to the FOIL request being answered. We agree with it but we still want to see it. He is not quite sure how we do this. BM Habib Joudeh asked if we could choose the contractor, which could cut the cost. Chair Cruz replied that the Parks Department has approved contractors and if it is a parks project they will only use approved contractors.

BM Falutico asked if we are not in favor of this project, do the funds go elsewhere. Chair Cruz responded that these funds were specifically earmarked for this project, and the volunteer groups are in support of refurbishment of the field house. BM Stelter asked if this is a low-bid contract and DM Beckmann replied that it will be a low-bid contract.

**Motion: CB 10 to accept the Parks Department design of the Shore Road Park Field House with the addition of a formal FOIL request for cost estimates. 27 in favor; 2 opposed – BM Falutico, BM Brian Walsh; 1 recusal – BM Stelter. Motion carried.**

### **TRAFFIC AND TRANSPORTATION COMMITTEE**

Traffic and Transportation Committee Chair Capetanakis rendered the Committee report. See attached.

**Motion: CB 10 to ask the applicant for the street naming request for Ann Dalmau Way, 88<sup>th</sup> Street and 3<sup>rd</sup> Avenue, to resubmit the application with more documents that are specific to Ms. Dalmau and not just to her business. All in favor. Motion carried.**

Regarding the CityBench location report, Chair Cruz asked if we have the option of requesting a certain type of bench. Committee Chair Capetanakis said that they did request a backless bench.

**Motion: CB 10 to approve the proposed CityBench site at 6740 3<sup>rd</sup> Avenue between 68<sup>th</sup> Street and Senator Street with the installation of a backless bench. All in favor. Motion carried.**

Discussion followed with regard to the report on traffic issues at 65<sup>th</sup> Street and 7<sup>th</sup> Avenue. BM Habib Joudeh said this is a dangerous area. People cannot cross the street with the traffic light because cars stop in the middle of the intersection. They do not care. He suggested a sign saying "Stop Here On Red". Committee Chair Capetanakis noted that on the other side there is traffic exiting from the highway so it is a real issue from both sides. We are waiting for the results of the study of traffic directionality of 7<sup>th</sup> Avenue and 8<sup>th</sup> Avenue. DM Beckmann said she will request the "Stop Here On Red" signage for that intersection. BM Vallas asked if we could request "Don't Block The Box" signage with a fine and points, which might deter drivers. Committee Chair Capetanakis noted that there is the issue of cars coming down 66<sup>th</sup> Street in order to get across the highway. BM Habib Joudeh clarified that he meant 66<sup>th</sup> Street and not 65<sup>th</sup> Street.

**Motion: CB 10 to approve the updated SAPO Sub-Committee Guidelines for street activity permits within CD 10. All in favor. Motion carried.**

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

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

**Motion: CB 10 to write a letter to City Council in support of Council Member Vincent Gentile's Bill, Intro 1218-2016 regarding increases in minimum civil penalties for certain immediately hazardous illegal conversions. 29 in favor. 1 recusal – BM Stelter. Motion carried.**

With regard to the Community Board Ten Planning Study, BM Seminara commented that the step DM Beckmann took to find the Urban Planning fellow was extremely pro-active. For us to have this data could change the scope of the basis and give it good weight. She thinks it is very important and DM Beckmann should be commended for thinking of doing this. This young man will be working for us and reviewing all these studies and providing us with information so we can base our decision on something concrete.

### **OLD BUSINESS**

None

### **NEW BUSINESS**

None

### **BUDGET AND PERSONNEL COMMITTEE**

Executive Session – Board Members Only, Public Excluded

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



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

Date/Time: December 12, 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)

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**New SLA Beer Application for Artichoke Bay Ridge LLC d/b/a Artichoke Basile Pizza**

