

**Community Board Ten Board Meeting Attendance  
Fort Hamilton Senior Center  
Monday, March 19, 2018 – 7:00 PM**

Board Members Present: 28

Jessica Wind Abolafia  
Tracie Britton-Pitcher  
Jaynemie Capetanakis  
Shirley Chin  
Judith Collins  
Ida D'Amelio  
Richard Day  
Khader El-Yateem  
Ann Falutico  
Carmen Feliciano  
Michael Festa  
Diane Gounardes  
Stephen Harrison  
June Johnson  
Habib Joudeh  
Ramsey Joudeh  
Brian Kaszuba  
Brian Kieran  
Stephanie Mahaney  
Ruth Greenfield Masyr  
Rhea McCone  
Iris Mulé  
Susan Pulaski  
Joseph Sokoloski  
Lawrence Stelter  
Henry Stewart  
Barbara Vellucci  
Lori Willis

Board Members Excused: 15

Liz Amato  
Allen Bortnick  
Paul Cassone  
Doris Cruz  
Donna Mae DePola  
Barbara Germack  
Steve Griffith  
Judith Grimaldi  
Stella Kokolis  
Nikolaos Leonardos  
Ryan Mahoney  
Nick Nikolopoulos  
Dean Rasinya  
Joanne Seminara  
Sandy Vallas

Board Members Absent: 3

Victoria Hervas-Casteneda  
Hussam Rimawi  
Brian Walsh

# COMMUNITY BOARD TEN GUESTS

Subject: CB10 Board Meeting - Fort Hamilton Senior Center

Date: March 19, 2018 - 7:00 PM

PLEASE PROVIDE AS MUCH INFORMATION AS POSSIBLE. THANK YOU.

Name/Address	Phone #	Fax #	E-Mail Address	Organization/Affiliation
Lisa Pennava 9434 15th Ave + 95th Brooklyn, NY 11209	718-748-6919		lfpennava@bklynlib.org	Brooklyn Public Library
Susan & Diana Frances			ocolsheadvolunteer@gmail.com	
Juana Aviles - Mender			-aviles.juana@yahoo.com	
6211 8th AVE Brooklyn NY 11220	347-526-0233		rjacksonwood@gmail.com	350 Bk
ROBERT WOOD				
James McElland	718-258-6044		mckelland@state.gov	Senator Golden
Brian Hedden			brihedden@gmail.com	
MICHAEL DORGAN 95'0 THOMP AVE BROOKLYN NY 11208	747 204 1117		dorgan14@gmail.com	THE VICES ROOM
PO Michelle Takacs	929-384-1674		michelle.takacs@nypd.org	NYPD
Julian Mishane	718 260 2523		jmishane@englocal.com	Bay Bridge Center
Alex Pelliheri	917-929-3376		alexpelliteri@gmail.com	





**COMMUNITY BOARD TEN BOARD MEETING  
MARCH 19, 2018 – FORT HAMILTON SENIOR CENTER  
MINUTES**

Acting Chair Willis called the meeting to order at 7:10 PM and invited Josephine Pittari, Manager, Brooklyn Districts 10 & 12, New York City Department of Parks and Recreation, to lead the Honor of the Pledge.

Acting Chair Willis asked for a motion from the floor to adopt the agenda. Motion by BM Sokoloski, seconded by BM Festa.

Acting Chair Willis asked for a motion from the floor to adopt the Minutes from the February 26, 2018 Board Meeting. Motion by BM Sokoloski, seconded by BM Festa.

## **PUBLIC SESSION**

Council Member Justin Brannan announced that his office will remain open until 8:00 PM on Tuesdays and Thursdays. Eventually they may also start having weekend hours depending on how many people visit them. He had a briefing with the Parks Department recently about some of the projects in the area from the ramp on 97<sup>th</sup> Street to the tennis courts, and he will put out an update soon on that. The Councilman noted that the development across the street from PS 104 will play out over the next weeks and months. Hopefully we will get as much community input into that as possible. He wants the community to get involved and maybe get the prospective buyer to come and address the Community Board to discuss what he wants to build there. It is as of right and the buyer wants to build a hotel. We definitely want to expand the conversation and make sure the people in this room and outside this room can decide what is best.

Patrick Lewis from the Public Advocate's office announced that Letitia James recently signed on to a letter with the Council Member. Councilman Menchaca, Senator Golden, Senator Felder and Assembly Member Abbate are supporting the landmarking of the Angel Guardian Home. We are proud to stand up and say we need to keep community treasures and not turn them in to something the community does not want. He encouraged people to contact his office with any problems.

June Johnson reminded everyone that the blood drive in memory of her son Mathiew is this week and asked everyone to join them. Their blood drive is a celebration of life. They get together and serve food and desserts which are free, and they have over 20 raffle prizes.

Lisa Ferrara from the Fort Hamilton branch of the Library announced the following programs at their branch:

- After school homework helper on Wednesdays from 3:00 – 6:00 PM
- Computer basics for older adults on Monday, March 26<sup>th</sup> at 10:30 AM
- The Career Club on the first Monday of every month at 3:00 PM
- Mandarin Chinese Storytime every Saturday now through June 9<sup>th</sup> at 3:00 PM
- Ready, Set, Kindergarten on Fridays at 2:00 PM for ages 3-5

For more information please visit [www.bklynlibrary.org](http://www.bklynlibrary.org)

Sara Gronim spoke about her concerns on the proposed Williams Pipeline, which is a fracked gas pipeline under New York Harbor digging a trench 23 miles past Staten Island, Brooklyn and the Rockaways. She left flyers and a petition to the Governor which could stop it. They are having a Community Forum next Monday night at the New York Aquarium in Coney Island on this issue where people can learn much more about it. She urged people to take flyers and have their neighbors attend the forum.



Jessica Kallo from the Borough President's office noted that she has received the Community Board applications and they are in the process of re-appointing and appointing new members. Soon they will be meeting with Elected Officials. She asked anyone who has concerns about their application to let her know tonight or sometime this week. She reminded everyone that attendance is really important. If you are a long standing member or newly appointed, you should be coming to these meetings. She announced that they have free legal services, free tax preparation and other services, and encouraged everyone to take the Message of the Month for details.

