

**Community Board Ten Board Meeting Attendance**  
**Norwegian Christian Home**  
**Monday, May 21, 2018 – 7:00 PM**

Board Members Present: 34

Allen Bortnick  
Tracie Britton-Pitcher  
Jaynemie Capetanakis  
Judith Collins  
Doris Cruz  
Richard Day  
Donna Mae DePola  
Khader El-Yateem  
Ann Falutico  
Carmen Feliciano  
Michael Festa  
Barbara Germack  
Diane Gounardes  
Steve Griffith  
Stephen Harrison  
June Johnson  
Habib Joudeh  
Brian Kaszuba  
Brian Kieran  
Stella Kokolis  
Nikolaos Leonardos  
Ryan Mahoney  
Ruth Greenfield Masyr  
Iris Mulé  
Nick Nikolopoulos  
Alex Pellitteri  
Susan Pulaski  
Dean Rasinya  
Joseph Sokoloski  
Lawrence Stelter  
Henry Stewart  
Sandy Vallas  
Barbara Vellucci  
Lori Willis

Board Members Excused: 9

Liz Amato  
Paul Cassone  
Shirley Chin  
Ida D'Amelio  
Judith Grimaldi  
Ramsey Joudeh  
Stephanie Mahaney  
Rhea McCone  
Joanne Seminara

Board Members Absent: 4

Jessica Wind Abolafia  
Victoria Hervas-Casteneda  
Hussam Rimawi  
Brian Walsh

# COMMUNITY BOARD TEN GUESTS

Date: May 21, 2018 - 7:00 PM

Subject: Board Meeting - Norwegian Christian Home

PLEASE PROVIDE AS MUCH INFORMATION AS POSSIBLE. THANK YOU.

Name/Address	Phone #	Fax #	E-Mail Address	Organization/Affiliation
Diana & Susan Frances			susan-francesny @hotmail.com	Owl's Head Park Hort Group
Michael Sheldon	718-748-5200		msheldon@council. nyc.gov	CM Justin Brannan
Nicholas Chambers	718-997-0149		nicolaschambers@ nyc.gov	<sup>Office</sup> Assemblywoman Nicole Mallon
Ari Kagan	212-669-7719			NYC Comptroller
Mary Hettelix			mary@radiofree backridge.org	
Emma Rooney			rooneye@nyassembly .gov	Assemblyman Ortiz
Tori Kelly				AM Albate
Justin Hyatt	724-984-8924		Justin@JustinHyatt.nyc	
Robert Binkhead	718-630-5277		Rob.B.Binkhead@ mail.house.gov	Congressman Rovenah Bristol-Lyn
ERIC KUMAR	718 250-2241			District Attorney

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# COMMUNITY BOARD TEN GUESTS

Date: May 21, 2018 - 7:00 PM

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PLEASE PROVIDE AS MUCH INFORMATION AS POSSIBLE. THANK YOU.

Name/Address	Phone #	Fax #	E-Mail Address	Organization/Affiliation
Arlene Rutebo	718-238-6044		Rutebo@nysenate.gov	Senator Golden
Amir Andrews 51 W 4th St 260 658 23L 11220	973-641-8300 847-385-	2010	Amir.1984@gmail.com LINDA ANDO@aol.com	Lawsza
Robert Binkhead	718-670-5277		R.B.Binkhead@psd1.hempstead.org	Congressman Perrowe
Nicholas Massala	917-699-8433		nlmassala@gmail.com	Pres. 98 St. Black Association
Christine Kahaly	201-232-7811		christine.kahaly@hotmail.com	

**COMMUNITY BOARD TEN BOARD MEETING  
MAY 21, 2018, NORWEGIAN CHRISTIAN HOME  
MINUTES**

Chair Cruz called the meeting to order at 7:05 PM and invited Pastor Khader El-Yateem to lead the Honor of The Pledge. Chair Cruz, DM Beckmann, and BM Habib Joudeh thanked Pastor El-Yateem for his service and expressed that he will be missed.

Chair Cruz asked for a motion from the floor to adopt the amended agenda. Motion by BM Sokoloski, seconded by BM Gounardes.

Chair Cruz asked for a motion from the floor to adopt the Minutes from the April 16, 2018 Board Meeting. Motion by BM Stelter, seconded by BM Willis.

**PUBLIC SESSION**

Susan Frances, Volunteer for Owl's Head Park, announced the following events: Puppet Mobile on Saturday, June 2<sup>nd</sup> at 10:00AM: Yoga every Wednesday from 6:30 – 8:00PM, June 20<sup>th</sup> through August 22<sup>nd</sup>: Make Music New York on Thursday, June 21<sup>st</sup> from 3:00 – 8:00PM. Susan thanked Senator Golden for his help in getting the insurance and permits that were needed for the Yoga event. Susan also thanked Pastor El-Yateem for always being kind and always having a smile on his face.

Michael Sheldon, representing Council Member Justin Brannan, personally expressed to Pastor El-Yateem that it was an honor getting to know him even though it was just for a short period of time, and presented him with a certificate from the Councilman's office. Michael announced that Council Member Brannan will be introducing a Bill on Wednesday to the City Council which will eliminate hidden service fees for online purchases.

Nicholas Chamberas, representing Assemblywoman Nicole Malliotakis, thanked Pastor El-Yateem for his service and expressed that he will be missed. Nicholas announced that free CPR training will take place on June 16<sup>th</sup> from 10:00 – 11:30AM at Holy Angels Academy Gymnasium, 337 74<sup>th</sup> Street. Please contact their office for any questions or to make a reservation at 718-987-0197. Nicholas congratulated everyone for a successful Norwegian Day Parade. He announced that the Assemblywoman Malliotakis along with the assistance of Senator Golden contacted the MTA earlier that morning and were assured by Chairman Lhota there will not be any reduction to the R Train service and they thanked him.

BM June Johnson spoke about the New York Road Runner, Open Run and that it takes place every Saturday from 9:00 – 10:00AM.

Ari Kagan, representing Comptroller Scott Stringer, thanked Pastor El-Yateem for his service and wished him well. Ari announced that Comptroller Stringer disclosed his report and criticized Department of Homeless Services for planning next year to spend \$2.9 billion for services without visible results and without any transparency and stated that in fact they have close to 65,000 homeless people in New York City. Meanwhile, budget for Department of Homeless Services has grown exponentially every single year and Comptroller Stringer believes this is wrong. Comptroller Stringer is demanding a detailed report from the Department of Homeless Services on how the money is being spent. Ari announced that Comptroller Stringer is planning a Heritage and Culture of the Russian Speaking Community on Wednesday, June 6<sup>th</sup> at 6:30 – 8:30PM, and Post Eid al-Fitr Celebration on Thursday, June 21<sup>st</sup> at 6:00 – 8:00PM.

Emma Rooney, representing Assemblyman Felix Ortiz, wishes Pastor El-Yateem all the best with the next spiritual and personal chapter of his life and thanked him for his service. Emma announced Assemblyman Ortiz held an Anti-Bullying and Gun Violence Town Hall meeting and met with representatives from New York Against Gun Violence to discuss his Child Access Prevention legislation. Emma announced that Assemblyman Ortiz also met with State DOT Commissioner Paul Karas to discuss the ongoing BQE repairs and reintroduced a bill allowing undocumented immigrants to have access to driver licenses. She also wished everyone who celebrates or observes a happy Ramadan.

Daniel Abramson, representing Mayor Bill de Blasio, announced that Pastor El-Yateem was presented a citation from the City of New York on this past Sunday, from Dr. Sarah Sade. Daniel wanted to pay tribute to Pastor El-Yateem for his service. Daniel also wanted to give special thanks from Mayor Bill de Blasio and himself for all the things he has done for the community and wishes him all the best.