**Premises: 9102 4th Avenue**

**200 Foot/500 Foot Hearing: n/a**

This is an application is for a new restaurant beer license at 9102 4<sup>th</sup> Avenue. The applicant appeared by its owners, Brandon Linker, Francis Garcia, Sal Basile, and Peter Leonforte. The establishment has been open and operating as a pizza parlor at this location without incident. The owners have operated virtually identical businesses in Queens, Manhattan and Brooklyn with beer and/or liquor licenses. The method of operation will continue to be a pizza parlor. The premises will have background pre-recorded music, played from an ipod docking station. The C/O for the premises permits occupancy by 10 persons. The premises has 2 tables and 10 seats, and no outdoor area. The permitted hours of operation will be: 10:30 am – 5 am, 7 days a week. The premises have no adverse history. In the event of an alteration or change in the method of operation, the applicant agreed to notify the District Office at least 30 days prior to effecting the change. The Committee voted unanimously to approve this application.

**Old Business/New Business:**

**Update on Unreported Change in Method of Operation and Noise Complaints for ABI Group LLC d/b/a Lobo Loco (f/k/a Vicolo Ristorante & Bar), and Alterations Application**

**Premises: 8530 3rd Avenue**

This matter had come before the Committee at the November meeting in response to the District's Office request that the applicant appear to address numerous noise complaints and an unreported change in method of operation, and to hear the applicant's subsequent application for a change in its method of operation. At that meeting, the owner and its attorney appeared and represented that certain measures would be taken to address the flood of complaints with regard to noise from the premises. At the November meeting 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; and make efforts to disburse crowds of patrons when they leave the premises. At the November meeting it was also suggested to the residents that they call the District Office in the event of continued noise complaints, in addition to calling 311, to allay the residents' concern about a lack of proper police response. Thereafter, at the November Board Meeting, the Board voted, without quorum (which the Committee seeks to affirm at the December Board meeting), to deny the applicant's Alteration Application and, in the interim, to advise the SLA that since August the licensee has been operating the premises under the new Method of Operation and with



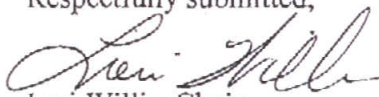
**POLICE AND PUBLIC SAFETY COMMITTEE**  
**COMMUNITY BOARD 10**

Alterations, all prior to receiving SLA approval, in violation of the existing license. Between the time of the November Committee meeting and the December Committee Meeting, there were 7 noise complaints to the District Office and 6 noise complaints to 311. It was observed that, contrary to the owner's representations, the d.j. booth has not been relocated and the sound level of the music in the premises remains such that the music can be heard outside the premises, even now, during the cold weather when all the doors and windows remain shut.

The Committee unanimously agreed that the SLA must be advised of the continued operation of the premises in violation of the liquor license by the unapproved Method of Operation, unapproved Alterations (consisting of the french doors across the front of the premises) and violation of its existing stipulation to keep the level of recorded music below what is required in the NYC Noise Code, and that the District Office contact the appropriate agencies and send correspondence in order to obtain enforcement and noise abatement.

There being no further business, the meeting was adjourned.

Respectfully submitted,

  
Lori Willis, Chair

# COMMUNITY BOARD TENPOLICE AND PUBLIC SAFETY COMMITTEE

New SLA Applications at Artichoke Bay Ridge and Danish Athletic Club, Change in Method

Date: Dec. 12, 2016; 7:00pm Subject: of Operation for existing On Premise license at Series Q

Lori Willis, Chair	<i>[Signature]</i>
Judith Collins ✓	<i>[Signature]</i>
Michael Festa ✓	<i>[Signature]</i>
Victoria Hervas-Castaneda	
Habib Joudeh	
Kathy Khatari	<i>[Signature]</i>
Nikolaos Leonardos	
Ryan Mahoney	
Ruth Greenfield Masy <sup>excused</sup>	
Iris Mulé	<i>[Signature]</i>
Nick Nikolopoulos ✓	<i>[Signature]</i>
Susan Pulaski ✓	<i>[Signature]</i>
Husam Rimawi	
Sandy Vallas	<i>[Signature]</i>
Mary Ann Walsh ✓	<i>[Signature]</i>
Jonathan Yedin	
Doris Cruz, Chair	
Josephine Beckmann, DM	<i>[Signature]</i>
Guests: Please Print	Telephone Number(s)
Matt K (CM Gentle)	718-748-5200 M Karlovski @ council.nyc.gov ✓
<u>Council</u>	
✓ Harry	✓
BRANDON LINKER, FRANCIS GARCIA, SAL BASILE, PETER LEWFORTE	✓
(ARTICHOKE BAY RIDGE)	