Robert Birkhead from Congressman Donovan's office announced that on March 14<sup>th</sup> US House representatives voted to pass a school safety measure co-sponsored by the Congressman called the STOP School Violence Act. This act reauthorizes, modifies, and expands a Department of Justice program that awards grants to state and local governments to improve school security. The Congressman said this is the first step in a national effort to secure our schools. To encourage cities and states to implement more robust school security measures, this act authorizes \$750 million in grant funding for evidence-based training to prevent student violence, including for law enforcement officers, school personnel, and students; development and operation of anonymous reporting systems; development of school threat assessment and crisis intervention teams; and continued coordination with local law enforcement. The Congressman is also co-sponsoring a bill for Coquito the dog so no one can store their pets in the overhead compartment anymore. Finally, he announced that they will be sponsoring a rain barrel event. DEP will distribute rain barrels on Saturday April 14<sup>th</sup> from 10AM – 12PM at the Knights of Columbus located at 1305 86<sup>th</sup> Street.

Emma Rooney from the office of Assistant Speaker Felix Ortiz noted that last week the Assembly announced that the budget will include critical criminal justice reform funding to confront sexual harassment in the workplace, and over \$36 billion in school aid. Assemblyman Ortiz also introduced legislation to place a one year moratorium on fracked gas infrastructure development in New York and is calling for a formation of a committee to study and quantify the effect of burning and transporting fracked gas. New York banned fracking in 2014 but there are still negative effects of transporting gas across state lines. The school walkout was last week and The March for our Lives is coming up this weekend. The Assemblyman has been meeting with school safety advocates as well as working on legislation that would strengthen school based systems including introducing social workers in schools and a state-wide bullying hotline that would be available for students and families, for both victims of bullying and people who bully as well.

#### **CHAIR'S REPORT– See Attached**

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

BM Falutico asked if the 86<sup>th</sup> Street overpass project is a renovation or reconstruction. DM Beckmann replied that it is a renovation and it will be completely refurbished. BM Stelter asked if there will be any closure of the main roadway and was told there will be intermittent lane closures and also closures to the entrance and exit ramps on the highway. DM Beckmann noted we will have a presentation from the contractor at the end of this week. BM Feliciano would like the politicians to make sure to include the new smoking law in their newsletters because when the notice came to her building it was not addressed to the owner of the building, just to the building address. DM Beckmann said she thinks it should be posted in the lobby so people are aware. We can share that with the elected officials.

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

Acting Chair Willis made a change in the agenda to re-open the Public Session.

Nicholas Chamberas from Assembly Member Malliotakis' office noted that the Assemblywoman is in Albany doing budget negotiations and she wanted everyone to know that she has the interests of the taxpayers as her



first priority. She was also pleased to take part in a demonstration across from P.S. 104. They would like to see classrooms built across the street. They do not think it is a proper place for a homeless shelter. Hotels do not really help the homeless; we want permanent affordable housing for the homeless. They will be having a CPR seminar in June and details will be forthcoming. The Assemblywoman would like to see everyone at the Bay Ridge St. Patrick's Day Parade next week, which is always a great event. On behalf of the Assemblywoman and himself, he wished everyone a happy Passover and happy Easter.

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

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

BM Kieran asked what the construction status is for the Wicked Monk. Committee Chair Willis replied that it is actually completed. BM El-Yateem asked if there are any other stipulations and was told there are not as there is no adverse history. With regard to the party room, BM Harrison asked if there is any exception or will they follow the same rules as their current license. Committee Chair Willis replied that the same rules apply and noted the alteration application is just to expand the premises, but everything else on the license remains the same.

**Motion: CB 10 to approve the SLA Alteration Application for W.M. 11 Inc., d/b/a The Wicked Monk, 9508-9510 3<sup>rd</sup> Avenue. All in favor. Motion carried.**

### **TRAFFIC AND TRANSPORTATION COMMITTEE**

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

**Motion: CB 10 to approve the Street Naming Application for Justice Arthur M. Schack Way at 8901 Ridge Boulevard. All in favor. Motion carried.**

BM Harrison said the Committee did a good job regarding the application for the 3<sup>rd</sup> Avenue Festival on October 14<sup>th</sup>. Acting Chair Willis asked if there is any restriction as to distance of the amplified sound. DM Beckmann said they try to keep it to one amplified sound permit. If there are two bands they try to work it out and alternate each so they are not competing with each other. We suggested that they speak to their merchants, and as long as they comply with the rules we are OK with it. They are going to be providing us with that list in advance. BM Habib Joudeh asked how the police would know if it was approved by the committee. DM Beckmann explained that it is one sound permit that is issued to the event. Then the organizers plan where sound is going to be and they are going to give us that list. So the police, the organizers and the Community Board all work together on the 3<sup>rd</sup> Avenue coordinator's lead. Chip Cafiero does a great job and plans out which locations will get sound. It is one permit with multiple locations. They have to organize the event so they are not competing, and that it ends at 6:00 PM when the festival ends so we don't get the noise complaints afterward. BM Kieran asked who will enforce the sound. DM Beckmann explained that the marshals of the event will go over to the person if they exceed the permitted sound level and tell them to lower it or that time is up. If they do not comply the police will be asked to help. She noted that we have a sound meter that we can also bring.