Emily Renner, Volunteer for Yellow Hook CSA (Community Supportive Agriculture), announced they are starting in a few weeks and are looking for new members to join. They deliver food from farms in Long Island to their members in Bay Ridge. Emily announced that the Yellow Hook CSA supports the farms from Long Island by having the members pay ahead of time for a share which is a delivery once a week of every other week for twenty-four weeks which goes on from June through November. Emily announced that she was at the meeting with two other Volunteers, James and Christine, and they would be able to help with any questions anyone might have and that they are interested in attracting new members.

James Dedousis advocated for Bay Ridge Tree Bed Beautification Initiative, and announced that the clear majority of tree beds both on commercial and residential blocks need to be protected from dogs, foot traffic, trash, and parked bikes. James announced that more tree guards need to be installed and as part of this process we should be providing the community with guidelines and investigate sources of funding. James announced that the benefits would be that the blocks would be visually more attractive, it will foster community pride; its good PR for Bay Ridge and if they succeed it would be a good model for Bay Ridge and the city. James announced the next steps that they would have to find the appropriate organization to undertake this to determine the scope, cost and timeline. Chair Cruz announced that she has contact information for James Dedousis and that there are things that they are doing and thinks that they can work something out.

Eric Kumar, representing District Attorney Eric Gonzalez, wishes Pastor El-Yateem good luck in his next endeavor, thanked him for his service, expressed that he will be missed. On behalf of District Attorney Gonzalez and himself, Eric Kumar wished all his Muslim friends a Ramadan Mubarak. Eric Kumar announced that Thursday, May 24<sup>th</sup> at 6:00 – 8:00PM, they will be celebrating Asian Pacific American Heritage Month. Mr. Kumar announced that they highlight the achievements of the Asian American Community and will be honoring three Federal Judges, and invited everyone to attend.

Robert Birkhead, representing Congressman Dan Donovan, thanked Pastor El-Yateem for being kind and mentioned when he first started with the Congressman's office that Community Board Ten Board Meeting was the first meeting he had attended. Pastor El-Yateem was the first person to give him his hand to welcome him. Robert wished Pastor El-Yateem all the best in Florida. Robert announced that Congressman Donovan spent this past week introducing a series of bills on the house floor to support law enforcement: The Protect and Serve Act, the Lieutenant Osvaldo Albarati Correctional Officer Self Protection Act, The Justice Served Act, an H.Res.285 which expresses the importance of enhancing the collaboration between members of law enforcement and the communities they serve and improved communication and collaboration. Robert announced that the Congressman joined a Bipartisan Task Force for combating anti-Semitism. This group brings together members of both houses to the task force. Congressman Donovan signed onto a letter along with Secretary of State Mike Pompeo, calling for the appointment of a special envoy to monitor and combat anti-semitism at the U.S. State Department. This position which is currently vacant is responsible for leading important diplomatic efforts to fight anti-semitism and bigotry.

Tom Greene announced that he is still trying to get a science lab built on the only beach on Bay Ridge which is located under the Verrazano Bridge on Army property, which is known as Denyse Wharf. Tom announced that this is the 29<sup>th</sup> year a cleanup of the area is taking place and he cordially invites everyone to go on Sunday, June 3<sup>rd</sup> from 9:00 – 12:00PM. The group has looked for another place outside the fence of Denyse Wharf which is on Parks Department Property and has revised their proposal to build a reasonable laboratory for the 600 out of 700 Elementary schools of New York City that do not have a science lab. He stated that in District 20, out of 22 elementary schools 18 have no science lab and this is one of the reasons they are pushing for this.

Ruth Masyr, representing the Bay Ridge Jewish Center, expressed to Pastor El-Yateem how they are losing a neighbor not only from the neighborhood, but also from the Bay Ridge Jewish Center which he has been their neighbor for a very long time. She mentioned how Pastor El-Yateem brought a whole bunch of his teenage kids over for dinner one Friday night to show them what a Jewish Shabbat was all about. She wanted to remind everyone how much work Pastor El-Yateem has done in the interfaith area and in our community. Ruth believes he was successful in that area because so many different groups trusted Pastor El-Yateem since he is a man of reason and peace. Pastor El-Yateem built bridges for everyone and she wished him well in his new home. Ruth announced that on Sunday, June 10<sup>th</sup>, at 12:00 – 5:00PM, the Bay Ridge Jewish Center they will host an Artist and Makers Market. Ruth mentioned that you can support the Artist and Makers by going to this event as well as by possibly purchasing some art work. Ruth invites everyone to go and support the artists. Ruth mentioned that they will try to have a classy atmosphere; it will not be like a flea market - they will have someone playing piano, selling wine and cheese, a calmer atmosphere where you can view the art and enjoy the event.

Rachel Atcheson, representing Borough President Eric Adams, thanked Pastor El-Yateem for his service. Rachel announced that Borough Hall will be hosting an Adopt-A-Shelter Animal event on Saturday, June 2<sup>nd</sup>, from 11:00 – 4:00PM. Rachel announced that Borough Hall is working with DFTA (Department for the Aging) and New York Academy of Medicine to conduct an age friendly survey, which will be distributed to the senior centers across the borough. Rachel thanked the Bay Ridge Center for hosting the Senior Tech Fair. Rachel announced that Borough hall will also be hosting Narcan Training across the Borough.

## **PUBLIC HEARING**

Zoning and Land Use Committee Chair Kaszuba rendered the Zoning and Land Use Committee report regarding DCA Application 1139335-DCA for a renewal for an unenclosed Sidewalk Café with 19 tables and 39 chairs at the 8801 Corp. located at 8801 3rd Avenue, also known as CEBU. See Attached. There was no discussion.

**Motion: CB 10 to approve the Department of Consumer Affairs application #1139335-DCA, renewal of unenclosed sidewalk café with 19 tables and 39 chairs at the 8801 Corp., also known as CEBU, located at 8801 3<sup>rd</sup> Avenue. All in favor. Motioned Carried.**

**CHAIR'S REPORT– See Attached**

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

**TREASURER'S REPORT– See Attached**

## **NOMINATING COMMITTEE**

Nominating Committee Chair Rasinya thanked Pastor El-Yateem and expressed that we as a community continue to reap the benefits of his good work in more ways than probably any one of us singly knows, since day one he has been a moving force in doing good things across the spectrum. Committee Chair Rasinya then rendered the Committee report. See attached.

Committee Chair Rasinya moved to open nominations from the floor and asked if there are any nominations for Treasurer, Secretary, Vice Chair and Chair respectively. Seeing none, he asked for a motion from the floor to close the nominations. Motion by BM Gounardes, seconded by BM Habib Joudeh.

**Motion: To close nominations for Treasurer, Secretary, Vice Chair and Chair. All in favor. Motion Carried.**

Committee Chair Rasinya asked the Secretary to cast one vote for the slate of officers brought forth by the Nominating Committee as follows:

Chair	-	Doris Cruz
Vice Chair	-	Lori Willis
Secretary	-	Jaynemie Capetanakis
Treasurer	-	Sandy Vallas

Secretary Capetanakis cast one vote.