## District Manager Report

December 19, 2016

Good Evening Board Members,

We began the month of December with a great deal of press coverage relating to Dyker Heights displays. Last year, a police plan to alleviate tour bus congestion by diverting them to the Parkside of 86<sup>th</sup> Street helped improve pedestrian and vehicular safety. I visited the Dyker lights area most nights this season and the new police plan to accommodate tour buses and added police coverage on 12<sup>th</sup> Avenue at 82<sup>nd</sup> to 85<sup>th</sup> Streets along 12<sup>th</sup> Avenue strives to create a safe viewing area for all and the plan will once again be reviewed following the season.

The District Office was also contacted by National Grid regarding upcoming Local Law 30 construction coming to Community District-10 in 2017 within the next 3 months. Local Law 30 requires natural gas system external shut off valves outside to allow first responders to quickly turn off gas service in the event of an emergency. 3800 buildings within CB10 will be completed this year. There will be a robo call to customers asking them to contact National Grid to set up an appointment. The contractor will also be going door to door to schedule these appointments. This work is at no cost to homeowner and most of work will be done outside. National Grid estimates work takes 2 and 4 hours per home during which time the property will not have natural gas service.

**DEPARTMENT OF ENVIRONMENTAL PROTECTION/DDC**— In response to a call we made to DEP last week following a complaint about traffic congestion caused by streetworkwater main replacement work on 14<sup>th</sup> Avenue between Bay Ridge Parkway and 76<sup>th</sup> Street we learned from DEP that a DEP/DDC run Project BEDA001 was extended to include many blocks in CB10.

- 12th Avenue installation of new 12" water main from Bay Ridge Parkway to 81<sup>st</sup> Street
- 13th Avenue installation of new 20" water main from Bay Ridge Parkway to 81<sup>st</sup> Street
- 79th Street installation of new 12" water main
- 81st Street, 80th Street, 78th Street, 78th Street, 76th Street installation of new 8" water main from 12<sup>th</sup> to 14<sup>th</sup> Avenues

Thank you to Greg Ahl who transports Community Board Ten donations to local domestic violence shelter.

Lifeguards are being recruited by our Parks Department for Summer 2017 – qualifying testing begins in December. If you know someone who is interested more information is available by calling 311.

On Monday, January 23, 2017, the Department of Homeless Services (DHS) will conduct its annual Homeless Outreach Population Estimate (HOPE) count, as part of an ongoing effort to engage NYC's street homeless individuals. Commissioner Banks in an email to our office asked for volunteers to help canvass parks, subways, and other public spaces to estimate the number of people who are street homeless. HOPE 2016 found that 2,794 homeless individuals were living on the streets of New York City on the night of the count.

**The 2017 Meeting Halls Schedule** is available for all Board Members. Please take one before you leave this evening. On behalf of Dorothy, JoAnn and myself, we would like to wish to all of you in celebrating -- a Merry Christmas, Happy Hanukah and a healthy and prosperous New Year.

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

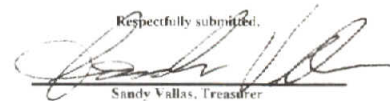
	7/31/16	8/31/16	9/30/16	10/31/16	11/30/16	12/31/16	1/31/17	2/28/17	3/31/17	4/30/17	5/31/17	6/30/17	Y - T - D
DISTRICT MANAGER	\$13,081.48	\$8,731.78	\$8,731.78	\$8,731.78	\$8,731.78								
COMMUNITY COORDINATOR	\$7,909.68	\$5,279.64	\$5,364.51	\$5,438.06	\$5,438.06								
COMMUNITY ASSOCIATE													
COMMUNITY ASSISTANT	\$2,775.90	\$1,850.00	\$1,864.00	\$1,906.00	\$1,906.00								
<b>Total Personal Services</b>	<b>\$23,766.16</b>	<b>\$15,861.42</b>	<b>\$15,960.29</b>	<b>\$16,075.84</b>	<b>\$16,075.84</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>\$87,739.55</b>