**Motion: CB 10 to approve the application for the 3<sup>rd</sup> Avenue Festival, October 14, 2018, 10AM – 6PM, on 3<sup>rd</sup> Avenue between Bay Ridge Avenue and 94<sup>th</sup> Street, Event ID 388096, with the following stipulations:**

- 1. NYPD AMPLIFIED SOUND PERMIT TO END AT 6PM**
- 2. Amplified sound permits will be issued at the discretion of the Third Avenue Merchants and all applicants MUST adhere to NYC Noise Code Regulations and NYPD rules relating to Sound Permits. A list of permits must be provided to Community Board Ten.**



3. **DSNY MUST BEGIN CLEANING AT 6PM and CLEANING MUST COMMENCE AT Bay Ridge Avenue and alternate each year.**
  4. **All SLA licensed premises applying for one day outdoor use must submit a signed letter notifying Community Board 10 that their SLA licensed premises received the SAPO Festival Rules as well as the Stipulation Agreement with Community Board Ten and will comply with all rules during both events.**
  5. **Violations of SAPO Rules will be subject to enforcement by SAPO, NYPD and SLA. In addition, the Community Board will submit complaints of rule violations with documentation to SAPO, NYPD and SLA.**
  6. **Establishments that do not obtain a one day SLA Permit will NOT be permitted to serve alcohol. Festival Marshals must report any vendor or business selling alcohol to NYPD for enforcement.**
  7. **Distribution of Festival regulations to all participating vendors and merchants.**
  8. **The Third Avenue Merchants as sponsor will attend an interagency meeting organized by Community Board Ten with the leadership of the NYPD, DSNY, SLA, SAPO and DOT.**
- 27 in favor. 1 recusal – BM McCone. Motion carried.

**Motion: CB 10 to approve the application for the 3<sup>rd</sup> Avenue Weekend Walks/Summer Stroll, on July 13, 2018 and August 3, 2018, on 3<sup>rd</sup> Avenue from 68<sup>th</sup> – 80<sup>th</sup> Streets (time TBD) with the following stipulations:**

1. **DSNY vehicles must begin cleanup no later than 10:30PM**
2. **The location of commencement of clean-up will be decided in consultation with NYPD, DSNY, Summer Stroll organizers and a representative from Community Board Ten.**
3. **All SLA licensed premises who plan to serve alcoholic beverages must submit a notice of Alteration to Community Board Ten.**
4. **All SLA licensed premises filing for a one day outdoor license must submit a signed letter notifying Community Board 10 that their SLA licensed premises received the Rules of the DOT Weekend Walks Program/3<sup>rd</sup> Avenue Summer Stroll Event as well as the Stipulation Agreement with Community Board Ten and will comply with all rules during both events. Violations of the DOT Weekend Walk Rules/Third Avenue Summer Stroll Event will be subject to enforcement by SAPO, NYPD and SLA. In addition, the Community Board will submit complaints of rule violations with documentation to SAPO, NYPD and SLA.**
5. **Amplified sound locations will be issued at the discretion of the Third Avenue Summer Stroll Organizers and all applicants MUST adhere to NYC Noise Code Regulations and NYPD rules relating to Sound Permits. A list of locations must be provided to Community Board Ten in advance of the event.**
6. **All Amplified Sound Permits issued by NYPD MUST END AT 10PM. Violations of the Sound Permit regulations will be referred by Community Board Ten for enforcement.**
7. **NYPD personnel or Auxiliary personnel must be able to cover all intersections open to vehicular traffic for pedestrian safety.**
8. **All participants at the DOT Weekend Walk/Third Avenue Summer Stroll event must comply with the direction of Summer Stroll Marshals.**
9. **The Third Avenue Merchants as sponsor will attend an interagency meeting organized by Community Board Ten with the leadership of the NYPD, DSNY, SLA, SAPO and DOT no less than one month before the first Summer Stroll Event.**
10. **Distribution of DOT Weekend Walks regulations to all participating merchants.**

27 in favor. 1 recusal – BM McCone. Motion carried.



**Motion: CB 10 to approve the application for the 3<sup>rd</sup> Avenue Weekend Walks/Summer Stroll, on July 20, 2018 and August 10, 2018, on 3<sup>rd</sup> Avenue from 80<sup>th</sup> – 90<sup>th</sup> Streets (time TBD) with the following stipulations:**

1. **DSNY vehicles must begin cleanup no later than 10:30PM**
2. **The location of commencement of clean-up will be decided in consultation with NYPD, DSNY, Summer Stroll organizers and a representative from Community Board Ten.**
3. **All SLA licensed premises who plan to serve alcoholic beverages must submit a notice of Alteration to Community Board Ten.**
4. **All SLA licensed premises filing for a one day outdoor license must submit a signed letter notifying Community Board 10 that their SLA licensed premises received the Rules of the DOT Weekend Walks Program/3<sup>rd</sup> Avenue Summer Stroll Event as well as the Stipulation Agreement with Community Board Ten and will comply with all rules during both events. Violations of the DOT Weekend Walk Rules/Third Avenue Summer Stroll Event will be subject to enforcement by SAPO, NYPD and SLA. In addition, the Community Board will submit complaints of rule violations with documentation to SAPO, NYPD and SLA.**
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10. **Distribution of DOT Weekend Walks regulations to all participating merchants.**

**27 in favor. 1 recusal – BM McCone. Motion carried.**

Committee Chair Capenakis thanked DM Beckmann for her help in setting this up and getting communications going between all the different parties. That is really what made it work.

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

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

BM Habib Joudeh asked if we can write a letter to the developer to let him know what we think or if there is any way we can control what they do. Committee Chair Kaszuba replied that unfortunately it is as of right so by statute they are allowed to build a hotel. As long as they are not exceeding anything there is nothing that the Department of Buildings can do to say no. BM Vellucci thinks that the confusion about the word homeless coming up is due to Mayor de Blasio speaking about this on TV about two years ago. He said when hotels open a certain amount of units had to be set aside for homeless, and she thinks people remember that. Committee



Chair Kaszuba replied that that is not what is happening here and is not what is being discussed. It is purely speculative and hypothetical that that would potentially happen in the future at this location.

BM Kieran asked how many units there would be and was told 63 units on six floors. BM Falutico thinks as of right is always a gray area. We could ask them to explain their as of right zoning calculations. DM Beckmann said that 63 units is a lot of rooms for six stories so these rooms are going to be really small. In the past we have asked the Department of Buildings to review the submitted plans on the application to make sure they are zoning compliant to other Building Department specifications. So we will definitely be watching. Acting Chair Willis asked if there are any actual regulations or requirements to set aside a certain number of rooms for homeless and was told there are not. BM Kieran asked if there are any limitations to the occupancy for each unit for fire safety. Committee Chair Kaszuba is sure there would have to be a strict fire code that would have to be complied with. DM Beckmann said there definitely would have to be an occupancy limit. Hotels are required to have that along with sprinkler systems, etc. Right now there are no plans that have been submitted.