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

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

**Motion: CB 10 to approve the new SLA On-Premise Application for Danish Athletic Properties, Inc., d/b/a Danish Athletic Club at 735-41 65<sup>th</sup> Street. All in favor. Motion carried.**

**Motion: CB 10 to deny the SLA On-Premise Application for Lamoza Mediterreanean Café Inc., at 7704 3<sup>rd</sup> Avenue unless the following stipulations are agreed to and become part of the applicant's license:**

- 1. The applicant obtains and maintains its hookah permit, and will submit it to the District Office;**
- 2. The applicant shall keep its doors closed at all times;**
- 3. The applicant's hours of operation shall not exceed 3PM – 2AM, Sunday – Wednesday; and Friday – Saturday 3PM – 3 AM;**
- 4. In the event the applicant intends to change its method of operation, it shall notify the District Office at least 30 days in advance of any intended change, and meet with the Board prior to any such application;**
- 5. The applicant shall appear before the Committee and/or the Board for a 3 month review in order to address any issues that may have arisen.**

**All in favor. Motion carried.**

Regarding the SLA Alteration Application for Tracy Blais d/b/a Lone Star Bar & Grill, BM Kieran commended Committee Chair Willis for keeping the committee meeting moving along. He had to ask several times to understand what was before the Committee because all the confusion about what the premises is, how it is used, what is permitted under the license, what in fact this person does. There is always a different answer and no one knows what is going on. It works to the owner's advantage and her representative who came that night. This establishment has three backyards that are used, they are covered, there are tents, barbecues and TV screens. Drinks are served back there and smoking is going on. The application this bar has is not for three backyards; it was for the premises with no consumption outside at all. He has been in violation of his current license. He came and asked for more time to have his lawyer at the next meeting but his lawyer did not attend. He promised he was not going to use the backyard but the neighbors said he has been using it. He said that he had parties and obligations and could not break the contracts. It is a problematic situation. The rear yard is filled with dirt and debris; it is a magnet for vermin. We have these long-suffering neighbors coming in with these terrible stories and nothing is being done. The original license he is operating on says no consumption in the backyard.

Committee Chair Willis said what appears to have occurred is that he came before the Board in 2007 and submitted an application which did not include the rear yard. Subsequently in 2011 he appeared before the Committee with an alteration application to include the rear yard that went to a Board vote; the Board voted in favor. He did not follow up with filing that application with the SLA while he had agreed to stipulations regarding the use of the backyard with the Board. DM Beckmann followed up with the SLA and the backyard has not been licensed. The premises is 8703 5<sup>th</sup>



Avenue but the fences between the yards have been taken down in the backyard so he is using three yards which are different addresses and are not part of the licensed premises. BM Kieran said as he understands it he is operating with that license and is in violation. When he submitted the alteration application, we were not aware of the number of 311 complaints. Committee Chair Willis replied that we were made aware of the 311 complaints. She explained that his license was expiring. Right at that time there was the renewal application and the alteration application. During the renewal application, we accessed the 311 information and became aware of the huge number of complaints that had been made - over 100 noise complaints and approximately 15 911 complaints and we are not sure of the nature of those, within the two-year renewal period. We told him if he would like to renew he must stipulate that he will not use the rear yard until he cleared up the Department of Buildings violations, some of which are for blocked egress, stop work orders, permits that were withdrawn and we felt that was hazardous. He signed that stipulation, which becomes part of his liquor license - that he would not use the rear yard until the DOB violations were cleared, and to her knowledge they have not been cleared to date. BM Kieran said that we are a business-friendly board; we are happy for the variety and vibrant businesses we have when they are good neighbors. Apparently, he has never been a good neighbor; we just didn't know about it. He is basically operating outside of the license he has and is applying for a license that he should not get. He asked what is it that the Board can do to be prepared for the next meeting. Committee Chair Willis replied that we can seek enforcement and we have. The business owner said that he has been visited by several agencies, which were very recent so we do not know the results of those inspections. BM Nikolopoulos asked if the owner was present and he was not. BM Masyr had asked how many times it would be reasonable for the attorney representing a client not to be available, and how many times we should postpone if the lawyer is not available. Committee Chair Willis replied that if you want to be represented in a reasonable way, then a lawyer who is available would be ideal to represent you. She further stated that the reason the committee had adjourned the issue is more of a tactical one. She wants to wait until they get all the inspection results before putting it to a full Board vote and have it resolved before the summer hiatus. The District Office was told by the applicant that it would be an alteration application to add a service bar. She also stated that this would be that last adjournment and told him to bring proof of a valid license and paper work that violations have been satisfied. BM Nikolopoulos had asked the status of his liquor license and was told that as far as she was aware from SLA that the license covers only the interior, which was just recently renewed for 2 years with stipulations that he would not use the rear yard. She further stated that the applicant had insisted he has the right to use the rear yard and it's his firm belief he is allowed and his attorney has all the information. BM Harrison recommended that we write to the attorney and inform him that there will be no further adjournment with either the Committee or Board Meetings and must be present at the next meeting. He feels that they are using a stall tactic because it will be summer soon. Committee Chair Willis stated that they informed the licensee that he is not permitted to use the rear yard which will be enforced, and he is running a risk if he does. Chair Cruz stated that it is a public safety issue and should be addressed. BM Harrison asked why we don't write to the owners on both sides of the rear yards since they are in violation and was told they had received violations and are aware.

**Motion to adjourn the matter of the SLA Alteration Application for Tracy Blais d/b/a Lone Star Bar & Grill, 8703 5<sup>th</sup> Avenue to the June agenda, without any further adjournment, in order to allow the applicant a final opportunity to appear on this application with an attorney's representation or to present the matter to the Board himself. All in favor. Motion carried.**

### **ENVIROMENTAL COMMITTEE**

Environmental Committee Chair Nikolopoulos rendered the Committee report. See attached.

### **PARKS COMMITTEE**

Parks Committee Chair Johnson rendered the Committee report. See attached.

### **TRAFFIC AND TRANSPORTATION COMMITTEE**

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

BM Bortnick spoke about limited parking in our community and asked who he can speak with about this issue.

Chair Cruz noted that on Earth Day she hosted a meet and greet for cyclists from Bay Ridge to Prospect Park and they were very appreciative. Many of them did not know that we proposed the 6<sup>th</sup> Avenue and Fort Hamilton Parkway bike route.

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

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

Regarding the M1 Hotel/Motel Special Permit, Committee Chair Kaszuba noted that the proposed development in the C8 District site (9114 5 Avenue) would not be part of the special amendment. The Committee did think about what impact this special permit would have on this area and there is a concern that should this happen, developers of hotels would look at as-of-right areas rather than having to go through a special permit in an M1 area. The concern is whether developers would seek more to develop in these areas rather than going through the process. Therefore, the Zoning and Land Use Committee would like to expedite the Community Board's pursuit of an application to amend the Bay Ridge Special District which would allow for something similar here. It would allow for a special permit for any hotel that is proposed within the Bay Ridge Special District. The Committee did not make a motion at the Committee meeting as they were not in quorum, but he thinks it would be great if we had a motion tonight and the District Office can start working on this sooner rather than later, either before the summer hiatus or work on it during the summer hiatus, possibly to do something before this special permit is passed so as not to create more potential applications in other areas of the Board that could house a hotel. Motion by BM Falutico to begin the process of submitting an application to the Department of City Planning to amend the Bay Ridge Special District in conjunction with seeking a special permit for the development of hotels.

BM Harrison said he supports the motion but feels the impact of not including citywide C8 Districts should also be looked at as they will be impacted by this text amendment. Committee Chair Kaszuba thinks when the Committee makes a recommendation next month, we recommend to support the M1 hotel special permit. Simultaneously we can start doing the work. He asked for a second to the motion and the motion was seconded by BM Germack.