ExpensesCode	Description	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 - D
10B	Telephone													
10N	Intra-City Supplies													
40B	Intra-City Telephone	210.02	208.96	203.95	211.62	210.32								
100	Supplies & Materials													
101	Printing Supplies													
11	Postage													
170	Cleaning Supplies													
196	Data Processing Supplies													
302	Telecomm. Equipment													
314	Office furniture													
315	Office Equipment													
319	Security Equipment	75.00		75.00										
332	Data Process Equipment													
337	Books													
402	Tel/Comm. Equip.													
412	Rental/Misc. Equip.	193.00	193.00	193.00	193.00	193.00								
417	Advertising													
431	Leasing Misc. Equip.													
45	Local travel expenditures			400.00										
602	Telecomm. Maintenance	32.41	32.41	32.41	32.41	32.41								
613	Office Equip. Maint.													
615	Data Process Equipment													
615	Printing Supplies													
622	Temporary Services-contractual	1,200.00	1,260.00		350.00									
624	Cleaning Services	170.00	170.00	70.00	170.00	170.00								
608	Iron Security Gate Maintenance													
676	Awning													
<b>Total Other than Personal Services</b>		<b>\$1,860.43</b>	<b>\$1,864.07</b>	<b>\$1,074.37</b>	<b>\$957.03</b>	<b>\$905.73</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>\$6,381.63</b>

<b>TOTAL PS AND OTS EXPENSES</b>	<b>25,646.59</b>	<b>17,725.49</b>	<b>17,034.56</b>	<b>17,032.87</b>	<b>16,681.57</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>94,121.18</b>
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<b>TOTAL UNCOMMITTED BUDGET BALANCE</b>														<b>\$135,773.82</b>
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Respectfully submitted,



Sandy Vallas, Treasurer



PARKS COMMITTEE MEETING, WEDNESDAY, NOVEMBER 16, 2016

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 \$4,250,000.00. That is approximately \$2,600 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 BUILDING 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

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## **Traffic and Transportation Report: December 8, 2016**

**Chair: Jaynemie Capetanakis**

### **Committee Members:**

- Lizabeth Amato
- Jumana Bishara (Absent)
- Carmen Feliciano
- Judith Grimaldi
- Steve Harrison
- Victoria Hervas-Castaneda
- Brian Kaszuba
- Brian Kieran
- Ryan Mahoney (Absent)
- Nick Nikolopoulos
- Dean Rasinya (Excused)
- Hani Sarji
- Joseph Sokoloski
- Larry Stelter

Members of the Traffic and Transportation Committee met in quorum on Thursday, December 8, 2016 at 7:00 pm.

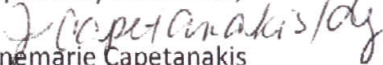
- The first item on our agenda was the continued discussion of a street naming application submitted by Charles Pomaro for "Ann Dalmau Way" at 88<sup>th</sup> Street and 3<sup>rd</sup> Avenue. Miss Dalmau was the owner of Tiny Tots, who passed away about 17 years ago and the business remains family owned and operated. The city guidelines are very specific and we recommend the family submit more documents that are specific to Ms. Dalmau and not just to her business. A motion was made and all were in favor to ask for the application to be resubmitted.
- The second item on our agenda was a proposed City Bench site at 6740 3<sup>rd</sup> Avenue between 68<sup>th</sup> and Senator Streets. The office manager of a nearby medical building was against this; however, we could not reach the owner of the building. After much discussion, we concluded that it would be reasonable to place a bench at a bus stop near a medical facility, which may support the needs of seniors in our community. Given the office managers concerns, we will be alert to any complaints at that location. A motion was made and all were in favor of approving this City Bench.
- The third item on our agenda was a three-month review of Alex II Car Service, located at 7513 3<sup>rd</sup> Avenue. In September, the Community Board provided a letter of "no objection" to support their renewal application with NYC Taxi and Limousine Commission, as per the TLC requirements. The owner Mr. Ashraf Ahmed had agreed to speak to his drivers regarding concerns around parking issues and to return to our Community Board meeting for a follow up review. We are happy to report there have been no complaints and we thanked Mr. Ahmed for his compliance.
- The next item on our agenda was the traffic issues and backups in the area of 65<sup>th</sup> Street and 7<sup>th</sup> Avenue. This is the intersection by the Forum Supermarket, formerly the location of The Americana Diner. There have been many traffic calming changes to this area that have helped to make it safer and also ease the congestion. However, the truck traffic by the supermarket has been an extreme challenge. The Brooklyn