BM Festa asked if the developer has built other hotels. DM Beckmann noted that the developer is saying he is not associated with the East New York Inn, but there are many other hotels. Right now he purchased land in Coney Island for the development of a hotel and has been in hotel development for some time. He is a physician and his family has been developing hotels. BM Habib Joudeh asked if the Comfort Inn on 4<sup>th</sup> Avenue is his, and DM Beckmann said she will look into that. She knows he has one at LaGuardia.

BM Harrison thinks it is important for everyone to understand that for the hotel with 63 rooms, they only require eight parking spaces for the entire hotel. He thinks that we should see if there is something we can do about that because it is going to be a real problem in that area. BM Sokoloski asked if it also includes the car lot on 92<sup>nd</sup> Street. Committee Chair Kaszuba replied that it is a weird shaped lot. The main entrance is on 5<sup>th</sup> Avenue but it tees out to 92<sup>nd</sup> Street. BM Sokoloski feels there are more problems on 4<sup>th</sup> Avenue because it is close to it. Acting Chair Willis asked if we know what type of hotel we can anticipate. DM Beckmann replied that there are a lot of hotels in his name and we will be researching it. Acting Chair Willis asked if there is anything we can actually do regarding this specific location, and was told there is not since it is as of right and if they conform to the Department of Building codes and fire codes. We can work with our Elected Officials, and Councilman Brannan said he is continuing to talk with the developer. A resident asked if it is going to become another Prince Hotel and was told we hope not. BM Habib Joudeh asked if we can control hotel usage and forbid hourly rates and was told we do not know.

## **COMMUNICATIONS AND PUBLIC RELATIONS COMMITTEE**

Communications and Public Relations Committee Chair Festa rendered the Committee report. See attached.

BM Harrison asked if there will be room for comments when the Newsletter goes out and DM Beckmann replied that there will be a link to email the District Office.

### **Old Business**

None

### **New Business**

A public guest said it was a great job and he was very impressed.

Motion to adjourn by BM El-Yateem, seconded by BM Vellucci. With no further business, meeting was adjourned at 8:20 PM.

## Community Board 10 Chair's Report, March 19, 2018

Good evening. Welcome to the third live broadcast of CB 10.

We don't have a northeaster tonight. But don't let your guard down. I remember a blizzard on Yankee opening day in the mid-80's.

It was an unusual month, I did not attend committee meetings, and I missed it. We have great chairs that run great meetings, but I miss the discussion and resulting collaboration of the committee members.

I would like to start with a few acknowledgements. Thanks to Susan Pulaski for attending the March Borough Board meeting. The main agenda item was the homeless problem in our city. Also, thanks to Judith Collins for attending the Borough President's Irish Heritage breakfast. And a special acknowledgement to board member Henry Stewart. He has the dubious distinction of winning the Rider's Alliance "Worst Commute of the Week". We do not congratulate you, but we offer our sympathy and support. Improved conditions in mass transit are essential to our community and our city.

We welcome our new precinct commander and look forward to working with him. While we are a low crime precinct, we do have drug problems, sex trafficking issues and quality of life issues like noise and other problems from a few bars. Bay Ridge has many licensed establishments, but only a handful have recurring problems. In addition, offenses like speeding, running red lights, parking at hydrants, fire zones and bus stops need to be reviewed. Illegal bus stop parking may seem minor, but not to bus drivers and passengers. Drivers are supposed to only discharge passengers at the curb. If a bus cannot access the curb, they cannot discharge a wheelchair passenger. This is unacceptable. Cars blocking fire hydrants are public safety issues. If it takes firefighters and additional 10 seconds to reach a fire, that could cost a life. If a fire zone is blocked and firetrucks cannot turn onto a block and must carry their equipment to the fire, that can cost a life. We must remember why we have traffic safety laws.

I would like to thank Councilmember Brannon for his op-ed piece on tax equity. It is an important issue for our community. To use myself as an example, my



1600 square foot house pays between two and three times in real estate taxes as a 3,000 square foot house in brownstone Brooklyn.

We need tax equity and fiscal prudence. We would like to work with you on the excessive costs of many city projects. When it costs 3.75 million dollars to renovate a 1,600 square foot park house, something is amiss. Are they using the Guggenheim's solid gold toilet? In your position on the Contracts committee, you can help review and resolve these issues.

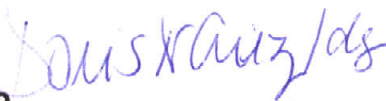
Recently there was an horrific traffic accident in Park Slope. Two children were killed. It brought to light a deficiency in our traffic laws. There are drivers who repeatedly run red lights and who repeatedly exceed the speed limit in school zones and probably other areas. These are reckless drivers. The city found that red light violations decreased after the cameras were installed. Yes, drivers learned where the cameras were located and their GPS told them where the cameras were located, but mostly, they changed their driving habits. I know several people who have received speeding tickets in school zones. But they only received one ticket. They changed their driving habits. School speed zone tickets are only issued when exceeding the 25 MPH speed limit by more than 10 miles per hour. That is 36 MPH. And that is dangerously close to 40 MPH, which is usually the difference between serious injury and death. Members of the city council and the mayor are discussing changes to the law that goes beyond ticketing for repeated offenders. Please think of the safety of our children and all of our residents and review these proposals.

On a totally different matter, the NY State Senate included a provision in the state budget that would "amend the multiple dwelling law in relation to the FAR in the City of New York". It is S 6760. I do not think there is a community board in the City of New York that is more committed and knowledgeable on zoning and land use. Why is the State of New York including a provision to change local zoning law in the budget? I ask our state legislators to leave city zoning issues to the city.

Thank you for your patience.