**Motion: CB10 to begin the process of submitting an application to the Department of City Planning to amend the Special Bay Ridge District in conjunction with seeking a special permit for the development of hotels in any as-of-right zoning district within the Special Bay Ridge District. 33 in favor. 1 recusal – BM Stelter. Motion carried.**

### **COMMUNICATION AND PUBLIC RELATIONS COMMITTEE**

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

#### **Old Business**

None

#### **New Business**

BM Allen Bortnick suggested that we operate under Robert's Rules and there is an item called Good and Welfare. He asked that Chair Cruz call it this evening. Chair Cruz was unsure what BM Bortnick was referring

to. BM Bortnick explained Robert's Rules contains at the end of it a section called Good and Welfare to close a meeting and he is requesting to hold it tonight. BM Rasinya interjected from the audience to BM Bortnick telling him if he has something to say to just say it. BM Botnick replied that he just wanted to go back to the traffic issue short and sweet. BM Bortnick specified that he doesn't know who in this committee, group, or whatever you want to call yourselves is willing to work with him to try to get DOT to do the right thing for a change and provide us with additional parking spaces. Chair Cruz responded that she will refer to the Traffic and Transportation Committee for discussion. BM Bortnick stated that Chair Cruz heard what Traffic and Transportation Committee Chair Capetanakis had said earlier in the meeting. Chair Cruz clarified that the T&T Chair was discussing only items on her Agenda tonight and his issue will be referred to the Traffic and Transportation Committee for discussion.

BM Bortnick thanked Chair Cruz. BM Masyr stated that if this is a viable option to parallel park maybe it's going to push the DOT to review. Chair Cruz stated that DOT rejected angle parking in most of our community. There are very small segments where they installed it and there was even a section where it was installed, then removed. BM Masyr stated that they do a lot of things - they add things and then take it away, they add bicycles and do all kinds of things but are not necessarily in our interest and it's possible that angle parking is in our interest. They did not respond to our Traffic and Transportation Committee about the elevator. They insisted on putting the elevator on the worst of four corners but is not necessarily in our interest. It behooves us I agree to keep pursuing this if we feel that providing more spots it would be a worthwhile thing for us.

Motion to adjourn by BM Sokoloski, seconded by BM DePola. With no further business, meeting was adjourned at 9:05PM.

### Introduction

The ZALUC Committee Meeting met at 6:30 on May 8, 2018 at the CB 10 District Office. We did not meet in quorum.

### Topic #1: DCP Presentation on M1 Hotel/Motel Special Permit

Richard Jacobs from City Planning made a presentation on an amendment which would create the need to obtain a special permit in order to build a hotel in a Manufacturing M1 District. Right now, hotels can be made as of right in an M1 District. CB 10 doesn't have many M1 districts, and they are mostly located along the 62<sup>nd</sup> Street railroad corridor from 4<sup>th</sup> Avenue to Fort Hamilton Parkway.

As of 2017 there are 600 hotels in NYC, and 116,000 hotel rooms with additional 24,000 rooms in the pipeline. This is a significant increase from 84,000 rooms just 7 years ago. Brooklyn alone has tripled its number of hotel rooms in the past 7 years. Presently 6,000 rooms in Brooklyn. Citywide, 40% of hotels are in M1 districts.

The special permit will allow for the city to look at each hotel on a case by case basis to determine if there are any conflicts to building a hotel based upon the individual industrial location and surrounding manufacturing sites. In order to meet the special permit: (1) no conflicts with the area, (2) must meet a traffic, parking, and congestion threshold (3) must adhere to neighborhood character.

The Special Permit would trigger a full ULURP process which would include Community Board review.

The Board has an opportunity to make a recommendation on this matter. The Committee will discuss this at our June committee meeting and make a recommendation to the Board next month.

### Topic #2: DCA Application #1139335-DCA: Renewal of unenclosed sidewalk café with 19 tables and 39 chairs at the 8801 Corp, also known as CEBU, located at 8801 3<sup>rd</sup> Avenue.

The applicants were present, and the location has no adverse history, no community complaints, and no 311 calls. The establishment is entering its 17<sup>th</sup> year. The committee voted unanimously to approve the renewal as written. The committee was not in quorum and thus needs a 2<sup>nd</sup> from the floor.

**Topic #3: Presentation by Sandra Malanowicz, CB 10 Fellow on report on “The Effects of Illegal Housing Conversion in Brooklyn District 10**

Sandra has completed her fellowship with CB 10 and we are grateful for the work she has done for us.

Sandra put together a PowerPoint presentation based upon her research that explored demographics and housing trends, illegal conversion trends from 2012-2017, and effects on neighborhood services such as schools, sanitation, parking & traffic safety.

Sandra concluded her report by making 8 recommendations:

1. Identify areas with the greatest potential for growth in order to plan and manage that growth.
2. Study soft sites where buildings are not built to their maximum FAR and introduce programs to develop affordable housing on these sites.
3. Consider zoning changes to manage growth in some areas and preserve existing conditions in others.
4. Consider legalization of some types of alternative housing, such as basement apartments or SROs.
5. Encourage all residents to complete the decennial census.
6. Plan for population increases by planning upgrades to transportation and sewage infrastructure.
7. Work with community based organizations to gather more information about the people living in unauthorized units while keeping them safe and anonymous.
8. Ensure access to open space through parks, playgrounds, and community gardens.

The Committee plans to continue looking into these recommendations and study Sandra’s findings and decide what are the next actions to take.

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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  
Barbara Germack  
Susan Pulaski  
Stephanie Mahaney

## **Community Board 10 Chair's Report, May 21, 2018**

**Good evening everyone.**

When writing my monthly report I always look at my previous report and I always seem to comment on the weather. Well at last we have spring.

Following the last meeting, I appointed a nominating committee for the officers for the coming year. The committee is comprised of Liz Amato, Rhea McCone, Iris Mule, Joe Sokoloski and Dean Rasinya who served as chair. Thank you all. You will hear their report shortly.

New board members have been appointed and we welcome you. There is a swearing in ceremony at Boro Hall this week and I encourage you to attend. And if you were a mid-term appointment, I encourage you to attend also. Sharing the experience with other communities and seeing their commitment is uplifting. CB10 does not have the full list of new appointees, but we welcome one tonight, Alex Peletieri (sic).

Last month we announced the New York Road Runner's Open Run which is a free on going 5K (3+mile) run every Saturday at 9:00 AM in Shore Road Park. Hopefully the next run will have better weather. The first run attracted close to 100 participants. I would like to note that early participants were Team Beckmann. Thanks to everyone who is helping to make this a successful event.

The Bay Ridge Center hosted a senior tech event at Boro Hall. On hand to support them were DM Beckmann and board members Liz Amato and Judith Collins.

Last month we discussed 311 calls about illegal parking and a decrease in enforcement of parking violations. Following the T&T meeting about the construction of an elevator and new a new staircase at the 86<sup>th</sup> Street R line stop, committee members commented about valet parking

in the area and how that would impact traffic problems during the construction period. I am starting a sub-committee on parking problems. This will be a sub-committee open to all. The T&T committee is busy with agency generated meetings and I do not want to overtax them so the committee will be open to all.

In addition to increases in parking problems, we have had an increase in vehicular accidents in the past 5 years. We learned this during a zoning presentation on illegal conversions prepared by Sandra Malanowicz. You will hear more about that in the ZALUC report. The thorough report including many demographic patterns in CB10. In 2013 there were 1895 vehicle collisions, in 2017, there were 2243. That is an 18% increase. Injuries were about the same, 479 vs 478. But there had been decreases in 2015 and 2016. There was a serious spike in 2017. During this time DM Beckmann has noticed a decrease in some categories of moving violations issued in our area. These numbers appear to be in conflict with Vision Zero statistics for the same period. We all witness bad driving, bad cycling and bad walking. Bad street behavior and lack of enforcement are making our streets less safe. I will set up a second sub-committee that I have called "Safe Streets". The committee will be open to all and will look at the data and bad street behavior. It will also look at education. We learned at last month's meeting that the DOT has a Vision Zero education program and we need to know that it is fully implemented in all of our local schools, public and private.

Anyone interested in these sub-committees, please contact me or Josephine.

And on a more upbeat note, I attended the book signing of Henry Stewart. He has written a true crime book that it is a fun read. You may read of crimes from 2 decades ago to a century ago, but you are

reading about your neighbors. Congratulations to Henry and to all of our other CB10 authors.

I would like to thank the Communications Committee for Cb10's first newsletter. We are on a learning curve and can only get better.