along 7<sup>th</sup> Avenue between 64<sup>th</sup> and 65<sup>th</sup> Streets (on the East Side) to alleviate northbound 7<sup>th</sup> Avenue congestion during AM peak hours. The work order has been submitted and should be completed by January 31, 2017. The No Standing signs were changed to No Stopping Signs on 7th Avenue (East side) from 66th Street to 65th Street. The owner of the business has been encouraged to schedule deliveries at earlier times; the owner has declined to come to our meetings. The Department of Traffic has put in truck unloading at 66<sup>th</sup> Street, but there are still issues. Councilman Gentile has gotten a safety agent there Monday to Friday until a study can be done. We are also awaiting an engineering review of traffic directionality on both 7<sup>th</sup> and 8<sup>th</sup> Avenues. The parking lot as it looks now has changed since it was the Americana; it is not wide enough for trucks to safely navigate from the lot to the street. Part of the reason the lot has changed is because the square footage of the building has changed. In fact, the Department of Buildings has issued a violation because the building is over 10,000 square feet. To change from a restaurant to a supermarket was within a zoning regulation, however, making a change to over 10,000 square feet would have required the business to come before the Community Board to request a change in building code. Right now, we have done what we can so far and are waiting on the reports.

- The last item on the agenda was about changes to the SAPO process for street activity permit applications including festivals and block parties. SAPO stands for Street Activity Permit Office. Our committee reviewed our updates to the Community Board 10 guidelines. The moratorium is back on for street festivals and the city will be revising that part of the new guidelines. The updates for us are really more related to block parties. A copy of this was emailed to all board members. A motion was made and the committee voted to approve.
- Looking ahead, the MTA will be coming to our January 12<sup>th</sup> committee meeting to discuss the next phase of the 86<sup>th</sup> Street elevator and the Bay Ridge Avenue Enhancements to the 69<sup>th</sup> Street station.

Respectfully Submitted,

  
Jayne Marie Capetanakis

December 18, 2016

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ZONING AND LAND USE COMMITTEE  
Community Planning Board #10/Brooklyn  
December 6, 2016

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**Introduction**

The ZALUC Committee Meeting met in Quorum at 7:00 on December 6, 2016 at the CB 10 District Office.

**Topic #1 (Informational: 400 Block Association)**

At the ZALUC Meeting I reported that on behalf of the District Manager, I attended a meeting of the 400 Block Association on November 30<sup>th</sup> at the District Office. This Block Association is located on Bay Ridge Parkway between 4<sup>th</sup> Avenue and 5<sup>th</sup> Avenue. At this meeting, Kelly Carroll, from the Historic Districts Council discussed the benefits of creating a Historic District for their block. Ms. Carroll believed their block, also known as Doctor's Row, has a chance to qualify as an Historic District with the NYC Landmarks Preservation Commission. She stated that LPC was more in favor of creating small Historic Districts than larger ones. Carroll stated NYC has the strongest landmark laws in the nation and can be used as a tool against things like illegal conversions. She added that landmarking also has the benefit of increasing property values.

The association is now considering proceeding with designation process. Should they decide to do so, the ZALUC committee can decide to issue a resolution in support at a later date.

**Topic #2 (Motion: Illegal Conversation) (Carry Over from November)**

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.