Respectfully Submitted,

Doris N Cruz, Chair, CB 10

A handwritten signature in blue ink that reads "Doris N Cruz/ds".

**District Manager Report**  
**March 19, 2018**

Dear Board Members,

Since we last met the District Office has been very busy working on preparing for the Summer Street Activity Permit season – speaking to the sponsors regarding the Summer Events and reaching out to all Block Party applicants regarding Block Parties. For our Community Board, we receive approximately 70 block parties 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. During the month of March we reach out to all past applicants with a copy of CB10 Guidelines. It is a gentle reminder to make sure applications are made in a timely fashion in accordance with city regulations.

I also attended the monthly Borough Service Cabinet Meeting this month, Dawn Tolson, the Director of Street Activity Permit Office reviewed changes to their website. Block Parties Applications must be submitted 60 days prior to the event; must be a member of a block association and given permission by their neighbors, Event is limited to 9 consecutive hours on one day and on one block and rain dates are not permitted.

Chair Bradley from the New York State Liquor Authority was also in attendance at the meeting and listened to Community Board concerns and answered questions.

The 86<sup>th</sup> Street Overpass staging work has begun. We received several concerns about pedestrians that were not heeding to the closed sidewalk and requested additional signage and barriers be put into place for pedestrian safety. This is a New York State Department of Transportation job. The overview of project: The sidewalk is now closed on the South Side of 86<sup>th</sup> Street. Although the design-build method employed on this project seeks to reduce the overall community impact as much as possible, additional steps, such as using pre-cast concrete to replace the bridge decks, substantially lowers the overall construction time.

The 86th St. Bridge has parking lanes, and will lose those parking spaces intermittently throughout the job impacting the surrounding commercial spaces; most notably, the PC Richard & Sons adjacent to the 86th St. bridge.

The Department of Health recently released information regarding a Rule Change to implement the City Council Changes to the recently adopted Hookah legislation. Community Board Ten's Senior Issues, Housing Health and Welfare Committee will be hosting an informational meeting with local business affected by this change.

**Anticipated Schedule:**

During the Spring of 2018,

On 86th St., the exit and entrance ramps used to get on to and off of the Gowanus Expressway (I-278) will be shut down for nearly three weeks.

The construction methods employed by the Department should lead to a timely completion of this vitally important work.

**Bay Ridge Center will host its annual March for Meals on Saturday March 24<sup>th</sup> at 11am.**

We also received word that Ovington Avenue between 3<sup>rd</sup> and 4<sup>th</sup> Avenue will be closed to vehicular traffic on two Saturdays, April 7<sup>th</sup> and 14<sup>th</sup> from 8 am – 4 pm for a crane operation.



Beginning on February 24, 2018, smoking or using electronic cigarettes, e-cigarettes became prohibited in common areas of residential buildings with three or more dwelling units. Building owners must post updated signage and are being notified by the DOH/HPD.

**Announcements:** Brooklyn Saint Patrick's Parade will be held this Sunday, March 25, 2018. The Parade will form on Marine Avenue proceed to 3<sup>rd</sup> Avenue to 67<sup>th</sup> Street at 12:00 noon and kick off at 1PM.


Senior Tech Event Innovations for the Digital Age – Wednesday, May 2, 2018 from 10 am – 4 pm at Brooklyn Borough Hall.

Congratulations to BM Rhea McCone for being honored with the Paul O'Dwyer Award at Borough President Eric Adams' Irish-American Heritage Celebration last Thursday.

Fort Hamilton High School is working with their seniors on a program called "Fort Shadowing" the future. If you are interested in working with a senior in good standing to spend an afternoon or more in your place of business to introduce him/her to the business world, you may contact Gregory Abood, Assistant Principal at [gabood@schools.nyc.gov](mailto:gabood@schools.nyc.gov). Flyers are on the side table.

The next General Board Meeting will take place on **Monday, April 16<sup>th</sup> at 7pm at the Fort Hamilton Senior Center.** On behalf of the District Office staff and myself I would like to wish all who observe a Blessed Passover and Happy Easter and to all a Happy Spring!!

Respectfully Submitted,

  
Josephine Beckmann  
District Manager



**COMMUNITY BOARD TEN  
TREASURER'S REPORT**

Fiscal Year: July 1, 2017 to June 30, 2018

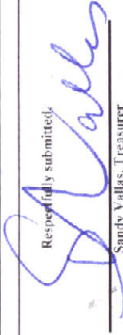
Budget Appropriation for FY 18 \$233,911.00

	7/31/17	8/31/17	9/30/17	10/31/17	11/30/17	12/31/17	1/31/18	2/28/18	3/31/18	4/30/18	5/31/18	6/30/18	Y - T - D
DISTRICT MANAGER	\$9,196.12	\$9,196.12	\$9,196.12	\$9,196.12	\$9,196.12	\$9,196.12	\$9,196.12	\$9,196.12	\$9,196.12	\$9,196.12	\$9,196.12	\$9,196.12	
COMMUNITY COORDINATOR	\$5,607.53	\$5,598.78	\$5,598.78	\$5,615.28	\$5,607.53	\$5,406.42	\$5,607.03	\$5,598.78					
COMMUNITY ASSOCIATE													
COMMUNITY ASSISTANT			\$248.53	\$1,574.15									
COMMUNITY SERVICE AIDE													
<b>Total Personal Services</b>	<b>\$14,803.65</b>	<b>\$14,794.90</b>	<b>\$15,043.45</b>	<b>\$16,386.55</b>	<b>\$14,803.65</b>	<b>\$22,200.60</b>	<b>\$14,803.15</b>	<b>\$14,794.90</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$127,629.85</b>