Respectfully submitted

  
Doris N Cruz

Chair, CB0



## DISTRICT MANAGER REPORT

May 21, 2018

Dear Board Members,

The District Office was pleased to work with the Communications Committee to launch the first Community Board Ten newsletter. I am happy to report that we received positive feedback and requests from residents to be added to mailing list to 810 unique addresses with a 43 percent open rate. We hope to get that number up to over 1000 by the next installment which is in June. One of the items in the newsletter requested residents and Board Members to submit suggestions for a title to our newsletter. I only received 2 suggestions. If you are interested in submitting a name please do so by June 1<sup>st</sup> so we can put the suggestions to a vote!

As I reported last month the Charter in Chapter 70 describes role of Community Boards.

e. Each agency shall furnish promptly to each community board on request any information or assistance necessary for the board's work. Each agency shall also report periodically to each board on its service activities programs and operations within the community district.

Again, we rely on agency information each month as we respond to a multitude of service requests. More and more we rely heavily on 311 data which has expanded in recent months. We are now able to review collision data, summons data, NYPD complaint report data and helps us to provide commentary on district needs. Each year the Board reviews District Needs and submits a report to the City of NY.

911 data is not available to Community Boards and we must submit a FOIL request. I spoke to Doris and we will discuss this at a future Police and Public Safety Committee.

The New York State Department of Transportation has been working in Community Board Ten performing permanent bridge joint repairs at 92<sup>nd</sup> Street, Bay Ridge Parkway and is currently working on Ovington Avenue over the Gowanus Expressway.

As you know, NYS DOT is preparing for major reconstruction of the 86<sup>th</sup> Street Overpass. We are planning to meet with NYS DOT and NYC DOT over the next two weeks to review the impact of the construction and I will report to you bus detours that will be put into place during the closure of the on and off ramps.

News from NYC DOT – On May 18<sup>th</sup> CB10 received a response from NYC DOT requesting an investigation into the signals at 88<sup>th</sup> Street and 4<sup>th</sup> Avenue. In response, DOT has installed a Leading Pedestrian Interval at this location to ensure pedestrian safety. The LPI provides an exclusive 7 second Walk period at the start of the signal phase.

We received notification from Lightower Fiber Network that on May 29, 2018 at 77<sup>th</sup> Street and 4<sup>th</sup> Avenue – a four week project will start which will include the excavation and installation of a PVC fiber optic conduit in street and sidewalk. They will be installing a 4 feet x 4feet x 3 feet concrete manhole under the sidewalk.

Finally, I want to update the Community Board on its request for additional signage at the “Dyker Post Office – No Standing Except for USPS Vehicles All Other Times” – We have not yet received a formal response from NYC DOT – at issue is the number of trucks at all of our local post offices (and throughout the city) has increased significantly. This has resulted in an increase in the number of overnight commercial parking. In Bay Ridge – on 88<sup>th</sup> Street – neighbors complain of blocked bus stops and overnight parking as well as in Dyker Heights on local streets surrounding. We had representatives from the Post Office at our November Traffic and Transportation Committee and I will be reaching out to them again so as to get an update on their efforts to find off street parking for their increased fleet.

Some announcements:

**DSNY: No Garbage, Recycling or Organic Collection, nor Street Cleaning on Memorial Day, Monday, May 28, 2018** - The New York City Department of Sanitation announced that in observance of Memorial Day, there will be no garbage, recycling, or organics collection, nor street cleaning on Monday, May 28, 2018. Residents who normally receive **Monday trash and organics collection** should place their material out at curbside after 4 p.m. on Monday, May 28. Residents who normally receive **Monday recycling collection** should place their material out at curbside after 4 p.m. on Sunday, June 3 for collection on Monday, June 4.

Brooklyn Botanic Garden once again is hosting Greenest Block in Brooklyn. Applications are due on June 1, 2018.

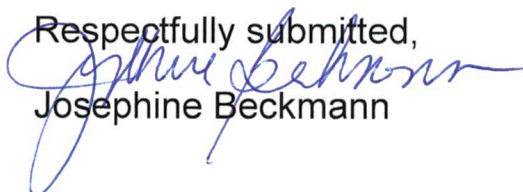
Please be aware that the Fleet Week New York will occur from Tuesday, May 22nd until Monday, May 28th in all five boroughs. Throughout Fleet Week, naval ships will be stationed at piers in Brooklyn, Bronx, Manhattan and Staten Island. Aviation demonstrations, search and rescue demonstrations, and flyovers with naval aircraft will occur over Memorial Day weekend. We will email and post upcoming schedule.

The United Military Veterans of Kings County – 151st annual Kings County Memorial Day Parade will take place on Monday, May 28, starting at 11 a.m. The line of march will be along Third Avenue from 78th Street to Marine Avenue, then up to Fourth Avenue and over to John Paul Jones Park at 101st Street. It's the oldest continuous Memorial Day Parade in the Metropolitan Area, and one of the oldest in America. This parade dates back to when Brooklyn was an independent city and the third largest in the country.

5<sup>th</sup> Avenue Festival will take place Sunday, June 3<sup>rd</sup> from 10am to 6pm along 5<sup>th</sup> Avenue from 69<sup>th</sup> to 85<sup>th</sup> Streets.

The next General Board Meeting of Community Board Ten will take place on Monday, June 18, 2018 at Fort Hamilton Senior Center.

Respectfully submitted,



Josephine Beckmann

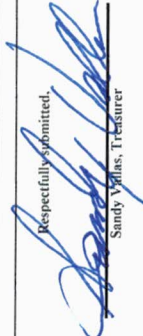
**COMMUNITY BOARD TEN  
TREASURER'S REPORT**

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

Budget Appropriation for FY 18													\$233,911.00	
ExpensesCode	Description	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
	<b>DISTRICT MANAGER</b>	\$9,196.12	\$9,196.12	\$9,196.12	\$9,196.12	\$9,196.12	\$13,794.18	\$9,196.12	\$9,196.12	\$9,196.12	\$9,196.12	\$9,196.12	\$9,196.12	
	<b>COMMUNITY COORDINATOR</b>	\$5,607.53	\$5,598.78	\$5,598.78	\$5,615.28	\$5,607.53	\$8,406.42	\$5,607.03	\$5,598.78	\$5,607.53	\$5,607.53	\$5,607.03	\$5,607.03	
	<b>COMMUNITY ASSOCIATE</b>			\$248.55	\$1,574.15									
	<b>COMMUNITY SERVICE AIDE</b>													
	<b>Total Personal Services</b>	\$14,803.65	\$14,794.90	\$15,043.45	\$16,385.55	\$14,803.65	\$22,200.60	\$14,803.15	\$14,794.90	\$14,803.65	\$14,803.15	\$0.00	\$0.00	\$157,236.65

ExpensesCode	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 Telephone	215.84	201.95	201.95	203.79	209.86	204.02	204.75	204.63	204.63	213.74			
100	Supplies & Materials				253.30		5.96	21.11	164.97					
101	Printing Supplies													
117	Postage										2,000.00			
170	Cleaning Supplies				197.29									
199	Data Processing Supplies													
302	Telecomm. Equipment													
314	Office furniture													
315	Office Equipment	75.00		75.00			75.00			75.00				
319	Security Equipment													
332	Data Process Equipment													
337	Books													
402	Tel./Communications	44.00	342.00	193.00	193.00	193.00	193.00	193.00	193.00	195.00	195.00			
412	Rental/Misc/Equip													
417	Advertising													
431	Leasing Misc Equip													
451	Local travel expenditures			675.00										
602	Telecomm. Maintenance	32.42	36.37	36.37	36.36	36.36	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	1,185.00	1,200.00	300.00	690.00	307.50	525.00	757.50	170.00	1,290.00	1,080.00			
624	Cleaning Services	170.00	170.00	170.00	255.00	85.00		425.00	170.00	170.00	170.00			
608	Iron Security Gate Maintenance													
684	Constant Contact Account													
110	Food & Beverage Supplies									39.90				
	<b>Total Other than Personal Services</b>	\$1,722.26	\$1,950.32	\$1,651.32	\$1,828.74	\$631.72	\$1,039.34	\$1,637.72	\$768.96	\$2,010.89	\$4,000.10	\$0.00	\$0.00	\$17,441.37
	<b>TOTAL PS AND OTPS EXPENSES</b>	16,525.91	16,745.22	16,694.77	18,214.29	15,635.37	23,239.94	16,440.87	15,563.86	16,814.54	18,803.25	0.00	0.00	174,678.02

**TOTAL UNCOMBURED BUDGET BALANCE**

Respectfully submitted,  
  
 Sandy Villas, Treasurer

Nominating Committee Report  
May 21, 2018

The members of the Nominating Committee are Lizabeth Amato, Rhea McCone, Iris Mule, Joseph Sokoloski and Dean Rasinya, serving as Chair.