**Topic #3 (City Council Legislation on BSA oversight)**

Last week, Council Member Ben Kallos from Manhattan introduced a package of legislation aimed at reviewing BSA review practices, especially examining the public review portion citing that BSA has become a rubber stamp for development over the objections of Community Boards. These 5 new bills have been added to a package of



several existing bills and will be subject to a Council hearing. The Committee has agreed to look at these bills with the plan to pass a resolution in support, citing CB 10's own history with the BSA, and to offer any amendment ideas we believe should be added to the legislation.

It is very clear to the committee that these actions taken by the Council are a direct result of our recent success in having CB10 removed from the purview of the special permit. Our application has brought to light issues that truly are a citywide problem.

**Topic #3 (Informational: CB 10 Planning Study with concentration on Northern Dyker Heights Development)**

As per last month's decision the Committee continued to discuss its goal of creating a planning document to be used as a tool when faced with the pending application for a new large development at 6200 8<sup>th</sup> Avenue.

Our Urban Planning fellow Michael Devigne discussed the first phase of his research in preparation of the planning document. Michael plans to look into several areas such as demographic/population changes in the area, he will try to identify the soft sites in the surrounding area, examine the locations of illegal conversions in area, and also look for similarities with recent Flushing developments. After committee discussion we asked to also include a study of transportation changes both vehicular, and public transportation and to look at the overcrowding issues that surrounding schools.

The Committee also discussed sending a letter to City Planning that would have endorsed triggering a full environmental impact study of this project before the project comes before the Board. As a Board we have no authority to order City Planning to conduct this study, but we felt it was important to have on the record that we would be supportive of City Planning, should they decide to take this initiative.

Following our meeting, and before a letter could be drafted, District Manager Josephine Beckman learned that City Planning did call for a full study for this project. This now means that the timeline has changed, and the study can take up to about 6 months and therefore this application will not come before us in February as we anticipated. We applaud City Planning for realizing the scope of this project needed a full environmental review. The Committee will continue to use its time to develop a planning document for when this project does eventually come before us, now much later in 2017.

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The Meeting was adjourned at 9:00PM

Respectfully Submitted:

Brian J. Kaszuba

Committee Chair Zoning and Land Use Committee



Committee Members Attending:

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Josephine Beckman, DM  
Brian Kaszuba, ZALUC Chair  
Steven Harrison  
Susan Pulaski  
Dean Rasinya  
Joanne Seminara  
Brian Walsh  
Mary Ann Walsh  
Michael Devigne, Urban Fellow



## STATE LIQUOR AUTHORITY – NEW APPLICATIONS & RENEWALS

<u>Name/Address</u>	<u>Received at CB 10</u>	<u>Status</u>
Skinflints Restaurant, 7902 5 <sup>th</sup> Avenue	12/20/16	Renewal Liquor, Wine, Beer & Cider
Rocco's Pizzeria & Restaurant, 7818 5 <sup>th</sup> Ave.	12/20/16	Renewal Wine & Beer
MVR Restaurant & Bar Corp., d/b/a Las Margaritas Bar & Restaurant, 7206 3 <sup>rd</sup> Ave.	12/21/16	Renewal Liquor, Wine, Beer & Cider
Verrazano Deli, 9230 4 <sup>th</sup> Avenue	12/29/16	Renewal Wine, Beer & Cider
John Hughes Knights of Columbus Club Inc., 1305 86 <sup>th</sup> Street	1/3/17	Renewal Liquor, Wine, Beer & Cider
Danish Athletic Properties Inc., d/b/a Danish Athletic Club, 735-41 65 <sup>th</sup> Street	1/3/17	*New Application Liquor, Wine, Beer & Cider
Windy City Ale House LLC, 7915 3 <sup>rd</sup> Avenue	1/3/17	Renewal Liquor, Wine, Beer & Cider
V&M Pizzeria Inc., d/b/a Vesuvio Pizzeria & Restaurant, 7303-05 3 <sup>rd</sup> Avenue	1/4/17	Renewal Liquor, Wine, Beer & Cider
Rakuzen Inc., 6408 Fort Hamilton Parkway	1/5/17	*New Application Wine, Beer & Cider

\*Will be invited to present application at Police & Public Safety Committee Meeting in January 2017.