Expenses Code	Description	7/31/17	8/31/17	9/30/17	10/31/17	11/30/17	12/31/17	1/31/18	2/28/2018	3/31/18	4/30/18	5/31/18	6/30/18	Y - T - D
10B	Telephone													
10X	Intra-City Supplies													
40B	Intra-City Telephones	215.84	201.95	201.95	203.79	209.86	204.02	204.75	204.63					
60	Supplies & Materials				253.20		5.56	21.11	164.97					
61	Printing Supplies													
117	Postage				197.29									
176	Cleaning Supplies													
195	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. Communicat ions													
412	Rental Misc. Equip	44.00	322.00	193.00	193.00	193.00	193.00	193.00	193.00					
417	Advertising													
431	Leasing Misc. Equip.													
451	Local travel expenditures			675.00										
602	Telecomm. Maintenance	33.42	36.37	36.37	36.36	36.36	36.36	36.36	36.36					
613	Office Equip. Maint													
615	Data Process Equipment													
615	Printing Supplies													
622	Temporary Services-contractual	1,183.00	1,209.00	300.00	690.00	307.50	535.00	757.50						
624	Cleaning Services	170.00	170.00	170.00	255.00	85.00	4.25.00	170.00						
608	Iron Security Gate Maintenance													
676	Accounting													
<b>Total Other than Personal Services</b>		<b>\$1,722.26</b>	<b>\$1,950.32</b>	<b>\$1,651.32</b>	<b>\$1,828.74</b>	<b>\$631.72</b>	<b>\$1,039.34</b>	<b>\$1,637.72</b>	<b>\$788.85</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$11,430.38</b>

TOTAL PS AND OTRS EXPENSES	15,525.91	16,745.22	16,694.77	18,214.29	15,636.37	23,239.94	16,440.87	15,583.86	0.00	0.00	0.00	0.00	139,060.23
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TOTAL UNCOMBURED BUDGET BALANCE \$94,850.77

Respectfully submitted,  
  
 Sandy Vallis, Treasurer

POLICE AND PUBLIC SAFETY COMMITTEE  
COMMUNITY BOARD 10

Date/Time: March 5, 2018, 7:00 p.m.

Called to Order: 7:10 p.m.

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

Quorum: Yes (attendance sheet attached)

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**New SLA On Premise Liquor/Wine/Beer/Cider License for Don Mario Rotisserie Chicken, Inc.**

**Premises: 7302 3<sup>rd</sup> Avenue**

200 Foot/500 Foot Hearing: Yes

The applicant appeared by its owners, Rafael and Manuel Velasquez. In light of deficiencies in the Applicant's license application, the applicant advised that it would delay its application filing, and requested that this matter be heard at our April meeting, and the matter was so adjourned.

**SLA Alteration Application for W.M. 11 Inc. d/b/a The Wicked Monk**

**Premises: 9508-9510 3<sup>rd</sup> Avenue**

200 Foot/500 Foot Hearing: n/a

This is an application to alter the Licensee's already existing full, on-premise liquor license based upon the expansion of the existing premises. The applicant appeared by its owner, Mr. Michael Dorgan. The existing Premises has been operated as a bar/restaurant without adverse history. The Licensee recently acquired the adjoining storefront, which used to be a real estate office, and annexed the space to the Premises for use as a party room. In response to the Community Board's notice to residents of the application, only one comment was received, noting that there are many cigarette butts in front of the Premises in the mornings. The Licensee stated that it regularly cleans the adjoining sidewalk, but would take steps to address this concern. The Committee thereupon voted unanimously to approve the Licensee's alteration application.

There being no further business, the Meeting was adjourned at 7:35.

Respectfully submitted,



Lori Willis, Chair



## **Traffic and Transportation Report: March 13, 2018**

**Chair: Jaynemie Capetanakis**

### Committee Members:

- Lizabeth Amato
- Carmen Feliciano
- Dianne Gounardes (excused)
- Judith Grimaldi (excused)
- Steve Harrison (excused)
- Victoria Hervas-Castaneda (absent)
- Brian Kaszuba (excused)
- Brian Kieran (absent)
- Stephanie Mahaney
- Ryan Mahoney
- Nick Nikolopoulos
- Dean Rasinya (excused)
- Joseph Sokoloski
- Larry Stelter
- Doris Cruz, Chair (excused)
- Josephine Beckmann, District Manager

The membership of the Traffic and Transportation Committee met on Tuesday, March 13, 2018 at 6:45PM.

### **The first item on the agenda was the street naming application continued hearing for "Justice Arthur M. Shack Way" at 8901 Ridge Blvd. This item is up for discussion and vote.**

Once again to remind you, Community Board 10's street naming procedure is to invite the applicant to the Traffic and Transportation committee meeting to present their application. The application is then shared as an informational report at our general board meeting before going back to the committee for a vote and recommendation. Last month, Mrs. Dilia Shack had brought a detailed application listing the many accomplishments of her late husband, who spent his lifetime committed to service to others. This application exceeded the guidelines for both Community Board 10 and the city application for street naming. The documents provided evidence of a lifetime of sustained community service. As a local high school teacher, as an attorney for the Major League Baseball Players Association and ultimately a New York State Supreme Court Justice, Arthur Shack continued to volunteer his time to many organizations, including the Boy Scouts of America, the Guild for Exceptional Children, Friends of New Utrecht, the Bay Ridge Historical Society, and our own Community Board 10. The members of the committee met in quorum and unanimously approved this application. This item is now up for board discussion and vote. Any discussion. Vote: All in favor, abstention or recusals.

### **The next item on our agenda was an application for the 3rd Avenue Festival, October 14, 2018, from 10 am – 6 pm, on 3rd Avenue between Bay Ridge Avenue and 94th Street, Event ID 388096.**

To recap, in December 2017, Community Board 10 held a joint committee meeting with Police and Public Safety and the organizers of our local festivals to discuss issues and concerns from the 2017 festivals. The committee met in quorum and unanimously voted to approve the application with the following stipulations:

1. NYPD AMPLIFIED SOUND PERMIT TO END AT 6PM
2. Amplified sound permits will be issued at the discretion of the Third Avenue Merchants and all applicants MUST adhere to NYC Noise Code Regulations and NYPD rules relating to Sound Permits. A list of permits must be provided to Community Board Ten
3. DSNY MUST BEGIN CLEANING AT 6PM and CLEANING MUST COMMENCE AT Bay Ridge Avenue and alternate each year.
4. All SLA licensed premises applying for one day outdoor use must submit a signed letter notifying Community Board 10 that their SLA licensed premises received the SAPO Festival Rules as well as the Stipulation Agreement with Community Board Ten and will comply with all rules during both events.
5. Violations of SAPO Rules will be subject to enforcement by SAPO, NYPD and SLA. In addition, the Community Board will submit complaints of rule violations with documentation to SAPO, NYPD and SLA.
6. Establishments that do not obtain a one day SLA Permit will NOT be permitted to serve alcohol. Festival Marshalls must report any vendor or business selling alcohol to NYPD for enforcement.
7. Distribution of Festival regulations to all participating vendors and merchants.