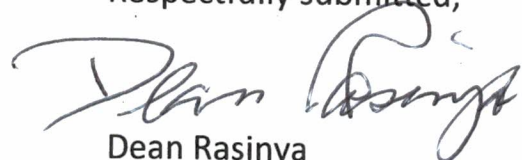
The Nominating Committee met in quorum on May 10, 2018 at the District Office. The purpose of the meeting was to establish the procedure for notifying Board Members that the Nominating Committee was accepting recommendations for the officer positions for fiscal year 2019 which runs from July 1, 2018 through June 30, 2019.

The Committee decided that the District Office staff would e-mail all Board Members stating that the Nominating Committee would accept submissions for Community Board officer positions until close of business on Thursday, May 17, 2018. A copy of the communication is attached to this report.

Each of the current officers responded to the e-mail stating that they would like to run for the office they currently held. With no other Board Members expressing a desire to be nominated for an officer position, the Committee met briefly this evening to confirm the slate of officers that we hereby bring forward:

Chair	-	Doris Cruz
Vice Chair	-	Lori Willis
Secretary	-	Jaynemie Capetanakis
Treasurer	-	Sandy Vallas

Respectfully submitted,



Dean Rasinya

Chair, Nominating Committee

Att.

**Nominations Open for Officer Positions - deadline May 17th!**

Garuccio, Dorothy (CB)

Sent: Thursday, May 10, 2018 12:31 PM

Dear Board Member:

The Nominating Committee has met and I am contacting you to determine if you have any interest in running for an officer position for Fiscal Year 2019 which runs from July 1, 2018 through June 30, 2019.

If you would like to be considered, please respond in writing stating the position you are seeking to the attention of the Nominating Committee at the Board Office or via e-mail to \_\_\_\_\_ no later than 5:00 pm on Thursday, May 17th, 2018. Please include a brief summary of your qualifications, both past and present and what you can bring to the position you are applying for.

\*\*If you are currently an Officer of the Board and would like to be considered for the same position you currently hold or for a different officer position, please indicate so in writing as directed above, but you may omit the summary of your qualifications and explanation of what you can bring to the position.

Thank you for your attention.

Dean Rasinyu  
Chair, Nominating Committee

1000 2nd Avenue  
811 2nd Avenue  
Brooklyn, NY 11214  
Tel: 743-6811  
718-330-4347

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

Date/Time: April 9, 2018, 7:00 p.m.

Called to Order: 7:02 p.m.

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

Quorum: Yes (attendance sheet attached)

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**Review of 68<sup>th</sup> Precinct Crime and Quality of Life Statistics**

District Manager Josephine Beckmann presented a summary of New York Police Department 68<sup>th</sup> Precinct Complaints reported on 311 Open Data for 2016 and 2017, in order to help ascertain types of crime that are on the rise in our district. This summary was prepared in order to assist the Committee to be more proactive and to focus its efforts in areas of need. The data only reflects reports of 311 complaints, because 911 call data is not available. While there were some categories of complaint that had increased, and others that had declined, the most marked change was in the area of complaints regarding dangerous drugs. The District Office is continuing to compile data, and hopes to map the complaints in order to provide an effective tool to possibly identify locations at which efforts need to be directed.

**New SLA On-Premise Application for Danish Athletic Properties, Inc. d/b/a Danish Athletic Club**

**Premises: 735-41 65<sup>th</sup> Street**

**200 Foot/500 Foot Hearing: No**

This is an application for a new on-premise full liquor license. The applicant appeared by Christine Thorsen, the mother of the President of the applicant, David Thorsen, who had been held up en route to the meeting from a trip abroad. The premises have been operating as a social club, catering hall, and restaurant, with a liquor license since the 1940's, at the current location, without adverse history. There will be no change in the premises or the method of operation. The applicant is seeking a new on-premise liquor license under a new for-profit entity, so that the establishment may offer its catering and restaurant services to non-members for a profit. The music at the premises includes a jukebox, radio, occasional live music, and d.j., live music, and pre-recorded music in the catering rooms. There is a C/O for the building that permits use as a private club, with eating and drinking place accessory thereto, and an occupancy of 400 persons. The large catering room accommodates 150 people, the smaller catering room accommodates 100 people, and the restaurant accommodates 50 people. The hours of operation will continue to be: Wednesday – Friday, 5pm – 11pm, Saturday, 5pm- midnight; and Sunday, 2pm – 7pm. The Committee voted unanimously to approve the application.

**New SLA On-Premise application for Don Mario Rotisserie Chicken, Inc.**

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

**200 Foot/500 Foot Hearing: Yes**

This application had been adjourned from the April agenda, at the applicant's request, to allow the applicant to provide information that was missing from its original application that first

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

appeared on the Committee's February 2018 agenda. The applicant again requested that the matter be adjourned, and it was so adjourned to the June agenda, with the agreement that the applicant forbear from proceeding with its SLA application until such time as it is able to meet with and present its application to the Committee.

**New SLA On-Premise Application for Lamoza Mediterreanean Café Inc.**

**Premises: 7704 3<sup>rd</sup> Avenue**

**200 Foot/500 Foot Hearing: Yes**

This is an application for a new on premise liquor license. The applicant appeared by its owner, Mr. Amir Andraous. The premises has operated as a hookah lounge at this location for 5 years, with no violations. There will be no physical changes to the premises or changes to its method of operation. The hours of operation will continue to be 3pm – 2am, Sunday – Wednesday; and Friday – Saturday, 3pm – 3am. There are 16 tables with 32 seats, and one service bar. There is no Certificate of Occupancy for the premises, and the applicant is seeking a letter of no objection for hookah use. The premises has background music delivered via small speakers. There is no outdoor space used attendant to the operation of the premises. There were 6 311 complaints from April 2106 – December 2017 for noise after midnight. The applicant stated that it had had no visits from the police department, and was unaware of these complaints. The applicant has applied for its hookah license, which require it to certify that at least 50% of the applicant's gross revenue. The applicant's staff checks i.d.'s to verify that no one under 21 will be permitted. The applicant has obtained a certificate from the Fire Department regarding the ventilation, heating, storage, and handling of the coals, and maintenance of fire extinguishers. The applicant has had its interior décor treated with fireproofing and has obtained a certificate for same from a company that is approved by the FDNY. The applicant is aware of the Department of Health sanitary requirements for the hookah. No one from the community appeared or responded to the public notice of this application. The Committee voted unanimously to deny the application unless the following stipulations are agreed to be part of the applicant's license:

1. The applicant obtains and maintains its hookah permit, and will submit it to the District Office;
2. The applicant shall keep its doors closed at all times;
3. The applicant's hours of operation shall not exceed 3pm – 2am, Sunday – Wednesday; and Friday – Saturday, 3pm – 3am;
4. In the event that the applicant intends to change its method of operation, it shall notify the District Office at least 30 days in advance of any intended change, and meet with the Board prior to any such application; and
5. The applicant shall appear before the Committee and/or the Board for a 3 month review in order to address any issues that may have arisen.