8. The Third Avenue Merchants as sponsor will attend an interagency meeting organized by Community Board Ten with the leadership of the NYPD, DSNY, SLA, SAPO and DOT.

This item is now up for board discussion and vote. Any discussion. Vote: All in favor, abstention or recusals.

**The next item is an application for 3<sup>rd</sup> Avenue Weekend Walks/Summer Stroll, on July 13, 2018 and August 3, 2018, on 3<sup>rd</sup> Avenue from 68<sup>th</sup> – 80<sup>th</sup> Street (time TBD)**

Although the Weekend Walks/Summer Strolls are presented as two votes based on the street locations, we discussed the issue as a whole. Our discussion benefited from the previous meeting in December and the committee unanimously agreed in quorum to approve the applications with the following stipulations:

1. DSNY vehicles must begin cleanup no later than 10:30PM
2. The location of commencement of clean-up will be decided in consultation with NYPD, DSNY, Summer Stroll organizers and a representative from Community Board Ten.
3. All SLA licensed premises who plan to serve alcoholic beverages must submit a notice of Alteration to Community Board Ten.
4. All SLA licensed premises filing for a one day outdoor license must submit a signed letter notifying Community Board 10 that their SLA licensed premises received the Rules of the DOT Weekend Walks Program/3<sup>rd</sup> Avenue Summer Stroll Event as well as the Stipulation Agreement with Community Board Ten and will comply with all rules during both events. Violations of the DOT Weekend Walk Rules/Third Avenue Summer Stroll Event will be subject to enforcement by SAPO, NYPD and SLA. In addition, the Community Board will submit complaints of rule violations with documentation to SAPO, NYPD and SLA.
5. Amplified sound locations will be issued at the discretion of the Third Avenue Summer Stroll Organizers and all applicants MUST adhere to NYC Noise Code Regulations and NYPD rules relating to Sound Permits. A list of locations must be provided to Community Board Ten in advance of the event.
6. All Amplified Sound Permits issued by NYPD MUST END AT 10PM. Violations of the Sound Permit regulations will be referred by Community Board Ten for enforcement.
7. NYPD personnel or Auxiliary personnel must be able to cover all intersections open to vehicular traffic for pedestrian safety.
8. All participants at the DOT Weekend Walk/Third Avenue Summer Stroll event must comply with the direction of Summer Stroll Marshals.
9. The Third Avenue Merchants as sponsor will attend an interagency meeting organized by Community Board Ten with the leadership of the NYPD, DSNY, SLA, SAPO and DOT no less than one month before the first Summer Stroll Event.
10. Distribution of DOT Weekend Walks regulations to all participating merchants

The committee unanimously voted to approve with these stipulations.

This item is now up for board discussion and vote. Any discussion. Vote: All in favor, abstention or recusals.

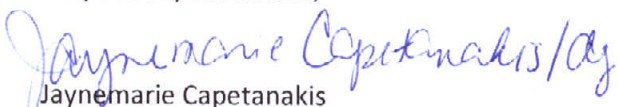
**Our last item is the Application for 3<sup>rd</sup> Avenue Weekend Walks/Summer Stroll, July 20, 2018 and August 10, 2018 on 3<sup>rd</sup> Avenue from 80<sup>th</sup> – 90<sup>th</sup> Street (time TBD)**

The committee unanimously voted to approve with the same stipulations that were explained in the previous Weekend Walk/Summer Stroll application.

This item is now up for board discussion and vote. Any discussion. Vote: All in favor, abstention or recusals.

The meeting was adjourned at 7:20 pm.

Respectfully submitted,

  
Jayne Marie Capetanakis  
March 17, 2018

### Introduction

The ZALUC Committee Meeting met at 7:00 on February 15, 2018 at the CB 10 District Office.

#### Topic #1: Special Bay Ridge District C8-2 Permitted Uses

The Committee discussed the pending sale of the property at 9114-9116 5<sup>th</sup> Avenue here in Bay Ridge. The property is mostly made up of a vacant lot across the street from P.S. 104. There has been a lot of reports, statements made by elected officials, and a rally and concerning the future of this property.

What we do know is the property is under contract to be sold by April 1<sup>st</sup> and that there is a pre-filing with the Department of Buildings for a 6 story hotel. The property is in a C8-2 zoning district which allows for commercial uses including a hotel with an overall height of 70 feet.

Since this development would be as-of-right, there is nothing within the Board's power to prevent a hotel from being built. However, the committee during our discussion does not believe we need another hotel in our community. We need more classrooms, we need more affordable housing. We already have two hotels in our community and don't feel an additional hotel would thrive in this area.

The committee believes that although we will not be able to prevent this hotel from being built without the cooperation of the new owner, we want to explore ways that would allow us to have a say should future developers wish to do the same. To that end the Committee has begun looking into two options.

The first would be to call for a citywide text amendment that would create a special permit anytime a hotel is proposed in areas now deemed as-of-right. By linking the creation of hotels to a City Planning special permit, it would give Community Boards, Borough Boards and the City Council power. Recently the City passed a change that ties the creation of storage units in manufacturing districts to the need for a special permit. The committee believes the same should now be the case for hotels.

The committee understands that the creation of a citywide change could be a long process, and thus we will simultaneously explore a second option which would be to amend the Special Bay Ridge District. The Special Bay Ridge district was originally created in 1978 and its purposes include encouraging design of residential, commercial and community facility development which is in character with the neighborhood and surrounding community (and) the preservation, and maintenance of the existing scale and character of the residential and commercial community.




The Committee believes through the Special Bay Ridge District we have the opportunity to create a special permit for the development of hotels in our community without needing a citywide change. The committee believes that unlike other parts of the City with large commercial areas, Bay Ridge has only has a small pocket of commercial areas surrounded by a large residential zoned area. The committee believes that hotels are not in character with our neighborhood and do not belong. Hotel development should be limited to large scale commercial areas.

The committee with the help of our CB 10 staff and interns will work aggressively to accomplish these goals to prevent further developments from taking place.

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The Meeting was adjourned at 8:30PM

Respectfully Submitted:



Brian J. Kaszuba  
Committee Chair Zoning and Land Use Committee

Committee Members Attending:

Josephine Beckman, DM  
Brian Kaszuba, ZALUC Chair  
Ann Falutico  
Steve Harrison  
Susan Pulaski  
Stephanie Mahaney

The Communications and Public Relations Committee met on Wednesday, March 14, 2018 at 7:00 pm

Purpose of the meeting was to:

- Discuss the continuing development of the Community Board Ten Newsletter

Updates to Newsletter Development

ETA is for May 2018

- District Office reviewed several email blast sites, including Constant Contact and Mail Chimp. Also spoke with Borough Hall billing, and learned the Constant Contact is registered as a vendor for the City of New York. The Borough President's office uses this service for their newsletter. CB 10 formally signed a contract for the service, at \$46.00 per month. This contract includes one email per month, sent to no more than 2,000 email address. This can be updated as needed for further cost. The service can sort through duplicate email mail addresses (if we were to utilize lists from other community-based organizations), and includes hyper-link, photo, and calendar capabilities. Also, the service includes a dashboard for translation into multiple languages.
- The District Office had an initial face-to-face meeting with Constant Contact, and second meeting will be scheduled shortly to be attended by the District Office staff and some members of this Committee.
- District Office has hired a new intern, Maria Lentile, to focus on this on other projects. Maria is a Junior at Fordham University, majoring in Political Science, as was chosen as a perfect fit to learn, and develop a sense of what is needed for the newsletter, now and going forward. Maria will be us until at least June, and maybe through the summer.
- Contest – We are asking Board members to submit a name or names for the Newsletter. A Board member can submit as many names as they wish, by emailing the District Office prior to April 9<sup>th</sup>, 2018. We have already received several from Board members. The winner will be chosen by the Committee, and may be spotlighted in the first issue of the Newsletter.



The Newsletter will be limited to Board business, and will be a one-page screen with 4 or 5 segments, as follows:

1. Josephine's District Manager Report
2. Community Events
3. Committee Reports
4. City Agency Announcements
5. Historical Facts relating to Bay Ridge

Each segment will contain additional hyper-links to sites or files that relate to the subject, including the PBS broadcast site. Photos will also be added to the page to "spice-up" the Newsletter.

Once the Newsletter is published, a link will also be added to the Community Board Ten website with a sign-up page.

**Next Steps:**

- Expand email list – goal of 2,500 emails on distribution list by year-end 2018
- Maria to work on continued development of Newsletter
- Second meeting with representatives of Constant Contact
- Newsletter name contest
- Finalize working draft of Newsletter
- Present to full Board for discussion

Respectfully submitted,



Michael Festa  
Chair  
March 15, 2018

**STATE LIQUOR AUTHORITY – NEW APPLICATIONS & RENEWALS**

<u>Name/Address</u>	<u>Received at CB 10</u>	<u>Status</u>
Ciamaltha Inc., d/b/a Kelly's Tavern, 9259 4 <sup>th</sup> Avenue	2/7/18	Renewal Liquor, Wine, Beer & Cider
Pizzeria Uno of Bay Ridge Inc., d/b/a UNO Chicago Grill, 9201 4 <sup>th</sup> Avenue	2/12/18	Renewal Liquor, Wine, Beer & Cider
W.M. 11 Inc., d/b/a The Wicked Monk, 9508 – 9510 3 <sup>rd</sup> Avenue	2/10/18	*Alteration Application Liquor, Wine, Beer & Cider
Le Sajj Restaurant Corp., 8221 5 <sup>th</sup> Avenue	2/22/18	Renewal Liquor, Wine, Beer & Cider
Ponte Vecchio Restaurant, 8810 4 <sup>th</sup> Avenue	2/26/18	Renewal Liquor, Wine, Beer & Cider
Shangri-La Vegetarian Inc., 7400 3 <sup>rd</sup> Avenue	2/26/18	Renewal Wine, Beer & Cider
MVM Pizza LLC, d/b/a Mancini's Woodfired Pizza, 8504 5 <sup>th</sup> Ave.	3/1/18	**New Application Wine, Beer & Cider
Circles Natural 6901 LLC, d/b/a Gulf Coast, 6901 3 <sup>rd</sup> Avenue	3/1/18	Renewal Liquor, Wine, Beer & Cider
Catrinas on Third Avenue Inc. d/b/a Catrinas Mexican Grill 7316 3 <sup>rd</sup> Avenue	3/8/18	**New Application Liquor, Wine, Beer & Cider

\*Will be invited to present application at Police & Public Safety Committee Meeting in March 2018.

\*\*Will be invited to present application at Police & Public Safety Committee Meeting in April 2018.



**STATE LIQUOR AUTHORITY – NEW APPLICATIONS & RENEWALS**

<u>Name/Address</u>	<u>Received at CB 10</u>	<u>Status</u>
Lonestar Bar & Grill, 8703 5 <sup>th</sup> Avenue	3/22/18	*Renewal Liquor, Wine, Beer & Cider
Lonestar Bar & Grill, 8703 5 <sup>th</sup> Avenue	3/22/18	*New Application Liquor, Wine, Beer & Cider
Car & Hug Inc., d/b/a Casa Pepe, 112 – 116 Bay Ridge Avenue	3/26/18	Alteration Application Liquor, Wine, Beer & Cider

\*Will be invited to present application at Police & Public Safety Committee Meeting in April 2018.