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

**SLA Alteration Application for Tracy Blais d/b/a Lone Star Bar & Grill**

**Premises: 8703 5<sup>th</sup> Avenue**

200 Foot/500 Foot Hearing: Yes

This matter was adjourned by the applicant from the April agenda. The applicant appeared via Mr. Tony Gentile, the husband of Tracy Blais. The applicant advised that its attorney, once again, was unable to attend the meeting. The district office had been advised that the instant alteration application was seeking to include the rear yard under the existing license, notwithstanding the fact that the 30-day notice stated that it was for a new liquor license. However, Mr. Gentile advised that the application was to add the rear yard to the already existing license, which he states, includes the rear yard. The licensee maintains that the rear yard is licensed and that his attorney would like to appear to address the matter, and he needed his attorney to appear with him to address the application.

The licensee's 2011 Stipulation Agreement provided that there was to be no smoking in the rear yard, that the door to the rear yard stay closed, and the rear yard is to close by 1 am. [FN1] Since the April Committee meeting, in response to its FOIL request, the District Office obtained a copy of the applicant's initial SLA application from 2007, which demonstrates that the rear yard was not licensed. The District Office also verbally confirmed with the SLA that the rear yard is not licensed. Further, the SLA records reflect that in 2012 the SLA issued a violation for extending and/or transferring the license to an outdoor garden without SLA permission, and that the applicant pled guilty to the violation and paid a fine. Further, upon its license renewal, the licensee entered into Stipulations on March 23, 2018, providing, among other things, that the licensee would cease all use of the rear yard of the premises until such time as the outstanding Department of Buildings violations were removed, including those for blocked egress. Those violations then went into default in April 2018.

Residents appeared to speak to the violation of the applicant's March 2018 stipulation to cease use of the rear yard, and the continuation of noise from patrons in the rear yard. There were 7 311 calls since the last meeting, and the data said that the police responded. The applicant denies having any interactions with the police department. The owner stated that he had advised the District Office that he had 2 parties that had been booked 5 months ago, with seating outside, and that, despite the stipulation, the yard was used only for that purpose. The applicant stated that the premises have recently been inspected by the Board of Health, Vice, Department of Buildings, and a task force, and no violations issued.

The applicant requested that the matter be adjourned to next month to allow his to attorney attend, and represented that his application would not be submitted prior to such time. The Committee felt that there was sufficient information to deny the application, but due to the fact that the Board is going to summer hiatus, and the confusion regarding the relief requested by the 30 day notice received by the District Office, the Committee was concerned that a denial would result in a new 30 day notice being served which would result in the matter coming on to be heard during the Board's summer break. Thus, in order to ensure that the matter was brought to a Board vote before the summer break, the Committee voted 5 to 2 to adjourn the matter to the

POLICE AND PUBLIC SAFETY COMMITTEE  
COMMUNITY BOARD 10


June agenda, without any further adjournment, in order to allow the applicant a final opportunity to appear on this application with an attorney's representation or to present the matter to the Board himself.

**New Business**

A member of the Owl's Head Park Conservancy Group, a resident of the neighborhood, reported that there is drug dealing of a white substance on 68<sup>th</sup> Street between Ridge Avenue and Colonial Road, near the park, around 8 pm. The District Office will advise the 68<sup>th</sup> Precinct.

There being no further business, the meeting was adjourned at 8:47 pm.

Respectfully submitted,



Lori Willis, Chair

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FN1. It is unclear, but this may have been in connection with an alteration application to add the rear yard which was never ultimately filed with the SLA.

# ENVIRONMENTAL COMMITTEE REPORT

May 21st, 2018

## SIMS MUNICIPAL RECYCLING (SMR) FACILITY TOUR

On **April 17th, 2018**, member of the CB10's environmental committee met at SIMS Recycling facility located at 29th street and 2nd avenue in Sunset Park. We learned about how valuable our garbage is and how it is separated to be sold. Some points that we walked away with:

- ✓ - SMR has a 20 year contract (with two 10-year extensions) with the New York City Department of Sanitation (DSNY) to provide processing and marketing services for 100% of the metal, glass and plastic and approximately 50% of the paper collected in the largest curbside program in North America.
- ✓ - 22,000 tons of metal, glass and plastic are collected monthly by Dept of Sanitation. The sunset park facility, which is situated on an 11 acre city owned pier, has the capacity to process all of this and more.
- ✓ - Garbage comes in to SIMS via barge, rail, and truck. Most of the garbage comes by barge from the Queens and the Bronx facilities and arrives by truck from Brooklyn neighborhoods. It leaves ~~via~~ form here via barge and rail.
- ✓ - 2.5 miles of conveyor belts
- ✓ - Glass shatters and breaks and falls through. Gets sent to NJ.
- ✓ - Giant magnet collects metals and gets put in a different pile
- ✓ - Light cameras scan at 30 miles an hour and shoots out air to separate different types of plastics
  - Aluminum being separated by reverse magnet. It gets electrically charged and gets thrown off conveyor belt
  - 15% of what they receive is residue, non useable recyclables that have to be sorted out and thrown out, wasting time and energy.
  - Most t-shirt style bags are not recyclable. The logos on them are misleading. Trucks get weighed on their way in. The ones that are recyclable get weighed before they drop off paper and after they drop paper off to see the weight of paper vs. glass/metal.
  - Barges get weighed by the amount of water they displace.
- ✓ - They sell our recycling by-products to neighboring states not to other countries.
- ✓ - Sims sells the material under a revenue sharing agreement where once they reach a certain amount, they kick back some of the income to the city.
- ✓ - Glass is 30-40% by weight of all recycling but it is the least profitable. They separate clear glass to sell and the other glass they separate to use as gravel.
- \* ✓ - Exploring the possibility of going into a single stream recycling where you don't separate anything. This would increase participation.
  - ~~They~~ do not receive organic, trash get exported to upstate NY or Virginia.

*SMR Does*  
Respectfully submitted,



Nick Nikolopoulos

PARKS COMMITTEE MEETING OF COMMUNITY BOARD 10

5/15/18 -- 7PM—IS201, DYKER HEIGHTS INTERMEDIATE SCHOOL

JUNE JOHNSON, CHAIR

.....

*PRESENT -- District Manager Josephine Beckmann, BM Richard Day, BM Henry Stewart, Parks Manager Josephine Pittari, Parks Enforcement Sgt. C. , Diana Frances, Susan Frances, Elaine O'Rourke, Michael Sheldon, Representing Councilman Justin Brannan, Neighbors James Burger, Orlena Crociata, Anthony Crociata, Community Affairs Police Officer Harold Kirschner, June Johnson*

.....

*SUBJECT -- Possible locking of the gates of the Patrick O'Rourke Playground at night to deter vandalism.*

\*\*\*\*\*

*Despite the torrential rain storm, the our meeting started on time, with all the invited representatives and neighbors. DM Josephine Beckmann gave a thorough explanation and background of the problems the neighbors on 80<sup>th</sup> and 81<sup>st</sup> Streets faced daily.*

*Parks Manager Josephine Pittari was in agreement that the gates would be locked and that she would provide said locks. She would provide additional locks if the original ones were destroyed. Ms. Pittari and the 68<sup>th</sup> Pct. would arrange for the security to be present when the neighbors started locking the gates in the evening.*

*Everyone agreed that the new plan was practical and should be successful !*

*Respectfully submitted*

*June Johnson, Chair of the Parks Committee*



## Traffic and Transportation Report: April 24, 2018

Chair: Jaynemie Capetanakis

### Committee Members:

- Lizabeth Amato
- Carmen Feliciano
- Dianne Gounardes
- Judith Grimaldi (absent)
- 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
- Josephine Beckmann, District Manager

The membership of the Traffic and Transportation Committee met on Wednesday, April 24, 2018 at 7:00 PM at PS 264 for a construction presentation by the MTA on the ADA Upgrade at the 86<sup>th</sup> Street Station Fourth Avenue Line. This is an informational report.

- To recap, we are one of ten key stations chosen to be ADA accessible and this is a victory for our community. In 2004, when this issue was first brought up to bring an elevator to the R-Train line, it had been proposed by MTA for 92<sup>nd</sup> Street and our Community Board recommended bringing this to 86<sup>th</sup> Street because it is an inter-modal hub where it would be more beneficial to commuters. However, since that time, there have been a number of changes in the buses which converge and make turns on the corners of 86<sup>th</sup> Street and 4<sup>th</sup> Avenue. Additionally, the elevator at the proposed location, will take out a lane of traffic along 4<sup>th</sup> Avenue and this is already an intersection of concern regarding pedestrian crossing and a high crash rate. At our meeting in March 2017, the MTA informed the community that there is no other feasible location deep enough for the elevator. The Community Board responded with a letter and were once again told that they will monitor the situation and that the MTA believes this is a safe location.
- On April 24, 2018 we met for a public meeting and construction presentation. The total cost of this project is \$17,858,000 and it is due to be completed by Summer 2020. It is a 29 month project that will be done in 3 Phases.
- We want to begin by sharing that the subway station will remain open during construction except for some weekend shutdowns. Additionally, when weekend work is scheduled that will shut down the station, there will be a shuttle bus, as they have done with other projects; once again, that would only be for any weekend station closures.
- Construction along 4<sup>th</sup> Avenue will affect the bus stops and bus stops will be relocated as warranted. The MTA is working with DOT on bus stop relocations. The MTA did not plan to re-route the buses during construction. There was no MTA/DOT traffic plan for during the construction. The committee requested that those plans for changes to the buses or traffic patterns be presented to the community on a timely basis and as of today, there are still no plans that have been shared.

Phase 1 will take place on the West side of 4<sup>th</sup> Ave and will last for 6 Months. This phase of the project will begin in June 2018; to reference, this is the side by 86 Noodles.

- Install temporary construction barricades

- Create new signage in coordination with NYCDOT
- Construct new street stair—there will be two staircases on the side of 4<sup>th</sup> Avenue by 86 Noodles; the existing staircases will be refurbished and a new staircase will be added
- Excavate Street for new Elevator
- Relocate Utilities
- Maintain traffic and pedestrian access; there will be pedestrian walkways by the construction area

Phase 2: Mezzanine Level work will take place from June 2018 to Project Completion Summer 2020

- Relocate platform stairs to accommodate new elevators; this particular corner had previously had a store on the mezzanine level and that space will be encompassed by the new elevator.
- Construct new elevator shaft: To clarify, there will be one elevator from the street to the mezzanine; after paying your fare, there will be a second elevator to take passengers from the mezzanine to the subway platform.
- Relocate Utilities

Phase 3: East side of 4<sup>TH</sup> Ave. from Spring 2019 to Summer 2020

- Construct new street elevator— the new elevator will require a bump out on the corner by Plaka Restaurant; there will be bollards around the bump out. At our meeting, there were several concerns raised about the safety of this feature and MTA will continue to monitor it.
- Relocate Utilities
- Finish sidewalk and street work

To add, there will be no construction during the holiday season on the street level.

The meeting was adjourned at 8:10 pm.

Respectfully submitted,  
Jaynemie Capetanakis  
May 17, 2018

The Communications and Public Relations Committee met on Wednesday, May 2, 2018 at 7:00 pm

**Purpose of the meeting was to:**

- Discuss the continuing development and release of the Community Board Ten Newsletter
- Discuss CB10 distribution of voter registration forms

**Updates to Newsletter Development**

- ETA is for May 2018
- Keep short and sweet – do not crowd the page
- Link will be forwarded to all CB 10 members prior to the May 2018 meeting
- Looking for any/all comments from Board members
- Consolidated email distribution list to 800-850 unique residents. Hope to hit 1000 by time of launch
- Big, eye-catching photo can be changed monthly
- Still need name for the Newsletter – contest

**CB 10 Distribution of Voter Registration Forms**

Jo attended, at the request of the Mayor's Office, and the NYC Campaign Finance Board, a training course on Agency-Based Voter Registration, and Local Law 29.

Some background:

The NYC Pro-Voter Law requires that designated New York City agencies and community boards distribute voter registration form to individuals when they apply for public services, renewals or recertification for services. Introduced in 2000, the NYC Pro-Voter Law was designed to promote voter registration among city residents and to supplement the New York State Motor Voter Bill, which requires those applying for driver's licenses be given voter registration forms.



The charter mandates that the Community Board, as an agency of the City of New York, present voter registration forms to residents as they visit the District Office, with an attempt to bolster the registrants in our community, and in the city as a whole.

Forms will be coded with the number "9", which is the city agency code, not specific to Community Board 10. By ordering and distributing the forms, this code shows that the Community Board is in compliance with Local Law 29.

The forms are printed in several different languages.

The Finance Board asked us to be creative in distributing the forms. Some ideas:

- We have over 70 Block Parties each year; reach out to the organizers to take registration forms and hand out to participants. The forms may be returned to the District Office, or mailed to the Finance Board.
- Distribute at local events (strolls, festivals)
- Mention at the Public Sessions of the General Board meetings; keep a supply in the back of the meeting room
- Tag line on CB 10 Newsletter
- Tag line on Website
- Hand out to graduating seniors

The objective is to get more people to register and vote, including bringing young people into the voting process, as well as to be in compliance with Local Law 29.

Respectfully submitted,

A handwritten signature in blue ink that reads "Michael Festa" with a stylized flourish at the end.

Michael Festa  
Chair  
May 2, 2018

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

<u>Name/Address</u>	<u>Received at CB 10</u>	<u>Status</u>
Gourmet Fit, LLC d/b/a Gourmet Fit 6819 3 <sup>rd</sup> Avenue	5/7/18	Renewal Wine, Beer & Cider
Mezcals Dos Restaurant Corp. d/b/a Mezcals 7508 3 <sup>rd</sup> Avenue	5/8/18	Renewal Liquor, Wine, Beer & Cider
First Oasis Inc. 9218 4 <sup>th</sup> Avenue	5/21/18	Renewal Liquor, Wine, Beer & Cider
Phoenix 384 Corp. d/b/a/ Xin 8324 3 <sup>rd</sup> Avenue	5/29/18	Renewal Liquor, Wine, Beer & Cider
Gourmet Fit, LLC d/b/a Gourmet Fit 6819 3 <sup>rd</sup> Avenue	5/29/18	Alteration Wine, Beer & Cider
Galindos Rest Corp d/b/a The Little Flame 8727 4 <sup>th</sup> Avenue	5/29/18	Renewal Liquor, Wine, Beer & Cider
Standard Burger's Group, LLC 8812 3 <sup>rd</sup> Avenue	5/30/18	Corporate Change/Removal Wine, Beer & Cider
Nature's Grill LLC 7417 3 <sup>rd</sup> Avenue	5/30/18	Renewal Wine, Beer & Cider
Per Tavern Corp. d/b/a/ The Kettle Black 8622 3 <sup>rd</sup> Avenue	5/31/18	Renewal Liquor, Wine, Beer & Cider
Milagros Bistro Latino, LLC d/b/a Blue Agave Restaurant & Tequileria	6/11/18	Corporate Change Liquor, Wine, Beer & Cider

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